

NOTICE OF MEETING

JANUARY 25, 2022– 12:30 P.M. or upon adjournment of the Meeting of the Board of Directors of TexAmericas Center on said date and location, whichever is the later to occur.

NEW BOSTON, TX
11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570

The Board of Directors of TAC East Holdings Company No. 1 will meet to conduct business at the above stated location, time and date.

AGENDA

1. Call to Order.
2. Roll Call of Directors.
3. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
4. Public Comment Period for Agenda Items. Comments are limited to five minutes.
5. Consider and Take Action on:
 - A. Approve Minutes from October 26, 2021 Board Meeting.
 - B. **Resolution #20220125-01** TAC East Holdings Company No. 1, a Texas non-profit corporation – **authorizing the Closing upon the Sale of a 4.736 Acre Tract (G Ponds) to Expansion Industries, LLC; and Providing for an Effective Date.**
6. Adjournment.

**TAC EAST HOLDINGS COMPANY NO. 1
A TEXAS NON-PROFIT CORPORATION**

**MEETING MINUTES
OCTOBER 26, 2021**

OCTOBER 26, 2021– 12:30 P.M. or upon adjournment of the Meeting of the Board of Directors of TexAmericas Center on said date and location, whichever is the later to occur.

NEW BOSTON, TX
11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570

The Board of Directors of TAC East Holdings Company No. 1 met to conduct business at the above stated location, time and date.

1. The meeting was called to order at 1:21 p.m. by Denis Washington, Chairman of the Board who certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.
2. **Directors, Officers and Others in Attendance were:**

Denis Washington	Ben King	Jimmy Howell
William Scott Norton	Wes Jordan	Marla Byrd
John Moran		
3. Denis Washington called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.
4. Denis Washington called for Public Comments for Agenda Items. Comments are limited to five minutes. None noted.

5. Considered and Took Action on:

- A. Approved Minutes from September 28, 2021 Board Meeting. A motion was made by Jimmy Howell and seconded by Ben King. The motion carried unanimously by voice vote.
- B. **Resolution #20211026-01** TAC East Holdings Company No. 1, a Texas non-profit corporation – **authorizing the President of TAC East Holdings Company No. 1 to execute an easement agreement (electrical utilities) on TexAmericas Center – East Campus to SWEPCO.** A motion was made by Jimmy Howell and seconded by Ben King. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Ben King and seconded by Jimmy Howell to adjourn the meeting at 1:23 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TAC EAST HOLDINGS COMPANY NO. 1 Board of Directors meeting, October 26, 2021 were read and approved on January 25, 2022.

Ben King, Secretary

**TAC EAST HOLDINGS COMPANY NO. 1
A TEXAS NON-PROFIT CORPORATION**

RESOLUTION NO. 20220125-01

**A RESOLUTION AUTHORIZING THE CLOSING UPON THE SALE OF A 4.736 ACRE
TRACT (G PONDS) TO EXPANSION INDUSTRIES, LLC; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, TAC EAST HOLDINGS COMPANY NO. 1 is a Texas Non-Profit Corporation; and

WHEREAS, on or about March 23, 2021, TAC East Holdings Company No. 1 as Landlord and Expansion Industries, LLC as Lessee entered into a Lease Agreement with Option to Purchase regarding certain property in Bowie County, Texas; and

WHEREAS, on or about the 15th day of July, 2021, TAC East Holdings Company No. 1 conveyed by Special Warranty Deed a 165.54 acre tract of land pursuant to the terms of said Option to Purchase; and

WHEREAS, on or about July 15, 2021, TAC East Holdings No. 1 and Expansion Industries, LLC entered into an Escrow Agreement providing for the conveyance of an additional 4.73 acres (G Ponds) to Expansion Industries, LLC upon approval of the transfer of ownership of the 4.736 acre tract by the Texas Commission on Environmental Quality in return for the payment by Expansion Industries, LLC of the sum of \$35,520.00; and

WHEREAS, the Texas Commission on Environmental Quality has approved the transfer and conveyance of the 4.736 acre tract to Expansion Industries, LLC; and

WHEREAS, the Board of Directors of TAC East Holdings Company No. 1 finds that it is in the best interest of TexAmericas Center and TAC East Holdings Company No. 1 that said 4.736 acre tract be conveyed to Expansion Industries, LLC pursuant to the terms of the Escrow Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TAC East Holdings Company No. 1 as follows:

1. That TAC East Holdings Company No. 1 convey the 4.736 acre tract (G Ponds) more particularly described in Exhibit "A" attached hereto to Expansion Industries, LLC upon the terms stated in the Escrow Agreement; and
2. That William Scott Norton, President of TAC East Holdings Company No. 1 shall be and he is hereby authorized to execute any and all documents necessary to complete the closing upon the sale as described in the Escrow Agreement; and

3. That this Resolution shall be effective upon the date of its passage.

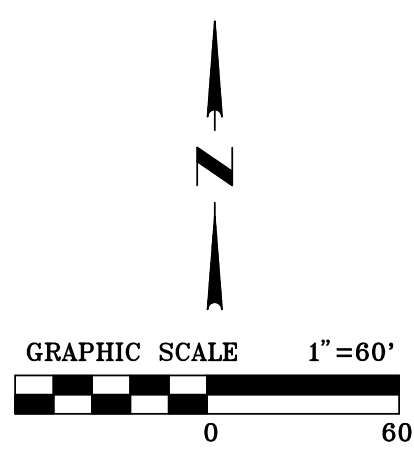
PASSED and APPROVED this 25th day of January, 2022.

