



RESOLUTION NO. 20180522-09

**A RESOLUTION AUTHORIZING THE CONVEYANCE OF SPECIFIC PROPERTY TO
TAC EAST HOLDINGS COMPANY No. 1**

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has established a non-profit corporation, TAC East Holdings Company No. 1, to take title to and hold certain real property of the Authority and to collect income from said property and remit the same (less expenses) to TexAmericas Center;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center, that Scott Norton, Executive Director/CEO, shall be and he is hereby authorized to execute a Special Warranty Deed conveying title to the real property described in Exhibit "A" attached hereto to TAC East Holdings Company No. 1, together with a road easement therein described.

PASSED and APPROVED this 22nd day of May, 2018.



Boyd Sartin, Chairman of the Board

ATTEST:



Ben King, Secretary

EXHIBIT "A"

210.97 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the William H. Fore Headright Survey, Abstract 214, Bowie County, Texas and the Mary Burnsidess Headright Survey, Abstract 49, Bowie County, Texas, being a portion of that certain tract of land described as Tract 3 – Between Proposed 4th and 5th Street Parcel w/2123.097 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, the Northeast corner of Tract 3;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 3854.96 feet and North 00 degrees 00 minutes 00 seconds East a distance of 11.83 feet to a 1/2 inch steel rod (control monument), capped TEXAS MG 5760, found for a corner, lying in the North line of the said Tract 3 and the South line of that certain tract of land described as Tract 20 – Proposed 4th Street, now known as Oak Street, w/58.304 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, the POINT OF BEGINNING of herein described tract of land;

THENCE South 89 degrees 44 minutes 16 seconds East (basis of bearings) a distance of 2162.29 feet along the North line of the said Tract 3 and the South line of the said Tract 20 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 89 degrees 44 minutes 16 seconds East a distance of 570.77 feet to a 1/2 inch steel rod (control monument), capped TEXAS MG 5760, found for a corner;

THENCE South 44 degrees 37 minutes 15 seconds East a distance of 70.85 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner lying in the North line of the said Tract 3, the South line of the said Tract 20, and the proposed West right-of-way line of Lamar Street;

THENCE South 00 degrees 29 minutes 46 seconds West a distance of 922.42 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 01 degrees 19 minutes 49 seconds East a distance of 982.73 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 02 degrees 30 minutes 55 seconds East a distance of 1676.77 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 18 degrees 24 minutes 33 seconds West a distance of 46.70 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said Tract 3 and the North line of that certain tract described as Tract 10 – Proposed 5th Street, now known as Cypress Street, w/81.718 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, at the beginning of a circular curve to the right, tangent to said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 1113.11 feet, with a delta angle of 46 degrees 59 minutes 04 seconds, a radius of 1357.39 feet, a chord bearing of South 62 degrees 35 minutes 35 seconds West, and a chord distance of 1082.18 feet to a 1/2 inch steel rod, found for a corner, lying in the South line of the said Tract 3 and the North line of the said Tract 10;

THENCE South 86 degrees 05 minutes 07 seconds West tangent to said curve, a distance of 509.53 feet along the South line of the said Tract 3 and the North line of the said Tract 10 to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE South 86 degrees 06 minutes 19 seconds West a distance of 776.49 feet along the South line of the said Tract 3 and the North line of the said Tract 10 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying in the South line of the said Tract 3, the North line of the said Tract 10, and the East right-of-way line of the Titus Street parcel as described in the deed from TexAmericas Center to TAC Holdings Company No. 1, dated April 25, 2017, recorded in Document No. 2017-4829 of the Real Property Records of Bowie County, Texas;

THENCE North 47 degrees 16 minutes 42 seconds West a distance of 68.68 feet along the East line of the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner;

THENCE North 00 degrees 33 minutes 32 seconds West a distance of 2917.13 feet along the East line of the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE generally along a fence line the following bearings and distances;

South 49 degrees 26 minutes 04 seconds East a distance of 198.15 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

North 88 degrees 47 minutes 11 seconds East a distance of 224.51 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

North 35 degrees 48 minutes 40 seconds East a distance of 278.05 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

North 26 degrees 46 minutes 09 seconds West a distance of 265.91 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

South 89 degrees 52 minutes 01 seconds West a distance of 326.87 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

South 39 degrees 55 minutes 10 seconds West a distance of 145.33 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point, lying in the East line of the said Titus Street parcel;

THENCE North 00 degrees 33 minutes 32 seconds West a distance of 1031.26 feet along the East line of the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE North 44 degrees 51 minutes 17 seconds East a distance of 70.21 feet along the East line of the said Titus Street parcel to the point of beginning and containing 210.970 acres of land, at the time of this survey.

together with a non-exclusive easement over and across the following described tract for ingress to and egress from said 210.97 acres:

All that certain lot, tract or parcel of land lying and situated in the Mary Bursides Headright Survey, Abstract 49, Bowie County, Texas, being a portion of that certain tract of land described as Tract 3 – Between Proposed 4th and 5th Street Parcel w/2123.097 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, the Northeast corner of Tract 3;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 1692.69 feet and North 00 degrees 00 minutes 00 seconds East a distance of 1.93 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said Tract 3 and the South line of that certain tract of land described as Tract 20 – Proposed 4th Street, now known as Oak Street, w/58.304 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, the POINT OF BEGINNING of herein described tract of land, said corner bears North 89 degrees 44 minutes 16 seconds East a distance of 2162.29 feet to a 1/2 inch steel rod (control monument), capped TEXAS MG 5760, found for a corner;

