

RESOLUTION NO. 2014-09

WHEREAS, the County of Titus, as Trustee for the benefit of all taxing entities of 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 Cause No. 37,043:

**Titus County Appraisal District et al vs. Unknown Owners**

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

Commissioner's Court of the County of Titus, State of Texas

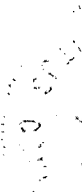
That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to

**MARK A. WEST**  
13407 Perthshire Road  
Houston, Texas 77079

for and in consideration of the cash sum of \$18,500.00, said \$18,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of November, 2014.

Attest:

  
Donna Harris  
Secretary

Brian P. Lee  
County Judge

Those Voting Aye Were:

Al Riddle  
Mike Fields  
Phillip Hinton  
Thomas Hockaday

Those Voting Nay Were:

Brian Lee  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

Cause Number 37,043  
Titus County Appraisal District, et al vs. Unknown Owners

Judgment Amount \$ 25,839.96 Titus County Appraisal District  
\$ 6,915.90 County of Titus and Hospital District  
\$ 1,669.47 Northeast Texas Community College

Present Bid \$18,500.00

Bidder Mark A. West

**PROPERTY DESCRIPTION**

8.91 Acres, Seth Pryor Survey, A-440, Titus County, Texas

**TIM R. TAYLOR**  
**ATTORNEY AT LAW**  
**P. O. BOX 1212**  
**313 N. JEFFERSON**  
**MT. PLEASANT, TEXAS 75456**  
**903/572-6604**

November 5, 2014

Honorable Brian Lee  
County Judge, Titus County  
Titus County Courthouse  
Mt. Pleasant, Texas

RE: 8.91 acres, Seth Pryor Survey, A-440, Titus  
County, Texas

Dear Judge Lee:

I have received a bid for the purchase of the above referenced tract of land which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on April 1, 2014. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. Section 34.05 of the Texas Property Tax Code requires consent by all taxing entities when such a sale is for less than the amount of the judgment. Therefore, before the sales can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Mark A. West has offered \$18,500.00 for this property. The Judgment amount was \$34,425.33. The taxable value for this property is listed as \$37,689.00.

This property is completely landlocked without access except through adjoining landowners. This bid is by the son of one of the adjoining landowners, whose bid offers an explanation of why the taxes were not paid. The property has been listed on the tax rolls under "Unknown Owner". The only other adjoining landowner, Richard W. Baker, was notified of the availability of this property, but has chosen at this time not to make a bid. I enclose plats and documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. If the county wishes to accept the offer, please so advise and I will prepare the necessary Resolutions.

Should you have questions about these specific transactions or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

Sincerely yours,

  
Tim Taylor

TRT:plw

October 13, 2014

The Honorable Tim R. Taylor  
Titus County Attorney  
100 West First Street  
Mount Pleasant, Texas 75455

Re: Seth Pryor Survey A-440, Tract 220, 8.91 Acres  
Parcel ID: 7360

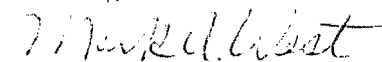
Dear Mr. Taylor,

I am the son of Marvin L. West and would like to make an offer to purchase the 8.91 acre Tract 220 that is referenced above in the Seth Pryor Survey A-440. This tract has been under cultivation and/or pasturage as part the Wilson family farm since the 1850's. My father purchased the original Wilson farm from my grandfather, J.E. Wilson, in the mid 1960's. In the mid 1980's an adjoining tract of land was purchased from a neighbor by my father and at this time a survey of all of my father's acreage was made by an independent surveying company. The surveyor made a measurement error while conducting this survey, which was unnoticed by my father prior to his filing the survey with the county. The 8.91 acre tract was apparently created by this survey error. When the discrepancy was detected by my father, he had an attorney draft a quit claim deed for the acreage in question. The attorney for my father purportedly filed the quit claim deed with the county, but unknown to my father, the county evidently never received the document. The first time that my father was made aware that there was still an issue involving this tract was when he was notified that the tract would be auctioned by the county this past spring 2014. Up until this time, he assumed that he was correctly paying taxes on all of his acreage as required.

This acreage has been maintained and managed under fence continually by my family since the original land grant was issued in the 1850's. The referenced tract is completely landlocked between my father's acreage and the acreage owned by our neighbor, Richard W. Baker.

Given the circumstances detailed above, I would like to offer \$18,500 for the 8.91 tract. I would like for this tract to be recorded in my name, Mark A. West, and request that my name be placed on the county tax role for this acreage. Upon acceptance of this offer, I will provide a cashier check for the full amount.

