

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: 9-3- 2019

Grantor: PANOLA COUNTY, TEXAS by and through Lee Ann Jones, County Judge of Panola County, Texas
Panola County Courthouse
110 South Sycamore Room 216-A
Carthage, Panola County, Texas 75633

Grantee: CITY OF CARTHAGE, TEXAS, a municipal corporation,
by and through Lynn C. Vincent, Mayor of the City of Carthage
P.O. Box 400
Carthage, Panola County, Texas 75633

Consideration: Mutual benefits to the parties from the mutual exchange of properties by the parties.

Property (including any improvements):

All that certain 0.468 acre tract of land, a part of the GEORGE GOODWIN Survey, Abstract No. 224, Panola County, Texas, and being the residue of a tract of land originally called 100 acres described in a deed from Jonathan Anderson to Thomas G. Davenport, Judge of the County Court of Panola County, Texas, dated November 10, 1848, recorded in Vol. A, Page 379 of the Deed Records of Panola County, Texas, and the said 0.468 acre subject tract (also known as "Anderson Park") is more particularly described as follows:

BEGINNING at a steel spike set for a corner and Point of Beginning at the back of a concrete curb on the North side of East Sabine Street, said Point of Beginning bears North 40° 01' 01" West a distance of 105.61 feet from the Northeast corner of Lot No. 1 of Block No. 3 of the City of Carthage, Texas, per City Plat recorded in Vol. 3, Page 396 of the Panola County Plat Records;

THENCE with the said curb in a Northeasterly direction along a curve to the left a distance of 41.88 feet (said curve has a central angle of 90° 53' 02", a radius of 26.40 feet, and a long chord which bears North 35° 30' 04" East a distance of 37.62 feet) to a steel spike set for a corner at the end of said curve, which bears North 66° 05' 02"

West a distance of 102.59 feet from the Southwest corner of Lot No. 1 of Block No. 400 of the said City of Carthage;

THENCE North $10^{\circ} 57' 10''$ West continuing with the said back of curb a distance of 90.33 feet to a steel spike set for a corner at the beginning of another curve to the left, which bears South $45^{\circ} 07' 59''$ West a distance of 101.76 feet from the Northwest corner of Lot No. 8 of the said Block No. 400;

THENCE continuing with the said back of curb in a Northwesterly direction along a curve to the left a distance of 41.83 feet (said curve has a central angle of $89^{\circ} 16' 12''$, a radius of 26.85 feet, and a long chord which bears North $57^{\circ} 47' 44''$ West a distance of 37.73 feet) to a steel

spike set for a corner at the end of said curve, which bears South $20^{\circ} 21' 39''$ West a distance of 106.72 feet from the Southeast corner of Lot No. 8 of Block No. 402 of the said City of Carthage;

THENCE South $79^{\circ} 51' 31''$ West continuing with the said back of curb a distance of 93.54 feet to a steel spike set for a corner at the beginning of another curve to the left;

THENCE continuing with the said back of curb in a Southwesterly direction along a curve to the left a distance of 40.76 feet (said curve has a central angle of $90^{\circ} 13' 48''$, a radius of 25.88

feet, and a long chord which bears South $34^{\circ} 31' 21''$ West a distance of 36.67 feet) to a steel spike set for a corner at the end of said curve;

THENCE South $10^{\circ} 21' 03''$ East continuing with the said back of curb a distance of 89.96 feet to a steel spike set for a corner at the beginning of another curve to the left;

THENCE continuing with the said back of curb in a Southeasterly direction along a curve to the left a distance of 42.28 feet (said curve has a central angle of $89^{\circ} 47' 04''$, a radius of 26.98 feet, and a long chord which bears South $57^{\circ} 19' 43''$ East a distance of 38.08 feet) to a steel spike set for a corner at the end of said curve;

THENCE North $79^{\circ} 55' 44''$ East continuing with the said back of curb a distance of 93.32 feet to the Point of Beginning, containing a total area of 0.468 of an acre.

The parties agree that the Grantor may use the property that is the subject of this Deed without cost if the property is available at the time of the Grantor's request.

