

**COMMISSIONERS' COURT
REGULAR MEETING
MARCH 13, 2000**

BE IT REMEMBERED THAT THE TITUS COUNTY COMMISSIONERS' COURT met in *Special Session* on Monday, March 13, 2000, in the Titus County Courtroom with the following members present:

MIKE PRICE.....COMMISSIONER PRECINCT 1
MIKE FIELDS.....COMMISSIONER PRECINCT 2
BILLY J. THOMPSON.....COMMISSIONER PRECINCT 3
THOMAS E. HOCKADAY.....COMMISSIONER PRECINCT 4
SHERRY MARS.....COUNTY CLERK

ABSENT: COUNTY JUDGE, DANNY P. CROOKS

PUBLIC AND COUNTY OFFICIALS ATTENDING MEETING:

CARL JOHNSON, COUNTY AUDITOR

**BOB GRAY
BOB JONES**

JOSEPH D. CHASE

Invocation was given by Joseph D. Chase.

**IN THE MATTER OF
CONSIDERING PLAT FOR McLEAN PLACE
IN THE CITY OF MT. PLEASANT**

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Thomas E. Hockaday to approve the plat for McLean Place in the City of Mt. Pleasant. Motion carried unanimously.

**IN THE MATTER OF
CONSIDERING RESOLUTIONS AND DEEDS
FOR REAL PROPERTIES**

**LOT 7, BLOCK 14 OF THE TALCO TOWNSITE
OF THE CITY OF TALCO**

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Thomas E. Hockaday to approve Resolution 2-2000 and Deed for Lot 7, Block 14 of the Talco Townsite of the City of Talco. Motion carried unanimously. *SEE ATTACHMENT "A"*

**LOT 5, BLOCK 14 OF THE TALCO TOWNSITE
OF THE CITY OF TALCO**

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Thomas E. Hockaday to approve Resolution 3-2000 and Deed for Lot 5, Block 14 of the Talco Townsite of the City of Talco. Motion carried unanimously. *SEE ATTACHMENT "B"*

**LOTS 9 & 10 BLOCK 16, DELGADO SURVEY, ABSTRACT
158, TALCO TOWNSITE OF THE CITY OF TALCO**

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Thomas E. Hockaday to approve Resolution 1-2000 and Deed for Lots 9 & 10 Block 16, Delgado Survey of the Talco Townsite of the City of Talco. Motion carried unanimously. *SEE ATTACHMENT "C"*

**IN THE MATTER OF
CONSIDERING REQUEST OF TRI-WATER SUPPLY CORPORATION
TO LAY WATER LINE ON COUNTY RIGHT-OF-WAY ON NE 11
IN PRECINCT 3**

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Thomas E. Hockaday to approve the request of Tri-Water Supply Corporation to lay water line at least 4 inches deep on county right-of-way on NE 11 in Precinct 3. Motion carried unanimously. *SEE ATTACHMENT "D"*.

IN THE MATTER OF
DONATING A 1-TON TRUCK TO
SUGAR HILL VOLUNTEER FIRE DEPARTMENT

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Mike Price to approve donating a 1-Ton Truck to Sugar Hill Volunteer Fire Department. The truck must stay at Sugar Hill. Motion carried unanimously.

IN THE MATTER OF
DISCUSSING RESOLUTION REGARDING
TITUS COUNTY OFFICER'S AND COUNTY EMPLOYEES'S
PARTICIPATION IN THE STATE OF TEXAS
CONTRACT AIRLINE FARES

Motion was made by Commissioner Mike Price and seconded by Commissioner Billy J. Thompson to table this matter until the next meeting. 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 amendments number 13 to 18 for the 1999-2000 Budget. Motion carried unanimously.

IN THE MATTER OF
SIGNING PAY ORDERS AND PAYING BILLS

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

IN THE MATTER OF
APPROVING COUNTY OFFICIAL REPORTS

Motion was made by Commissioner Mike Price and seconded by Commissioner Billy J. Thompson to approve reports from County Auditor, Tax Assessor - Collector, District Clerk, Justice of the Peace Precinct 1, Justice of the Peace Precinct 2, City of Talco Fire Department, Cookville

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Volunteer Fire Department, Five Star Volunteer Fire Department, Nortex Volunteer Fire Department, Tri-Lakes Volunteer Fire Department, and Winfield Volunteer Fire Department. Motion carried unanimously.

IN THE MATTER OF
ADJOURNMENT

Motion was made by Commissioner Billy J. Thompson and seconded by Commissioner Mike Price to adjourn. Motion carried unanimously.

WHEREAS, Titus County, Texas has become the owner of certain real property (see attached Exhibit 'A') by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in (see attached Exhibit 'A').

