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37.23 ac

SPECIAL WARRANTY DEED

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENTS:

*

COUNTY OF TARRANT

*

That TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, a body politic and corporate under the laws of the State of Texas, acting herein by and through its General Manager, herein called "Grantor," of the County of Tarrant, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the CITY OF FORT WORTH, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said CITY OF FORT WORTH, herein called "Grantee," whose mailing address is 1000 Throckmorton, Fort Worth, Texas 76102, Attention: Real Property, the property described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), but if the Grantee does not reasonably develop the Property for use as a public golf course within twelve (12) months from the date hereof or if thereafter the Property ceases to be used solely for the purpose of a public golf course for a period of twelve (12) consecutive months, then the entire Property shall automatically revert to and be owned by Grantor, its successors and assigns, without the necessity of any further act on the part of Grantor, its successors or assigns, it being the intent of Grantor to convey a fee simple determinable estate to Grantee.

Grantor expressly reserves to itself, its successors and assigns, and does not hereby convey, all of the oil, gas and other minerals lying in, on

SPECIAL WARRANTY DEED

or under the Property, including, but not limited to, all hydrocarbons, whether liquid, solid or gaseous, and all minerals and other substances such as coal, lignite, uranium, sulphur, gypsum, potash, limestone, sand, gravel and any other substance, whether similar or dissimilar, whose mining, extraction or production could consume or deplete the surface estate, and all such minerals and other substances, whether or not their mining, extraction or production could consume or deplete the surface estate.

The conveyance of the Property is expressly made subject to that one certain Land Lease Agreement executed by and between Grantor and Corky Bostick on May 19, 1987. By accepting delivery of this Special Warranty Deed and the conveyance to it of the Property, Grantee expressly assumes all of the obligations of Grantor contained in said Land Lease Agreement and agrees to indemnify and hold harmless Grantor, its officers, directors, agents, servants and employees, from any failure to discharge such obligations.

The conveyance of the Property is further made subject to all easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the automatic right of reverter as set forth above, unto the said CITY OF FORT WORTH, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said CITY OF FORT WORTH, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the automatic right of reverter as set forth above.

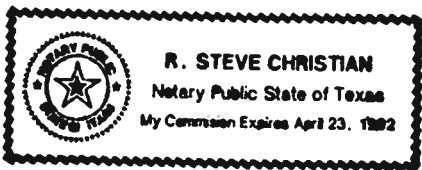
EXECUTED this 30th day of May, 1991.

TARRANT COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NUMBER ONE

By: *James M. Oliver*
JAMES M. OLIVER, GENERAL MANAGER

STATE OF TEXAS *
*
COUNTY OF TARRANT *

This instrument was acknowledged before me on the 30th day of May, 1991, by JAMES M. OLIVER, as General Manager of Tarrant County Water Control and Improvement District Number One on behalf of said entity.



R. Steve Christian
Notary Public for the State of Texas

Notary's printed name:

My commission expires:
4/23/92
K14.39

SPECIAL WARRANTY DEED

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DESCRIPTION OF PROPERTY

SITUATED in the City of Fort Worth, Tarrant County, Texas, and embracing certain lots and tracts in the JAMES SANDERSON SURVEY, Abstract No. 1430, standing in the name of the Tarrant County Water Control and Improvement District No. 1, and including all of BLOCK 6, AND LOTS 7 through 22, inclusive, BLOCK 21, McCURDY'S ADDITION, as shown on plat in Volume 204-A, Page 78, of the Tarrant County Plat Records, all of BLOCKS E, F, AND G, and all of LOTS 4, 5, AND 6, BLOCK C AND a part of LOT 1, BLOCK D, CARL'S COURT, as shown on plat in Volume 388, Page 01, of said Plat Records, all of BLOCK 2, HOLLYWOOD ADDITION, as shown on plat in Volume 1060, Page 445, of the Tarrant County Deed Records, parts of BLOCKS 49, 50, 51, 52, 53, 54, AND 55, GLENWOOD ADDITION, as shown on plat in Volume 63, Page 76, of said Plat Records, a portion of EAST GLENWOOD ADDITION, vacated by City Ordinance recorded in Volume 5732, Page 03, of said Deed Records, and all of LOTS 1, 2, AND 3, VALE ADDITION, as shown on plat in Volume 370, page 92, of said Plat Records, and also embracing portions of the former Fort Worth-Cleburne Interurban right-of-way and various streets and alleys closed or to be closed by City Ordinances, and being more fully described as follows:

