

THE STATE OF TEXAS §

COUNTY OF WALLER §

AN ORDER OF WALLER COUNTY, TEXAS RECOGNIZING THAT TITLE TO THE WALLER COUNTY HOSPITAL REVERTED TO WALLER COUNTY ON JULY 22, 1994.

WHEREAS, Waller County, Texas (the “County”), acting by and through its Commissioners Court, conveyed an interest in real property to Riceland Regional Mental Health Authority (“RRMHA”) by deed dated September 9, 1991 and recorded in the Deed Records of Waller County, Texas at Volume 458, Page 481 (the “Deed,” attached hereto as Exhibit A), conveying the Waller County Hospital (“Hospital”) to RRMHA to be used in the administration of programs and services for the chemically dependent persons of Waller County;

WHEREAS, the language of the deed stated that “the Commissioners’ Court of Waller County, Texas, hereby reserves unto themselves, on behalf of Waller County, a right of reverter in such donated and conveyed real property if such ceased to be used in the administration of programs and services for chemically dependent persons of Waller County. Therefore, should the property conveyed cease to be used in the administration of programs and services for the chemically dependent persons of Waller County, the ownership of such property shall immediately and automatically revert to and vest in Waller County, Texas”;

WHEREAS, RRMHA provided a letter recorded on October 24, 1994, in the official minutes of the Waller County Commissioners Court, a copy of which is attached hereto as Exhibit B, that on July 22, 1994, RRMHA discontinued the provision of services to chemically dependent persons at the Hospital, moved out of the Hospital, and notified the United States Department of Health and Human Services of the discontinuation of services and that the Hospital property had reverted back to Waller County, Texas;

WHEREAS, the reverter event was not documented in the Deed Records of Waller County, Texas following the reverter event;

WHEREAS, the Commissioners Court now wishes to record the reverter event in the Deed Records of Waller County, Texas in order to clarify title to the Hospital property;

NOW THEREFORE, the Commissioners Court of Waller County, Texas hereby orders that:

1. **Findings of Fact:** the foregoing recitals are hereby incorporated by reference as if fully set forth herein at length.
2. **Authorization for Recordation:** this Order is authorized for recordation in the Deed Records of Waller County, Texas to clarify title to the Hospital property.
3. **Proper Notice and Open Meeting:** It is hereby officially found and determined that the meeting at which this Order was passed was open to the public as required and the public

notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

APPROVED, this 22nd day of July, 2026, by vote of the Commissioners Court of Waller County, Texas.

Carbett "Trey" J. Duhon III
County Judge

ATTEST:

Debbie Hollan
County Clerk

175367

GIFT SPECIAL WARRANTY DEED

DEED RECORDS

VOL 458 PAGE 481

THE STATE OF TEXAS

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KNOW ALL MEN BY THE PRESENTS:

COUNTY OF WALLER

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THAT WHEREAS, the Commissioners' Court of Waller County, Texas, at a regular meeting of the duly elected and qualified members of such Commissioners' Court, with such meeting being posted and noticed as required by law and with a quorum being present, on the 9th day of September 1991, did appoint the undersigned, Freddie R. Zach, County Judge, to give, grant, donate, and convey to the Riceland Regional Mental Health Authority the tract or parcel of land commonly known as the Waller County Hospital, (more particularly described in Exhibit A attached hereto and hereby incorporated into this document) reference being made to said order of appointment now of record in Vol. 29, Page 384 of the minutes of the Commissioners' Court of Waller County, Texas; and

WHEREAS, the Commissioners' Court of Waller County, Texas, as a sponsoring agency of Riceland Regional Mental Health Authority, is empowered to appoint said undersigned County Judge and is statutorily authorized by Art. 5542-203, Sec. 3.09 V.T.C.S. to contribute lands, buildings and facilities to Riceland Regional Mental Health Authority, a community mental health center which is statutorily authorized by Art. 5547-203, Sec. 3.10 V.T.C.S. to accept gifts, grants and donations of real property for use in the administration of its programs and services.

NOW THEREFORE, in consideration of the sum of Ten and NO/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, on behalf of Waller County, Texas, I, the undersigned officer so appointed as aforesaid, in conformity to such order for and in behalf of Waller County, Texas, and by virtue of the authority granted me, do by these presents hereby grant, donate and convey unto the said Riceland Regional Mental Health Authority that certain tract of parcel of land lying and situated in Waller County, Texas and further described in Exhibit A attached hereto

singular the rights, members and appurtenances thereto in anywise belonging.

It is the intent of the Commissioners' Court of Waller County, Texas, to provide public health services to the citizens of Waller County by entering into and making this deed.

HOWEVER, the Commissioners' Court of Waller County, Texas, hereby reserves unto themselves, on behalf of Waller County, a right of reverter in such donated and conveyed real property if such ceased to be used in the administration of programs and services for chemically dependent persons of Waller County. Therefore, should the property conveyed cease to be used in the administration of programs and services for the chemically dependent persons of Waller County, the ownership of such property shall immediately and automatically revert to and vest in Waller County, Texas.

