

## LEASE AGREEMENT

This agreement is made and entered into between Bryan H. Krumpelbeck, 286 CR 467 Carthage, Tx. 75633, as Grantor, and PANOLA COUNTY, TEXAS, a governmental subdivision of the State of Texas, as Grantee, this 16<sup>th</sup> day August, 2022.

WHEREAS, Bryan H. Krumpelbeck is the owner of the following described land to-wit:

All that 109.098 acre tract of land situated in Panola County, Texas, in the AB 83 Daniel Baker.

And are desirous of allowing PANOLA COUNTY to use such land for purposes of acquiring dirt 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 for the purpose of building and maintaining roads in Panola County, Texas.


### THE PARTIES AGREE AS FOLLOWS:

Grantor does hereby grant Grantee the exclusive right to use the above described property for the removal of dirt for the purposes set out herein together with the free fights of ingress and egress to said property required by Grantee in the full exercise and enjoyment of the rights hereby conferred. In the event Grantor sells the above described property then this Lease Agreement shall terminate upon the date of the closing of the sale.

Grantee shall pay as consideration to Grantor for the benefit conveyed to it the sum of ONE and 25/100 DOLLARS (\$1.25) per yard for each yard of soil removed by Grantee from the described premises. Additionally, the Grantee shall pay Grantor 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 is granted the right to store materials and equipment on the property as needed during the term of this Lease.

Signed this 16th day of August, 2022

Grantor:



As approved in Commissioners' Court on the 16 day of August, 2022

Grantee: Panola County Texas

By:

  
DAVID L. ANDERSON, COUNTY JUDGE

Property ID: 29493

Owner: KRUMPELBECK BRYAN H

Property ID:

29493

Property Legal Description:

AB 83 D BAKER

Property Location:

361 PRIVATE RD 867

CARTHAGE TX 75633

Survey / Sub Division Abstract:

Owner Information:

KRUMPELBECK BRYAN H

286 COUNTY RD 467

CARTHAGE TX 75633

Previous Owner:

KRUMPELBECK WANDA R

Account Number:

00083-00104-00000-000000

Deed Information:

Volume:

Page:

File Number:

243588

Deed Date:

7/8/2022

Block:

Section / Lot:

Property Detail:

Property Exempt:

Category / SPTB Code:

D1T

Total Acres:

109.098

Total Living Sqft:

See Detail

Owner Interest:

1.000000

Homestead Exemption:

Homestead Cap Value:

0

Land Ag / Timber Value:

20,680

Land Market Value:

131,000

Improvement Value:

19,750

| Jur Code | Jur Name                      | Total Market | Homestead | Total Exemption | Taxable |
|----------|-------------------------------|--------------|-----------|-----------------|---------|
| 03       | PANOLA CO                     | 150,750      |           | 0               | 41,490  |
| 06       | PANOLA CO-ROAD                | 150,750      |           | 0               | 41,490  |
| 31       | CARTHAGE ISD                  | 150,750      |           | 0               | 41,490  |
| 31IS     | CARTHAGE ISD IS               | 150,750      |           | 0               | 41,490  |
| 60       | PANOLA CO JR COL              | 150,750      |           | 0               | 41,490  |
| 65       | PANOLA CO ESD #1              | 150,750      |           | 0               | 41,490  |
| 69       | PANOLA CO GRND WATER DISTRICT | 150,750      |           | 0               | 41,490  |

Property ID: 29493

Owner: KRUMPELBECK BRYAN H

Building Detail

| Sequence | Type    | Class | Year Built | Homesite Value | Condition | Percent Good | Square Feet | Replacement Value | Total Value |
|----------|---------|-------|------------|----------------|-----------|--------------|-------------|-------------------|-------------|
| 1        | MH      | A     | 1980       | 1              | MHGD      | 50%          | 980         | 30,870            | 16,210      |
| 2        | PORCHES | MH    | 2021       | 1              | MHGD      | 95%          | 120         | 1,020             | 1,010       |
| 3        | PORCHES | MH    | 2021       | 1              | MHGD      | 95%          | 300         | 2,540             | 2,530       |

