

Amanda Haralson

Amanda Haralson Stover Trust

Lake Sam Rayburn 2025 Beachrock Drive Brookeland, Texas 75931

Phone: 409-489-3835 E-mail: [amandaharalson3@gmail.com](mailto:amandaharalson3@gmail.com)

March 14, 2019

Mr. Cris Thompson  
President of Board of Directors  
Lake Frog Pond Water Control and Improvement District No. 1  
PO Box 284  
Colmesneil, Texas 75938  
Via E-mail to: [Tcris77@yahoo.com](mailto:Tcris77@yahoo.com)  
[Tcris77@yahoo.com](mailto:Tcris77@yahoo.com)

Re: Offer to contribute 9.215 tract of land at north end of Lake Frog Pond to Lake Frog Pond Water Control and Improvement District No. 1

Dear Mr. Thompson:

With gratitude for the work of the board of directors and volunteers of the Lake Frog Pond Water Control and Improvement District and of the Property Owners Association, it is my desire to contribute a tract of land totaling 9.215 acres to the Lake Frog Pond Control and Improvement District No. 1 to assist the District in protecting the water quality in Lake Frog Pond. Property taxes of \$33.52 for 2018 have been paid in full.

There are three restrictions to the proposed gift:

- 1) Lake Frog Pond Water Control and Improvement pay one-half of the \$3,006.06 survey cost (\$1,503.03) with check made payable to Everett Griffith, Jr. & Associates Inc. and submitted to me at the address shown on this letterhead;
- 2) accept the gift by vote of the Board of Directors and in writing by March 31, 2019;
- 3) acknowledge, in donor recognition developed by Frog Pond Water Control and Improvement District No. 1, the appraised value of the tract given by Amanda Haralson and son Seth Haralson Stover in memory of parents and grandparents J. G. "Jim" Haralson, Jr. and Virginia Stephens Haralson, who constructed Lake Frog Pond about 1957.

Please feel welcome to contact me to discuss further.

Sincerely,

Amanda Haralson  
Trustee, Amanda Haralson Stover Trust

Attachments: Specialty Warranty Deed; Field Notes; and Survey Document  
Note: I will deliver a notarized deed to the meeting on Saturday, March 15.

# SPECIAL WARRANTY DEED

## NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: ~~December~~ <sup>March</sup> 12, 2018<sup>9</sup> (AH)

GRANTOR: Amanda Haralson, Trustee of the Amanda Haralson Stover Trust

### GRANTOR'S MAILING

ADDRESS: 2025 Beachrock Dr  
Brookeland, TX 75931

GRANTEE: Frog Pond Lake Water Control and Improvement District  
No. 1, a Texas Conservation and Reclamation District

### GRANTEE'S MAILING

ADDRESS: P.O. Box 818  
Colmesneil, Texas 75938

CONSIDERATION: TEN DOLLARS (\$10.00) and other good and valuable consideration.

### PROPERTY:

See attached Exhibit "A."

### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SAVE AND EXCEPT, and there is reserved under Grantor, all oil, gas, and other minerals in, on, and under and that may be produced from the above described property.

THE GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE GRANTEE HAS OR WILL HAVE THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY AND WILL CONDUCT SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE THE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY. THE GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT THE GRANTEE IS RELYING SOLELY UPON THE INSPECTION, EXAMINATION, AND EVALUATION OF THE PROPERTY BY GRANTEE AND THAT THE GRANTEE IS PURCHASING THE PROPERTY ON AN

"AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS (OTHER THAN THE LIMITED WARRANTY OF TITLE SET FORTH IN THIS DEED), WARRANTIES AND COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT IN A POSITION TO MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE PROPERTY. THE GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES, AND COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY BE DEEMED TO HAVE BEEN MADE OR GIVEN, BY THE GRANTOR. IN ADDITION, THE GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN BE ACCOMPLISHED THROUGH GRANTEE'S OR GRANTOR'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING OR ZONING PROCESS, IF ANY, OF THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED, OR ANY OTHER GOVERNMENTAL OR MUNICIPAL AUTHORITIES, BOARDS, OR ENTITIES. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED FROM THE TRANSACTION CONTEMPLATED HEREBY, AS ARE ANY WARRANTIES ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE, AND THAT THE GRANTOR HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT THAT THE PROPERTY NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY HEALTH, SAFETY, OR ENVIRONMENTAL STATUTE, CODE OR REGULATION OF THE UNITED STATES, STATE OF TEXAS, THE CITY OR COUNTY WHERE THE PROPERTY IS LOCATED, OR ANY OTHER AUTHORITY OR JURISDICTION.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise unto Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's 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, except as to the reservations from and exceptions to conveyance and warranty.