FURTHERMORE, this conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements or other interests, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Waller County, Texas, but only to the extent they are still in force and effect.

SELLER'S DISCLOSURE OF HAZARDOUS MATERIALS. Seller hereby expressly discloses to Buyer that improvements to the Property have been constructed, maintained, or utilized with the use of asbestos materials, which materials may limit or affect the Buyer's use of the Property, and which materials Buyer may be compelled to remove or replace. As part and parcel of the consideration received by Seller from Buyer, Buyer agrees to accept the Property in its present condition, and the improvements thereto as is, where is. Buyer shall indemnify and hold Seller harmless from all loss, cost or expense which may arise as a result of the presence of asbestos or other hazardous or toxic materials in or upon the Property, and Buyer shall defend against or satisfy any such claims or demands resulting from the condition of the Property without right or contribution from Seller.

TO HAVE AND TO HOLD with the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Riceland Regional Mental Health Authority, it's successors and assigns forever; and do hereby bind Waller County Commissioners' Court, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises against every person whomsoever claiming or to claim the same or any part thereof by, through or under us.

Freddie R. Zach
County Judge

ATTEST:

Delmar Barry
Commissioner, Pct. #1

Frank Lohr
Commissioner, Pct. #2

Richard Frey
Commissioner, Pct. #3

Eddie Neuman
Commissioner, Pct. #4

ACCEPTED AND AGREED TO:

RICELAND MENTAL HEALTH AUTHORITY

By: Bascom Bridges

Its: Executive Director

EXHIBIT A

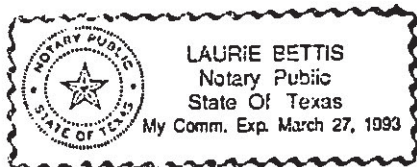
Lots Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) of Block No. 214 of the original Town of Hempstead; as said lots and said block are represented by and delineated upon that certain map of said Town of Hempstead now recorded in Volume 106 at Page 311 of the Deed Records of Waller County, Texas.

THE STATE OF TEXAS

COUNTY OF WALLER

DEED RECORDS
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This instrument was acknowledged before me by the said Freddie R. Zach, County Judge of Waller County, Texas, on behalf of Waller County, Texas, a political subdivision of the State of Texas, on this the 9th day of September, 1991.

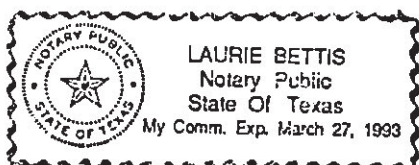


Laurie Bettis
NOTARY PUBLIC, STATE OF TEXAS
Laurie Bettis, Notary Public
My Commission expires: 03-27-93

THE STATE OF TEXAS

COUNTY OF WALLER

This instrument was acknowledged before me by the said Delmar Barry, Commissioner for Waller County, Texas, on behalf of Waller County, Texas, a political subdivision of the State of Texas, on this the 9th day of September, 1991.

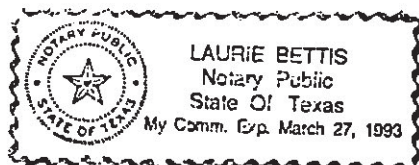


Laurie Bettis
NOTARY PUBLIC, STATE OF TEXAS
Laurie Bettis, Notary Public
My Commission expires: 03-27-93

THE STATE OF TEXAS

COUNTY OF WALLER

This instrument was acknowledged before me by the said Frank Pokluda, Commissioner for Waller County, Texas, on behalf of Waller County, Texas, a political subdivision of the State of Texas, on this the 9th day of September, 1991.



Laurie Bettis
NOTARY PUBLIC, STATE OF TEXAS
Laurie Bettis, Notary Public
My Commission expires: 03-27-93

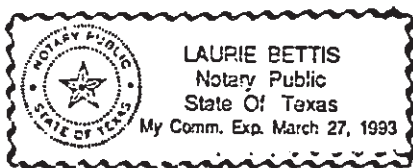
DEED RECORDS

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THE STATE OF TEXAS

COUNTY OF WALLER

This instrument was acknowledged before me by the said Richard Frey, Commissioner for Waller County, Texas, on behalf of Waller County, Texas, a political subdivision of the State of Texas, on this the 9th day of September, 1991.



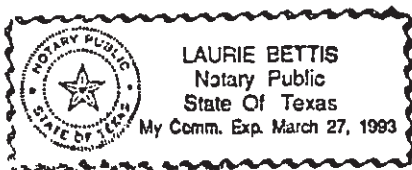
Laurie Bettis

NOTARY PUBLIC, STATE OF TEXAS
Laurie Bettis, Notary Public
My Commission expires: 03-27-93

THE STATE OF TEXAS

COUNTY OF WALLER

This instrument was acknowledged before me by the said Eddie Neuman, Commissioner for Waller County, Texas, on behalf of Waller County, Texas, a political subdivision of the State of Texas, on this the 9th day of September, 1991.



