

**COMMISSIONER'S COURT  
REGULAR MEETING  
MARCH 13, 1995**

BE IT REMEMBERED THAT THE TITUS COUNTY COMMISSIONERS' COURT met in *REGULAR SESSION* on Monday, March 13, 1995, in the Titus County Courtroom with the following members present:

MIKE PRICE.....COMMISSIONER PRECINCT 1  
MIKE FIELDS.....COMMISSIONER PRECINCT 2  
J. W. TERRELL, JR.....COMMISSIONER PRECINCT 3  
THOMAS E. HOCKADAY.....COMMISSIONER PRECINCT 4  
JEAN CROVER.....DEPUTY CLERK

ABSENT: DANNY P. CROOKS, COUNTY JUDGE  
(Commissioner J. W. Terrell, Jr. presided over meeting in the absence of County Judge, who was ill.)

**PUBLIC AND COUNTY OFFICIALS ATTENDING MEETING:**

CARL JOHNSON, COUNTY AUDITOR  
JOHN A. MOSS, COUNTY SHERIFF

CHRIS GOHMERT	MIKE ROSS
NIX CALDWELL	SCOTT SARINE
JOHN AINSWORTH	BOB BAKER
SCOTT REESE WILLEY	PHILLIP CROMWELL

Invocation was given by Mr. Bob Baker.

**IN THE MATTER OF  
DISCUSSING AND APPROVING  
MANAGEMENT PLAN FOR TITUS COUNTY JAIL**

Sheriff John A. Moss recommended Bob Frisby Associates, Incorporated to prepare a management plan for Titus County Jail. Sheriff Moss stated, "This management plan is mandated by State law."

Motion was made by Commissioner Thomas E. Hockaday and seconded by Commissioner Mike Price to approve Bob Frisby Associates, Incorporated to finish Titus County Jail with a management plan at the cost of \$7,500.00. Motion carried unanimously. *SEE ATTACHMENT "A"*

IN THE MATTER OF  
RESERVE DEPUTATION OF  
TOMMY EARL BURTON AND WOODY HUGHES

Motion was made by Commissioner Mike Price and seconded by Commissioner Thomas E. Hockaday to approve reserve deputation of Tommy Earl Burton and Woody Hughes. Motion carried unanimously.

Chris Gohmert stated he would be presenting a change order in the near future regarding the county jail. The order will deal with the dispatch room and a bathroom in dispatch area. This change is due to the City backing out on the joint venture. Mr. Gohmert stated, "The County Jail is behind in schedule due to bad weather." He also expressed his pleasure with the contractors and the fine job they were doing.

IN THE MATTER OF  
AWARDING BID FOR MOTOR GRADERS

Commissioner J. W. Terrell, Jr. thanked the gentlemen for their bids received on the motor graders. Commissioner Terrell stated, "It has been a difficult decision." Commissioner J. W. Terrell, Jr. and Commissioner Thomas E. Hockaday were in agreement that the caterpillar grader met thier needs.

Bids were received from Darr Equipment Company, East Texas Machinery, Inc.; and Holman Bennett Phillips Equipment Company, Inc.

Motion was made by Commissioner Thomas E. Hockaday and seconded by Commissioner Mike Price to award the bid for 2 Motor Graders to Darr Equipment Company of Texarkana, Texas for \$136,824.00 each and with a guaranteed repurchase at the end of 3 years or 5,000 hours at \$130,330.00 each. Motion carried unanimously. *SEE ATTACHMENT "B"*

IN THE MATTER OF  
APPROVING TALCO TAX RE-SALE OF PROPERTY  
RESOLUTION AND DEED

Motion was made by Commissioner Mike Price and seconded by Commissioner Thomas E. Hockaday to approve Talco Tax Re-sale of Property Resolution and Deed. Motion carried unanimously. *SEE ATTACHMENT "C"*

IN THE MATTER OF  
APPROVING FEBRUARY 1995 MINUTES

Motion was made by Commissioner Thomas E. Hockaday and seconded by Commissioner Mike Price to approve the February 1995 Minutes. Motion carried unanimously.

IN THE MATTER OF  
APPROVING BUDGET AMENDMENTS

Motion was made by Commissioner Mike Price and seconded by Commissioner Thomas E. Hockaday to approve budget amendment #37 as filed in the Titus County Auditors office. Motion carried unanimously.

