

RESOLUTION NO. R-2016-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN TYLER CITY LIMITS AND OWNED BY TAXING ENTITIES INCLUDING THE CITY OF TYLER AS THE RESULT OF A TAX SALE: AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The taxing entities, including the City of Tyler, Smith County, Texas, have become the owners of certain real property by virtue of the foreclosure sale conducted by the Sheriff pursuant to an order of the District Court as set out in the attachments described below: and

WHEREAS, all taxing entities involved in the below-referenced causes must consent to the sale of the described real property; and


WHEREAS, it is to the benefit of all taxing entities involved that the property be returned to its respective tax rolls;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the Mayor be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the real property referred to in a District Court Order in CAUSE NO. 22,837-C: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE O. ANDERSON SURVEY, AB 30, AND BEING THE EAST ONE ACRE OF THE FOLLOWING DESCRIBED 2.98 ACRE TRACT, AND WHICH SAID 2.98 ACRE TRACT IS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE MOST NNE CORNER OF THE 24.4 ACRE TRACT SOLD TO BOON & WADEL BY ANDREW AND EMMA WILLIAMS AND THE SE CORNER OF THE TRACT NOW OWNED BY F. J. WATSON; THENCE N 89 DEGREES 27 FT WEST WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE WATSON TRACT 751.3 FT TO STAKE FOR CORNER IN OLD FENCE ROW; THENCE SOUTH 172.8 FT WITH THE WEST LINE OF SAID 24.4 ACRE TRACT TO A STAKE FOR A CORNER; THENCE SOUTH 89 DEGREES 27 FT EAST 751.3 FT TO EAST BOUNDARY LINE OF SAID 24.4 ACRE TRACT, STAKE FOR CORNER IN THE WEST LINE OF 27.88 ACRE TRACT; THENCE NORTH 172.8 FT TO THE PLACE OF BEGINNING, CONTAINING 2.98 ACRES ACCORDING TO SURVEY BY J. B. MOORE IN MARCH 1942, AND BEING A PART OF A 24.4 ACRE TRACT SOLD TO BOON & WADEL ON APRIL 6, 1906, BY DEED RECORDED IN VOL 84, PAGE 409, DEED RECORDS OF SMITH COUNTY, TEXAS AND CARRIED ON THE TAX ROLLS OF SMITH COUNTY IN THE NAME OF THOMAS WALLACE AS A ONE ACRE TRACT (ACCT. 100000003000098020) to the buyer for and in consideration of the cash bid; all as described in the attached Exhibit "A", said monies to be distributed pursuant to Section 34.05 of the Texas Property Tax Code.

PART 2: That this resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this 8th day of June, 2016.


MARTIN HEINES, MAYOR
CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

EXHIBIT "A" TO RESOLUTION R-2016-23

Cause No.	22,837-C
Date of Tax Sale	May 6, 2014
Taxes Due:	\$4,309.65 Tyler Independent School District \$792.89 Smith County \$410.69 Tyler Junior College \$1,103.25 City of Tyler
Adjudged Value	\$5,000.00
Acct. No.	100000003000098020
Present Bid	\$2,550.00
Bidder	Charles Taylor, Jr. 1301 Edgewood Drive Tyler, Texas 75701

PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE O. ANDERSON SURVEY, AB 30, AND BEING THE EAST ONE ACRE OF THE FOLLOWING DESCRIBED 2.98 ACRE TRACT, AND WHICH SAID 2.98 ACRE TRACT IS DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT THE MOST NNE CORNER OF THE 24.4 ACRE TRACT SOLD TO BOON & WADEL BY ANDREW AND EMMA WILLIAMS AND THE SE CORNER OF THE TRACT NOW OWNED BY F. J. WATSON; THENCE N 89 DEGREES 27 FT WEST WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE WATSON TRACT 751.3 FT TO STAKE FOR CORNER IN OLD FENCE ROW; THENCE SOUTH 172.8 FT WITH THE WEST LINE OF SAID 24.4 ACRE TRACT TO A STAKE FOR A CORNER; THENCE SOUTH 89 DEGREES 27 FT EAST 751.3 FT TO EAST BOUNDARY LINE OF SAID 24.4 ACRE TRACT, STAKE FOR CORNER IN THE WEST LINE OF 27.88 ACRE TRACT; THENCE NORTH 172.8 FT TO THE PLACE OF BEGINNING, CONTAINING 2.98 ACRES ACCORDING TO SURVEY BY J. B. MOORE IN MARCH 1942, AND BEING A PART OF A 24.4 ACRE TRACT SOLD TO BOON & WADEL ON APRIL 6, 1906, BY DEED RECORDED IN VOL 84, PAGE 409, DEED RECORDS OF SMITH COUNTY, TEXAS AND CARRIED ON THE TAX ROLLS OF SMITH COUNTY IN THE NAME OF THOMAS WALLACE AS A ONE ACRE TRACT (ACCT. 100000003000098020)

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SMITH

X

T That CITY OF TYLER, TRUSTEE, SMITH COUNTY, TYLER JUNIOR COLLEGE and TYLER INDEPENDENT SCHOOL DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$2,550.00 cash in hand paid by

**CHARLES TAYLOR, JR.
1301 EDGEWOOD DRIVE
TYLER, TEXAS 75701**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 22,837-C, City Of Tyler, Et Al vs. Forrest Seaton, Et Al, in the district court of said county, said property being located in Smith County, Texas, and described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE O. ANDERSON SURVEY, AB 30, AND BEING THE EAST ONE ACRE OF THE FOLLOWING DESCRIBED 2.98 ACRE TRACT, AND WHICH SAID 2.98 ACRE TRACT IS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE MOST NNE CORNER OF THE 24.4 ACRE TRACT SOLD TO BOON & WADEL BY ANDREW AND EMMA WILLIAMS AND THE SE CORNER OF THE TRACT NOW OWNED BY F. J. WATSON; THENCE N 89 DEGREES 27 FT WEST WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE WATSON TRACT 751.3 FT TO STAKE FOR CORNER IN OLD FENCE ROW; THENCE SOUTH 172.8 FT WITH THE WEST LINE OF SAID 24.4 ACRE TRACT TO A STAKE FOR A CORNER; THENCE SOUTH 89 DEGREES 27 FT EAST 751.3 FT TO EAST BOUNDARY LINE OF SAID 24.4 ACRE TRACT, STAKE FOR CORNER IN THE WEST LINE OF 27.88 ACRE TRACT; THENCE NORTH 172.8 FT TO THE PLACE OF BEGINNING, CONTAINING 2.98 ACRES ACCORDING TO SURVEY BY J. B. MOORE IN MARCH 1942, AND BEING A PART OF A 24.4 ACRE TRACT SOLD TO BOON & WADEL ON APRIL 6, 1906, BY DEED RECORDED IN VOL 84, PAGE 409, DEED RECORDS OF SMITH COUNTY, TEXAS AND CARRIED ON THE TAX ROLLS OF SMITH COUNTY IN THE NAME OF THOMAS WALLACE AS A ONE ACRE TRACT (ACCT. 100000003000098020)

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF CITY OF TYLER, TRUSTEE has caused these presents to be executed this 14th day of June, 2016.

CITY OF TYLER

BY: _____

Martin Heines
Mayor

STATE OF TEXAS

X

COUNTY OF Smith

X

This instrument was acknowledged before me on this 28th day of June, 2016, by
Martin Heines, Mayor of CITY OF TYLER.



Printed Name: Patricia Perafa
Notary Public, State of Texas
My Commission Expires: 7/27/19

AFTER RECORDING RETURN TO:

CHARLES TAYLOR, JR.
1301 EDGEWOOD DRIVE
TYLER, TEXAS 75701