

PENNER

construction

Seller: Travis Penner

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Seller is conveying Lot 2, Lot 3, and Lot 6 in the George Goodwin survey A-224 City of Carthage, Panola County to the Buyer, Panola County for a sales price of \$220,000.00. Seller has a current survey and description that is provided and attached to this email.

Addresses provided by City:

Lot 6- 331

Lot 3- 329

Lot 2-327

Boundary Description

Field Notes for 0.70 acre on W. Wellington Street, Carthage, Texas,
in Panola County, Texas

LOT 2

All that certain 0.19 acre lot, tract or parcel of land located in the George Goodwin Survey, A-224, City of Carthage, Panola County, Texas. Said tract being part of Block 50, City of Carthage, according to City maps. Said tract being part of a called Mrs. Malone tract shown on Brownwood Addition, recorded in Slide 185, Plat Records of Panola County, Texas (PROPCT). Said tract also being part of a tract of land conveyed from the Estate of Charles Clay Dickerson to Lester Bellows and Debbie Bellows, recorded in Vol. 2016, Page 845, Official Public Records of Panola County, Texas (OPROPCT). Also being the newly formed Lot 2, Block 50, City of Carthage, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod, found for corner on the south R.O.W. of W. Wellington Street. Said corner being the NEC of this tract, the NEC of said Mrs. Malone tract and the NWC of Lot 15, Brownwood Addition;

THENCE S12°01'48"E, with the common east line of said Mrs. Malone tract and the west line of said Lot 15, 151.23 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner. Said corner being the SEC of this tract, the SEC of said Mrs. Malone tract, the SWC of said Lot 15 and on the north line of Lot 14, Brownwood Addition;

THENCE S76°40'46"W, with the common south line of said Mrs. Malone tract and the north line of Lot 14, 55.00 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner. Said corner being the SWC of this tract and the SEC of the newly formed Lot 3, a 0.19 acre lot also surveyed this date;

THENCE N12°01'48"W, across said Mrs. Malone tract and with the east line of said Lot 3, 150.70 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner on the south R.O.W. of W. Wellington Street. Said corner being the NWC of this tract, the NEC of said Lot 3 and on the north line of said Mrs. Malone tract;

THENCE N76°07'26"E, with the common north line of said Mrs. Malone tract and the south R.O.W. of W. Wellington Street, 55.01 feet, to the Place of Beginning containing 0.19 acre more or less.

LOT 3

All that certain 0.19 acre lot, tract or parcel of land located in the George Goodwin Survey, A-224, City of Carthage, Panola County, Texas. Said tract being part of Block 50, City of Carthage, according to City maps. Said tract being part of a called Mrs. Malone tract shown on Brownwood Addition, recorded in Slide 185, Plat Records of Panola County, Texas (PROPCT).

Said tract also being part of a tract of land conveyed from the Estate of Charles Clay Dickerson to Lester Bellows and Debbie Bellows, recorded in Vol. 2016, Page 845, Official Public Records of Panola County, Texas (OPROPCT). Also being the newly formed Lot 3, Block 50, City of Carthage, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod, found for corner on the south R.O.W. of W. Wellington Street. Said corner being the NEC of said Mrs. Malone tract and the NWC of Lot 15, Brownwood Addition;

THENCE S76°07'26"W, with the common north line of said Mrs. Malone tract and the south R.O.W. of W. Wellington Street, 55.01 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner. Said corner being the NEC of this tract and the NWC of the newly formed Lot 2, a 0.19 acre lot also surveyed this date;

THENCE S12°01'48"E, across said Mrs. Malone tract and the west line of said Lot 2, 150.70 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner. Said corner being the SEC of this tract, the SWC of said Lot 2, on the south line of said Mrs. Malone tract and on the north line of Lot 14, Brownwood Addition;

THENCE S76°40'46"W, with the common south line of said Mrs. Malone tract and the north line of Lot 14, then Lot 13, 55.00 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner. Said corner being the SWC of this tract and the SEC of the newly formed Lot 6, a 0.32 acre lot also surveyed this date;

THENCE N12°01'48"W, across said Mrs. Malone tract and with the east line of said Lot 6, 150.16 feet, to a 1/2" iron rod with J. Roberts plastic cap, set for corner on the south R.O.W. of W. Wellington Street. Said corner being the NWC of this tract, the NEC of said Lot 6 and on the north line of said Mrs. Malone tract;

THENCE N76°07'26"E, with the common north line of said Mrs. Malone tract and the south R.O.W. of W. Wellington Street, 55.01 feet, to the Place of Beginning containing 0.19 acre more or less.

LOT 6

All that certain 0.32 acre lot, tract or parcel of land located in the George Goodwin Survey, A-224, City of Carthage, Panola County, Texas. Said tract being part of Block 50, City of Carthage, according to City maps. Said tract being part of a called Mrs. Malone tract and Lot 12, shown on Brownwood Addition, recorded in Slide 185, Plat Records of Panola County, Texas (PROPCT). Said tract also being part of a tract of land conveyed from the Estate of Charles Clay Dickerson to Lester Bellows and Debbie Bellows, recorded in Vol. 2016, Page 845, Official Public Records of Panola County, Texas (OPROPCT). Also being the newly formed Lot 6, Block 50, City of Carthage, and being more particularly described as follows:

BEGINNING at a "PK" nail with J. Roberts metal washer, set for corner in the pavement at the intersection of the south R.O.W. of W. Wellington Street and the east R.O.W. of Brownwood Circle, from which a found 1/2" iron rod bears S76°07'26"W, 35.04 feet. Said corner being the NWC of this tract and the NWC of Lot 12, Brownwood Addition;

THENCE N76°07'26"E, with the common north line of Lot 12, then said Mrs. Malone tract and the south R.O.W. of W. Wellington Street, at 10.00 feet passing a ½" iron rod with J. Roberts plastic cap set for reference and continuing a total distance of 105.67 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner. Said corner being the NEC of this tract and the NWC of Lot 3, a 0.19 acre lot also surveyed this date.

THENCE S12°01'48"E, across said Mrs. Malone tract and with the west line of said Lot 3, 150.16 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner. Said corner being the SEC of this tract, the SWC of said Lot 3, on the south line of said Mrs. Malone tract and on the north line of Lot 13, Brownwood Addition;

THENCE S76°40'46"W, with the common south line of said Mrs. Malone tract, then the south line of Lot 12 and the north line of Lot 13, 79.70 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner on the east R.O.W. of Brownwood Circle (35' R.O.W.). Said corner being the SWC of this tract, the SWC of said Lot 12 and the NWC of said Lot 13;

THENCE N21°56'01"W, with the common west line of said Lot 12 and the east R.O.W. of Brownwood Circle, at 140.80 feet passing a ½" iron rod with J. Roberts plastic cap set for reference and continuing a total distance of 150.80 feet, to the Place of Beginning containing 0.32 acre more or less.

Note: All bearings in this survey based geodetic north, from GPS observations (OPUS Solution). Horizontal Datum is Texas Coordinate System of 1983 (North Central Zone).

Plat Accompanies This Description.

I, Jackie Roberts, Registered Professional Land Surveyor No. 5015, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May, 2022.



Jackie Roberts, R.P.L.S. #5015

5/18/22
Date

