

1701732

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: September 13, 2016

GRANTOR: DLM Family Investments, L.P., a Texas Limited Partnership

GRANTOR'S MAILING ADDRESS: P.O. Box 418
Montague, Texas 76251

GRANTEE: Montague County

GRANTEE'S MAILING ADDRESS: _____
Montague, Texas 76251

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration receipt of which is hereby acknowledged.

PROPERTY:

All my undivided interest in and to the following property:
BEING 0.0804 ACRES OF LAND, MORE OR LESS, AND BEING THE NORTHWEST ONE-HALF OF LOTS 13 AND 14, BLOCK 25, ORIGINAL TOWNSITE OF RINGGOLD, MONTAGUE COUNTY, TEXAS, ACCORDING TO PLAT OF SAME OF RECORD IN CABINET B VOLUME 4 PAGE 173, PLAT RECORDS OF MONTAGUE COUNTY, TEXAS, AND BEING A PART OF THE TRACTS CONVEYED TO DLM FAMILY INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP BY WARRANTY DEED OF RECORD IN VOLUME 763, PAGE 108, OFFICIAL PUBLIC RECORDS OF MONTAGUE COUNTY, TEXAS, AND CONTAINING 3,500 SQUARE FEET OF 0.0804 ACRES OF LAND, MORE OR LESS.


RESERVATIONS FROM CONVEYANCE:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent for that and prior years due to change inland usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns 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.

1 of 2


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

EXECUTED this 7th day of ~~September~~ March, 2017, 2016.

David A. Fenoglio
DLM Family Investments, L.P.

(Acknowledgment)

THE STATE OF TEXAS)

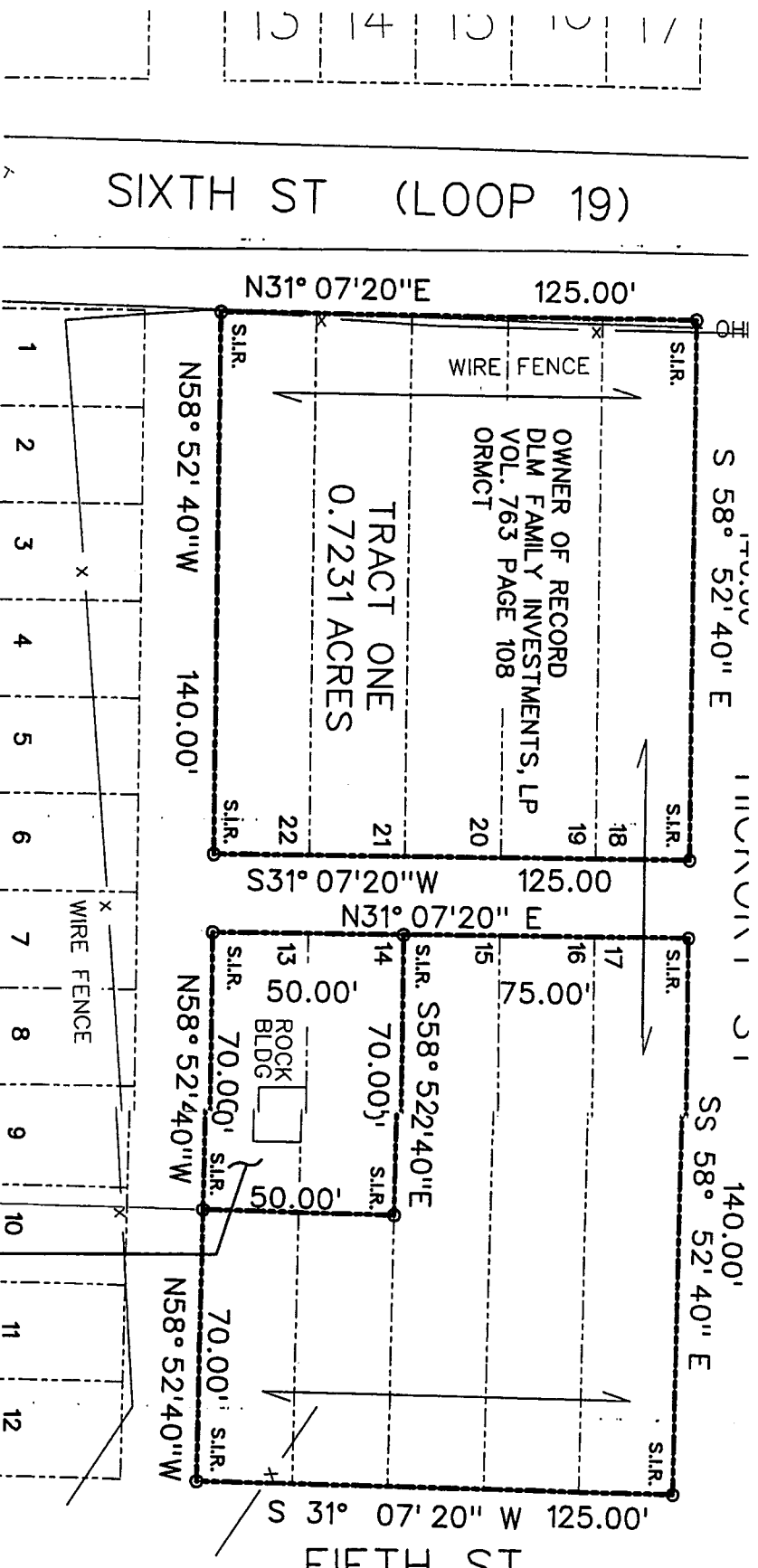
COUNTY OF Montague)

