

200 S. BROADWAY
BROWNWOOD, TX 76801



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**E. RAY WEST, III
BROWN COUNTY JUDGE**

January 26, 2016

Tony:

The following will be the component parts of an inter-local agreement between Brown County and the City of Early pertaining to conveyance by the County of a right-of-way, and options between the City and the County for acquisition by the County of alternate property for Precinct 3 and conveyance to the City of the existing Precinct 3 property:

The first part of the Inter-Local Agreement will be a conveyance of a right-of-way (to be surveyed) for access to a future Holiday Inn Express across the Old May Road from Comfort Inn. The right-of-way will come out of the South East Part of the existing Precinct 3 maintenance lot.

The second component of the agreement will be a complex consideration paragraph.

First, the City will replace the fence on the new south east boundary of the Precinct 3 property with 380 feet of 6 foot chain-link fence with double gate, screened from public view. This fence will also be on the north west boundary of the new road right-of-way. (Current access to Wyman Kelsey's property to the west will be maintained/remain open/gated.)

The City of Early will grant to Brown County an option to Purchase/Exchange approximately 4.5 acres at another site for a new Precinct 3 facility. Brown County will reciprocate by granting an option to the City of Early to Purchase/Exchange the existing Precinct 3 maintenance facility. Additionally, if the options are exercised, the City of Early will fund the construction of a new Precinct 3 barn, in an amount not to exceed \$_____. The City of Early will also install approximately 8,500 feet of water line to the new Precinct 3 barn from Early Water, and will install a sewer line to service the new barn.

If Early exercises its option to Purchase/Exchange the Precinct 3 property, then Brown County will be bound to exercise its option to Purchase/Exchange the 4.5 acres. That is to say that the exercise of the options will be reciprocal.

Brown County Commissioners Court and City of Early Council will each pass Resolutions in accordance with section 272.001, Texas Local Government Code, (1) finding that there is a public need for the transaction and, (2) that the consideration is of equal value.

Tony, please confirm with the Council that this is an accurate synopsis of the Agreement and let me know if there are any changes or additions. I will then prepare the Agreement.

Thank you,

Ray West

February 1, 2016
(Exhibit #3)