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

Commissioners Court of the county of Titus, Titus County, Texas

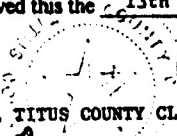
That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to (see attached Exhibit 'A')

for and in consideration of the cash sum of (see attached Exhibit 'A'), said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of March, 2000.

Attest:

SHERRY MARS, TITUS COUNTY CLERK


Jean Crover

JEAN CROVER, DEPUTY CLERK
(seal)

Darryl Clark
County Judge

Those Voting Aye Were:

Mike Price

Mike Fields

Billy J. Thompson

Thomas E. Hockaday

Those Voting Nay Were:

EXHIBIT A

Cause No.	22,227 City of Talco vs. William E. Salars, et al
Judgment date	April 10, 1992
Judgment Amount	\$180.76-Rivercrest ISD \$93.04-City of Talco \$95.51-Titus County
Present Bid	\$270.00
Bidder	Wilson Trust Ruth & Ralph L. Wilson, Executors Route 1, Box 35C Talco, Texas 75487

PROPERTY DESCRIPTION

Lot 7, Block 14, of the Talco Townsite, City of Talco, Titus County, Texas, being that property more particularly described in Volume 198, Page 173, Deed Records of Titus County, Texas (Acct. # R26785-City of Talco, Rivercrest ISD, (formerly known as Talco-Beggs CSD))

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this
13th day of March, 2000.

Titus County

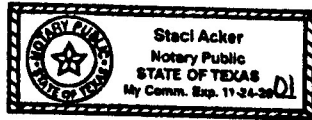
BY: *Denny P. Canale*
County Judge

STATE OF TEXAS
COUNTY OF TITUS

X

X

This instrument was acknowledged before me on this 13 day of
March, 2000, by *Denny P. Canale* County Judge, of Titus
County.



Staci Acker
Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487

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COPY

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TITUS

X

That Rivercrest Independent School District formerly known as Talco-Bogata Consolidated Independent School District, City of Talco, Northeast Texas Community College District and Titus County, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$270.00 cash in hand paid by

WILSON TRUST**RUTH & RALPH L. WILSON, EXECUTORS****ROUTE 1, BOX 35 C****TALCO, TEXAS 75487**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 22,227, City of Talco, et al vs. William E. Salars, individually and as Executor of the Estate of Ann Simpson, deceased, et al in the district court of said county, said property being located in Titus County, Texas, and described as follows:

Lot 7, Block 14, of the Talco Townsite, City of Talco, Titus County, Texas, being that property more particularly described in Volume 198, Page 173, Deed Records of Titus County, Texas (Acct. # R26785-City of Talco, Rivercrest ISD, (formerly known as Talco-Bogata Cisd))

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 grantors, 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 restrictions:

(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, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District County, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that is any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

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 year the tax lien(s) arose.

VOL. 28 PAGE 34

IN TESTIMONY WHEREOF Rivercrest Independent School District has caused these presents to be executed this _____ day of _____, 19____.

Rivercrest Independent School District

BY: _____

President

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of _____, 2000, by _____ President, of Rivercrest Independent School District.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF City of Talco has caused these presents to be executed this
_____ day of _____, 2000.

City of Talco

BY: _____

Mayor

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of
_____, 2000, by _____ Mayor, of City of Talco.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF Northeast Texas Community College District has caused these presents to be executed this _____ day of _____, 2000.

Northeast Texas Community College District

BY: _____

President

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of _____, 2000, by _____ President, of Northeast Texas Community College District.

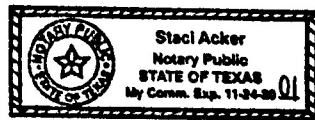
Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this 13th day of March, 2000.

Titus County

BY: Danny P. Coores
County JudgeSTATE OF TEXAS
COUNTY OF TITUSX
X

This instrument was acknowledged before me on this 13 day of March, 2000, by DANNY P. COORES County Judge, of Titus County.

Staci Acker
Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487
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WHEREAS, Titus County, Texas has become the owner of certain real property (see attached Exhibit 'A') by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in (see attached Exhibit 'A').

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

Commissioners Court of the county of Titus, Titus County, Texas

That the County Judge 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 (see attached Exhibit 'A')

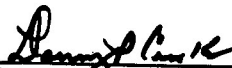
for and in consideration of the cash sum of (see attached Exhibit 'A'), said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of March, 2000.

