

Recommendation for the sale of a 100' x 100' parcel of land to the Waskom Volunteer Fire Department

*I recommend that Waskom ISD sell a 100' x 100' parcel of land located at the corner of North Lake Street and Pollard Street to the Waskom Volunteer Fire Department for use as a Fire Substation to service the north portion of the city. The purchase price of the 100' x 100' parcel of land will be for fair market value. Waskom ISD appoints Jimmy E. Cox-Waskom ISD Superintendent to be the official authorized signature person for all official transactions in the sale of this parcel of property.

*I move that Waskom ISD sell a 100' x 100' parcel of land located at the corner of North Lake Street and Pollard Street to the Waskom Volunteer Fire Department for use as a Fire Substation to service the north portion of the city. The purchase price of the 100' x 100' parcel of land will be for fair market value. Waskom ISD appoints Jimmy E. Cox-Waskom ISD Superintendent to be the official authorized signature person for all official transactions in the sale of this parcel of property.

This motion requires a second and a majority vote.

HARRISON CENTRAL

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Property Year 2010 [Tax Summary](#)

Information Updated 5/20/2011

Property ID: R000019736 Geo ID: 02230.00085.00000.000000

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Property Details
Ownership

WASKOM ISD

 PO BOX 748
 WASKOM, TX 75692-0748

Ownership Interest: 1.0000000

Baseball PARK
Qualified Exemptions

Constitutionally Exempt

Legal Information

Legal: Acres: 5.065, Lot: 13A, Subd: OL NE, Abst: 374 E M JENKINS & 404 J LIPSCOMB, V

Situs: Not Applicable

Property Valuation History

Values by Year		2010	2009	2008	2007	2006	2005
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$63,980	\$63,980	\$63,980	\$48,540	\$48,540	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$63,980	\$63,980	\$63,980	\$48,540	\$48,540	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$63,980	\$63,980	\$63,980	\$48,540	\$48,540	\$0

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$63,980 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SF00020	5.065	220,631	0	0	285	63,983	0

Deed History

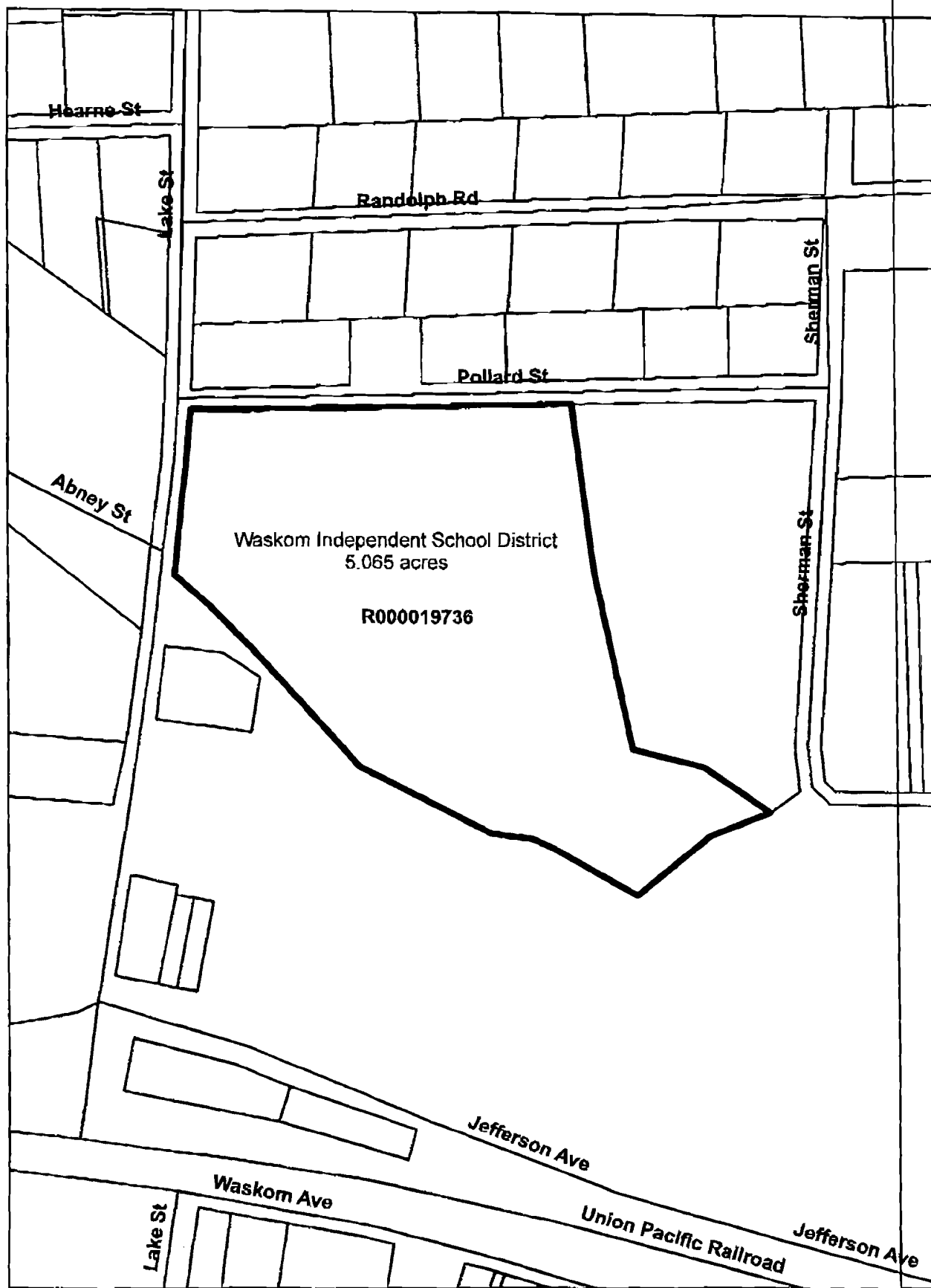
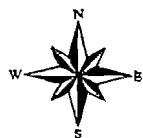
Sold By	Volume	Page	Deed Date Instrument
LIONS CLUB PARK	3153	244	7/21/2005