BEGINNING at the point of intersection of the center of the alley in said Block 21, McCurdy's Addition with the north line of East Hattie Street;

THENCE North with said center of alley, 300.0 feet;

THENCE West, at 10.0 feet passing the northeast corner of Lot 6 and the southeast corner of Lot 7, in said Block 21, McCurdy's Addition, continuing with the common line between said Lots 6 and 7, in all 155.0 feet to the southwest corner of said Lot 7 and the northwest corner of said Lot 6 in the east line of McCurdy Avenue;

THENCE North with said east line of McCurdy Avenue, and with the west line of said Block 21, McCurdy's Addition, 128.0 feet;

THENCE West, crossing said McCurdy Avenue, at 50.0 feet passing the southeast corner of Lot 4 and the northeast corner of Lot 3 in said Block C, Carl's Court in the west line of said McCurdy Avenue, continuing with the common line between said Lots 4 and 3, continuing with the common line between Lots 2 and 5 and Lot 6 in said Block C, and Lot 1, Block D, in all 200.0 feet to the southwest corner of said Lot 6 and the east line of the north part of said Lot 1, Block D, Carl's Court;

THENCE South with said east line of the north part of Lot 1, Block D, Carl's Court, 65.5 feet to the southeast corner of said north part of Lot 1, Block D and an "L" corner in the south part of Lot 1, said Block D;

THENCE West with a common line between the north and south parts of said Lot 1, in Block D, 160.0 feet to the southwest corner of the north part of said Lot 1, and northwest corner of the south part of said Lot 1, Block D, in the east line of Porter Street;

THENCE North with said east line of Porter Street and with the west line of said north part of Lot 1, Block D, Carl's Court, passing the northwest corner of said Lot 1 at the point of intersection of said east line of Porter Street with the south line of East Tucker Street, continuing across East Tucker Street, passing the southwest corner of Lot 1, said Block E, Carl's Court at the point of intersection of said east line of Porter Street with the north line of said East Tucker Street, continuing with the west line of said Lot 1, Block E, in all 228.0 feet;

THENCE West, crossing said Porter Street, passing the southeast corner of said Block 2, Hollywood Addition at the point of intersection of the west line of said Porter Street with the north line of said East Tucker Street, continuing with the south line of said Block 2, in all 141.86 feet to the point of intersection of said north line of East Tucker Street with the easterly line of U. S. Highway 287 (Martin Luther King, Jr. Freeway);

THENCE North 36 degrees, 55 minutes West with said easterly line of Highway 287, crossing said Block 2, Hollywood Addition, in all 346.18 feet to the point of intersection of said easterly line with the west line of Lot 13, in said Block 2, and said point being also in the easterly line of Block 40, said Glenwood Addition;

THENCE North with said west line of Lot 13, Block 2, Hollywood Addition, passing the northwest corner of said Lot 13 and the southwest corner of said Block 56, Glenwood Addition, continuing with the east line of said Block 56, passing the northeast corner of said Block 56 and the most southerly southeast corner of said Block 55, Glenwood Addition, in all 245.2 feet to an "L" corner in said Block 55 and the northwest corner of a certain tract conveyed to said Water District by deed recorded in Volume 3217, Page 668, of said Deed Records;