Attest:

SHERRY MARS, TITUS COUNTY CLERK


Secretary JEAN GROVER, DEPUTY CLERK
(seal)


County Judge

Those Voting Aye Were:

Mike Price

Mike Fields

Billy J. Thompson

Thomas E. Hockaday

Those Voting Nay Were:

EXHIBIT A

Cause No.	22,129 City of Talco vs. Sam Mayfield, et al
Judgment date	August 4, 1995
Judgment Amount	\$205.64-Rivercrest ISD \$124.35-City of Talco \$107.97-Titus County
Present Bid	\$270.00
Bidder	Wilson Trust Ruth & Ralph L. Wilson, Executors Route 1, Box 35C Talco, Texas 75487

PROPERTY DESCRIPTION

Lot 5, Block 14, of the Talco Townsite, City of Talco, Titus County, Texas, being that property more particularly described in Volume 198, Page 173, Deed Records of Titus County, Texas (Acct. # R26785-City of Talco, Rivercrest ISD, (formerly known as Talco-Beggs CSD))

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this 13th day of March, 2000.

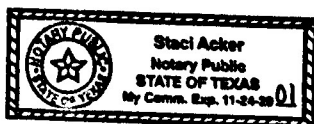
Titus County

BY: Danny P. Clark
County Judge

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this 13 day of March, 2000, by Danny P. Clark County Judge, of Titus County.



Staci Acker
Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487
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TAX RESALE DEED**COPY****STATE OF TEXAS****X****X KNOW ALL MEN BY THESE PRESENTS****COUNTY OF TITUS****X**

That Rivercrest Independent School District formerly known as Talco-Bogata Consolidated Independent School District, City of Talco, Northeast Texas Community College District and Titus County, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$270.00 cash in hand paid by

**WILSON TRUST
RUTH & RALPH L. WILSON, EXECUTORS
ROUTE 1, BOX 35 C
TALCO, TEXAS 75487**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 22,129, City of Talco, et al vs. Sam Mayfield, et al in the district court of said county, said property being located in Titus County, Texas, and described as follows:

Lot 5, Block 14, Talco Townsite, as described in Volume 286, Page 259, Deed Records of Titus County, Texas (Acct. # 0004000-00140-00050-City of Talco, R26783 Rivercrest ISD, (formerly known as Talco-Bogata Cisd))

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 grantors, 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 restrictions:

- (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, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District County, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F.2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that is any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

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 year the tax lien(s) arose.

IN TESTIMONY WHEREOF Rivercrest Independent School District has caused these presents
to be executed this _____ day of _____, 19____.

Rivercrest Independent School District

BY: _____

President

STATE OF TEXAS

X

COUNTY OF TITUS

X

This instrument was acknowledged before me on this _____ day of
_____, 2000, by _____ President, of
Rivercrest Independent School District.

Notary Public, State of Texas
Commission Expires:

VOL 28 PAGE 44

IN TESTIMONY WHEREOF City of Talco has caused these presents to be executed this
day of _____, 2000.

City of Talco

BY: _____

Mayor

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of
_____, 2000, by _____ Mayor, of City of Talco.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF Northeast Texas Community College District has caused these presents to be executed this _____ day of _____, 2000.

Northeast Texas Community College District

BY: _____

President

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of _____, 2000, by _____ President, of Northeast Texas Community College District.

Notary Public, State of Texas
Commission Expires:

VOL 28 PAGE 46

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this
13th day of March, 2000.

Titus County

BY: Denny P. Cook

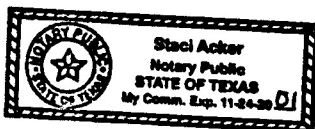
County Judge

STATE OF TEXAS
COUNTY OF TITUS

X

X

This instrument was acknowledged before me on this 13 day of
March, 2000, by Denny P. Cook County Judge, of Titus
County.



Staci Acker

Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487

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WHEREAS, Titus County, Texas has become the owner of certain real property (see attached Exhibit 'A') by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in (see attached Exhibit 'A').

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

Commissioners Court of the county of Titus, Titus County, Texas

That the County Judge 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 (see attached Exhibit 'A')

for and in consideration of the cash sum of (see attached Exhibit 'A'), said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of March, 2000.

Attest:
SHERRY MARS, TITUS COUNTY CLERK

Samuel Conner
County Judge

Jean Crover
JEAN CROVER, DEPUTY CLERK
(seal)

Those Voting Aye Were:

Those Voting Nay Were:

Mike Price

Mike Fields

Billy J. Thompson

Thomas E. Hockaday

EXHIBIT A

Cause No.	23,303 Talco-Bogata Consolidated Independent School District and City of Talco vs. Unity Associates, et al
Judgment date	November 18, 1994
Judgment Amount	\$558.01-Rivercrest ISD \$149.64-City of Talco \$137.93-Titus County
Present Bid	\$540.00
Bidder	Wilson Trust Ruth & Ralph L. Wilson, Executors Route 1, Box 35C Talco, Texas 75487

PROPERTY DESCRIPTION

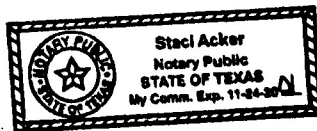
Lots 9 & 10, Block 16, M.V. Delgado Survey, Abstract 158, Talco Townsite, as described in Volume 441, Page 476, Deed Records of Titus County, Texas (Acct. # R26811, #27120-4600-0090- Rivercrest ISD, (formerly known as Talco-Bogata CSD), City of Talco)

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this
13th day of March, 2000.

