

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.

GIFT DEED

STATE OF TEXAS §
 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WOOD §

THAT, **THE MINEOLA ECONOMIC DEVELOPMENT CORPORATION**, whose address is 300 Greenville Highway, Mineola, Texas 75773, hereinafter called **GRANTOR**, for and in consideration of the general welfare of the citizens of Mineola, Texas, has GRANTED, GIVEN AND CONVEYED and by these presents does GRANT, GIVE AND CONVEY unto **THE CITY OF MINEOLA**, whose address is 300 Greenville Highway, Mineola, Texas 75773, as **GRANTEE**, all of GRANTOR'S interest and ownership in the following described real property situated in Wood County, Texas, more particularly described as follows, to-wit:

Lot 7-10 Blk 5, 0.3107 MINEOLA TOWNSITES more particularly described in the Survey attached hereto as Exhibits A

This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, if any, relating to the hereinabove described property as now reflected by the records of the County Clerk of Wood County, Texas.

GRANTOR conveys the property pursuant to Section 253.012, Texas Local Government Code. By acceptance of this Deed, GRANTEE is required to use the property in a manner that promotes a public purpose for Mineola.

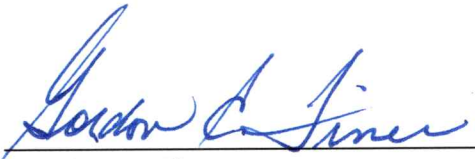
Should GRANTEE fail to use the property for this public purpose, ownership of the property shall automatically revert to GRANTOR.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, forever, and GRANTOR does hereby bind itself, its officers, employees, representatives and all those in privity with GRANTOR, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said GRANTEE, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, these presents are executed on this the _____ day of _____, 2023.

GRANTOR:

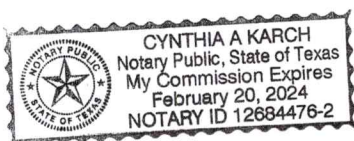
MINEOLA ECONOMIC DEVELOPMENT CORP.

By: 
Gordon E. Tiner
President, MEDC

STATE OF TEXAS §

COUNTY OF WOOD §

THIS INSTRUMENT was acknowledged before me on this the _____ day of _____, 2023 by Gordon E. Tiner, President of Mineola Economic Development Corporation