THENCE East with the north line of said Water District tract and with the south line of said Block 55, Glenwood Addition, 162.0 feet to the northeast corner of said Water District tract, said corner being also the northwest corner of that certain tract of land conveyed to John H. Cochran by deed in Volume 1631, Page 349, of said Deed Records;

THENCE South with an easterly line of said Water District tracts and the westerly line of said Cochran tract, 168.0 feet to the southeast corner of said Water District tract and the southwest corner of said Cochran tract in the north line of an unnamed street closed by City Ordinance No. 3535;

THENCE East with the south line of said Cochran tract and said north line of closed unnamed street, 160.0 feet to a point in the center of a portion of said Porter Street closed by said Ordinance No. 3535;

THENCE North with said center of Porter Street, 166.0 feet to the point of intersection of said centerline with the south line of said Block 55, Glenwood Addition;

THENCE East with said south line of Block 55, passing the northeast corner of said Porter Street, continuing with the north line of said Block 6, Carl's Court, 288.6 to a point in the westerly line of said Interurban right-of-way in the south line of Brandt Street, 47.1 feet west from the point of intersection of said south line of Brandt Street with the west line of McCurdy Avenue;

THENCE North 17 degrees, 34 minutes West with said westerly line of Interurban right-of-way, crossing said Blocks 55, 54, 53, 52, 51, 50, and 49, Glenwood Addition, in all 1176.9 feet to the point of intersection of said westerly line with the northerly line of a former Chicago, Rock Island, and Pacific Railway 200 foot wide right-of-way;

THENCE North 50 degrees, 27 minutes West with said northerly line of C., R.I., and P. Railway right-of-way, 53.9 feet to the point of intersection of said northerly line with the southerly line of the Texas and Pacific Railway (Union Pacific) right-of-way as described in instrument recorded in Volume 1521, Page 35, of said Deed Records, at a point on a curve whose center bears South 1 degree, 54 minutes West, 2739.8 feet;

THENCE with said southerly line of Texas and Pacific right-of-way, the following courses and distances:

easterly with said curve and concentric with and 125.0 feet south of the center of the north track in said right-of-way, a distance of 419.0 feet;

South 63 degrees, 52 minutes East, 100.0 feet;

South 76 degrees, 34 minutes East, 69.9 feet;

South 75 degrees, 50 minutes East, 399.0 feet;

North 14 degrees, 10 minutes East, 25.0 feet;

South 75 degrees, 50 minutes East, 65.0 feet to the most northerly northeast corner of said Water District tracts;

THENCE with the center of a small branch creek, continuing with said Water District tracts and southerly line of Texas and Pacific Railway right-of-way, South 34 degrees, 03 minutes East, 65.0 feet and South 54 degrees, 56 minutes East, 130.0 feet;

THENCE departing from said branch and railway right-of-way, South 32 degrees, 20 minutes West, 40.8 feet to the most northerly northwest corner of Lot E, Block 4, Newell's Industrial Addition, as shown on plat thereof in Volume 388-96, Page 04, of said Plat Records;

THENCE with the northwesterly and westerly lines and a southwesterly line of said Lot E, the following courses and distances:

South 54 degrees, 32 minutes West, 98.2 feet;

South 71 degrees, 34 minutes West, 63.3 feet;

South 38 degrees, 40 minutes West, 32.0 feet;

South, 275.0 feet;

South 12 degrees, 26 minutes West, 69.6 feet;

South, 300.0 feet; and

South 33 degrees, 21 minutes East, 53.5 feet to the most southerly southwest corner of said Lot E and an angle point in the easterly line of said Water District tract, in the north line of Block 5, King and Hendrick's Addition, as shown on plat in Volume 204, Page 08, of said Plat Records;

THENCE West with said north line of Block 5 and a south line of said Water District tracts, passing the northwest corner of said Block 5 and the northeast corner of Sycamore Street, continuing with the north line of Sycamore Street, in all 175.5 feet to the point of intersection of said south line of Water District tracts with the center of Sycamore Street;

