

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS    §  
                                  §                   SPECIAL WARRANTY DEED  
COUNTY OF ECTOR     §

KNOW ALL MEN BY THESE PRESENTS:

That **THE BOARD OF TRUSTEES, ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT**, "Grantor", of the County of Ector, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, to it in hand paid by **PARKS RANCH FAMILY JOINT VENTURE, a Texas joint venture**, "Grantee", IN ALL CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, and in recognition of the "Right of Reversion" retained in that certain Gift Deed executed by Grantee in favor of Grantor on February 4, 2008, said deed being recorded in Volume 2239, Page 441 of the Official Public Records of Ector County, Texas, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto the said **PARKS RANCH FAMILY JOINT VENTURE** of the State of Texas, all that certain lot, tract or parcel of land lying and being situated in Ector County, Texas, more particularly described as follows, to-wit:

**A tract of land out of Section 9, Block 41, T-2-S, T & P Ry. Co. Survey, Ector County, Texas, as more particularly described by metes and bounds on Exhibit "A" which is attached hereto.**

This conveyance is made subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed of record in the County Clerk's Office of Ector County, Texas.

**GRANTOR DOES NOT WARRANT THAT THIS PROPERTY IS SUITABLE FOR ANY PARTICULAR APPLICATION, PURPOSE OR USE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO THE PROPERTY CONVEYED HEREIN TO GRANTEE. GRANTEE ACCEPTS THE PROPERTY, AND ACKNOWLEDGES THAT THE CONVEYANCE TO GRANTEE IS MADE BY GRANTOR ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS.**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor but not otherwise.

EXECUTED at Odessa, Texas, this the \_\_\_ day of \_\_\_\_\_, 2018.

THE BOARD OF TRUSTEES, ECTOR COUNTY  
INDEPENDENT SCHOOL DISTRICT

BY: \_\_\_\_\_  
**DOYLE WOODALL, President**

ATTEST:

BY: \_\_\_\_\_  
DELMA ABALOS, Secretary

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF ECTOR     §

BEFORE ME, the undersigned authority, on this day personally appeared DOYLE WOODALL, President of the BOARD OF TRUSTEES, ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT, a Political Subdivision of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Political Subdivision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

Grantee's mailing address is:

# EXHIBIT "A"

Landgraf, Crutcher and Associates, Inc.  
TRANSPORTATION • ENVIRONMENTAL • CIVIL ENGINEERS

521 NORTH TEXAS • ODESSA, TEXAS 79761  
(432) 332-5058 or 580-8812 • FAX (432) 332-8812

Legal Description for a  
13.01 Acre Tract of Land,  
Located in Section 9, Block 41, T-2-S,  
T&P RR. Co. Survey, Ector County, Texas.

Boundary being further described by metes & bounds as follows:

BEGINNING at a point for the most southerly southeast corner of a 6.474 acre Tract as described in Volume 1578, Page 462, Official Public Records of Ector County and in the curved north line of a 95.85 acre tract as described in Volume 1578, Page 466, Official Public Records of Ector County and being in the south line of a 50 foot wide proposed road, said point being the most southwest corner of this tract, whence the southwest corner of said Section 9 bears  $S16^{\circ}09'22''E$ , a distance of 1186.72 feet and  $S73^{\circ}50'38''W$ , a distance of 2052.53 feet;

THENCE  $N14^{\circ}28'19''W$  with the east line of said 6.474 acre tract, a distance of 50.00 feet to a point of deflection of said 6.474 acre tract and this tract;

THENCE  $N4^{\circ}13'10''E$  with the east line of said 6.474 acre tract, a distance of 626.87 feet to a point in a curved southerly line of a 44.89 acre tract as described in Volume 2088, Page 441, Official Public Records of Ector County and being the northeast corner of said 6.474 acre tract also being the northwest corner of this tract;

THENCE around a curve to the left in a southeasterly direction and with a southerly line of said 44.89 acre tract, said curve having a radius length of 300.00 feet, a delta angle of  $20^{\circ}55'55''$ , an arc length of 109.60 feet and a chord length of 108.99 feet bearing  $S75^{\circ}18'53''E$  to a point of tangency of said 44.89 acre tract and this tract;

THENCE  $S85^{\circ}46'50''E$  with a southerly line of said 44.89 acre tract, a distance of 775.54 feet to a point in the west right-of-way line of Parks Legado Road as recorded in Cabinet B, Page 3-C, Ector County Plat Records and being the most easterly southeast corner of said 44.89 acre tract and also being the northeast corner of this tract;

THENCE  $S4^{\circ}13'10''W$  with the west right-of-way line of said Parks Legado Road, a distance of 571.25 feet to a point at the northeast end of a cutback of said Parks Legado Road and being a point of deflection of this tract;

THENCE  $S49^{\circ}13'10''W$  with said cutback, a distance of 28.28 feet to point at the southwest end of said cutback and being a point of deflection of this tract;

THENCE  $S85^{\circ}46'50''E$  with right-of-way line of said Parks Legado Road, a distance of 20.00 feet to a point being an ell corner of said Parks Legado Road and this tract;