Sincerely,



Mark A. West  
13407 Perthshire Road  
Houston, Texas 77079  
(713) 461-6636

PROPERTY 7360 R  
 Legal Description  
 PRYOR, SETH ABS 00440 TR 220 8.91 AC

OWNER ID UNKNOWN OWNER  
 4342  
 OWNERSHIP UNKNOWN, XX 00000-0000  
 100.00%

225	100%	IMPROVEMENTS		0
230	100%	LAND MARKET	+	37,689
231	100%	MARKET VALUE	=	37,689
902	100%	PRODUCTIVITY LOSS	-	0
CAD	100%	APPRAISED VALUE	=	37,689
		HS CAP LOSS	-	0
		ASSESSED VALUE	=	37,689

00440-00000-00220

Ref ID2: 7360  
 Map ID S

ACRES: 8.9100  
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

UTILITIES	LAST APPR.	Doug
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	04/09/2003
ZONING	NEXT INSP. DATE	
NEXT REASON		

EXEMPTIONS

SKETCH COMMANDS

REMARKS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO

SUBD: 00440 100.00% NBHD: MP 100.00%

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

SUBD: 00440 100.00% NBHD: MP 100.00%

LAND INFORMATION

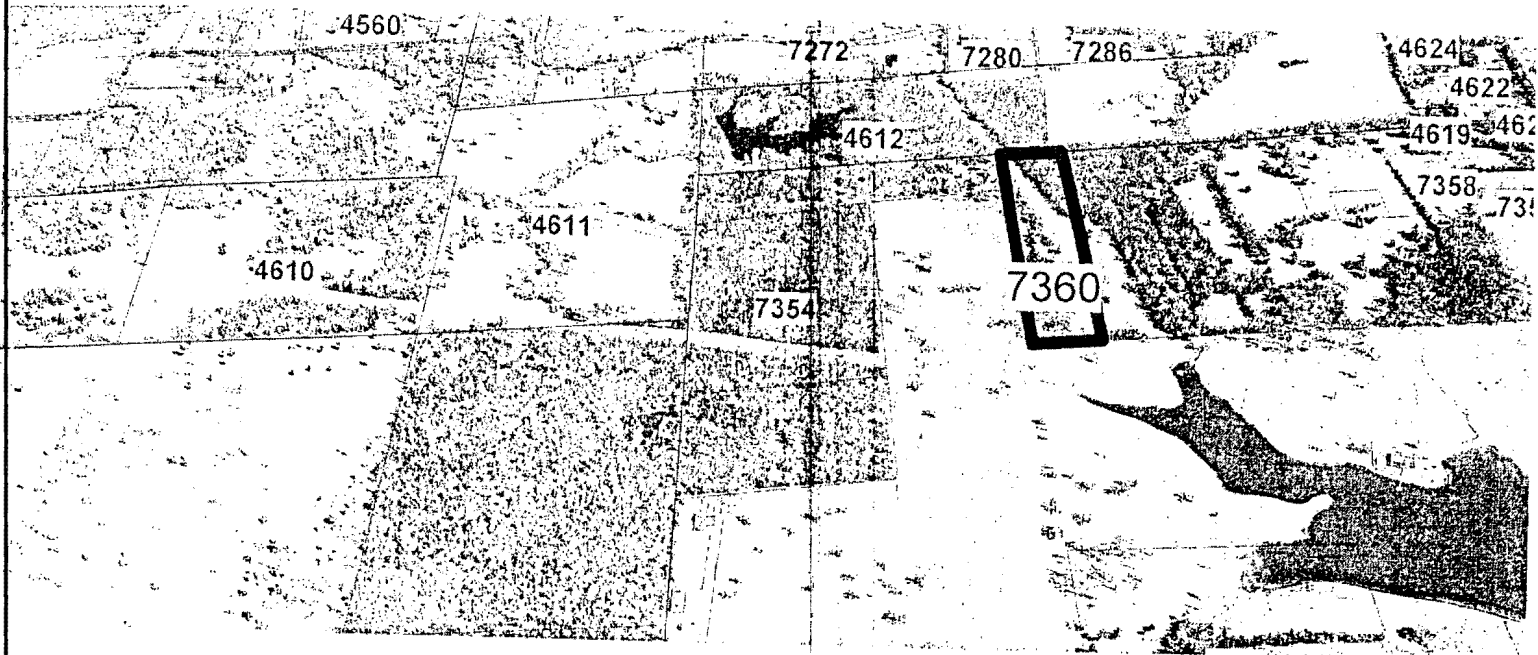
IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	IMPROVED PAST I Comment: ptax A	RL		E4	N	A	4.0000 AC	4,230.00	16,920	1.00	1.00	A	16,920	NO			0.00	0
2	NATIVE PASTURE II Comment: ptax A	RL		E4	N	A	4.9100 AC	4,230.00	20,769	1.00	1.00	A	20,769	NO			0.00	0
													37,689				0	

N ↑



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3970

PID - 7353

PID - 7354

PID - 7272

PID - 7355

PID - 4612

Richard W B...  
950 E 30 EAST

293071

HOOT 440  
Rigor Survey

PID - 7360

8.910 ACRES

UNKNOWN OWNER?

PID - 7280

PID - 7351

1 - PH 52 100784

PID - 7349

PID - 7278

PID - 7286

PID - 7279

MARVIN URST  
275 CR 3060

PID - 7357

PID - 7285

PID - 7284

PID - 7287

PID - 7283

PID - 4613

PID - 290914 PID - 610023215

PID - 4617

PID - 4614

PID - 4616

02070  
3970

PID - 4615

PID - 7358

PID - 4619

PID - 4618

PID

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PID - 7359 PID - 7357 PID - 4620

PID - 4622 PID - 4623

PID - 4627 PID - 4628 PID - 101165