Notary Public, State of Texas

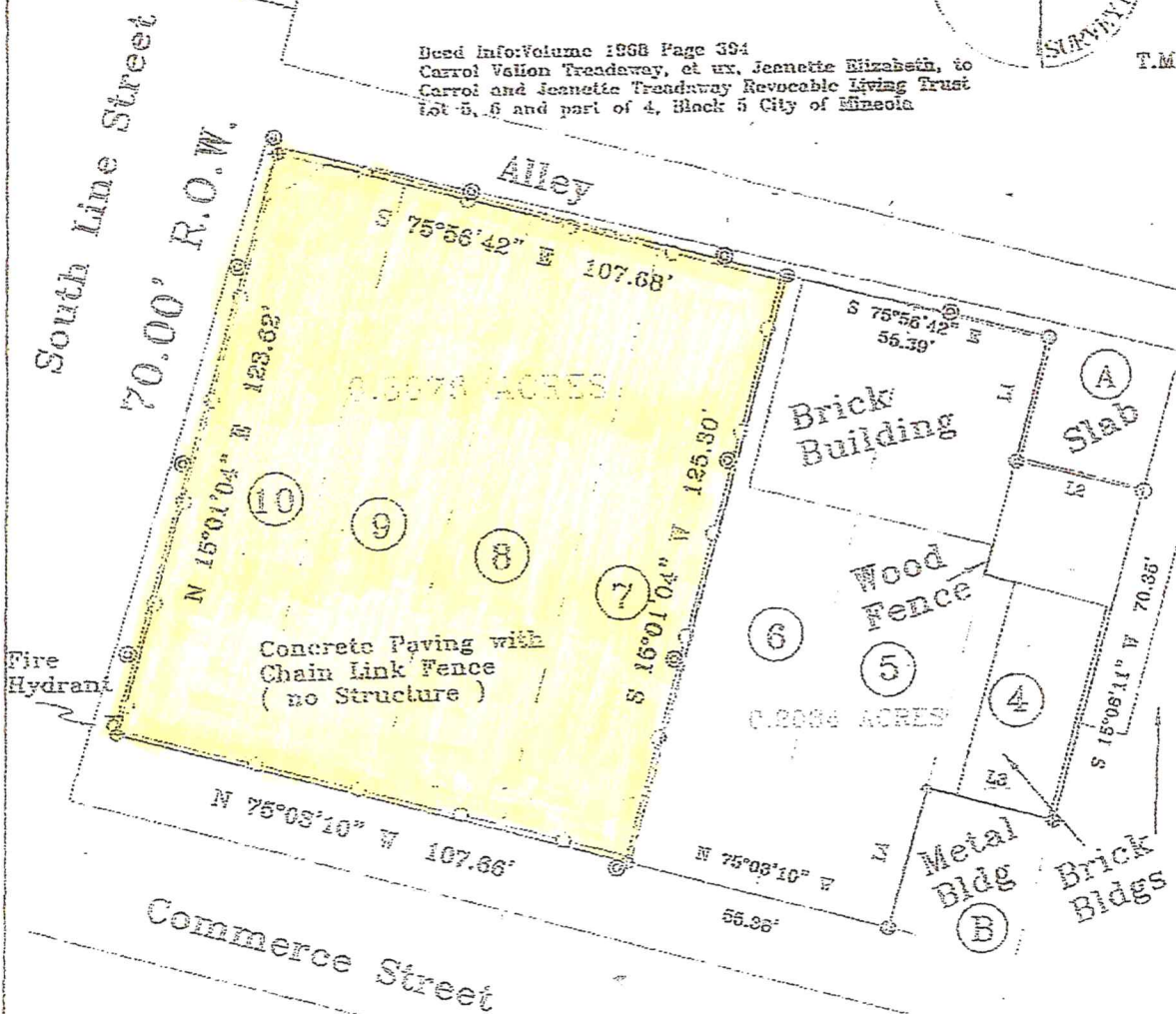
EXHIBIT "A"

Area shown Does Not Lie in a Designated Flood Zone according to FIRM panel # 480379A 5-4-1976 (excluded from certification)

A= Volume 572 Page 182 Milton E. Usry to Billy F. Dotson Second tract (North 25' Lot 4)
 B= Volume 629 Page 213 Milton E. Usry to Jerry E. Brown Second tract (South 30' Lot 4)



Deed Info: Volume 1968 Page 394
 Carrol Valion Treadaway, et ux, Jeanette Elizabeth, to Carrol and Jeanette Treadaway Revocable Living Trust Lot 5, 6 and part of 4, Block 5 City of Mineola



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 14°27'23" W | 26.23' |
| L2 | S 75°58'42" E | 27.00' |
| L3 | N 75°03'10" W | 27.90' |
| L4 | S 15°01'04" W | 30.00' |

PLAT OF SURVEY SHOWING ALL OF LOT 6,5 and PART OF 4
 BLOCK # 5, CITY OF MINEOLA
 VOLUME 1 PAGE 4, PLAT RECORDS
 PART OF THE E.A. EVANS SURVEY A-192
 CITY OF MINEOLA
 WOOD COUNTY, TEXAS
 SURVEYED JUNE, 2004
 SCALE 1" = 30.00'



- ⊕ = Point for Corner
- ⊙ = 1/2" Iron Rod Found
- = 1/2" Iron Rod Set

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669 do hereby certify to Campbell Saxon Development Company, LLC that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of June, 2004. Any Conflicts, Protrusions, and Encroachments are as shown.