IN THE MATTER OF  
APPROVING COUNTY OFFICIALS REPORTS

Motion was made by Commissioner Mike Price and seconded by Commissioner Thomas E. Hockaday to approve reports from Tax Assessor-Collector June Roach, District Clerk Bobby LaPrade, County Treasurer Sandy Agan, County Clerk Sherry Mars, Justice of the Peace, Precinct 1 Eva Laing, Justice of the Peace, Precinct 2 Gene Alexander, Veterans Service Officer Opal F. Keesee, County Extension Officers Huella Campbell and G. R. (Dick) McCarver, Cookville Volunteer Fire Department, Five Star Volunteer Fire Department, Nortex Volunteer Fire Department, and Tri-Lakes Volunteer Fire Department. Motion carried unanimously.

VOL 19 PAGE 268

IN THE MATTER OF  
SIGNING PAY ORDERS AND  
PAYING BILLS

Motion was made by Commissioner Mike Price and seconded by Commissioner Thomas E. Hockaday to approve signing pay orders and paying bills. Motion carried unanimously.

IN THE MATTER OF  
ADJOURNMENT

Motion was made by Commissioner Thomas E. Hockaday and seconded by Commissioner Mike Fields to adjourn. Motion carried unanimously.

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**The above and foregoing minutes for the month of February  
1995 were read and approved this 13th day of March, 1995.**

Danny P. Crooks

DANNY P. CROOKS, COUNTY JUDGE

Mike Price

MIKE PRICE, COMMISSIONER PRECINCT # 1

Mike Fields

MIKE FIELDS, COMMISSIONER PRECINCT # 2

J. W. Terrell, Jr.

J. W. TERRELL, JR., COMMISSIONER PRECINCT # 3

Thomas E. Hockaday

THOMAS E. HOCKADAY, COMMISSIONER PRECINCT #4

Sherry Mars

SHERRY MARS, COUNTY CLERK

**COMMISSIONERS' COURT MINUTES FOR FEBRUARY, 1995 A.D.  
RECORDED ON THE 14th. DAY OF MARCH, 1995 A.D.**

**SHERRY MARS, COUNTY CLERK,  
TITUS COUNTY, TEXAS**

By Jean Greer

DEPUTY COUNTY CLERK

\*\*\*\*\*

**BOB FRISBY ASSOCIATES, INCORPORATED**

Criminal Justice Consultants  
Physical Security Consultants  
Security Planning and Design

2002 Dartmouth Lane  
Corsicana, Tx. 75110  
(903)872-1444 Fax -1513

July 19, 1994

The Honorable John Moss  
Sheriff, Titus County, Texas  
Titus County Jail  
Mt. Pleasant, Tx. 75455

Dear John,

As we discussed earlier today, now that construction of the jail expansion is under way, it is a good time to begin work on a comprehensive jail management plan for the new facility and a training program for incumbent jail personnel, and to the extent possible, for those law enforcement people who will use the jail. As you are aware, size, sophistication of equipment and configuration will make management of the new jail a very serious issue. If it is properly managed, you will get a lot better inmate supervision with optimum manpower. What I propose to do is:

- o Prepare a comprehensive Management Plan and Manual, with floor plans and illustrations. Past plans have been in three sections:

- o Discussion of general management design concepts; how the jail is supposed to work, area by area, control system by control system, and why it is necessary that things be done in certain ways.

- o Specific management considerations and requirements for the new jail, to include staffing recommendations.

- o Plans required by the state of Texas, tailored to this new facility, and approved by the Texas Commission on Jail Standards before final publication.

- o Conduct on-site, hands-on training of jail personnel and using law enforcement personnel, based on the management plan; emphasis on management philosophy behind the jail. Will assure that jail equipment installers train a cadre of personnel in the use of the equipment.

- o Will provide optional video training films for future employees if required by client.

These features, particularly the management plan, constitute an insurance policy for incumbent owners (you and Commissioners Court), architects and consultants. When

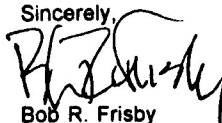
improper or inappropriate use of the facility creates conditions which threaten criticism or litigation, the responsibility is placed where it belongs...on the indifferent or irresponsible employee...and not with those of us who authorized, planned, designed or built the facility. Future Sheriff's will be more likely to manage it in the manner designed, and will be hard-pressed to justify additional manpower unless more space is added in the future.