Laurie Bettis

NOTARY PUBLIC, STATE OF TEXAS
Laurie Bettis, Notary Public
My Commission expires: 03-27-93

Filed For Record Sept. 24 A.D., 1991 at 4:20 o'clock P. M.

R E C O R D E D Sept. 27 A.D., 1991 at 9:20 o'clock A. M.

ELVA D. MATHIS, County Clerk, Waller County, Texas.

By *Debra Nolan* ^{Exhibit A, p. 005} Deputy



ELLEN CONTRERAS SHELburne
WALLER COUNTY
TAX ASSESSOR-COLLECTOR

730 NINTH STREET
A/C 409 - 826-3357
Houston Line: 463-2129
Brookshire Line: 391-5565

October 19, 1994

Honorable Judge Freddie R. Zach
and
Honorable Commissioners' Court
Waller County
Hempstead, Texas 77445

Gentlemen:

It is respectfully requested of this Court to approve the following items to be purchased and paid:

3 secretarial chairs at \$161.00 each

Laser printing of purge roll of prior years \$854.38

Thank you for your consideration to this matter.

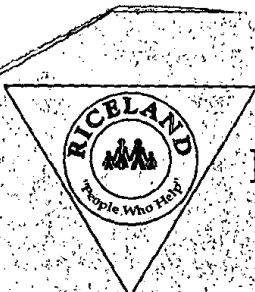
Sincerely,

Ellen
Ellen Contreras Shelburne
Tax Assessor Collector
Waller County

10-24-94

It is ORDERED by the Court on motion by Comm. Beluda, duly seconded by Comm. Barry, that the above and foregoing request be and the same is hereby approved, with all members present voting in favor and no members present voting opposed.

Elva D. Mathis
Elva D. Mathis, County Clerk



COMMRS. COURT MINUTES
VOL. 36 PAGE 374

RECEIVED OCT 03 1994

Riceland Regional Mental Health Authority

CENTRAL OFFICE
P.O. Box 969
3007 N. Richmond Rd.
Wharton, TX 77488
(409) 532-3098
FAX: (409) 532-0312

September 29, 1994

Judge Freddie Zach
Waller County Judge
836 Austin, Suite 203
Hempstead, Texas 77445

Dear Judge Zach:

Please be advised that Riceland has completed our move out and clean up of the facility located at 926 Sixth Street. We will maintain property insurance coverage on the facility in effect until October 31, 1994, unless notified by you to discontinue coverage at an earlier date.

Also, please find enclosed a copy of a letter sent to Dan Error of the Department of Health & Human Services regarding the Hill-Burton Uncompensated Services Obligation.

Charlie will be contacting you in the near term to schedule a follow-up meeting. Please contact me if I can provide you with any additional information.

Very truly yours,

Amanda Darr

Amanda Darr
Chief Financial Officer

cc: Charlie Boone, Chief Executive Officer

10-24-94

There was no objection by the Court to having this letter spread upon the Minutes.

Elva D. Mathis
Elva D. Mathis, County Clerk

Calzada County
636 Preston
Calzada, Tx. 79704
(409) 752-4204

MENTAL HEALTH COMMUNITY CENTERS
Fort Bend County
4510 Airport Blvd.
Rosenberg, Tx. 77471
(713) 242-4349

Matagorda County
800 Ave. F
Bay City, Tx. 77814
(409) 244-9221

Wharton County
3007 N. Richmond Rd.
Wharton, Tx. 77488
(409) 353-8098

COMMRS. COURT MINUTES
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COPY

September 28, 1994

Dan T. Error
Division of Health Resources Development
Department of Health & Human Services
1200 Main Tower, Room 1835
Dallas, Texas 75202

RE: Hill-Burton Uncompensated Services Obligation
Facility ID Number 480139

Dear Mr. Error:

In regard to the above referenced Hill-Burton Uncompensated Services Obligation, I would like to report that the ownership of the facility located at 926 Sixth Street, Hempstead, Texas, has reverted back to Waller County, Texas .

Riceland Regional Mental Health Authority discontinued the provision of services to chemically dependent persons at this location July 22, 1994.

The Gift Special Deed Warranty executed September 9, 1994, between Waller County and Riceland Regional Mental Health Authority contains a provision that "should the property conveyed cease to be used in the administration of programs and services for the chemically dependent persons of Waller County, the ownership of such property shall immediately and automatically revert to and vest in Waller County, Texas".

Please contact me should you require any additional information or if any action is required on the part of Riceland Regional Mental Health Authority.

Very truly yours,

Amanda Darr
Chief Financial Officer