Denis Washington, Chairman of the Board

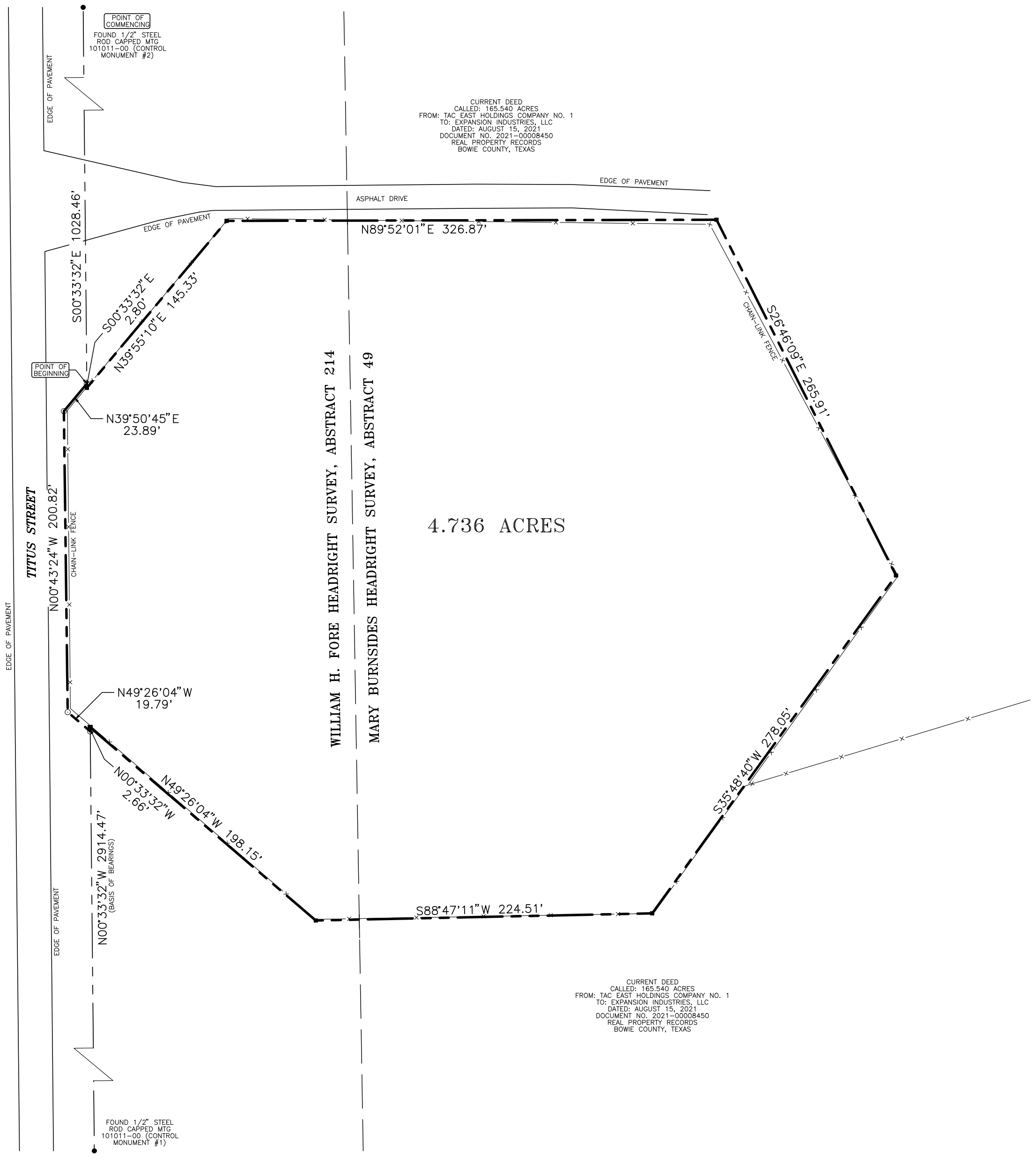
ATTEST:

Ben King, Secretary

ATTACHMENT: EXHIBIT "A" – LEGAL DESCRIPTION 4.73 ACRES



- LEGEND
- SET 1/2" STEEL ROD CAPPED MTG 101011-00
 - FOUND MONUMENT
 - POINT FOR A CORNER



4.736 ACRES

WILLIAM H. FORE HEADRIGHT SURVEY, ABSTRACT 214
 MARY BURNSIDES HEADRIGHT SURVEY, ABSTRACT 49

N89°52'01"E 326.87'