Our past Management Plans have generally contained about 100 pages, and are bound and plastic-clad for durability. We usually print about 20 copies for issue to current and future employees, one to be filed for posterity with the County Clerk, one for the Sheriff and one for the County Judge and Commissioner's Court library.

Work on the Management Plan would commence immediately and all work, including the training program is to be completed before the jail begins operation. The work will require much one-on-one liaison with the Sheriff and selected staff, the contractor (especially the security sub-systems contractor and installers) and the architects. Fee for the work will be \$7500 plus normal reimburseable expenses (eg. travel, telephone/fax, printing, binding, shipping and mailing). \$2500 of the fee would be paid on acceptance of the agreement by the county, \$2500 on presentation of the Management Plan, as described, and \$2500 on completion of the training programs. The video option would entail filming of at least one of the training sessions, could be done by county personnel if properly trained and equipped, or by one of my associates for minimal fees.

I will be happy to appear before the Commissioner's Court, if required, or be represented by you. If they agree, this letter, appropriately endorsed and signed by them, accompanied by the first fee installment payment, will constitute a contract between BFA and Titus County.

Sincerely,

  
Bob R. Frisby

  
TITUS COUNTY JUDGE

03/24, 1995  
DATE

(APPROVED BY COMMISSIONERS COURT  
MARCH 13, 1995.)

**DARR  
EQUIPMENT CO.**

P.O. Box 540788 • Dallas, TX • 75354-0788 • 214/721-2000 • METRO 445-0060

**QUOTATION****DATE - February 21, 1995**

Titus County Judge  
Titus County Courthouse  
P. O. Box 372  
Mount Pleasant, Texas 75456-0372

**DELIVERY:** April, 1995  
**F.O.B.:** Titus County, Texas  
**TERMS:** To Be Agreed On - Up To 60  
Months At 7% Simple Interest

Prices Quoted Are Firm For a Period Of 30 Days.

DESCRIPTION	REFERENCE	AMOUNT
<b>ONE - NEW CATERPILLAR 140G VHP MOTOR GRADER M.A. 11 With All Standard Equipment</b> Including Variable Horsepower Arrangement, Differential Lock / Unlock, Air Conditioner, Hydraulic System For Blade Tip, Sideshift And Ripper / Scarifier And 14' Blade With Hydraulic Tip And Sideshift Control. Front Window Defroster Engine Compartment Doors Work Lights Cab Mounted Lights 14.00 x 24, 12 Ply (G-2) Tires 10" Rims Low Profile Rear Wipers Rear Ripper / Scarifier Suspension Seat	8X8674 8W2603 6G9035 8W6810 8W6805 9D6095 9D5900 8W2677 8J7586 8X2351	
Delivered Price With Standard Caterpillar 6 Month Warranty	EACH	\$136,824
For Optional 3 Year Or 5,000 Hours Extended Power Train Warranty Add:	EACH	\$ 2,987
Delivered Price Including Optional Power Train Warranty	EACH	\$139,811
Guaranteed Repurchase: At End Of 3 Years Or 5,000 Hours - \$130,330 Each		