Reservations and Exceptions to Conveyance and Warranty:

All of the oil, gas and other minerals are excepted and reserved, and subject to all

covenants, restrictions, reservations, easements, conditions and rights apparent or appearing of record.

All right, title, and interest in and to all Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

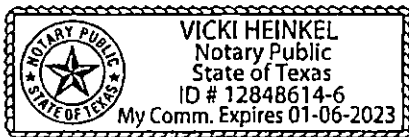
PANOLA COUNTY, TEXAS

By: Lee Ann Jones
Lee Ann Jones, County Judge

THE STATE OF TEXAS §

COUNTY OF PANOLA §

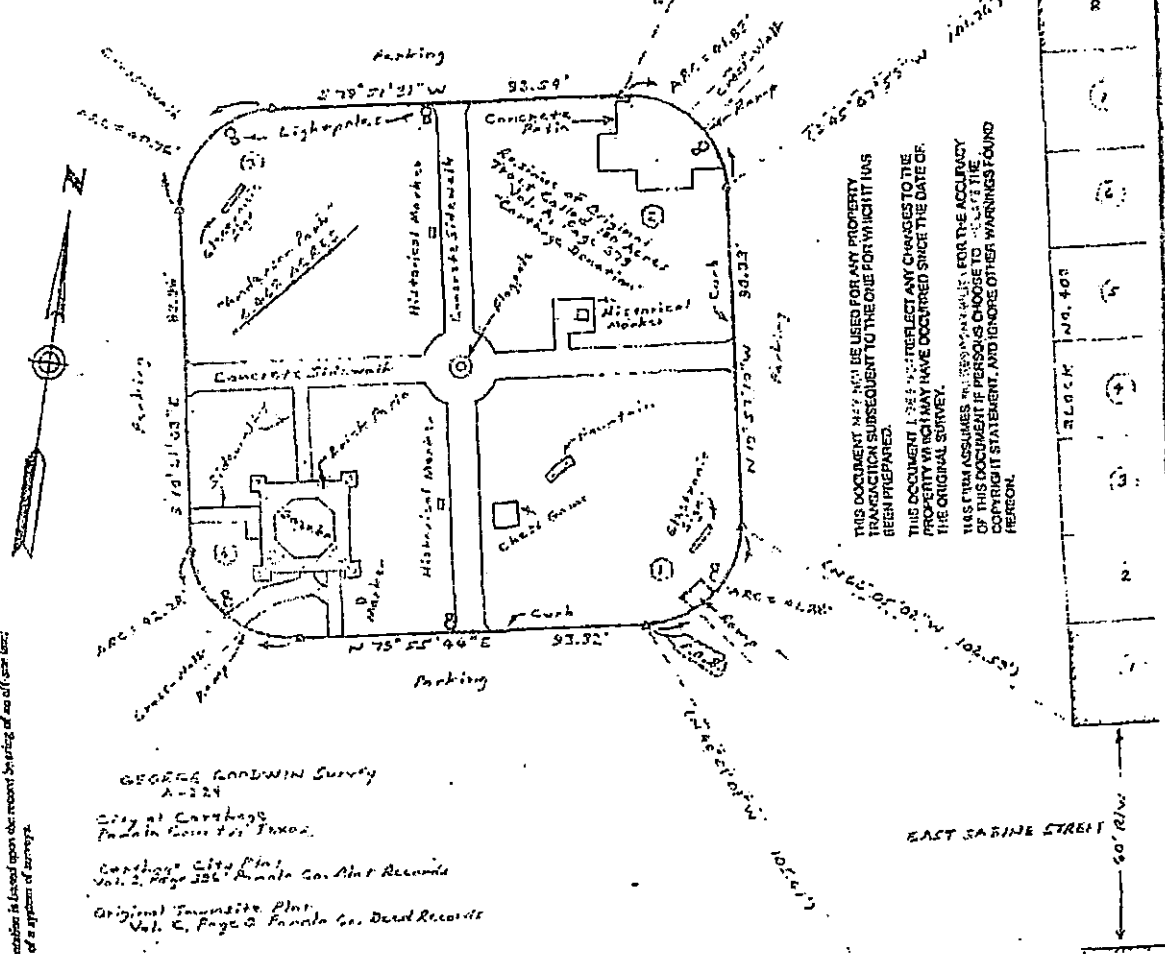
This instrument was acknowledged before me on September 3, 2019, by LeeAnn Jones, County Judge of Panola County, Texas, on behalf of said county.



