

LEASE AGREEMENT

This agreement is made and entered into between JOHNNY WAYNE HARRISON, 1057 CR 445, Carthage, Panola County, Texas 75633, as Grantor and PANOLA COUNTY, TEXAS, a governmental subdivision of the State of Texas, as Grantee this 9th day of January, 2018.

WHEREAS, JOHNNY WAYNE HARRISON is the owner of the following described land to-wit:

All that certain tract of land situated in Panola County, Texas, in the LARKIN R. BOOKER Survey A-54, being all of the Tract 2, called 10.373 acre tract, conveyed and described in a Partition Deed from Fred Harrison et al, and recorded in Volume 1946 Page 762 of the Official Public Records of Panola County, Texas, described on Exhibit A attached hereto.

And is desirous of allowing PANOLA COUNTY, to use such land for purposes of acquiring dirt and clay used in the construction and maintenance of roads in Panola County, Texas: and

WHEREAS, PANOLA COUNTY is desirous of obtaining a location to acquire dirt and clay and for the purpose of building and maintaining roads in Panola County, Texas.

THE PARTIES AGREE AS FOLLOWS:

Grantor does hereby grant to Grantee the exclusive right to use the above described property for the removal of dirt and clay for the purposes set out herein together with the free rights of ingress and egress to said property required by Grantee in the full exercise and enjoyment of the rights hereby conferred.

Grantee shall pay as consideration to Grantor for the benefit to it conveyed the sum of ONE and 25/100 DOLLARS (\$1.25) per yard for each yard of soil or clay removed by Grantee from the described premises. Additionally the Grantor shall pay Grantee the sum of FIFTY DOLLARS (\$50.00) per month as long as this Lease Agreement is effective. Either party may terminate this Lease Agreement by giving thirty (30) day notice to the other party. Along with the rights conferred above, the Grantee also reserves the right to store materials and equipment on site as needed during the term of this Lease.

Grantor represent and warrants to Grantee he has the sole authority and power to execute this Agreement without the joinder of any other person. Grantor is dealing with his separate non-homestead

ry, 2018.

Grantor:

JOHNNY WAYNE HARRISON

s' Court on the 9th day of January, 2018.

Grantee: Panola County, Texas

By:

LeeAnn Jones

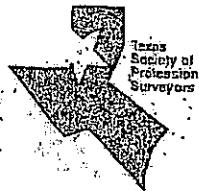
LEEANN JONES, COUNTY JUDGE

See 1/23/18
minutes for
corrected
Lease Agreement

R. K. AUSTIN
OWNER/GEN. MANAGER

AUSTIN
SURVEYING & MAPPING

115 WEST SABINE
P.O. BOX 629
CARTHAGE, TEXAS 75636
TELEPHONE: 903-693-6135
FAX: 903-693-3432

D.D. AUSTIN
R.E.L.S. #4431

STATE OF TEXAS
COUNTY OF PANOLA

Exhibit "A"

Legal Description of a survey made for Wayne Harrison:
Job No. 10015.

TRACT NO. 1

All that certain 10.373 acre tract of land, a part of the LARKIN R. BOOKER Survey, Abstract No. 54, Panola County, Texas, and being a part of that certain tract of land called 40 acres described in a deed from Sam Creech, et ux, to O. E. Price, dated December 18, 1949, recorded in Vol. 47, Page 395 of the Deed Records of Panola County, Texas, also being described by reference as "Tract I" in a deed from Jerry Wayne Harrison, et al, to Fred Harrison, Jr., et ux, Anna Francis Harrison, dated May 18, 1982, recorded in Vol. 719, Page 207 of the said Panola County Deed Records, and the said 10.373 acre subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for the Northeast corner of the said called 40 acre parent tract in the West margin of Panola County Road No. 456;

THENCE South 0° 00' 16" East with the East boundary line of the parent tract a distance of 698.25 feet to a 1/2-inch iron rod set for the Southeast corner of the subject tract;

THENCE North 89° 20' 04" West a distance of 640.14 feet to a 1/2-inch iron rod set for the Southwest corner of the subject tract;

