

TAX RESALE DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That Travis County, Pflugerville Independent School District, Travis County Healthcare District d/b/a Central Health, City of Pflugerville and Travis County Emergency Services District No. 2 each acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body and duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$9,500.00 cash in hand paid by

JAR Tax Services, Inc.
11802 Indianhead Dr.
Austin, TX 78753

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, hereby grant, sale and convey and by these presents do grant, sale and convey unto said grantee(s) all of the right, title and interest of the grantors, they being all of the taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. D-1-GN-14-002776, in the district court of said county, said property being located in Travis County, Texas, and described as follows:

Lots 3 and 4, Block E, Colored Addition to Pflugerville, Plat
No. 2/204 as described in Volume 258, Page 656 of the
deed records of Travis County, Texas

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.

SUBJECT however to the following covenants, conditions and restrictions:

- (a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

- (b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews or encourages, or which tends to create, maintain, reinforce, renew or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty(50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization entity whatever (whether private or governmental in nature), without limitation, hereafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District County, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub nom, U.S. v. State of Texas and J.W. Edgar, et al, 447 F2d 441 (5 Cir. 1971); stay den. sub nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both of such restrictions.

It is further covenanted, that any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

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 has caused these presents to be executed this
____ day of _____, 20____.

BY:

School Board President
Pflugerville Independent School District

STATE OF TEXAS

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COUNTY OF TRAVIS

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Before me, the undersigned authority, on this day personally appeared
_____, Pflugerville Independent School District, Travis County,
Texas, known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that executed the same for the purposes and
consideration, therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF
_____, 20_____.

Notary Public, State of Texas
Commission Expires:

_____ day of _____, 20____.

**Travis County Emergency Services
District No. 2**

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Before me, the undersigned authority, on this day personally appeared _____, Travis County Emergency Services District No. 2, Travis County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration, therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20 ____.

Notary Public, State of Texas
Commission Expires:

_____ day of _____, 20____.

By: _____
City of Pflugerville

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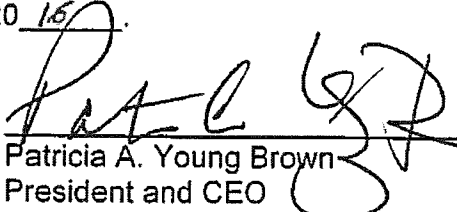
Before me, the undersigned authority, on this day personally appeared _____, City of Pflugerville, Travis County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration, therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

Notary Public, State of Texas
Commission Expires:

IN TESTIMONY WHEREOF has caused these presents to be executed this
17th day of February, 20 16.

By:


Patricia A. Young Brown
President and CEO
Travis County Healthcare District
d/b/a Central Health

STATE OF TEXAS

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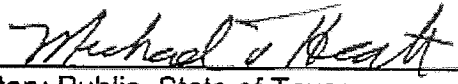
COUNTY OF TRAVIS

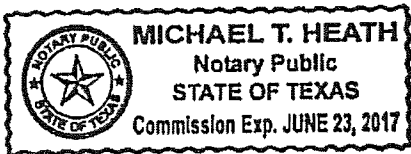
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Before me, the undersigned authority, on this day personally appeared Patricia A. Young Brown, President and CEO, Travis County Healthcare District d/b/a Central Health, Travis County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration, therein expressed and in the capacity therein stated.

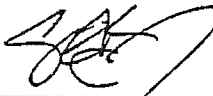
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF
February, 20 16.


Notary Public, State of Texas
Commission Expires:



IN TESTIMONY WHEREOF has caused these presents to be executed this
26 day of JANUARY, 20 16.

By:



Sarah Eckhardt
County Judge
Travis County, Texas

STATE OF TEXAS

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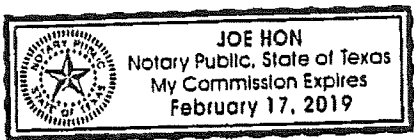
COUNTY OF TRAVIS


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Before me, the undersigned authority, on this day personally appeared Sarah Eckhardt, County Judge, Travis County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration, therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF
JANUARY, 20 16.





Notary Public, State of Texas
Commission Expires: 2/17/19

After recording return to Grantee:
JAR Tax Services, Inc.
11802 Indianhead Dr.
Austin, TX 78753