**LCA**

# EXHIBIT "A"

THENCE S4°13'10"W with the west right-of-way-line of said Parks Legado Road, a distance of 50.00 feet to a point for the southwest corner of said Parks Legado Road and being the northeast corner of said 95.85 acre tract and being in the south line of said 50 foot wide proposed road also being the southeast corner of this tract;

THENCE N85°46'50"W with the north line of said 95.85 acre tract and the south line of said 50 foot wide proposed road, a distance of 786.57 feet to point of curvature of said 95.85 acre tract and proposed road and also of this tract;

THENCE around a curve to the left in a southwesterly direction and with the north line of said 95.85 acre tract and the south line of said proposed road, said curve having a radius length of 250.00 feet, a delta angle of 18°41'29", an arc length of 81.56 feet and a chord length of 81.20 feet bearing S84°52'25"W to the Point of Beginning, said tract consisting of 13.01 acres (gross) 1.01 acres (in proposed road), 12.00 acres (net).

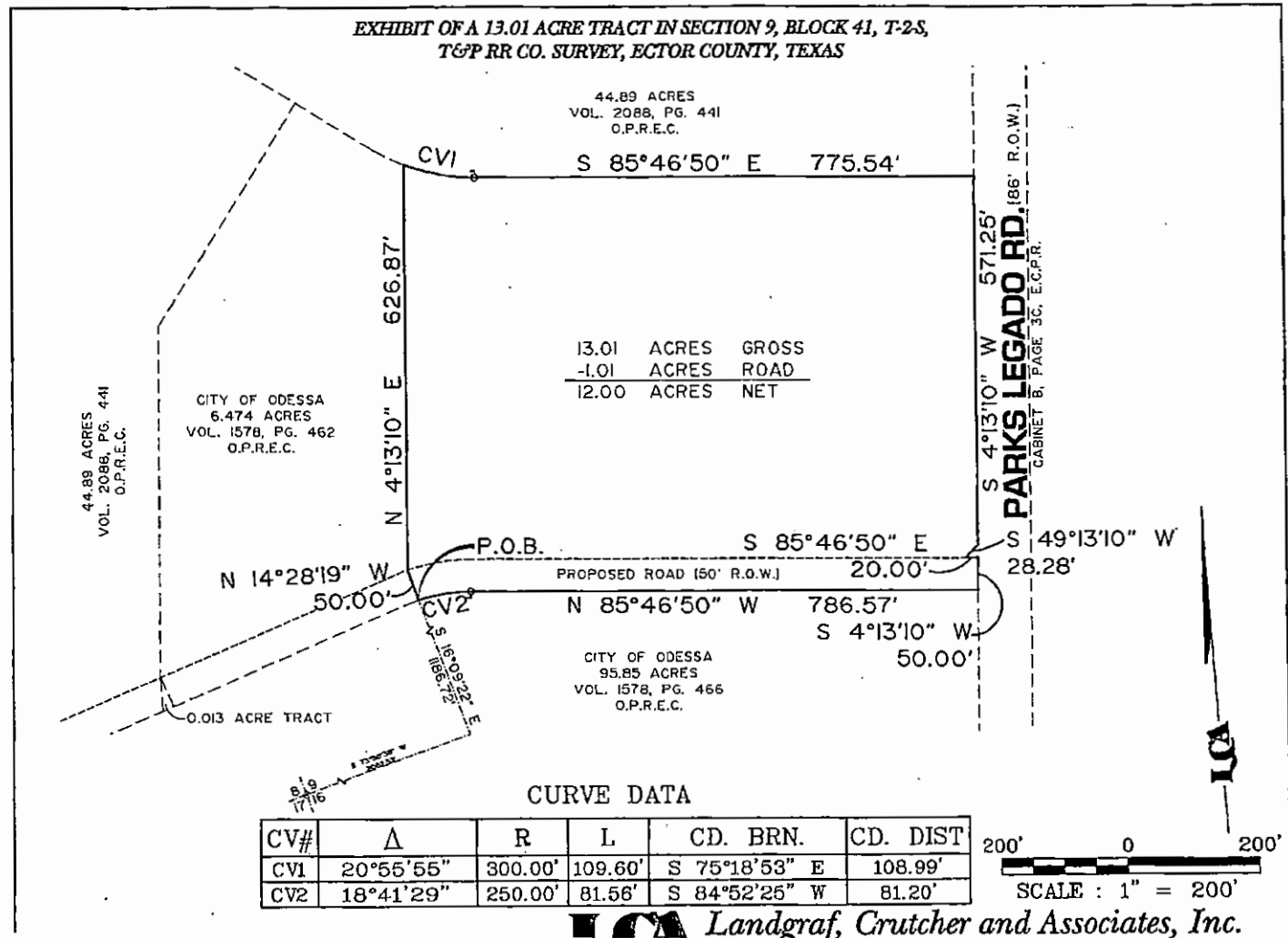
Landgraf, Crutcher and Associates, Inc

Dow E Kelly  
RPLS #5707  
February 12, 2008



Basis of bearing is said 95.85 acre tract,  
6.474 acre tract and 44.89 acre tract.

# EXHIBIT "A"



**Landgraf, Crutcher and Associates, Inc.**