  
Title - J. C. SMITH, SALES MANAGER



P.O. Box 1901 • Texarkana, TX • 75504 • (903) 832-7535

## TITUS COUNTY MOTOR GRADER BIDS -- FEBRUARY 24, 1995

## CATERPILLAR 140G MOTOR GRADER/COMPLIANCE WITH MINIMUM SPECIFICATIONS

- OPERATING WEIGHT - 33,989 LBS. AS EQUIPPED.
- ENGINE - YES, 638 CUBIC INCHES, 150 HP IN 1ST & 2ND GEARS, 180 HP IN 3RD THROUGH 6TH GEAR.
- TRANSMISSION - 6 SPEEDS FORWARD AND REVERSE, DIRECT-DRIVE, PLANETARY POWERSHIFT DESIGN.
- FINAL DRIVE - PLANETARY TYPE, WITH HYDRAULIC LOCK-UP CLUTCH THAT CAN BE ENGAGED AT ANY SPEED.
- CIRCLE - 60" DIAM. ROLLED RING FORGING WITH INTERNAL CUT TEETH, HYDRAULICALLY DRIVEN WORM AND GEAR
- BLADE - 14' LENGTH, W/ 134.5" REACH OUTSIDE OF TIRES.
- FRAME - YES, AS REQUESTED.
- FRONT AXLE - YES, WITH 24.6" GROUND CLEARANCE.
- STEERING - YES, WITH 24' TURNING RADIUS.
- WHEELS AND TIRES - YES, WITH 12 PLY TIRES.
- HYDRAULICS - CLOSED CENTER, LOAD-SENSING, VARIABLE DISPLACEMENT, 3,500 PSI.
- BRAKES - AIR-ACTUATED, OIL-DISC SERVICE BRAKES ON ALL FOUR WHEELS. TOTAL BRAKE SURFACE 3,712 SQIN.
- CAB - YES, WITH AIR CONDITIONER.
- INCLUDES - REAR MOUNTED, HYDRAULICALLY OPERATED REAR RIPPER/SCARIFER.
- FACTORY WARRANTY - CATERPILLAR 6 MONTH/UNLIMITED HOUR WARRANTY, SEE ENCLOSED COPY.
- OPTIONAL WARRANTY - 36 MONTH/5,000 HOUR EXTENDED POWERTRAIN WARRANTY, SEE ENCLOSED COPY.
- DELIVERY DATE - APRIL, 1995.
- REPURCHASE PLAN - 3 YR./5,000 HOUR GUARANTEED REPURCHASE PRICE. \$130,330.00
- FINANCE PLAN - UP TO 60 MONTHS AT 7.0% SIMPLE INTEREST.

VOL 19 PAGE 274



**EAST TEXAS  
MACHINERY, INC.**

P. O. BOX 7389 • LONGVIEW, TEXAS 75607  
(903) 758-3326 • FAX (903) 757-2924



February 21, 1995

Titus County Commissioner's  
100 West First Street  
Mount Pleasant, Texas 75456

East Texas Machinery, Inc. Longview, Texas respectfully submits  
this Bid for (2) Two New 1995 John Deere 770B Motor Graders,  
which meet or exceed Titus County Specifications.  
150 H.P., 4 cycle, 6 cylinder

DELIVERED PURCHASE PRICE

\$118,795.00 (each)  
\$3,600.00 (each) optional air conditioned cab

REPURCHASE PLAN

3 Yr.....\$99,850.00  
4 Yr.....\$92,700.00  
5 Yr.....\$85,550.00

FINANCE PLAN

JOHN DEERE GOV'T FULL PAY OUT LEASE WITH ONE PAYMENT IN ADVANCE.  
TITUS COUNTY TO SUPPLY INSURANCE. (Optional air conditioner  
would raise Monthly Payments slightly)

3 Yr. Monthly Payments.....\$3,671.95  
4 Yr. Monthly Payments.....\$2,854.64  
5 Yr. Monthly Payments.....\$2,365.21

DELIVERED DATE

60 TO 90 days from date of purchase order.

WARANTY

JOHN DEERE 12 MONTHS FULL MACHINE WARRANTY

SECURE EXTENDED WARRANTY

AVAILABLE AT DISCOUNTED GOV'T RATE UP TO 84 MONTHS FOR FULL  
MACHINE OR POWERTRAIN.

*Don Peterson U.P.*

7748

VOL 19 PAGE 275

PUBLIC NOTICE

THE COMMISSIONER'S COURT OF TITUS COUNTY, TEXAS IS SOLICITING BIDS  
FOR THE PURCHASE OF TWO NEW MOTOR GRADERS.

SPECIFICATIONS MAY BE OBTAINED FROM THE OFFICE OF THE BUSINESS  
MANAGER, ROOM 201, 100 WEST FIRST STREET, MT. PLEASANT, TEXAS.

BIDS WILL BE OPENED IN THE TITUS COUNTY COMMISSIONER'S COURTROOM,  
IN THE TITUS COUNTY COURTHOUSE, AT 9:00 A.M. ON MONDAY, FEBRUARY 27,  
1995. BIDS MUST BE TURNED IN TO THE BUSINESS MANAGER'S OFFICE, AT THE  
TITUS COUNTY COURTHOUSE BY 4:30 P.M. ON FRIDAY, FEBRUARY 24, 1995.

THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS.

NOTICE TO BIDDERS

MINIMUM SPECIFICATIONS FOR ARTICULATED FRAME MOTOR GRADER

- OPERATING WEIGHT - 31,000 lbs. without any optional weights or attachments.
- ENGINE - 4 cycle, 6 cylinder, 500 C.I.D., Minimum 150 HP
- TRANSMISSION - Specify
- FINAL DRIVE - Single reduction spiral bevel gears, on the go lock-unlock.
- CIRCLE - 60" diameter, inside or outside tooth location, hydraulic dual cylinder drive, overload relief.
- BLADE - 12' length, 116" reach outside of tires, hydraulic side shift, 360 degree rotation, 7/8" thick high carbon steel, hydraulic blade tilt control.
- FRAME - 20 degree articulation right or left.
- FRONT AXLE - Welded steel, 18 degree lean, 16 degree oscillation, 22" ground clearance.
- STEERING - Full hydraulic power, must be able to steer with engine dead, 26' turning radius.
- WHEELS AND TIRES - 10" rims, 14.00 X 24 10 or 12-ply tires.
- HYDRAULICS - Open or closed center twin system, 2100 PSI.
- BRAKES - Hydraulically activated, oil (wet) disc type service brakes on four tandem wheels, with dual cross-over circuit, reserve power assist and operating warning system.
- CAB - Fully enclosed, low profile, with ROPS, heater, defroster, rear view mirror, sound suppression, suspension seat, tinted glass, front and rear wiper.
- OPTIONAL - Air Conditioner.
- FACTORY WARRANTY - SPECIFY
- DELIVERY DATE - SPECIFY



ADDENDUM TO SPECIFICATIONS FOR ARTICULATED FRAME MOTOR GRADERS

OPTION- REPURCHASE PLAN

OPTION- FINANCE PLAN



LONGVIEW

TYLER

February 24, 1995

Titus County  
100 W. First St.  
Room 201  
Mt. Pleasant, Texas 75455

We are pleased to bid on the following equipment:

2 - NEW CHAMPION 720A VHP MOTORGRADERS.

32,286 lbs. operating weight as per bid; 8 X 4 speed direct drive power shift transmission; 4 cycle, 505 C.I.D., 6 cylinder, 150 horsepower with variable horsepower to 185 in third gear and above diesel engine; single reduction spiral gear final drive with on the go lock and unlock differential; 66" circle with outside teeth, hydraulic cylinder drive and overload relief; 12' X 25" X 7/8" moldboard with 116" reach outside tires, hydraulic sideshift, 360 degree rotation, hydraulic tilt; articulated frame 20 degree right or left; welded steel front axle with 18 degree wheel lean, 16 degree oscillation, 22.5" ground clearance; hydraulic power steering with ability to steer with engine dead, 26' turning radius; 14:00 X 24 12PR tires on 10" rims; open center hydraulic system; enclosed wet disc brakes on all 4 rear wheels with crossover dual braking system, reserve power assist and operator warning system; fully enclosed low profile operator cab with ROPS, suspension seat, seat belt, heater, front and rear defroster fans, front and rear wiper and washer, tinted glass, rearview mirror, sound suppression, audible warning alarm for high engine temperature or low engine oil pressure; 6 month full and 5 year or 5,000 hour power train warranty. Delivery in 5 working days, or less.

DELIVERED PRICE PER UNIT.....\$92,959.00

Optional air conditioner if installed before delivery.....\$2,125.00

(Allow 5 additional working days for delivery with air conditioner).

P.O. BOX 6295

TYLER, TEXAS 75711

(903) 593-0201

FAX \* (903) 593-3007

Titus County

Optional finance plans at 7% APR (without air conditioner):

- 1 advance and 35 additional monthly payments of \$2,853.66.
- 1 advance and 47 additional monthly payments of \$2,213.11.
- 1 advance and 59 additional monthly payments of \$1,830.02.

- 1 advance and 2 additional annual payments of \$33,104.84.
- 1 advance and 3 additional annual payments of \$25,648.70.
- 1 advance and 4 additional annual payments of \$21,188.63.

