

STATE OF TEXAS)

COUNTY OF COMANCHE)

RESOLUTION NO. 003-92

AUTHORIZING SALE OF REAL PROPERTY

WHEREAS, the City of De Leon, Texas (the "City") owns a building on Fannin Street (the "Fannin Street Building") which the City is leasing to Cross Timbers Health Clinic, Inc. ("Cross Timbers") for uses incidental to the provision of health services; and,

WHEREAS, the City owns additional property as hereinafter described (the "Property") which is occupied by a building Cross Timbers desires to use as its principal place of business for the provision of public health services in Comanche County; and,

WHEREAS, the conveyance to Cross Timbers will assure the availability of public health services to the citizens of De Leon and will support the employment base and promote the City's economy, trade and commerce; and,

WHEREAS, should Cross Timbers cease to use the Property as its principal location for the provision of public health clinic services for the citizens of the City and Comanche County, title to such Property shall automatically revert to the City;

THEREFORE, BE IT RESOLVED, by the City Council of the City of De Leon, Texas, that it has this day authorized Mayor Charles Chupp to execute a Special Warranty Deed to Cross Timbers conveying the following described property, to-wit:

All that certain 1.319 acres out of Section 13, Block 1, H.T. & C R.R. Co. Survey, Comanche County, Texas, also situated within Railroad Addition to De Leon, Texas, according to Plat recorded in Cabinet A, Slide 16, Plat Records of Comanche County, Texas, and being part of a certain 10.137 acre tract described in Deed from Lee Dendy, et ux., to City of De Leon, recorded in Vol. 514, Page 111, Deed Records of Comanche County, Texas, and the 1.319 acres being described as follows:

BEGINNING at an iron spike set in asphalt, being the approximate West line of Wetherford Street and North line of Reynosa Street within the City of De Leon, Texas, for the SEC of the 10.137 acres, and SEC of this tract;

THENCE N. 70-49-06 W. with South line of said 10.137 acres, 310.51 feet to an iron rod set for the SWC of this tract;

THENCE N. 06-43-11 E. 150.96 feet to an iron rod set for the Westerly NWC of this tract;

THENCE S. 76-52-44 E. 30.45 feet to an iron rod set for inner corner of this tract;

THENCE N. 15-01-05 E. 59.81 feet to an iron rod set for the Northerly NWC of this tract;

THENCE S. 83-46-28 E. 220.03 feet to an iron rod set in fence, on East line of the 10.137 acre tract, for the Northerly NEC of this tract;

THENCE S. 19-00-00 W. with fence and projection thereof, 206.90 feet to an iron rod found at inner corner of the 10.137 acres, for inner corner of this tract;

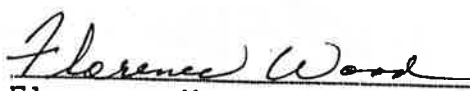
THENCE S. 74-12-00 E. at 27.6 feet, begin fence, at a total distance of 100.40 feet, an iron rod set for the Easterly NEC of said 10.137 acres, and Easterly NEC of this tract;

THENCE S. 17-23-00 W. 58.65 feet to the place of beginning, containing 1.319 acres out of the SE part of said 10.137 acre tract.

BE IT FURTHER RESOLVED that such Special Warranty Deed will contain a reverter clause providing that the property will automatically revert to the City upon any one of the following: (i) Cross Timbers' failure to occupy the property within six (6) months from date as its primary place of business, clinic and headquarters for the provision of public health services in Comanche County, and (ii) if at any time after the expiration of six months from date, Cross Timbers ceases to use the property as its primary place of business, clinic and headquarters for the provision of public health services in Comanche County.

Executed on this 12th day of May, 1992.

Attest:


Florence Wood, City Secretary

City of De Leon, Texas


Charles Chupp, Mayor