This instrument was acknowledged before me on the 1 day of ~~September~~ March, 2017, by David A Fenoglio of DLM Family Investments, L.P., a Texas Limited Partnership.



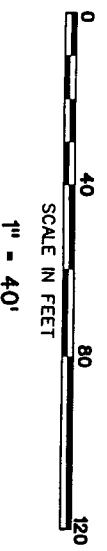
Denise Harpool
Notary Public, State of Texas

2 of 3
~~DAF~~

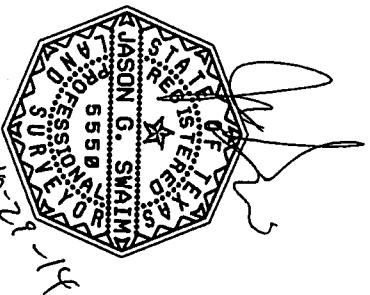
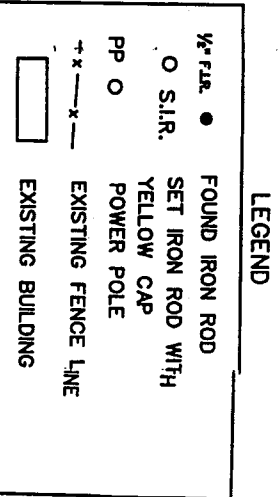


ORIGINAL TOWNSITE RINGGOLD
 MONTAGUE COUNTY, TEXAS
 PLAT CABINET B VOL. 4 PAGE 173
 PRMCT

TRACT TWO
 0.0804 ACRES
 OWNER OF RECORD
 DLM FAMILY INVESTMENTS, LP
 VOL. 763 PAGE 108
 ORMCT



NOTES:
 1. BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, ND 1983, USING GEOID 12A (CONUS)
 2. PREPARED WITHOUT BENEFIT OF TITLE POLICY



PREPARED BY:
 SWAM ENGINEERING & SURVEYING
 CONTACT: JASON G. SWAM
 ADDRESS: 506 N MASON ST
 BOWIE, TEXAS 76230
 PHONE: (817) 879-5272

LEGAL DESCRIPTION TRACT ONE
 BEING 0.7231 acres of land, more or less, and being all of Lots 15, 16, 17, 18, 19, 20, 21, and 22, and the southeast one-half of Lots 13 and 14, Block 25, Original Townsite of Ringgold, Montague County, Texas, according to plat of some of record in Cabinet B Volume 4 page 173, Plat Records of Montague County, Texas, and being a part of the tracts conveyed to DLM Family Investments, LP, a Texas Limited Partnership by Warranty Deed of record in Volume 763 Page 108, Official Public Records of Montague County, Texas, and containing 31,500 square feet or 0.7231 acres of land, more or less.

