

Thence N. 46° 11' 00" E. 92.74 feet to a point for corner from which a found 10" cedar corner post bears S. 57° 14' E. 22.5 feet. Said point accepted to be in the north line of said Third Tract, the north line of said Block 14 and the south line of that "6.709 Ac." tract described in deed recorded in Volume 737 at Page 81 of the Official Public Records of Real Property of Tom Green County, Texas.

Thence with said north line of Third Tract and Block 14 and said south line of "6.709 Ac." tract, N. 89° 31' 30" E. 694.19 feet to a 3 / 4" iron pipe found and accepted for the NE corner of said Third Tract, the SE corner of said "6.709 Ac." tract and the SW corner of said Block 6 . From said iron pipe a 10" cedar corner post bears S. 15° 22' E . 17.3 feet.

Thence with the west line of said Block 6, the east line of said "6.709 Ac . " tract and to and with the east line of that "9.740 Ac . " tract described in deed recorded as Document No. 611285 of said Official Public Records, N. 0° 25' 48" W. 777.37 feet to a point accepted to be the NW corner of said Fourth Tract, the NW corner of said Block 6 and the NE corner of said "9.740 Ac." tract from which a 6" cedar corner post bears S. 84° 41' E. 181.2 feet and an 8" cedar corner post bears S . 2 ° 11' E. 121.5 feet.

Thence with the north line of said Fourth Tract and the north line of said Blocks 6, 7, 8 and 10, S. 89° 06' 22" E. 1630.56 feet to the place of beginning and containing 59.00 acres of land.

Tract 2: Being 3.96 acres of land out of Johann Zerbach Survey 1827, Abstract 4217, Tom Green County, Texas and including part of the First and Fourth tracts of that land described in deed from Sallie J. Pugh to Tom Green County dated October 13, 1941 and recorded in Volume 212 at Page 475 of the Deed Records of Tom Green County, Texas. Said 3.96 acres being described by metes and bounds as follows:

Beginning at a point in the east line of F.M. Highway 2084 for the south corner of that 59.00 Ac. tract described on even date herewith from which a found ½" iron pipe bears N. 74° 50' 08" W. 1.81 feet, a found concrete right-of-way monument bears N. 27° 39' 31" W. 813.36 feet and a fence corner post bears N. 62° 00' 50" E. 55.4 feet.

Thence with the SE line of said 59.00 Ac. tract, N. 62° 00' 50" E., at 55.4 feet pass said corner post and continuing along or near a fence, a total distance of 671.78 feet to a point for the north corner of this tract from which a 5/8" iron rod set on south edge of fence for witness bears N. 8° 05' 12" W. 0.60 foot.

Thence S. 8° 05' 12" E. 321.73 feet to a 5/8" iron rod set for the SE corner of this tract.

Thence S. 67° 12' 17" W., at 516.92 feet pass a 5/8" iron rod set in fence, a total distance of 566.03 feet to a point in said east line of Highway 2084 for the south corner of this tract from which a 3/8" spike set at the intersection of the south line of said Survey 1827 and said east line of highway bears S. 27° 39' 31" E. 1431.40 feet.

Thence with said east line of highway, N. 27° 39' 31" W. 251.31 feet to the place of beginning and containing 3.96 acres of land.

Exception: Grantor retains all mineral interests, if any, in Property.

Pursuant to local government code section 272.001(1), "the land or interest will be used by the political subdivision to which it is donated or sold in carrying out a purpose that benefits the public interest of the donating or selling political subdivision (2) the donation or sale of the land or interest is made under terms that effect and maintain the public purpose for which the donation or sale is made; and (3) the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose".

The consideration above recited as being paid by Grantee to Grantor is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding on the respective heirs, legal representatives, successors and assigns of the parties hereto.

To have and to hold the premises, together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to Grantee and Grantee's heirs, successors, and assigns forever. Grantor does by this instrument bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to Grantee's heirs, successors, and assigns, against every person lawfully claiming, or to claim the property, or any part of such property, except as to the reservations from and exceptions to conveyance and warranty.