Total Building Value: \$ 19,750

Property ID: 29493

Owner: KRUMPELBECK BRYAN H

Land Detail

| Land Sequence 1      |                          |                         |
|----------------------|--------------------------|-------------------------|
| Acres: 106.598       | Market Class: RC08       | Market Value: 129,940   |
| Land Method: AC      | Ag/Timber Class: ATMIXED | Ag/Timber Value: 20,680 |
| Land Homesiteable: 0 | Land Type: M2PR          | Ag Code: TIM            |
| Front Foot: 0        | Rear Foot: 0             | Lot Depth: 0            |
| Front Ft Avg: 0      | Lot Depth %: 1           | Land Square Ft: 0       |

| Land Sequence 2      |                    |                    |
|----------------------|--------------------|--------------------|
| Acres: 0.5           | Market Class: RC08 | Market Value: 610  |
| Land Method: AC      | Ag/Timber Class:   | Ag/Timber Value: 0 |
| Land Homesiteable: 0 | Land Type:         | Ag Code:           |
| Front Foot: 0        | Rear Foot: 0       | Lot Depth: 0       |
| Front Ft Avg: 0      | Lot Depth %: 0     | Land Square Ft: 0  |

| Land Sequence 3      |                    |                    |
|----------------------|--------------------|--------------------|
| Acres: 2             | Market Class: RW01 | Market Value: 450  |
| Land Method: AC      | Ag/Timber Class:   | Ag/Timber Value: 0 |
| Land Homesiteable: 0 | Land Type:         | Ag Code:           |
| Front Foot: 0        | Rear Foot: 0       | Lot Depth: 0       |
| Front Ft Avg: 0      | Lot Depth %: 0     | Land Square Ft: 0  |

