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October 5, 2007

Dr. John Hardwick, Superintendent
Beeville Independent School District
2400 N. St. Mary's
Beeville, Texas 78102

**RE: Offer to purchase tax sale property
Suit No. B-02-3066-0-TX-B; Bee County vs. Benito G. Salazar, et al
Tract 7: Acct. No. 56725-00000-00000-002000**

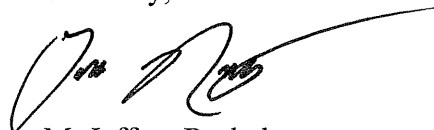
Dear Dr. Hardwick:

An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed. Bee County has formally approved and submitted a one hundred dollar bid offer for this U-shaped road in the Salazar Heights subdivision so that it may improve and maintain these roads for its citizens. The road was offered for purchase at tax sale twice—once on September 5, 2006 and the second time on March 6, 2007. The property is not desirable to potential tax sale purchasers due to the fact that it is essentially a deeded easement that property owners use to come and go from their properties. The improvement and maintenance of this road will provide a better standard of living for Bee County citizens and may well entice potential purchasers into buying any of the other twelve lots currently owing outstanding back taxes.

Please place this as a consent agenda item on the agenda of the School Board meeting to be held October 16, 2007. A suggested wording of this item is as follows:
"Consideration and approval of bid from Bee County for improvement and maintenance of the roads in the Salazar Heights Subdivision."

Should you have any questions and/or prefer my presence at your meeting, please do not hesitate to give me a call.

Sincerely,



M. Jeffrey Rutledge
Attorney at Law

Enclosure (resolution authorizing resale and deed)

cc: Andrea W. Gibbud
Tax Assessor-Collector
Bee County
P.O. Box 1900
Beeville, Texas 78104-1900

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on September 5, 2006 and March 6, 2007, the property described below was struck-off to Bee County, Trustee, pursuant to a delinquent tax foreclosure decree of the 156th Judicial District Court, Bee County, Texas, and

WHEREAS, the sum of \$100.00 has been tendered by Bee County, 105 W. Corpus Christi St., Room 106, Beeville, Texas 78102, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Beeville Independent School District that the Board President, Nick Cardenas, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Bee County all of the right, title, and interest of the school, in the tax foreclosure judgment and for the purpose of improving and maintaining the roads for Bee County, in the following described real property located in Bee County, Texas

Tract 7: Acct. No. 56725-00000-00000-002000, 5.27 acres, more or less, being the roads out of that certain 40 acres tract situated in the Salazar Heights Subdivision, a Subdivision in Bee County, Texas, according to the map or plat thereof recorded in volume 609, page 685, Official Public Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2007.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

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.

TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BEE

X

That **Beeville Independent School District, Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$100.00 cash in hand paid by

**BEE COUNTY
P.O. Box 1900
Beeville, Texas 78104-1900**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Cause No. B-02-3066-0-TX-B; Bee County vs. Benito G. Salazar, et al**, in the district court of said county, said property being located in Bee County, Texas, and described as follows:

Acct. No. 56725-00000-00000-002000, 5.27 acres, more or less, being the roads out of that certain 40 acres tract situated in the Salazar Heights Subdivision, a Subdivision in Bee County, Texas, according to the map or plat thereof recorded in volume 609, page 685, Official Public Records of Bee County, Texas

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF the Bee County has caused these presents to be executed this _____ day of _____, 20_____.

Beeville Independent School District

BY: _____

Nick Cardenas
Board President
Beeville Independent School District

STATE OF TEXAS X

COUNTY OF BEE X

This instrument was acknowledged before me on this _____ day of _____, 20_____, by Nick Cardenas, Board President, of Beeville Independent School District.

Notary Public, State of Texas
Commission Expires: _____

After recording return to:

BEE COUNTY
P.O. Box 1900
Beeville, Texas 78104-1900