**GRANTOR:**


  
\_\_\_\_\_  
Amanda Haralson, Trustee of the  
Amanda Haralson Stover Trust

Exhibit "A" ~~AA~~

**AMANDA HARALSON STOVER TRUST  
9.215 ACRE TRACT  
W. CAMPBELL SURVEY, ABSTRACT NO. 9  
TYLER COUNTY, TEXAS**

BEING all that certain tract or parcel of land lying and situated in Tyler County, Texas, out of the W. CAMPBELL SURVEY, ABSTRACT NO. 9, and being a part or portion of that certain tract described in a deed from Amanda Haralson Stover to Amanda Haralson Stover, Trustee dated October 30, 1992 and recorded in Volume 535 on Page 11 (and Volume 535, Page 20) of the Deed Records of Tyler County, Texas to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of that certain 1.18 acre tract described as Tract 1-B in a deed from Amanda Haralson, Trustee of the Amanda Haralson Stover Trust to Thornberry Family Partnership dated June 1, 2018 and recorded in Volume 1195 on Page 45 of the Deed Records of Tyler County, Texas and an angle corner of the East right-of-way line of F.M. Highway No. 3065 (right-of-way width varies), a point for corner witnessed by a ½" rod bearing S10° 49' 58" E, at 145.34 feet;

THENCE six calls with the East right-of-way line of the said F.M. Highway No. 3065 as follows:

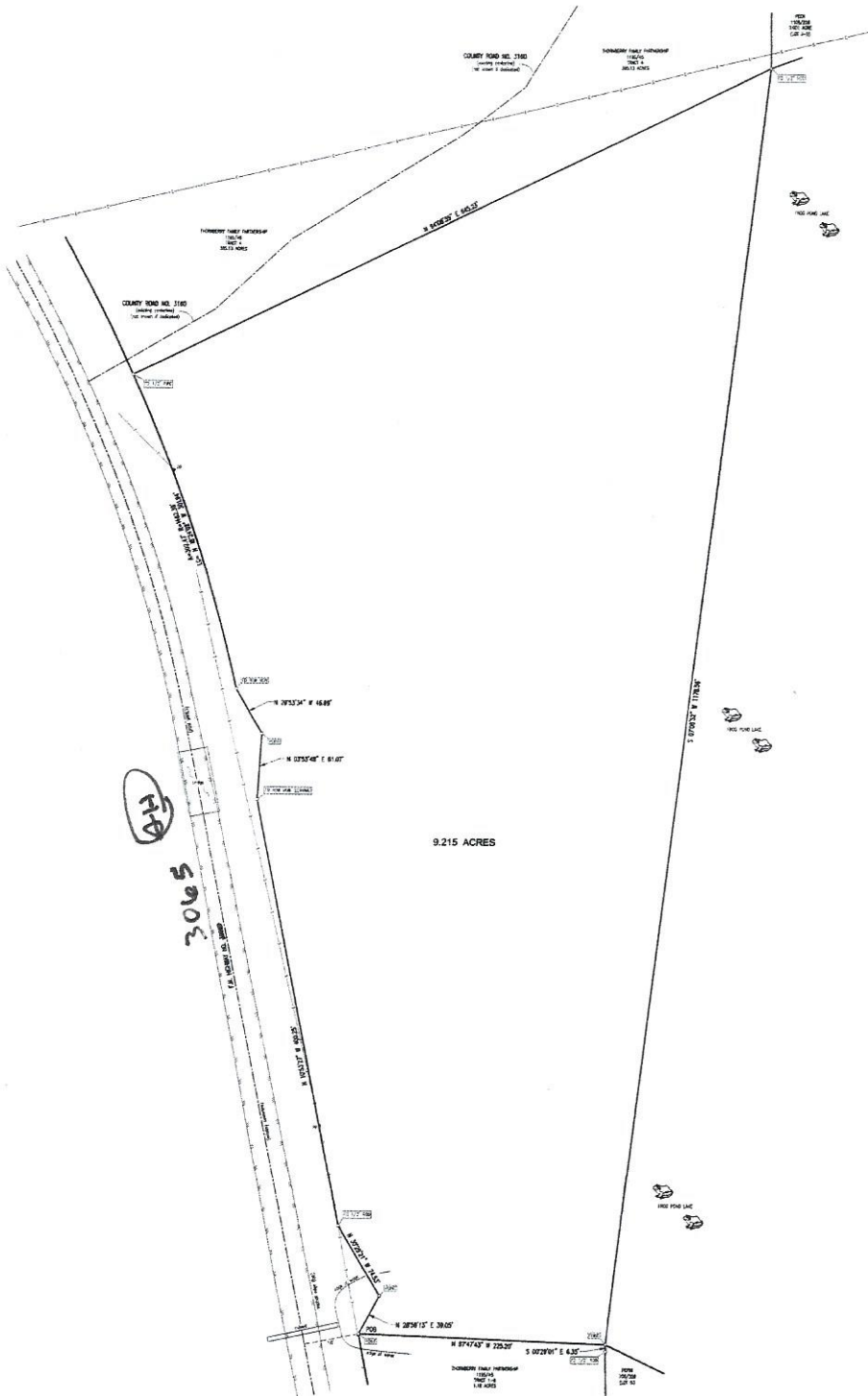
- (1) N 28° 58' 13" E 39.05 feet, a point for corner (under water);
- (2) N 30° 29' 21" W 74.53 feet, a ½" rod found for corner;
- (3) N 10° 53' 27" W 400.25 feet, a concrete right-of-way monument found for corner;
- (4) N 03° 53' 48" E 61.07 feet, a point for corner (under water);
- (5) N 29° 53' 34" W 46.69 feet, a concrete right-of-way monument found for corner at the beginning of a curve;
- (6) Northwesterly with a 03° 51' 54" curve to the left (Central Angle = 11° 41' 26" Radius = 1482.39 feet with Long Chord Bearing and Distance = N 18° 24' 02" W 301.94 feet), at 302.47 feet the Southwest corner of that certain 385.13 acre tract described as Tract 4 in a deed from Amanda Haralson, Trustee of the Amanda Haralson Stover Trust to Thornberry Family Partnership dated June 1, 2018 and recorded in Volume 1195 on Page 45 of the Deed Records of Tyler County, Texas, a ½" pipe found for corner;

