

1757
SPECIAL WARRANTY DEED

STATE OF TEXAS

COUNTY OF NAVARRO

171
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*
* KNOW ALL MEN BY THESE PRESENTS:
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That TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, a body politic and corporate under the laws of the State of Texas, acting herein by and through its Real Property Manager, herein called "Grantor", of the County of Tarrant, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by NAVARRO COUNTY, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said NAVARRO COUNTY, herein called "Grantee", whose mailing address is 300 West Third Avenue, Corsicana, Texas 75110, the property described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), but if the Grantee does not reasonably develop the Property for use as a public restroom, parking area and boat ramp for public access to Richland-Chambers reservoir within twenty-four (24) months from the date hereof or if thereafter the Property ceases to be used solely and exclusively for the purpose of a public restroom, parking area and boat ramp for public access to Richland-Chambers reservoir for a period of twelve (12) consecutive months, then the entire Property shall automatically revert to and be owned by Grantor, its successors and assigns, without the necessity of any further act on the part of Grantor, its successors or assigns, it being the intent of Grantor to convey a fee simple determinable estate to Grantee.

There is reserved from this conveyance and retained by Grantor, its successors and assigns, all of the oil, gas and other minerals lying in, on or under the Property, including, but not limited to, all hydrocarbons, whether liquid, solid or gaseous, and all minerals and other substances such as coal, lignite, uranium, sulphur, gypsum, potash, limestone, sand, gravel and any other substance, whether similar or dissimilar, whose mining, extraction or production could consume or deplete the surface estate, and all such minerals and other substances, whether or not their mining, extraction or production could consume or deplete the surface estate.

There is further reserved and excepted from this Deed and from the lands conveyed hereby an easement in Grantor in connection with its operation of the Richland-Chambers reservoir to cause water to enter or stand upon said land to

the extent that said lands are located or contained in areas lying below elevation 320 feet mean sea level, and all incidental damages to the lands and improvements of grantee arising from the use of said easement for the flow and storage of water shall be borne by grantee, its successors and assigns.

The conveyance of the Property is expressly made subject to all easements, surface leases, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls or fences situated on a common boundary; discrepancies, conflicts or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the automatic right of reverter as set forth above, unto the said NAVARRO COUNTY, its successors and assigns, forever, and grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said NAVARRO COUNTY, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under grantor, but not otherwise, subject to the automatic right of reverter as set forth above;

EXECUTED this 20th day of December, 1991.

TARRANT COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NUMBER ONE

BY: 

R. Steve Christian
Real Property Manager

STATE OF TEXAS

COUNTY OF TARRANT

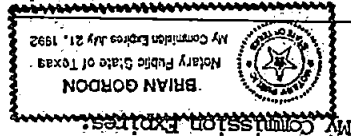
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This instrument was acknowledged before me on this 20th day of December, 1991, by R. STEVE CHRISTIAN, as Real Property Manager of Tarrant County Water Control and Improvement District Number One on behalf of said entity.

Notary Public for the State of Texas

Notary's Printed Name:

BRIAN GORDON

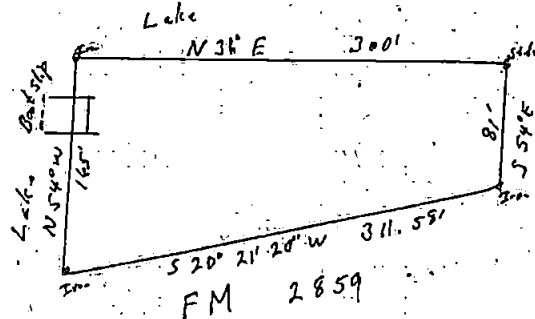


SURVEY PLAT

Page 1 of 2

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TO ALL PARTIES INTERESTED IN PREMISES SURVEYED: STATE OF TEXAS TO
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at
 No. NAVARRO COUNTY In the city of NAVARRO COUNTY, Texas, described
 as follows: 0.714 ACRE ROBERT BROWN SURVEY, Block No. City Block No.
 Lot No. ABSTRACT No. 89 Addition, an addition to the City of NAVARRO COUNTY
 Texas, according to the plat recorded in Volume at page of the Map Records
 of NAVARRO COUNTY Texas.



FIELD NOTES:

All that certain lot, tract or parcel of land, being 0.714 acre of land, situated in the Robert Brown Survey, Abstract No. 89, Navarro County, Texas, and being a part of the land described in deed from C. I. Coates to the State of Texas for the Right-of-Way for Farm Road No. 2859, as described in Deed Records in Volume 715, Page 233, Deed Records of Navarro County, Texas and for Boat Ramp access to the Richland-Chambers Creek Lake, and being described as follows;

BEGINNING at an iron stake to slope stake on North line of Farm Road No. 2859, and being at Mean Sea Level elevation 315 elevation on said Richland Chambers Creek Lake;

THENCE N 54° W 165 feet along and with Mean Sea Level elevation 315 to a point at angle in said lake elevation of 315;

THENCE N 36° E 300 feet with the Mean Sea level elevation to a stake for corner;

THENCE S 54° E 81 feet to an iron stake a to slope stake on said Farm Road;

THENCE S 20° 21' 30" W 311.58 feet to the place of BEGINNING, CONTAINING 0.714 acre of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT

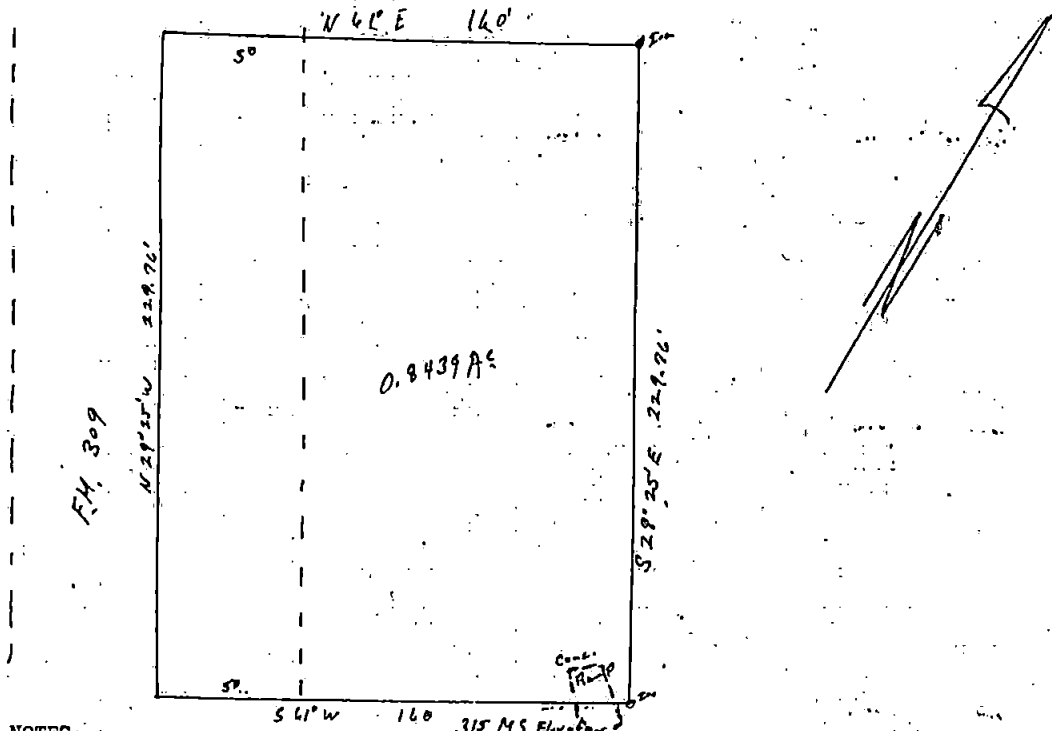
Scale 1" = 100'
 Date 11-9-91

R. L. Thigpin
 Registered Public Surveyor



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED: TARRANT COUNTY WATER CONTROL DISTRICT
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at
No. NAVARRO COUNTY in the city of NAVARRO COUNTY, Texas, described
as follows: 0.8439 ACRE N. H. CARROLL SURVEY, Block No. City Block No.
Lot No. of ABSTRACT No. 152 Addition, an addition to the City of NAVARRO COUNTY,
Texas, according to the plat recorded in Volume at page of the Map Records
of NAVARRO COUNTY Texas.



FIELD NOTES:
All that certain lot, tract or parcel of land, being 0.8439 acres, situated in the
N. H. Carroll Survey, Abstract No. 152, Navarro County, Texas, and being a part of the
land described in deed from J. L. Whorton et ux to Tarrant County Water Control and
Improvement District No. 1, recorded in Volume 997, Page 73, Deed Records of Navarro
County, Texas, for the purpose of a Boat Ramp at the South end of Farm Road No. 309;

BEGINNING at a stake, the Northwest corner of the 3.0 acre tract surveyed by Daniel A.
Smith No. 4645, for Tarrant County Water Control and Improvement District No. 1;

THENCE S 29° 25' E 229.76 feet to stake the Southwest corner of said 3.0 acre tract;

THENCE S 61° W 160 feet to point in center line of old Farm Road No. 309;

THENCE N 29° 45' W 229.45 feet with center line of said F.M. 309 to a point for corner;

THENCE N 61° E 160 feet to the place of BEGINNING, containing 0.8439 acre of land.

THIS AREA IS ALL BELOW THE 320 elevation AND ABOVE THE 315 elevation

The plat hereon is a true, correct, and accurate representation of the property as deter-
mined by survey, the lines and dimensions of said property being as indicated by the plat;
the size, location, and type of buildings and improvements are as shown, all improvements
being within the boundaries of the property, set back from property lines the distances
indicated, and that the distance from the nearest intersecting street, or road, is as shown
on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT

Scale 1" = 500'
Date 10-30-91

R. L. Thigpin
Registered Public Surveyor



THE STATE OF TEXAS
County of Navarro

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I, JAMES F. DOOLEN, Clerk of the County Court in and for Navarro County,
Texas, do hereby certify that this Instrument was FILED AND RECORDED at 11:30
o'clock AM 12-26 1991, in volume 1237 page 171
of the Records of Navarro County.

James F. Doolen
County Clerk, Navarro County, Texas

COUNTY CLERK	FILED	AT
BY	11:30	TX
DEC 26 1991		

1237-171

Send to:
Sherla Harp
P.O. Box 97 Zephyrus

12 22 0

SUB X 7457
Tarrant Co. Water
Contract # 1
Dist. # 1
TO
Navarro County
O. T. H. Jones
Robert Brown Sur,
O. R. Jones
J. H. Jones