Titus County

BY: Danny P. Coker
County JudgeSTATE OF TEXAS
COUNTY OF TITUSX
X

This instrument was acknowledged before me on this 13th day of
March, 2000, by Danny P. Coker County Judge, of Titus
County.

Staci Acker
Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487

adad:my documents\mde.doc\223903m.doc02/01/00 3:08 PM

COPY

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TITUS

X

That Rivercrest Independent School District formerly known as Talco-Bogata Consolidated Independent School District, City of Talco, Northeast Texas Community College District and Titus County, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$540.00 cash in hand paid by

WILSON TRUST
RUTH & RALPH L. WILSON, EXECUTORS
ROUTE 1, BOX 35 C
TALCO, TEXAS 75487

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 23,303, Talco-Bogata Consolidated Independent School District and City of Talco vs. Unity Associates, et al in the district court of said county, said property being located in Titus County, Texas, and described as follows:

Lots 9 & 10, Block 16, M.V. Delgado Survey, Abstract 158, Talco Townsite, as described in Volume 441, Page 476, Deed Records of Titus County, Texas (Acct. # R26811, #27120-4600-0090- Rivercrest ISD, (formerly known as Talco-Bogata CISD), City of Talco)

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 grantors, 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 restrictions:

(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, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District County, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that is any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

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 year the tax lien(s) arose.

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IN TESTIMONY WHEREOF Rivercrest Independent School District has caused these presents to be executed this _____ day of _____, 19____.

Rivercrest Independent School District

BY: _____

President

STATE OF TEXAS

X

COUNTY OF TITUS

X

This instrument was acknowledged before me on this _____ day of _____, 2000, by _____ President, of Rivercrest Independent School District.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF City of Talco has caused these presents to be executed this
_____ day of _____, 2000.

City of Talco

BY: _____

Mayor

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this _____ day of
_____, 2000, by _____ Mayor, of City of Talco.

Notary Public, State of Texas
Commission Expires:

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IN TESTIMONY WHEREOF Northeast Texas Community College District has caused these presents to be executed this _____ day of _____, 2000.

Northeast Texas Community College District

BY: _____

President

STATE OF TEXAS

X

COUNTY OF TITUS

X

This instrument was acknowledged before me on this _____ day of _____, 2000, by _____ President, of Northeast Texas Community College District.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF Titus County has caused these presents to be executed this 13th day of March, 2000.

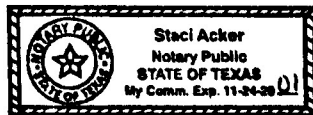
Titus County

BY: Barry P. Carter
County Judge

STATE OF TEXAS
COUNTY OF TITUS

X
X

This instrument was acknowledged before me on this 13 day of March, 2000, by Barry P. Carter County Judge, of Titus County.



Staci Acker
Notary Public, State of Texas
Commission Expires: 11-24-2001

After recording return to:

Wilson Trust
Ruth & Ralph L. Wilson, Executors
Route 1, Box 35 C
Talco, Texas 75487

cd:\D:\my documents\work\ch doc\23303res.doc 02/01/00 3:10 PM

TRI-WATER SUPPLY CORP.

410 E. 16TH STREET
MT. PLEASANT, TEXAS 75455

March 8, 2000

Dear Mr. Billy Thompson, Commissioner of Prec.#3:

I am writing you to request permission to lay a four (4) inch water line on a county right-of-way.

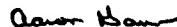
Here is a description of where the water line will be placed:

Starting at the Intersection of County Road Northeast 11 and County Road Northeast 22, the water line will run South down the East side of County Road 11 to Robert Crook's property which is 6/10 mile.

We will repair all driveways and right-of-ways so that they are restored as close as possible to their original condition.

Please forward this request to the proper authorities and then inform me of their reply. I appreciate your help in this matter.

SINCERELY,

AARON GANN, FIELD MANAGER
TRI-WATER SUPPLY CORP.APPROVED - DENIED
TITUS COUNTY JUDGEMarch 13, 2000
DATE