THENCE South 89 degrees 44 minutes 16 seconds East (basis of bearings) a distance of 175.00 feet along the North line of the said Tract 3 and the South line of the said Tract 20 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 89 degrees 44 minutes 16 seconds East a distance of 395.77 to a 1/2 inch steel rod (control monument), capped TEXAS MG 5760, found for a corner;

THENCE South 45 degrees 22 minutes 45 seconds West a distance of 70.57 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 00 degrees 29 minutes 46 seconds West a distance of 921.94 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 01 degrees 19 minutes 49 seconds East a distance of 980.76 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 02 degrees 30 minutes 55 seconds East a distance of 1560.47 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 77 degrees 46 minutes 51 seconds East a distance of 39.53 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point, lying in the South line of the said Tract 3 and the North line of that certain tract described as Tract 10 – Proposed 5th Street, now known as Cypress Street, w/81.718 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, said corner bears North 38 degrees 26 minutes 11 seconds East a distance of 236.08 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner;

THENCE South 38 degrees 26 minutes 11 seconds West a distance of 182.83 feet along the South line of the said Tract 3 and the North line of the said Tract 10 to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner at the beginning of a circular curve to the right, tangent to said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 15.74 feet, with a delta angle of 00 degrees 39 minutes 52 seconds, a radius of 1357.39 feet, a chord bearing of South 38 degrees 46 minutes 07 seconds West, and a chord distance of 15.74 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said Tract 3 and the North line of the said Tract 10;

THENCE North 18 degrees 24 minutes 33 seconds East a distance of 47.58 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 02 degrees 30 minutes 55 seconds West a distance of 1676.77 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 01 degrees 19 minutes 49 seconds West a distance of 982.73 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 00 degrees 29 minutes 46 seconds East a distance of 922.42 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 44 degrees 37 minutes 15 seconds West a distance of 70.85 feet to the point of beginning and containing 6.305 acres of land, at the time of this survey. (Lamar Street)

That certain tract known as Oak Street (formerly known as Fourth Street) and described as 58.304 acres in that certain Deed of the United States of America to Red River Redevelopment Authority dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas.

Cypress Street (formerly known as Fifth Street) and described as an 81.718 acres in that certain Deed of the United States of America to Red River Redevelopment Authority dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas.

Cass Street (formerly known as Washington Street) and described as 33.260 acres in that certain Deed of the United States of America to Red River Redevelopment Authority dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas.

Titus Street more particularly described as follows:

All that certain lot, tract or parcel of land lying and situated in the William H. Fore Headright Survey, Abstract 214, Bowie County, Texas, being part of that certain tract of land described as Tract 3 – Between Proposed 4th and 5th Street Parcel w/ 2123.097 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real property Records in Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod found for a corner, capped Texas MG 5760, the Northeast corner of the said Tract 3;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 4029.97 feet and North 00 degrees 00 minutes 00 seconds East a distance of 12.63 feet to a 1/2 inch steel rod, capped MTG 101011-00, set or a corner, lying in the North line of the said Tract 3 and the South line of that certain tract of land described as Tract 20 – Proposed 4th Street w/ 58.304 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real property Records in Bowie County, Texas, the POINT OF BEGINNING of the herein described tract of land, said corner bears North 89 degrees 44 minutes 16 seconds West a distance of 501.06 feet along the North line of the said Tract 3 and the South line of the said Tract 20, to a 1/2 inch steel rod, capped Texas MG 5760, found for a corner;

THENCE South 89 degrees 44 minutes 16 seconds East a distance of 175.02 feet along the North line of the said Tract 3 and the South line of the said Tract 20, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 89 degrees 44 minutes 16 seconds East a distance of 2733.06 feet, to a 1/2 inch steel rod, capped Texas MG 5760, found for a corner;

THENCE South 44 degrees 51 minutes 17 seconds West a distance of 70.21 feet, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 00 degrees 33 minutes 32 seconds East a distance of 4174.97 feet, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 47 degrees 16 minutes 42 seconds East a distance of 68.68 feet, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said Tract 3 and the North line of that certain tract of land described as Tract 10 – Proposed 5th Street Parcel w/ 81.718 acres in the deed from United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real property Records in Bowie County, Texas, said corner bears North 86 degrees 06 minutes 19 seconds East a distance of 776.49 feet along the South line of the said Tract 3 and the North line of the said Tract 10, to a 1/2 inch steel rod, found for a corner;

THENCE South 86 degrees 06 minutes 19 seconds West a distance of 175.30 feet along the South line of the said Tract 3 and the North line of the said Tract 10, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 86 degrees 06 minutes 19 seconds West a distance of 135.68 feet along the South line of the said Tract 3 and the North line of the said Tract 10, to a 1/2 inch steel rod, capped Texas MG 5760, found for a corner;

THENCE North 42 degrees 49 minutes 08 seconds East a distance of 72.80 feet, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 00 degrees 33 minutes 32 seconds West a distance of 4180.42 feet, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 45 degrees 09 minutes 05 seconds West a distance of 71.22 feet to the point of beginning and containing 7.480 acres of land, at the time of this survey.

Each of the above-described streets are private streets owned and controlled by TexAmericas Center. TexAmericas Center reserves the right to dedicate one, or more, or all of said private streets as public streets or to include said private streets in a subdivision plat thereby dedicating said streets as public streets. It shall not be necessary or required that Grantee, its successors or assigns join in the execution of any documents dedicating said private streets as public streets. Upon dedication of one, more than one, or all of said streets, as applicable, as public streets, the easements described herein shall automatically terminate.