

20109

**ORDER NO. 2026-\_\_\_\_\_**

**AN ORDER OF THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS, AUTHORIZING AND APPROVING THE PURCHASE OF APPROXIMATELY 5.006 ACRES OF REAL PROPERTY LOCATED AT 8488 COUNTY ROAD 2400, QUINLAN, HUNT COUNTY, TEXAS, FOR USE AS THE PRECINCT 2 ROAD AND BRIDGE BARN; AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACT OF SALE, DEED, AND ALL RELATED CLOSING DOCUMENTS; APPROPRIATING FUNDS FOR THE PURCHASE; AND PROVIDING AN EFFECTIVE DATE.**


**ON THIS the 26th day of May, 2026**, at a regular meeting of the Commissioners Court of Hunt County, Texas (the "Commissioners Court"), duly posted and convened in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, came on to be considered the proposed acquisition by Hunt County (the "County") of certain real property described herein, and after consideration of the evidence and discussion thereof, the Commissioners Court makes the following findings:

**WHEREAS**, Hunt County is a duly organized political subdivision of the State of Texas, acting by and through its Commissioners Court, which is the governing body of the County under Article V, Section 18 of the Texas Constitution and Chapter 81 of the Texas Local Government Code; and

**WHEREAS**, under Section 81.032 of the Texas Local Government Code and the County's general statutory authority under Chapters 81 and 263 of the Texas Local Government Code, the Commissioners Court is authorized to acquire, hold, manage, and dispose of real property on behalf of the County for any lawful public purpose; and

**WHEREAS**, the operation and maintenance of county roads and bridges within Commissioner's Precinct 2 of Hunt County is a lawful and necessary public purpose pursuant to Chapters 251 and 252 of the Texas Transportation Code and Chapter 252 of the Texas Local Government Code, and the County is in need of additional real property for the establishment, expansion, and operation of a road and bridge facility ("barn") to serve Precinct 2; and

**WHEREAS**, Doyle Michael Anderton (the "Seller") is the record owner of that certain tract of land containing approximately 5.006 acres, situated in the William Birdwell Survey, Abstract No. 50, Hunt County, Texas, having a situs address of 8488 County Road 2400, Quinlan, Hunt County, Texas, and identified by the Hunt County Appraisal District as Property ID 238339 Geographic ID 0050-N000-0050-56 (the "Property"); and

FILED FOR RECORD  
 at 2:00 o'clock P M  
 MAY 26 2026  
 BECKY LANDRUM  
 County Clerk, Hunt County, Tex.  
 by 

5

**WHEREAS**, the Property is suitable in size, location, configuration, topography, access, and utility availability for use as the Hunt County Precinct 2 Road and Bridge Barn, lies outside any special flood hazard area (FEMA Flood Zone X, Panel 48231C0500G, effective January 6, 2012), is unzoned, and is physically and legally available for the County's intended public use; and

**WHEREAS**, the County, in the exercise of due diligence, engaged Texas Appraisal Team, an independent state-certified general real estate appraisal firm, to prepare a written appraisal of the Property; and

**WHEREAS**, by appraisal report dated May 15, 2026, bearing File No. 2026-143 and prepared by Aaron H. Wright, MAI, R/W-AC (Texas Certified General Real Estate Appraiser No. 1337782-CG) and Amber Dean (Texas Certified General Real Estate Appraiser No. 1380336-CG), the appraised market value of the Property in fee simple, as of an effective date of May 14, 2026, was determined to be Three Hundred Eighty-One Thousand Six Hundred Seven and 00/100 Dollars (\$381,607.00); and

**WHEREAS**, the Seller has agreed to convey the Property to the County for a negotiated purchase price of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), which sum is One Hundred Thirty-One Thousand Six Hundred Seven and 00/100 Dollars (\$131,607.00) less than the independently appraised fair market value of the Property, representing a substantial benefit to the taxpayers of Hunt County; and

**WHEREAS**, the acquisition of real property by a county is expressly exempt from competitive bidding requirements pursuant to Section 262.024(a)(7) of the Texas Local Government Code, and no competitive bidding or competitive sealed proposal procedure is required for this transaction; and

**WHEREAS**, the Commissioners Court has, prior to taking action on this Order, deliberated in closed session pursuant to Section 551.072 of the Texas Government Code concerning the purchase, exchange, lease, or value of the Property, and has reconvened in open session for the purpose of taking final action; and

**WHEREAS**, notice of this meeting was duly posted at the Hunt County Courthouse and on the County's website in the manner and for the period required by Chapter 551 of the Texas Government Code, and the agenda for this meeting includes the subject matter of this Order in sufficient detail to apprise the public of the action to be taken; and

**WHEREAS**, the Commissioners Court has reviewed the appraisal report, the proposed contract of sale, and the legal description of the Property, and finds that the purchase of the Property at the price of \$250,000.00 is fiscally prudent, is supported by an independent appraisal in an amount substantially exceeding the purchase price, is in the best interest of Hunt County and

its citizens, serves a valid public purpose, and constitutes a sound and lawful expenditure of public funds within the meaning of Article III, Section 52(a) of the Texas Constitution; and

**WHEREAS**, funds for the purchase price, closing costs, and related expenses are available and have been or will be lawfully budgeted and appropriated from the Hunt County Precinct 2 Road and Bridge Fund and/or such other lawful funding source as the Commissioners Court may designate, in compliance with Chapters 111 and 113 of the Texas Local Government Code;

**NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS, THAT:**

**Section 1.** Findings Incorporated. The findings and recitals set forth in the preamble of this Order are hereby found to be true and correct, are adopted as findings of the Commissioners Court, and are incorporated herein by reference as if fully set forth verbatim.