THENCE with said center of Sycamore Street, South, 538.0 feet to the point of intersection of said center of Sycamore Street with the center of Camilla Street;

THENCE East with said center of Camilla Street, 10.0 feet;

THENCE continuing with said center of Sycamore Street, South, 566.0 feet;

THENCE West, at 35.0 feet passing the southeast corner of said Lot 22, Block 21, McCurdy's Addition, continuing with said south line of Lot 22 and the north line of East Hattie Street, passing the southwest corner of said Lot 22, in all 190.0 feet to the PLACE OF BEGINNING, SAVE AND EXCEPT (1) a certain portion of said former Chicago, Rock Island, and Pacific Railway right-of-way lying on the westerly side of and adjacent to said Sycamore Creek; (2) portions of said Sycamore Creek lying between the northerly end of former Sycamore Street and East Broadway Street; (3) a portion of former East Broadway Street lying partly in said Glenwood Addition and extending to the west line of said Sycamore Creek; and (4) the northerly portion of said McCurdy Street and the easterly portion of said Brandt Street, both lying in said Vale Addition.

D191102504
CITY OF FT WORTH
1000 THROCKMORTON ST
REAL PROPERTY MANGMN
FT WORTH, TX

76102

WARNING--THIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

FILED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT
TO: CITY OF FT WORTH

RECEIPT NO REGISTER PRINTED DATE TIME
191205253 DR91 06/24/91 15:09

	INSTRUMENT	FEECD	AMOUNT	FILED	TIME	
1	D191102504	WD	13.00	910624	15:09	CA

TOTAL : DOCUMENTS: 01 FEES: 13.00

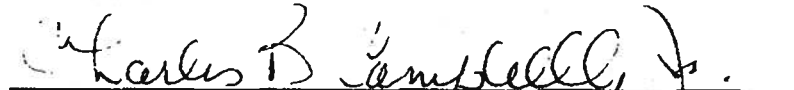
BY: _____ 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNFORCEABLE UNDER FEDERAL LAW.

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I hereby further certify that the foregoing Resolution has not been altered, amended or rescinded and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Tarrant County Water Control and Improvement District Number One, on the 21st day of May, 1991.


Charles B. Campbell, Jr., Secretary

8.

With the recommendation of management, Director Campbell moved to adopt a resolution authorizing staff to convey 37.23 acres to the City of Fort Worth to be utilized by Fort Worth Parks and Recreation Department for the specific purpose of expanding Sycamore Park Golf Course subject to an additional limitation that construction commence within one year of conveyance of property. Director Geren seconded the motion and the vote in favor was unanimous.

RESOLUTION

OF


TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE

I, Charles B. Campbell, Jr., do hereby certify that I am the duly elected and qualified Secretary of Tarrant County Water Control and Improvement District Number One; that a Meeting of the Board of Directors of the District was duly convened and held on the 21st day of May, 1991, at which Meeting a quorum of Directors was present and voting throughout; and that at said Meeting the Directors present duly adopted the following Resolution:

Resolved, that James M. Oliver is hereby authorized to act for Tarrant County Water Control and Improvement District Number One and to execute the Special Warranty Deed, Closing Statement and all other documents necessary to close the conveyance of certain real estate owned by Tarrant County Water Control and Improvement District Number One to the City of Fort Worth, such real estate being described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes.

I hereby further certify that the foregoing Resolution has not been altered, amended or rescinded and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Tarrant County Water Control and Improvement District Number One, on the 21st day of May, 1991.



Charles B. Campbell, Jr., Secretary

9.

With the recommendation of management, Director Henderson moved to award the contract for the construction of the Eagle Mountain Office and Maintenance Facility to Speed Fab-Crete for the low bid price of \$127,302.00. Director Sparks seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Geren moved to accept the high bid of \$80,050.00 from Miller and Miller Auctioneers for the sale of (1) one D-8 Dozer and miscellaneous blades. Director Henderson seconded the motion and the vote in favor was unanimous.