Yours truly,



W. T. Tucker  
Sales Manager

VOL 19 PAGE 280

ATTACHMENT "C" FEB 24 1995

LAW OFFICES  
CALAME LINEBARGER GRAHAM & PEÑA, L.L.P.

P.O. BOX 2032  
TYLER, TEXAS 75710

903-597-2897  
FAX: 903-597-2402

CAREY WILLIAMSON  
OF COUNSEL

February 24, 1995

Honorable Danny P. Crooks  
County Judge, Titus County  
Titus County Courthouse  
Mount Pleasant, TX 75455

**RE: Tax Re-Sale Property for Resolution and Deed Approval by the County of Titus**

Dear Judge Crooks:

Enclosed is a copy of the Re-Sale Deed from a Tax Foreclosure Sale in May, 1994.

Please note this is a copy of the deed for your records. Accordingly, we would appreciate your board voting on the resolution we have enclosed and returning same to our office, along with the signed and notarized deed signature form. We have enclosed a self-addressed stamped envelope for your convenience.

We appreciate your help in completing these forms and feel sure we will have more to come in the near future, as we are doing our best to help get these properties cleaned up for our taxing entities.

Please feel free to call us if you have questions regarding this matter.

Very truly yours,



Anna Anderson  
Area Manager

CS/jf

cc: Jone Clemmons, City Secretary  
City of Talco  
P. O. 365  
Talco, TX 75487

Kay Ross, Tax Assessor-Collector  
Talco-Bogata Consolidated ISD  
P. O. Box 130  
Bogata, TX 75417

Titus County Appraisal District  
Lois McKibben, Chief Appraiser  
P. O. Box 528  
Mt. Pleasant, TX 75456-0528

WHEREAS, The County of Titus has become the owner of certain real property as follows:

Lot 1, Block 15, Talco Townsite, Titus County, Texas, being that property more particularly described in Volume 212, Page 531, Deed Records of Titus County, Texas (Acct #R26796).

by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of sale out of the 76th Judicial District Court of Titus County, Texas, in Cause No. 23,199, styled Talco-Bogata Consolidated Independent School District and City of Talco vs. Charles Whitney, et al

WHEREAS, a potential buyer of the property has come forward, and

WHEREAS, all taxing entities involved in the above referenced cause must consent to the sale of the hereinabove described real property, and

WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

NOW THEREFORE BE IT RESOLVED BY THE

The Commissioners Court of The County of Titus

That the County Judge of the County of Titus be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to:

Howard Sulsar  
P. O. Box 655  
Talco, TX 75487

for and in consideration of the cash sum of \$1,000.00, said sum to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of March, 1995.

Danny P. Clinks  
Danny P. Clinks  
County Judge

Attest:

Sherry Munn  
By Jean Crowe, Deputy  
County Clerk  
{seal}

Those Voting Aye Were:

Mike Brin  
Travis Fildes  
Joe Zimm  
Thomas E. Hal Kading

jt/c:d

Those Voting Nay Were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VOL 19 PAGE 282

IN TESTIMONY WHEREOF the County of Titus has caused these presents to be executed this 13th day of March, 1995.

County of Titus

BY: Danny P. Crooks  
Danny P. Crooks, County Judge  
Titus County

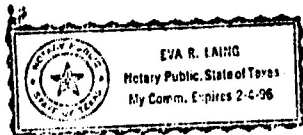
STATE OF TEXAS

X  
X  
X

TITUS COUNTY

Before me, the undersigned authority, on this day personally appeared Danny P. Crooks, County Judge, Titus County Commissioners Court, of the County of Titus, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13th DAY OF March, 1995.



