

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 9.894 acres, 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 Brazoria County Alternative Academy for Fourteen Thousand and no/ 100 Dollars (\$ 14,000.00) (“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 5<sup>th</sup> day of May, 2016.

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Ruth Hancock  
President, Board of Trustees

Attest:

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Linda Platt-Bryant  
Secretary, Board of Trustees

**EXHIBIT A**

**LEGAL DESCRIPTION  
9.894 Acre Tract**

January 26, 2016

Being a 9.894 acre tract or parcel of land out of the JOHN HARMON SURVEY, ABSTRACT No. 12, Orange County, Texas, and being out of and a part of that certain, 6.33 acre tract or parcel of land conveyed to the Trustees of the West Orange Independent School District, by deed recorded in Volume 108 Page 142, Deed Records, Orange County, Texas, also being out of Block No. 15, of the West Orange Addition, recorded in Volume 1 Page 17, Map Records, Orange County, Texas, said 9.894 acre tract being more particularly described as follows;

BEGINNING at a ½" iron rod found for the intersection of the Southwest corner of said 6.33 acre tract, and the North right-of-way line of Western Avenue, and also being the Southeast corner of that certain 1.46 acre tract or parcel of land conveyed to Calvary Baptist Church, by deed recorded in Volume 866 Page 373, of the Official Public Records, of Real Property, Orange County, Texas;

THENCE North 00 Deg. 00 Min. 00 Sec. East, along and with the East line of said 1.46 acre tract, for a distance of 317.79 feet, to a ½" iron rod found for the intersection of the South right-of-way line of Austin Avenue, the Northeast corner of said 1.46 acre tract, also being the Northwest corner of said 6.33 acre tract;

THENCE North 89 Deg. 50 Min. 07 Sec. East, along and with the South right-of-way line of said Austin Avenue, at 862.00 feet, pass the intersection of the South right-of-way line of said Austin Avenue, the Northeast corner of said 6.33 acre tract, also being the Northwest corner of said Block No. 15, continue on for a total distance of 1323.95 feet, to a ½" iron rod set for corner;

THENCE South 00 Deg. 36 Min. 10 Sec. East, for a distance of 124.73 feet, to a ½" iron rod set for corner;

THENCE North 89 Deg. 20 Min. 54 Sec. East, for a distance of 51.44 feet, to a ½" iron rod set for corner;

THENCE South 00 Deg. 09 Min. 00 Sec. West, for a distance of 193.50 feet, to a ½" iron rod set for corner in the North right-of-way line of said Western Avenue;

THENCE South 89 Deg. 50 Min. 07 Sec. West, along and with the North right-of-way line of said Western Avenue, at 504.09 feet, pass the intersection of the North right-of-way line of said Western Avenue, the Southeast corner of said 6.33 acre tract, also being the Southwest corner of said Block No. 15, continue on for a total distance of 1376.19 feet, to the POINT OF BEGINNING and containing, 9.894 Acres, of land.



WM. LEE JAMES R.L.S. No. 2815  
Job#15-0450