Total Land Value: \$ 131,000

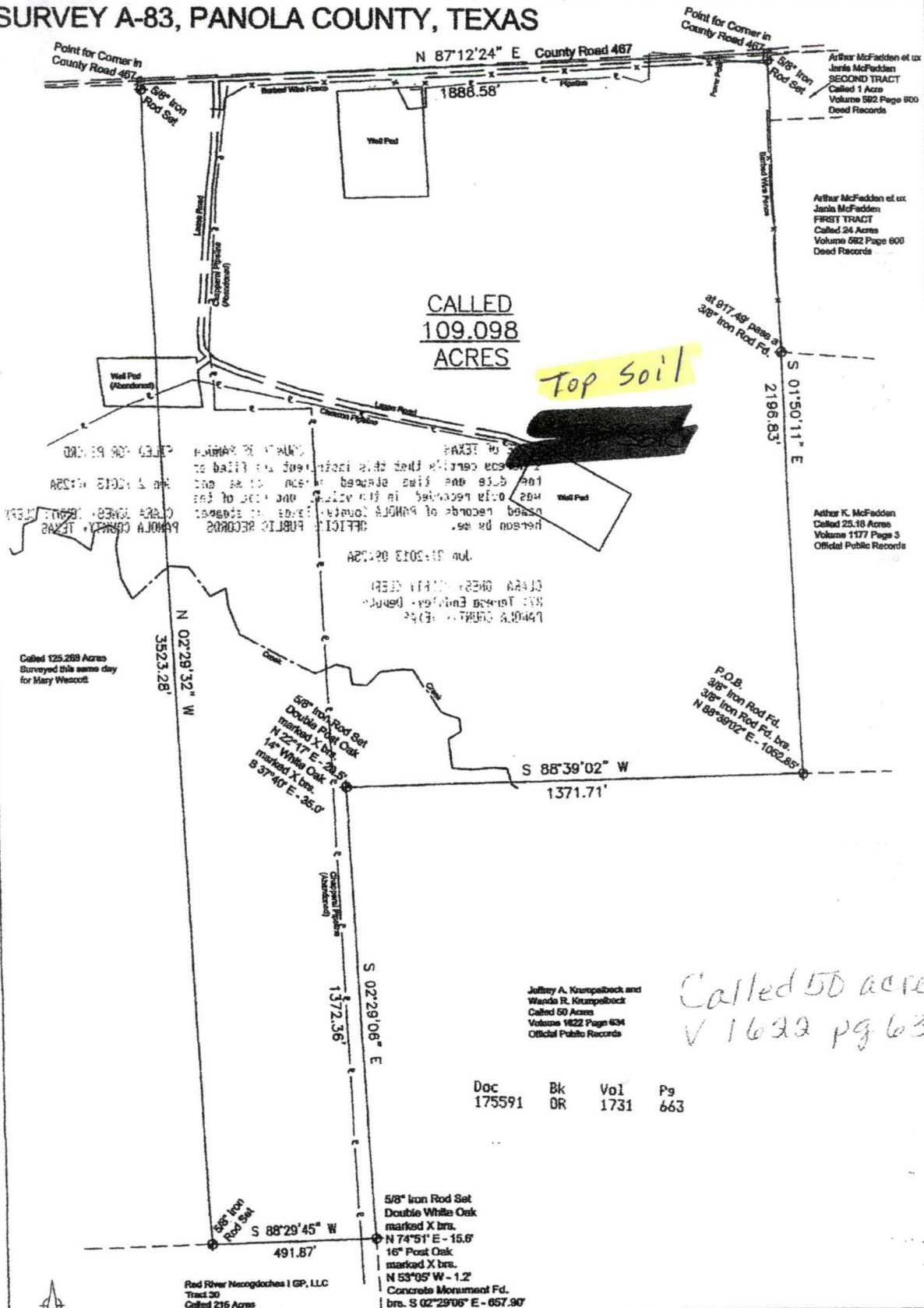
Property ID: 29493

Owner: KRUMPELBECK BRYAN H

Previous Owner Information

| Parcel ID | Seller                         | Buyer                          | Volume | Page | File Number | Deed Date |
|-----------|--------------------------------|--------------------------------|--------|------|-------------|-----------|
| 29493     | KRUMPELBECK WANDA R            | KRUMPELBECK BRYAN H            |        |      | 243588      | 7/8/2022  |
| 29493     | KRUMPELBECK JEFFREY ETUX WANDA | KRUMPELBECK WANDA R            | 2160   | 760  | 236254      | 9/9/2021  |
| 29493     | KRUMPELBECK WANDA              | KRUMPELBECK JEFFREY ETUX WANDA | 979    | 768  |             | 7/2/1996  |

# JEFFREY AND WANDA KRUMPELBECK SURVEY OF 109.098 ACRES IN THE SAMUEL JACKSON SURVEY, A-352, AND THE DANIEL BAKER SURVEY A-83, PANOLA COUNTY, TEXAS



Scale 1" = 350'

NOTE: ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, NORTH CENTRAL ZONE

SURVEYOR DID NOT ABSTRACT FOR TITLE OR EASEMENTS

This plat is constructed from a survey made on the ground under my direct supervision on May 9, 2013.

James E. Elliott 5-9-2013  
James Elliott R.P.L.S. No. 5795



## JEFFREY & WANDA KRUMPELBECK

|                 |              |                        |
|-----------------|--------------|------------------------|
| <b>DRAWN</b>    | <b>DATE</b>  | <b>FSE ENGINEERING</b> |
| C. GRIFFIS      | 6/10/13      | 2774 PM 2026           |
| <b>APPROVED</b> | <b>DATE</b>  | <b>CENTER, TEXAS</b>   |
| J. ELLIOTT      | 5/16/13      | PHONE 936-688-4608     |
| <b>SCALE</b>    | <b>SHEET</b> | <b>PROJECT NO.</b>     |
| 1" = 350'       | 1 OF 1       | 13-057-B               |