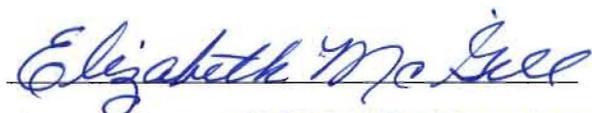
The sale of said property having been authorized by Resolution (Attachment A) adopted on May 31, 2016 by the Commissioners Court of Tom Green County.



Judge Stephen C. Floyd
Tom Green County

ACKNOWLEDGMENT

This instrument was acknowledged before me on May 31 2016, by Judge Stephen C. Floyd, County Judge of Tom Green County.



Notary Public



Attachment A

RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY

Date: May 31, 2016

Grantor: Tom Green County, Texas,
by and through Stephen C. Floyd,
Tom Green County Judge
122 W. Harris Street
San Angelo, Texas 76903

Property:

BEING 2.160 acres of land out of the James Eldridge Survey No. 73, Abstract No. 173, Town of Christoval, Tom Green County, Texas, and containing all of a 1.0 acre tract and a 1.5 acre tract conveyed to Christoval Independent School District in deeds recorded in Volume 72, Page 383 and Volume 70, Page 152 of the Deed Records of Tom Green County, Texas, save and except 0.25 acre taken by the State of Texas for additional highway right-of-way in a Condemnation recorded in Volume F, Page 176 of the County Court Minutes of Tom Green County, Texas. Said 2.160 acre tract is more particularly described in metes and bounds as follows:

COMMENCING at a ½ inch iron pipe (N=10,396,438.39', E=2,244,893.67') found on the original southeasterly right-of-way line of State Highway No. 110 (a.k.a. Main Street) and on the westerly extension of the south right-of-way line of Church Street, said point being the original northwest corner of a certain 0.114 acre tract described in Volume 661, Page 468 of the Official Public Records of Tom Green County, Texas;

THENCE S00°03'19"E 21.16 feet along a northerly extension of the west line of said 0.114 acre tract, to a set ½ inch rebar rod with cap marked "J & M BOUNDARY" (N=10,396,417.23', E=2,244,893.69') in the existing southeast right-of-way line of State Highway 110 (a.k.a. Main Street) for the **POINT OF BEGINNING** and the north corner of this tract;

THENCE S00°03'19"E along the east line of said 1.5 acre tract and the west line of said 0.114 acre tract, at 123.15 feet pass a point whence a 5/8 inch iron rod found for the southwest corner of said 0.114 acre tract, same being the northwest corner of a 0.158 acre tract described in said Volume 661, Page 468, bears N89°56'41"W 0.96 feet, at 176.80 feet pass a point whence a 5/8 inch iron rod found for the southwest corner of said 0.158 acre tract, same being the northwest corner of a 0.286 acre tract, described in Instrument No. 638312 of said Official Public Records, bears N89°56'41"W 0.89 feet, and continuing a total distance of 186.26 feet to a found ½ inch iron pipe for an angle point in said line and lying 0.4 feet west of a fence;

THENCE S04°14'36"E along said east line of said 1.5 acre tract and the west line of said 0.286 acre tract, at 67.97 feet pass a point whence a 5/8 in iron rod found for the southwest corner of said 0.286 acre tract and the northwest corner of a 0.325 acre tract which is described in Volume 686, Page 712 of said Official Public Records, bears N85°45'24"W 0.89 foot, at 137.54 feet pass a point whence a 5/8 inch iron rod found for the southwest corner of said 0.325 acre tract and the northwest corner of a 0.720 acre tract which is described in Volume 635, Page 330 of said Official Public Records, bears N85°45'24"W 0.63 foot, at 194.5 feet (calculated from record calls) pass a point for the southeast corner of said 1.5 acre tract deeded to Christoval ISD, same being the northeast corner of said 1.0 acre tract deeded to Christoval ISD, at 253.29 feet pass a point whence a 5/8 inch iron rod found for the southeast corner of said 0.720 acre tract and the northwest corner of a 1.540 acre tract which is described in Instrument No. 686141 of said Official Public Records, bears N85°45'24"W 0.17 foot, and continuing a total distance of 315.37 feet to a found ½ inch pipe for the southeast corner of said 1.0 acre tract and an interior corner of said 1.540 acre tract, whence a 2-3/8 inch iron pipe corner post bears South .0.4 feet and East 0.3 feet;