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
05	HARRISON COUNTY	0	\$0.3169	0.003169	\$0.00
14	CITY OF WASKOM	0	\$0.2167	0.002167	\$0.00
37	WASKOM ISD	0	\$1.17	0.0117	\$0.00
78	HARR CO ESD #7	0	\$0.10	0.001	\$0.00
	Total Estimation		\$1.8036	0.018036	\$0.00

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Southwest Data Solutions is not responsible for any errors or omissions.



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STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT I O

COUNTY OF HARRISON

GIFT DEED

THAT Waskom Lions Club of PO Box 1217, Waskom, Texas 75692, ("Grantor" herein) has DONATED, GRANTED, GIFTED, and CONVEYED, and does DONATE, GRANT, GIFT, and CONVEY to Waskom Independent School District, of PO Box 748 Waskom, Texas 75692, ("Grantee" herein) the property described in Exhibit A attached to and made part of this instrument ("Property"), it being the intent of Grantor to convey a fee simple estate to Grantee, the following TO WIT:

All that certain lot, tract, or parcel of land situated in Harrison County, Texas, about 18½ miles Southeast of the Courthouse in the City of Marshall, within the Corporate Limits of the City of Waskom, being 5.065 acres of land, a part of the E.M. JENKINS SURVEY, A-374, and the JOEL LIPSCOMB SURVEY, A-404, and being all of Outlot 13-A Northeast of said City of Waskom, all of that certain called 2.21 acre tract described in deed from Mrs. J.R. Patterson to Waskom Lions Club, dated March 3, 1959, and recorded in Volume 523, Page 159 of the Harrison County Deed Records, and also being a part of that certain called 3.55 acre tract described in deed from Louisiana & Arkansas Railway Company to Waskom Lions Club, dated February 5, 1959, and recorded in Volume 523, Page 156 of said Deed Records, said 5.065 acres being more particularly described as follows:

Beginning at a 1" iron pipe found for corner at the Northwest corner of said Outlot 13-A Northeast and said called 2.21 acre tract, same being at the intersection of the East margin of North Lake Street, a city maintained street, with the South margin of Pollard Street, a city maintained street;