THENCE North 0° 25' 30" West a distance of 708.04 feet to a 1/2-inch iron rod set for the Northwest corner of the subject tract in the North boundary line of the said called 40 acre parent tract, same being the South boundary line of that certain remainder tract called 140 acres described in a deed from S. M. Baker, et ux, to Y. R. Baker, Jr., dated April 10, 1962, recorded in Vol. 448, Page 422 of the said Deed Records;

THENCE South 88° 28' 21" East with the South boundary line of the said Baker tract a distance of 645.52 feet to the Point of Beginning, containing a total area of 10.373 acres.

TRACT NO. 2

All that certain 10.373 acre tract of land, a part of the LARKIN R. BOOKER Survey, Abstract No. 54, Panola County, Texas, and being a part of that certain tract of land called 40 acres described in a deed from Sam Creech, et ux, to O. E. Price, dated

Exhibit A

Legal Description - Harrison - page 2
Job No. 10015

Exhibit "A"

December 18, 1919, recorded in Vol. 47, Page 595 of the Deed Records of Panola County, Texas, also being described by reference as "Tract I" in a deed from Jerry Wayne Harrison, et al, to Fred Harrison, Jr., et ux, Anna Francis Harrison, dated May 18, 1982, recorded in Vol. 719, Page 207 of the said Panola County Deed Records, and the said 10.373 acre subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for the Southeast corner of the said called 40 acre parent tract, same being the Northeast corner of that certain called 40 acre tract of land described as "Twelfth Tract" in a deed from Louis Werner Saw Mill Co. to C. P. Scurlock, dated January 3, 1941, recorded in Vol. 136, Page 29 of the said Panola County Deed Records;

THENCE North 0° 00' 16" West with the East boundary line of the parent tract, passing a 1/2-inch iron rod set on line in the Southeast margin of Panola County Road No. 456 at 384.23 feet, passing another 1/2-inch iron rod set in the Northwest margin of the said County Road at 444.09 feet, and continuing on for a total distance of 705.68 feet to a 1/2-inch iron rod set for the Northeast corner of the subject tract;

THENCE North 89° 20' 04" West a distance of 640.14 feet to a 1/2-inch iron rod set for the Northwest corner of the subject tract;

THENCE South 0° 28' 53" West a distance of 699.62 feet to a 1/2-inch iron rod set for a corner in the South boundary line of the parent tract, same being the North boundary line of the aforesaid Scurlock tract called 40 acres;

THENCE South 88° 48' 02" East with the said South boundary line, crossing the center line of the aforesaid County Road No. 456 at approximately 125 feet, passing a 1/2-inch iron rod set on line at 185.00 feet, and continuing on for a total distance of 646.16 feet to the Point of Beginning, containing a total area of 10.373 acres.

TRACT NO. 3

All that certain 10.373 acre tract of land, a part of the LARKIN R. BOOKER Survey, Abstract No. 54, Panola County, Texas, and being a part of that certain tract of land called 40 acres described in a deed from Sam Creech, et ux, to O. E. Price, dated December 18, 1919, recorded in Vol. 47, Page 595 of the Deed Records of Panola County, Texas, also being described by reference as "Tract I" in a deed from Jerry Wayne Harrison, et al, to Fred Harrison, Jr., et ux, Anna Francis Harrison, dated May 18, 1982, recorded in Vol. 719, Page 207 of the said Panola County Deed Records, and the said 10.373 acre subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for the occupied Southwest corner of the said called 40 acre parent tract at a fence corner, same being the Northwest corner of that certain called 40 acre tract of land described as "Twelfth Tract" in a deed from Louis Werner Saw Mill Co. to C. P. Scurlock, dated January 3, 1941, recorded in Vol. 136, Page 29 of the said Panola County Deed Records;

THENCE North 1° 14' 26" East with the West boundary line of the parent tract a distance of 693.15 feet to a 1/2-inch iron rod set for the Northwest corner of the subject tract;

Exhibit A