**Section 2.** Approval of Purchase. The Commissioners Court hereby approves and authorizes the purchase by Hunt County, from Doyle Michael Anderton, of that certain tract of land containing approximately 5.006 acres, more particularly described as all that certain 5.006-acre tract situated in the William Birdwell Survey, Abstract No. 50, Hunt County, Texas, having a situs address of 8488 County Road 2400, Quinlan, Texas, and identified as Hunt County Appraisal District Property ID 238339 (the "Property"). for a total purchase price of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), payable in cash at closing, subject to the terms and conditions hereinafter set forth.

**Section 3.** Public Purpose. The Property is acquired for the lawful public purpose of establishing, constructing, operating, and maintaining the Hunt County Precinct 2 Road and Bridge Barn, including all related and incidental uses associated with the construction, maintenance, and repair of county roads, bridges, and rights-of-way within Commissioner's Precinct 2 of Hunt County.

**Section 4.** Title and Condition of Conveyance. The Property shall be conveyed to Hunt County in fee simple by general warranty deed, free and clear of all liens, encumbrances, restrictions, and adverse claims except those (i) standard printed exceptions on the form of owner's policy of title insurance promulgated by the Texas Department of Insurance, (ii) matters of record that do not materially and adversely affect the County's intended use of the Property, and (iii) such other matters as may be expressly approved in writing by the County Judge after consultation with the Hunt County Attorney.

**Section 5.** Due Diligence. Closing of the purchase is conditioned upon the County's receipt and approval, prior to closing, of (i) a current title commitment and, at closing, an owner's policy of title insurance issued in favor of Hunt County in the amount of the purchase price; (ii) a

current on-the-ground survey of the Property, if deemed necessary by the County Judge or County Attorney; (iii) confirmation that all ad valorem taxes assessed against the Property have been paid current through the date of closing, with such taxes prorated as of the date of closing in accordance with customary practice; and (iv) such other due diligence items as the County Judge, in consultation with the County Attorney, deems reasonably necessary or appropriate.

**Section 6.** Authorization of County Judge. The Honorable County Judge of Hunt County, Texas, is hereby authorized, empowered, and directed, acting for and on behalf of Hunt County, to negotiate, execute, acknowledge, and deliver a Contract of Sale (Earnest Money Contract) consistent with the terms of this Order, and at closing to execute, acknowledge, and deliver any and all closing documents reasonably necessary or appropriate to consummate the purchase of the Property, including without limitation any closing statement, settlement statement, tax proration agreement, possession agreement, IRS Form 1099-S documentation, FIRPTA affidavit, and any other instrument or certification customarily executed by a purchaser of real property in Hunt County, Texas. The County Judge may approve non-material modifications to the Contract of Sale and closing documents that are not inconsistent with the terms of this Order and that, in the judgment of the County Judge after consultation with the County Attorney, are in the best interest of the County.

**Section 7.** Review by County Attorney. The Hunt County Attorney, or his or her designee, is directed to review the Contract of Sale, the title commitment, the survey (if any), the deed, and all closing documents for legal sufficiency and conformity with this Order prior to execution by the County Judge.

**Section 8.** Appropriation of Funds. The Hunt County Auditor and the Hunt County Treasurer are hereby authorized and directed to disburse, from the Hunt County Precinct 2 Road and Bridge Fund or such other lawful and available funding source as the Commissioners Court may designate by separate budget amendment or transfer, the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) for the purchase price, together with such additional sums as are reasonably necessary to pay the County's share of closing costs, title insurance premiums, recording fees, survey costs (if any), and other customary closing expenses. Any required budget amendment shall be effected in accordance with Chapter 111 of the Texas Local Government Code.

**Section 9.** Recording. Upon closing, the County Clerk of Hunt County, Texas, is directed to cause the deed conveying the Property to Hunt County to be filed of record in the Official Public Records of Hunt County, Texas, and a certified copy of the recorded deed shall be retained in the official records of the Commissioners Court along with a certified copy of this Order.

**Section 10.** Acceptance of Conveyance. Upon delivery to Hunt County of a general warranty deed conveying the Property in accordance with this Order, the County hereby accepts

conveyance of the Property and shall thereafter hold the Property in fee simple for the public use described in Section 3 of this Order.

**Section 11. Open Meetings Act Compliance.** The Commissioners Court hereby finds and declares that this meeting was open to the public; that public notice of the time, place, and subject matter of this meeting and of the deliberations and action upon the matters set forth in this Order was given in the manner and for the period of time required by Chapter 551 of the Texas Government Code (the Texas Open Meetings Act); and that all formal action taken with respect to this Order was taken in an open meeting in compliance with said Act.

**Section 12. Severability.** If any provision of this Order or the application thereof to any person or circumstance is for any reason held to be invalid, unenforceable, or unconstitutional by a court of competent jurisdiction, such invalidity, unenforceability, or unconstitutionality shall not affect any other provision or application of this Order that can be given effect without the invalid provision or application, and to this end the provisions of this Order are declared to be severable.

**Section 13. Effective Date.** This Order shall take effect immediately upon its passage and adoption by the Commissioners Court.

**PASSED, APPROVED, AND ADOPTED** by the Commissioners Court of Hunt County, Texas, in open session this 26th day of May, 2026.

**HUNT COUNTY, TEXAS:**

  
\_\_\_\_\_  
Bobby W. Stovall, County Judge, Hunt County, Texas

**ATTEST:**

  
\_\_\_\_\_  
County Clerk, Hunt County, Texas

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Hunt County Attorney