Vicki Heinkel
NOTARY PUBLIC, State of Texas

Curve Data:

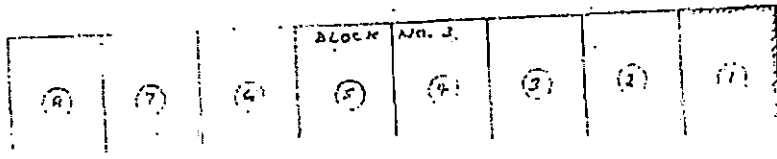
- (1) - $R = 26.87'$
 $\Delta = 26.87'$
- (2) - $R = 26.87'$
 $\Delta = 26.87'$
- (3) - $R = 26.87'$
 $\Delta = 26.87'$
- (4) - $R = 26.87'$
 $\Delta = 26.87'$



THIS DOCUMENT MAY NOT BE USED FOR ANY PROPERTY TRANSACTION SUBSEQUENT TO THE ONE FOR WHICH IT HAS BEEN PREPARED.
 THIS DOCUMENT DOES NOT REFLECT ANY CHANGES TO THE PROPERTY WHICH MAY HAVE OCCURRED SINCE THE DATE OF THE ORIGINAL SURVEY.
 THIS SURVEY WAS MADE FOR THE ACCURACY OF THIS DOCUMENT IF PERSONS CHOOSE TO IGNORE THE COPYRIGHT STATEMENT, AND IGNORE OTHER WARNINGS FOUND HEREON.

Observation is based upon the recent sighting of no offset lines.
 Part of a system of surveys.

GEORGE HARDWIN Survey
 A-224
 City of Carthage
 Pottowatt County, Texas.
 Carthage City Plat
 Vol. 2, Page 256, Pottowatt Co. Plat Records
 Original Townsite Plat
 Vol. 5, Page 3, Pottowatt Co. Plat Records



n = Steel Spike Set for Corner

This document is prepared for the use of the person to whom it is issued.
 It is not to be used for any other purpose. It is not to be used as evidence in any court.
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Exhibit "B"

Austin Surveying & Mapping
 115 WEST SABINE CARTHAGE, TX 75633
 FIRM NO. 10121800
 PHONE (903) 693-8138 FAX (903) 693-3432

FOR: City of Carthage
 PURPOSE: Title Conveyance

SCALE: 1" = 30'
 DATE: 08-26-19

CHECKED BY: DDA
 DRAWN BY: JDA
 FB 287/19

SITE: Job No. 19060-2
 DRAWING NO. 1



I, D. D. Austin, Registered Professional Land Surveyor, do hereby certify that to the best of my professional knowledge and belief, the plat herein is a true and accurate representation of the property as determined by ground survey. This parcel of land shown has access to a public road, and there are no apparent encroachments, conflicts, or protrusions, except as noted.

Given under my hand and seal, this 26th day of August, 2019.

Don Austin, R.P.L.S. No. 4431

Doc Bk Vol Pg
219625 OR 2043 558

STATE OF TEXAS

COUNTY OF PANOLA

FILED FOR RECORD

I hereby certify that this instrument was filed on
the date and time stamped hereon by me and
was duly recorded in the volume and page of the
named records of PANOLA County, Texas as stamped
hereon by me.

Sep 10, 2019 08:47A

Bobbie Davis, COUNTY CLERK
PANOLA COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

Sep 10, 2019 08:47A

Bobbie Davis, COUNTY CLERK
BY: Gina Goldman, Deputy
PANOLA COUNTY, TEXAS