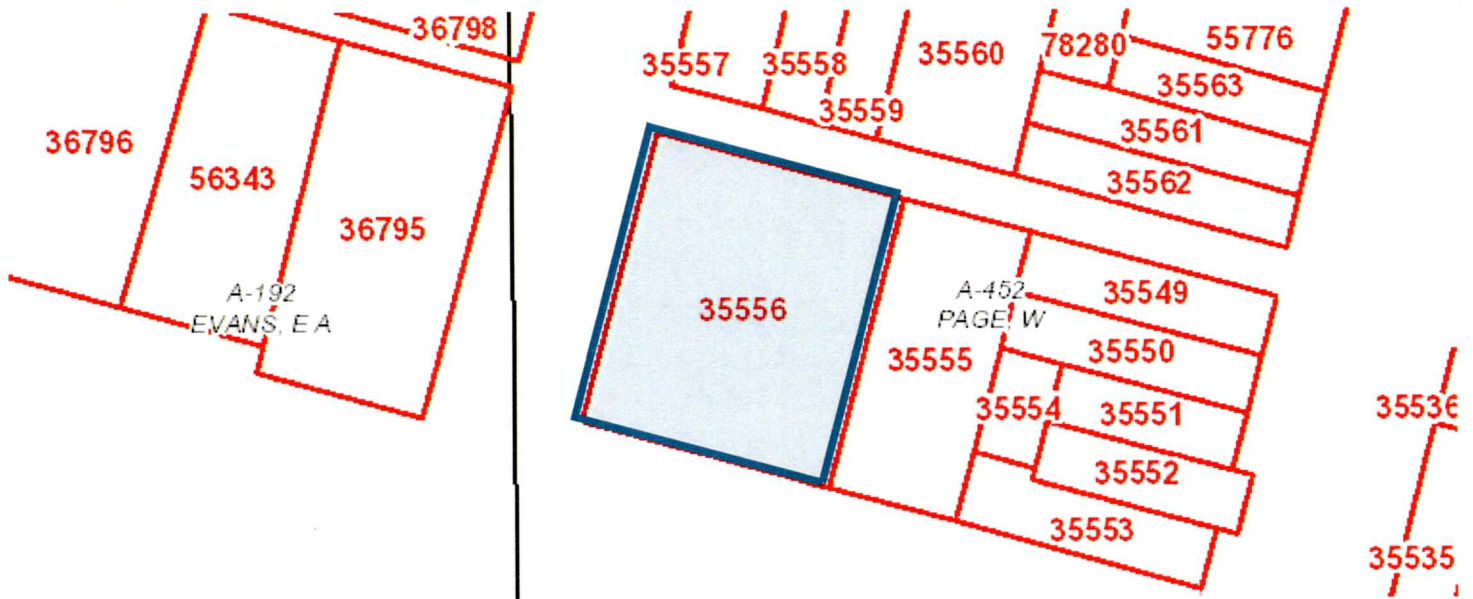
GIVEN UNDER MY HAND AND SEAL, this the 25th day of June, 2004.

Ruben Gregg Saxon
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: S.E.L. of Broad Street

Saxon Surveying, Inc.
 P.O. Box 578
 Mineola, Texas 75773
 803-569-1776
 saxon@starband.net

Map



Property Details

| | | |
|------------------------------|---|---|
| Account | | |
| Property ID: | 35556 | Geographic ID: 4030-0005-0070-30 |
| Type: | Real | Zoning: |
| Property Use: | | Condo: |
| Location | | |
| Situs Address: | COMMERCE MINEOLA, TX 75773 | |
| Map ID: | | Mapsco: CMI_F1 |
| Legal Description: | LOT 7-10 BLK 5 .3107 MINEOLA TOWNSITES | |
| Abstract/Subdivision: | 4030 - MINEOLA TOWNSITES | |
| Neighborhood: | 4030 | |
| Owner | | |
| Owner ID: | 188763 | |
| Name: | MINEOLA ECONOMIC DEVELOPMENT CORPORATION | |
| Agent: | | |
| Mailing Address: | 300 GREENVILLE HIGHWAY MINEOLA, TX 75773 | |
| % Ownership: | 100.0% | |

| | | | | | | |
|-----|-------------------------|-----|-----|-----|-----|-----|
| CMI | MINEOLA CITY | N/A | N/A | N/A | N/A | N/A |
| GWD | WOOD COUNTY | N/A | N/A | N/A | N/A | N/A |
| SMI | MINEOLA ISD | N/A | N/A | N/A | N/A | N/A |
| WDD | WASTE DISPOSAL DISTRICT | N/A | N/A | N/A | N/A | N/A |

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: PARKING LOT **Type:** Commercial **State Code:** XV **Living Area:** 0.00sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|------------------|----------|------------|-----------|
| PC | Concrete Parking | * | 0 | 13,625.00 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| LN | LN | 0.3107 | 13,532.40 | 108.00 | 125.30 | N/A | N/A |