1028.46'

S00°33'32"E

S00°33'32"E 2.60'

N39°55'10"E 145.33'

N39°50'45"E 23.89'

TITUS STREET

N00°43'24"W 200.82'

N49°26'04"W 19.79'

N49°26'04"W 198.15'

N00°33'32"W 2.66'

N00°33'32"W 2914.47'

(BASIS OF BEARINGS)

S88°47'11"W 224.51'

S35°48'40"W 278.05'

S27°46'00"E 265.91'

CURRENT DEED CALLED: 165.540 ACRES FROM: TAC EAST HOLDINGS COMPANY NO. 1 TO: EXPANSION INDUSTRIES, LLC DATED: AUGUST 15, 2021 DOCUMENT NO. 2021-00008450 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

Property Description
 4.736 Acres
 Bowie County, Texas

William H. Fore Headright Survey, Abstract 214, Bowie County, Texas and the Mary Burnside's Headright Survey, Abstract 49, Bowie County, Texas, being a portion of that certain tract of land described as Tract 3 - between proposed 4th and 5th street parcel with 2123.097 acres in the deed from the United States of America to Red River Redevelopment Authority, now known as TexAmericas Center, dated September 1, 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as 4.72 acres in the Disposal Site Deed, dated July 15, 1982, recorded in Volume 688, Page 811 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being an angle point in the West line of the said 210.970 acre tract, and an angle point in the East line of the Titus Street parcel, being an easement for ingress and egress, as described in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated April 25, 2017, recorded in Document No. 2017-4829 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 33 minutes 32 seconds East (basis of bearings) a distance of 1028.46 feet along the West line of the said 210.970 acre tract, the West line of that certain tract of land described as 165.540 acres in the deed from TAC East Holdings Company No. 1 to Expansion Industries, LLC, dated August 15, 2021, recorded in Document No. 2021-00008450 of the Real Property Records of Bowie County, Texas, and the East line of the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 00 degrees 33 minutes 32 seconds East a distance of 2.80 feet along the West line of the said 165.540 acre tract, and the East line of the said Titus Street parcel to a point for a corner in a fence line;

THENCE generally along the said fence line, and the West line of the said 165.540 acre tract the following bearings and distances:

THENCE North 39 degrees 55 minutes 10 seconds East a distance of 145.33 feet to a point for a corner, at an angle point;

THENCE North 89 degrees 52 minutes 01 seconds East a distance of 326.87 feet to a point for a corner, at an angle point;

THENCE South 26 degrees 46 minutes 09 seconds East a distance of 265.91 feet to a point for a corner, at an angle point;

THENCE South 35 degrees 48 minutes 40 seconds West a distance of 278.05 feet to a point for a corner, at an angle point;

THENCE South 88 degrees 47 minutes 11 seconds West a distance of 224.51 feet to a point for a corner, at an angle point;

THENCE North 49 degrees 26 minutes 04 seconds West a distance of 198.15 feet to a point for a corner in the East line of the said Titus Street parcel;

THENCE South 00 degrees 33 minutes 32 seconds East a distance of 2.66 feet along the West line of the said 165.540 acre tract, and the East line of the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 00 degrees 33 minutes 32 seconds East a distance of 2914.47 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner;

THENCE North 49 degrees 26 minutes 04 seconds West a distance of 19.79 feet across the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 00 degrees 43 minutes 24 seconds West a distance of 200.82 feet across the said Titus Street parcel to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 39 degrees 50 minutes 45 seconds East a distance of 23.89 feet across and through the said Titus Street parcel to the point of beginning, and containing 4.736 acres of land at the time of this survey.

BEING SUBJECT TO that certain nonexclusive easement for ingress and egress described as Titus Street with 7.480 acres in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated April 25, 2017, recorded in Document No. 2017-4829 of the Real Property Records of Bowie County, Texas.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999890014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 N=7235899.3363 E=3265448.3211
 CONTROL MONUMENT #2 N=7240772.2434 E=3267681.4277

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 20, 2021. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

THIS PLAT IS FOR THE INTENDED USE OF TAC EAST HOLDINGS COMPANY NO. 1 AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood

JEFFREY A. WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6220, STATE OF TEXAS
 FIRM CERTIFICATE NO. 101011-00
 DATE: JANUARY 21, 2022



BOUNDARY SURVEY		MTG engineers & surveyors	
4.736 ACRES IN THE WILLIAM H. FORE HEADRIGHT SURVEY, ABSTRACT 214 & THE MARY BURNSIDES HEADRIGHT SURVEY, ABSTRACT 49, BOWIE COUNTY, TEXAS			
Date	Revision/Description		
Drawn By	Checked By	Project No.	Dwg. Date
File No.	Sheet No.		

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