THENCE N 64° 08' 35" E with a South boundary line of the said 385.13 acre tract, at 645.23 feet the recognized Southwest corner of Lot J-5 of FROG POND LAKE, an unrecorded subdivision, said Lot J-5 being found of record to Daniel C. Peck, et al in Volume 1108 on Page 256 of the Deed Records of Tyler County, Texas, a ½" rod found for corner;

THENCE S 07° 08' 52" W with Frog Pond Lake and severing the aforesaid referred to Amanda Haralson Stover Trustee tract, at 1178.56 feet the Northeast corner of the aforesaid 1.18 acre tract and the Northwest corner of the aforesaid Peppin tract (Lot 53), a point for corner witnessed by a ½" rod bearing S 00° 29' 01" E 6.35 feet;

THENCE N 87° 47' 43" W with the North boundary line of the said 1.18 acre tract, at 225.20 feet the POINT AND PLACE OF BEGINNING and containing 9.215 acres of land, more or less.

Basis of Bearings: A Southwest boundary line of a survey prepared by Goodwin-Lasiter for the Amanda Haralson property (Northeast right-of-way line of F.M. Highway No. 3065). Survey call - N 53° 01' 39" W 526.39' - found row monuments 526.38' apart.



9.215 ACRES

3065  
 (A19)

PLAT IS BLANKED  
 A BURNED SECTION HAS BEEN REMOVED BY RECORDS OFFICE FOR THE  
 REASON IT WAS NOT RECORDED PROPERLY. THE ORIGINAL RECORD IS  
 ON FILE IN THE OFFICE OF THE COUNTY CLERK, TYLER COUNTY, TEXAS.

**EVERETT GRIFFIN, JR. & ASSOCIATES, INC.**  
 ★ LEGEND ★  
 SCALE: 1" = 50'  
 know what's below.  
 Call before you dig.  
 408 NORTH THIRD STREET LURKIN, TX 75001

EVERETT GRIFFIN, JR. & ASSOCIATES, INC.  
 Engineering and Surveying  
 Michael G. Parker (Signature in blue ink)  
 Registered Professional Land Surveyor No. 4327  
 408 North Third Street  
 Lurkin, Texas 75001  
 (940) 834-8818  
 November 30, 2018

SEE ATTACHED FIELDNOTES

		AMANDA HARALSON STOVER TRUST	
		9.215 ACRE TRACT W. CAMPBELL SURVEY, ABSTRACT NO. 6 TYLER COUNTY, TEXAS	
ENGINEERS - SURVEYORS <b>Everett Griffin, Jr. &amp; Associates Inc.</b> 408 NORTH THIRD STREET LURKIN, TEXAS 75001 TEXAS ENGINEERING PROFESSIONAL #11187	DESIGNED BY: TUPPING CHECKED BY: PNEIF SURVEYED BY: A. J. TRAVIS, D. R. DAVIS	DRAWN BY: ATWOOD CALCULATED BY: ATWOOD DATE: 11/30/18 SHEET NO.: 2000011	DRAWING NO. 1 OF 1