THENCE N89°52'39"W along the south line of said 1.0 acre tract, at 113.45 feet pass a 2-3/8 inch iron pipe corner post at or near the northwest corner of said 1.540 acre tract, the same being the northeast corner of a 0.628 acre tract which is described in Instrument No. 723049 of said Official Public Records, at 261.68 feet pass the calculated northwest corner of said 0.628 acre tract, same being the northeast corner of a 0.365 acre tract which is also described in said Instrument No. 723049, and continuing a total distance of 345.64 feet to a point in said southeasterly right-of-way line, a curve concave to the east-southeast, for the southwest corner of this tract and the northwest corner of said 0.365 acre tract, whence a found ½ inch iron pipe bears N89°52'39"W 0.4 feet;

THENCE along said southeast right-of-way line, which is a non-tangent curve to the right with a radius of 523.00 feet, a delta angle of 23°07'47", subtended by a long chord bearing N25°12'57"E 209.70 feet, for a distance of 211.13 feet to a set ½ inch rebar rod with cap marked "J&M BOUNDARY" for the end of said curve;

THENCE N36°52'33"E along said southeasterly right-of-way line a distance of 387.92 feet to said **POINT OF BEGINNING** and containing 2.160 acres of land, more or less.

WHEREAS, the Commissioners Court of Tom Green County, Texas determines that Property is no longer necessary for the operation of Tom Green County and desires to convey the Property to the Christoval Independent School District, in exchange for real property from the Christoval Independent School District is burdened by an easement for electrical transmission lines and an access easement across the Property; and

WHEREAS, Tom Green County wishes to use the property received from the Christoval Independent School District as a park and related facilities that will serve the public interest to provide recreational facilities for the students and community of Christoval Independent School District; and

WHEREAS, Tom Green County, Texas, is a governmental entity with the power of eminent domain, and the bidding and notice requirements of Texas Local Government Code Section 272.001(a) do not apply to this transaction; land may be exchanged between political subdivisions with the power of eminent domain; and

NOW, THEREFORE, BE IT

RESOLVED, that Tom Green County, Texas authorizes the conveyance of the Property in exchange for real property of similar value from the Christoval Independent School District, and in accordance with Section 11.154(a) of the Texas Education Code and Section 272.001(ℓ) of the Texas Local Government Code; and be it further

RESOLVED, that the transfer of the Property shall be made under terms that effect and maintain the public purpose for which this exchange is made; and be it further

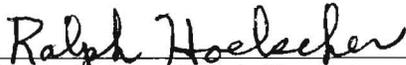
RESOLVED, that if the Tom Green County ever ceases to use the Property for this public purpose, title and right to possession of the Property shall revert to Christoval Independent School District; and be it further

RESOLVED, that the undersigned County Judge of Tom Green County is authorized and directed to execute any and all instruments appropriate or necessary to effectuate the sale of the Property.

APPROVED by Tom Green County Commissioner's Court at a meeting held on the 31st day of May, 2016, in accordance with the Texas Open Meetings Act and containing a posted agenda item for deliberation regarding sale of real estate, by a vote of 5 to 0 .



Judge Stephen C. Floyd



Commissioner Ralph Hoelscher, Pct. 1



Commissioner Aubrey, Pct. 2



Commissioner Rick Bacon, Pct. 3



Commissioner Bill Ford, Pct. 4



CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Elizabeth McGill

Elizabeth McGill County Clerk
Tom Green County, Texas
05/31/2016 10:20 AM
Fee: \$
201608274 DE