

RESOLUTION AND ORDER OF SALE OF LAND

STATE OF TEXAS §
 §
COUNTY OF ORANGE §

WHEREAS, Section 11.151 of the Texas Education Code provides that the trustees of an independent school district may convey property that is no longer necessary for the operation of the school district; and

WHEREAS, the West Orange-Cove Consolidated Independent School District (“WOCCISD” or “District”) Board of Trustees is the governing body of District, a political subdivision of the State of Texas;

WHEREAS, the District owns that certain tract of land containing approximately 0.984 acres, such land having a physical address of 505 15th Street, Orange, Orange County, Texas, and as more particularly described by metes and bounds on the attached Exhibit A (“Property”); and

WHEREAS, the District administration advertised for bids in accordance with Section 272.001 of the Local Government Code and received an offer for purchase of the Property from St. James Missionary Baptist Church for Eighty Thousand and no/ 100 Dollars (\$ 80,000.00) (“Buyer’s Offer”); and

WHEREAS, the Board has considered whether the ownership of the Property is necessary for the operation of the District; and

WHEREAS, the Administration recommends to the Board of Trustees to accept the Buyer’s Offer and sell and convey the Property to the Buyer pursuant to the Special Warranty Deed (“Deed”) in the form to be finalized by the administration and signed by the President of the Board of Trustees.

THEREFORE, BE IT RESOLVED AND ORDERED BY WEST ORANGE-COVE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES THAT:

1. all of the above paragraphs are incorporated into and made part of this Resolution and Order; and

2. the Board declares that the Property is surplus property no longer necessary for District purposes; and

3. the Buyer's Offer is hereby accepted by the Board of Trustees on behalf of the District and the Board authorizes the President of the Board of Trustees to execute the Deed conveying the Property and authorizes the Superintendent or his designee to take all additional actions necessary or advisable to consummate the conveyance of the Property to Buyer, including without limitation, negotiating and executing the purchase and sale contract and any other documents necessary or advisable to close the transaction.

PASSED, APPROVED and ADOPTED this 5th day of May, 2016.

Ruth Hancock
President, Board of Trustees

Attest:

Linda Platt-Bryant
Secretary, Board of Trustees

EXHIBIT "A"

**LEGAL DESCRIPTION
0.984 ACRES**

January 26, 2016

Being a 0.984 acre tract or parcel of land out of the NATHAN CORDREY SURVEY, ABSTRACT No. 59, Orange County, Texas, being out of and a part of that certain tract, conveyed to Orange Independent School District by deed, recorded in Volume 131 Page 297, Deed Records, Orange County, Texas, also that certain tract conveyed to Orange Independent School District by deed, recorded in Volume 204 Page 335, Deed Records, Orange County, Texas, said 0.984 acre tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod in concrete found for the intersection of the South line of said Volume 131 Page 297, and the Elle corner of that certain 3.019 acre tract or parcel of land conveyed to Prime Bank, by deed, recorded in Volume 927 Page 514, of the Official Public Records, of Real Property Orange County, Texas.

THENCE North 01 Deg. 24 Min. 54 Sec. West, along and with the East line of said 3.019 acre tract, for a distance of 307.54 feet, to a 1/2" iron rod set for the intersection of the Northeast corner of said 3.019 acre tract and the South line of that certain 4.728 acre tract or parcel of land conveyed to Nelda C. and H.J. Lutcher Stark Foundation, by deed, recorded in Volume 1310 Page 527, of the Official Public Records, of Real Property Orange County, Texas, also being in the North line of said Volume 204 Page 335;

THENCE North 89 Deg. 58 Min. 25 Sec. East, along and with the South line of said 4.728 acre tract, for a distance of 138.52 feet, to a 1/2" iron rod set for the intersection of the Southeast corner of said 4.728 acre tract, the Northeast corner of said Volume 204 Page 335, also being in the West right-of-way line of 15th Street;

THENCE South 00 Deg. 15 Min. 50 Sec. East, along and with the West right-of-way line of said 15th Street, for a distance of 325.88 feet, to a 1/2" iron rod set for the intersection of the West right-of-way line of said 15th Street, the Southeast corner of said Volume 131 Page 297, and also being the Southerly Northeast corner of said 3.019 acre tract;

THENCE North 82 Deg. 06 Min. 17 Sec. West, along and with the Southerly North line of said 3.019 acre tract, for a distance of 133.69 feet, to the POINT OF BEGINNING and containing, 0.984 Acres, of land.



WM. LEE JAMES R.P.L.S. No. 2815 Job#15-0448

