



**RESOLUTION NO. 20240827-08**

**A RESOLUTION APPROVING THE ASSIGNMENT OF A COMMERCIAL CONTRACT TO TEXAMERICAS CENTER; APPROVING THE TERMS OF THE ASSIGNED CONTRACT; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CLOSING DOCUMENTS; AND ESTABLISHING AN EFFECTIVE DATE.**

**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 entered into a Contract with Rodney Feltz for the purchase of a 2.00 acre tract in the Jonathan Collum Headright Survey, Abstract A-109, more particularly described in Exhibit "A" attached to this Resolution; said Contract being dated on or about June 13, 2024; and

**WHEREAS**, Section 3503.101(b)(22) authorizes TexAmericas Center to acquire and own property outside the perimeter of the TexAmericas Center boundaries if said property enhances or facilitates the development, redevelopment, maintenance, or expansion of new and existing businesses, industry or commercial activity on the property of TexAmericas Center; and

**WHEREAS**, the Board of Directors finds that the acquisition of the Property will enhance and facilitate the development, redevelopment, maintenance and expansion of new and existing businesses, industry or commercial activity upon the property of TexAmericas Center within its boundaries;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of TexAmericas Center as follows:

1. The terms of the Commercial Contract between TexAmericas Center and Rodney Feltz are approved as written; and
3. That upon compliance with the terms of the Commercial Contract by the Seller, Rodney Feltz, Scott Norton, Executive Director/CEO shall be and he is hereby authorized to execute any and all documents necessary to close on the purchase of the Property, including but not limited to amendments to the contract, affidavits and other documents required by the title company, and the Closing Statement.

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage.

PASSED and APPROVED this 27<sup>th</sup> day of August, 2024.



\_\_\_\_\_  
Jim Roberts, Chairman of the Board

ATTEST:



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Justin Powell, Secretary

ATTACHMENT: LEGAL DESCRIPTION 2.00 ACRES

## EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the Jonathan Collum Headright Survey, Abstract 109, Bowie County, Texas, being all of that certain tract of land described as 2.00 acres in the deed from John P. Fuzy, III, et al to Rodney Feltz, dated April 5, 2011, recorded in Volume 6022, Page 30 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the East right-of-way line of State Spur 86, the Southwest corner of the said 2.00 acre tract, and an outside ell corner in the West line of that certain tract of land described as 34.819 acres in the deed from Jan K. Price to Ezekiel Baher, dated December 8, 2023, recorded in Document No. 2024-00001597 of the Real Property Records of Bowie County, Texas, said corner bears South 05 degrees 53 minutes 14 seconds East a distance of 579.35 feet to a 1/2 inch steel rod (control monument), found for a corner, at an angle point in the East right-of-way line of the said Spur 86;

THENCE North 05 degrees 53 minutes 14 seconds West (basis of bearings) a distance of 199.79 feet along the East right-of-way line of Spur 86 and the West line of the said 2.00 acre tract to a Type I TxDOT right-of-way monument (control monument), found for a corner, at an angle point;

THENCE North 05 degrees 16 minutes 43 seconds East a distance of 102.08 feet along the East right-of-way line of Spur 86 and the West line of the said 2.00 acre tract to a TxDOT Type I right-of-way monument, found for a corner, the Northwest corner of the said 2.00 acre tract, at the intersection of the East right-of-way line of Spur 86 and the South right-of-way line of Interstate Highway No. 30 (IH30);

THENCE North 38 degrees 18 minutes 59 seconds East a distance of 291.00 feet along the South right-of-way line of IH30 and the North line of the said 2.00 acre tract to a 5/8 inch steel rod, capped RPLS 4874, found for a corner, the Northeast corner of the said 2.00 acre tract and the Northwest corner of the said 34.819 acre tract, said corner bears North 38 degrees 18 minutes 59 seconds East a distance of 135.95 feet to a Type I TxDOT right-of-way monument found for a corner;

THENCE South 05 degrees 57 minutes 01 seconds East a distance of 508.30 feet along the East line of the said 2.00 acre tract and the West line of the said 34.819 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southeast corner of the said 2.00 acre tract and an inside ell corner of the said 34.819 acre tract;

THENCE South 84 degrees 02 minutes 59 seconds West a distance of 223.22 feet along the South line of the said 2.00 acre tract and the North line of the said 34.819 acre tract to the Point of Beginning and containing 2.00 acres of land, at the time of this survey.