Eva R. Laing  
Notary Public, State of Texas  
Commission Expires: 2-4-96

COPY

TAX RESALE DEED

VOL 19 PAGE 283

STATE OF TEXAS

X

KNOW ALL MEN BY THESE PRESENTS:

X

COUNTY OF TITUS

X

That the City of Talco, acting through its City Council, the Talco-Bogata Consolidated Independent School District, acting through its President of Board of Trustees, the Clarksville Independent School District, as successor in interest to Red River County Education District, acting through its President of Board of Trustees, and County of Titus, acting through its County Judge, hereunto duly authorized by resolution and order of the City Council, Board of Trustees and the County Commissioners Court which is duly recorded in the official Minutes Books of the City of Talco, Talco-Bogata Consolidated Independent School District, Clarksville Independent School District, as successor in interest to Red River County Education District, and County of Titus of Titus County, Texas, for and in consideration of the sum of \$1,000.00 cash in hand paid by

HOWARD SULSAR  
P. O. BOX 655  
TALCO, TX 75487

the receipt of which is acknowledged and confessed, has conveyed and quitclaimed and by these presents does convey and quitclaim unto said purchaser all of the right, title and interest of City of Talco, Talco-Bogata Consolidated Independent School District, Clarksville Independent School District, as successor in interest to the Red River County Education District, and Titus County and all other taxing units interested in the tax foreclosure judgment against the property herein conveyed, acquired by tax foreclosure sale heretofore held, said property being located in Titus County, Texas, and described as follows:

**LOT 1, BLOCK 15, TALCO TOWNSITE, TITUS COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 212, PAGE 531, DEED RECORDS OF TITUS COUNTY, TEXAS (ACCT #R26796)**

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, his heirs and assigns forever, so that neither the City of Talco, Talco-Bogata Consolidated Independent School District, Clarksville Independent School District, as successor in interest to Red River County Education District, and Titus County, nor any other taxing unit interested 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.

SUBJECT however to the following covenant, condition and restriction:

- (a) The above-described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.
- (b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renew or

These restrictions and conditions shall be binding upon grantee, Howard Sulsar or his successors and assigns for a period of fifty (50) years from the date hereof; and in case of a violation of either or both of the above restrictions, the estate herein granted shall, without entry or suit, immediately revert to and vest in the Talco-Bogata Consolidated Independent School District hereinafter referred to as grantor, and its successor, this instrument shall be null and void, and grantor and its successors shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of grantor herein and its successors shall be a waiver of the operation or enforcement of such condition.

The restriction set out in (a) above shall be construed to be for the benefit of any person prejudiced by its violation. The restriction specified in (b) above shall be construed to be for the benefit of any public school district or any person prejudiced by its violation.

Taxes for the present year are to be paid by purchasers herein.

This conveyance is made 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 City of Talco has caused these presents to be executed this  
day of \_\_\_\_\_, 1995.

City of Talco

BY: \_\_\_\_\_  
K. M. Sloan, Mayor  
City of Talco

STATE OF TEXAS

X  
X  
X

TITUS COUNTY

Before me, the undersigned authority, on this day personally appeared K. M. Sloan, Mayor, of the City of Talco, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: \_\_\_\_\_

VOL 19 PAGE 286

IN TESTIMONY WHEREOF the Talco-Bogata Consolidated Independent School District has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Talco-Bogata Consolidated Independent School District

BY: \_\_\_\_\_

Eddy Brown, President  
Board of Trustees

STATE OF TEXAS

X

TITUS COUNTY

X

Before me, the undersigned authority, on this day personally appeared Freddy Wade, President, Board of Trustees, of the Talco-Bogata Consolidated Independent School District, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF the County of Titus has caused these presents to be executed this  
\_\_\_\_\_ day of \_\_\_\_\_, 1995.

County of Titus

BY: \_\_\_\_\_  
Danny P. Crooks, County Judge  
Titus County

STATE OF TEXAS

X  
X  
X

TITUS COUNTY

Before me, the undersigned authority, on this day personally appeared Danny P. Crooks, County Judge, Titus County Commissioners Court, of the County of Titus, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: \_\_\_\_\_

VOL 19 PAGE 288

IN TESTIMONY WHEREOF the Clarksville Independent School District, as successor in interest to Red River County Education District has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Clarksville Independent School District, as  
successor in interest to Red River County  
Education District

BY: \_\_\_\_\_  
William Lee, President, Board of Trustees

STATE OF TEXAS

X  
X  
X

TITUS COUNTY

Before me, the undersigned authority, on this day personally appeared William Lee, President, Board of Trustees of the Clarksville Independent School District, as successor in interest to Red River County Education District, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: \_\_\_\_\_

After recording return to:

Howard Sulsar  
P. O. Box 6559  
Talco, TX 75487