Thence South 86°16'22" East, with the North line of said Outlot 13-A Northeast and said called 2.21 acre tract, and with the South margin of said Pollard Street, 479.63 feet to a ½" iron rod with surveyors cap set for corner at the Northeast corner of said Outlot 13-A Northeast and said called 2.21 acre tract, same being on the West line of Outlot 13-B of said City of Waskom and that certain called 2.286 acre tract described in deed to Joe Davis, et ux, and recorded in Volume 2244, Page 2 of the Harrison County Official Public Records;

Thence South 04°36'57" West, with the East line of said Outlot 13-A Northeast and said called 2.21 acre tract, and with the West line of said Outlot 13-B Northeast and said called 2.286 acre tract, and with the West line ½" iron pipe found for corner at the Southeast corner of said Outlot 13-A Northeast and said called 2.21 acre tract, same being the Westernmost Southwest corner of said Outlot 13-B Northeast and said called 2.286 acre tract, and also being on the Northeast line of said called 3.55 acre tract;

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Thence South 51°24'43" East, with the Northeast line of said called 3.55 acre tract, and with the Southwest line of said Outlot 13-B Northeast and said called 2.286 acre tract, 30.50 feet to a 1/2" iron rod with surveyors cap set for corner, from which a railroad iron found at the Easternmost corner of said called 3.55 acre tract bears South 51°24'43" East - 145.97 feet;

Thence South 12°06'13" East - 113.34 feet to a 1/2" iron rod with surveyors cap set for corner;

Thence South 72°54'42" West - 78.36 feet to a 1/2" iron rod with surveyors cap set for corner;

Thence North 88°03'53" West - 137.93 feet to a 1/2" iron rod with surveyors cap set for corner;

Thence North 58°57'26" West - 86.12 feet to a 1/2" iron rod with surveyors cap set for corner on the Southwest line of said called 3.55 acre tract, same being on the Northeast line of the Resubdivision of the Bryson Addition, as shown by plat recorded in Volume 1096, Page 614 of said Deed Records;

Thence North 47°36'00" West, with the Southwest line of said called 3.55 acre tract and the Northeast line of said Resubdivision, 362.36 feet to a 1/2" iron rod with surveyors cap set for corner at the Westernmost corner of said called 3.55 acre tract, same being the Northernmost corner of Outlot 25 Northeast of said City of Waskom, now or once owned by the City of Waskom, no record found, and also being on the East margin of said North Lake Street;

Thence North 13°59'42" East, with the West line of said called 3.55 acre tract and the East margin of said North Lake Street, 225.01 feet to a 1/2" iron rod with surveyors cap set for corner at the Northernmost corner of said called 3.55 acre tract, same being the Southwest corner of Outlot 13-A Northeast and said called 2.21 acre tract;

Thence North 04°29'16" East, with the West line of said Outlot 13-A Northeast and said called 2.21 acre tract, and with the East margin of said North Lake Street 27.88 feet to the point of beginning and containing 5.065 acres of land.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular any rights and appurtenances, including all interest Grantor possesses, owns, or controls in the PROPERTY, to Grantee, its assigns, its Trustees, and their successors in office as Trustees of Grantee, forever. Grantor binds itself, its successors and assigns to warrant and forever defend all and singular the PROPERTY to Grantee and its successors and assigns against any person lawfully claiming or to claim all or any part of the PROPERTY, when the claim is by, through, or under Grantor but not otherwise.

JUL-18-2005 MON 04:18 PM HENSLEE FOWLER HEPWORTH FAX NO. 903 593 0193

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Ad Valorem taxes up to the date of closing shall be calculated as of date of closing and Grantor shall pay its prorated portion direct to the taxing authority as provided by Texas Tax Code Section 26.11.

Executed this the 21st day of July, 2005.

By:

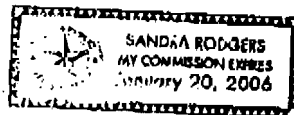
Alvin Luster, Jr.
Alvin Luster, Jr., President
Waskom Lions Club

STATE OF TEXAS §

COUNTY OF HARRISON §

This instrument was acknowledged before me on July 11, 2005, by the above Signator, known to me personally, or by documented identification, to wit: Alvin Luster, Jr., as President of Waskom Lions Club, Grantor.

Sandra Rodgers
NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



STATE OF TEXAS COUNTY OF HARRISON
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the same records of:
Harrison County
as stamped herein by me,
Aug 03, 2005
MISTY GIL, County Clerk
Harrison County