LEGAL DESCRIPTION TRACT TWO
 BEING 0.0804 acres of land, more or less, and being the northwest one-half of Lots 13 and 14, Block 25, Original Townsite of Ringgold, Montague County, Texas, according to plat of some of record in Cabinet B Volume 4 page 173, Plat Records of Montague County, Texas, and being a part of the tracts conveyed to DLM Family Investments, LP, a Texas Limited Partnership by Warranty Deed of record in Volume 763 Page 108, Official Public Records of Montague County, Texas, and containing 3,500 square feet or 0.0804 acres of land, more or less.

BOUNDARY SURVEY
 OF
 TRACT ONE
 0.7231 ACRES
 & SE/2 OF LOTS 13 & 14,
 BLOCK 25
 ORIGINAL TOWNSITE
 RINGGOLD
 AND
 TRACT TWO
 0.0804 ACRES
 NW/2 OF LOTS
 13 & 14, BLOCK 25
 ORIGINAL TOWNSITE
 RINGGOLD
 MONTAGUE COUNTY TX

Old Jail in Ringgold

I first learned about the old jail in 2013 from Johnny Reynolds after a fire in the old downtown area. It was still snake season at that time so it would be better to check it out in the winter time. William Moore call me one day that winter when the weather was very cold and ask if I knew about the jail, I told him that I had heard about it but had not visited as of that time but the weather was due to improve and it would be visited and photos taken. February 12th of 2014 the jail was visited, pictures taken and drawings made. This data was then sent to William Moore to put on his website dealing tiny jails of Texas.

The task then was finding out who owned the property and if it could be saved from further damage as saved as a historic site. It was found that David Fenoglio was the owner and was very intrigued that an old jail was on the property. He stated that he would be willing to donate it to the Montague County Historical Commission or the County of Montague. Tommie Sappington was approached to see if the County would be agreeable to accept the old jail or for it to be deeded to the Historical Commission and to furnish inmate labor to clean the area. He suggested checking with the County attorney to see if the County or the Historical Commission would be better as owners of the jail. It was decided that the County would be. David Fenoglio offered to pay for the survey and it was done on 28 October 2014.

In looking for historical information on the jail Bill Rushing was contacted and he remembered playing in it about 1934 when he was a very young boy. The key to the jail was kept in the Hawkins Hardware store. He did not remember it being used.

After talking to Jerry Walker the date of construction seems to be about 1921 to 1922 while W.J. (Jeff) Cromwell was Constable the first time, he later served 1931 to 34 and 1937 and 38. The story is told that W. J. had determined that a man named Blue Jones was intoxicated and put him in the jail the only problem was that not latching system had been provided. Blue informed W.J. that he would help him make the jail more secure. The Justice of Peace records for the Ringgold area has not been located as of this time so more usage is not known.

Roger Ellis, superintendent suggested that I should ask the school board to donate all 5 lots to the county that is in front of jail and they approved it.

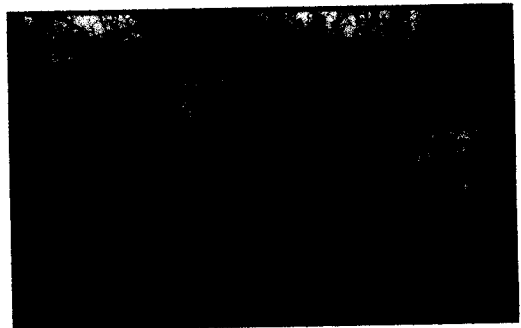
Mark Murphy Commissioner for Prc #3 has cleaned on the site a couple of times and spread a gravel drive down to the jail.

Two different tours have included the jail in their agenda, the first was a 2½ hour tour of Ringgold hosted by Kelly Campbell at the RFD dinner in 2016 and the second was tour of west and north Montague County by the Montague County Historical Commission also in 2016. Both time members of the tour walked to the jail and expressed great interest.

Old Ringgold Calaboose

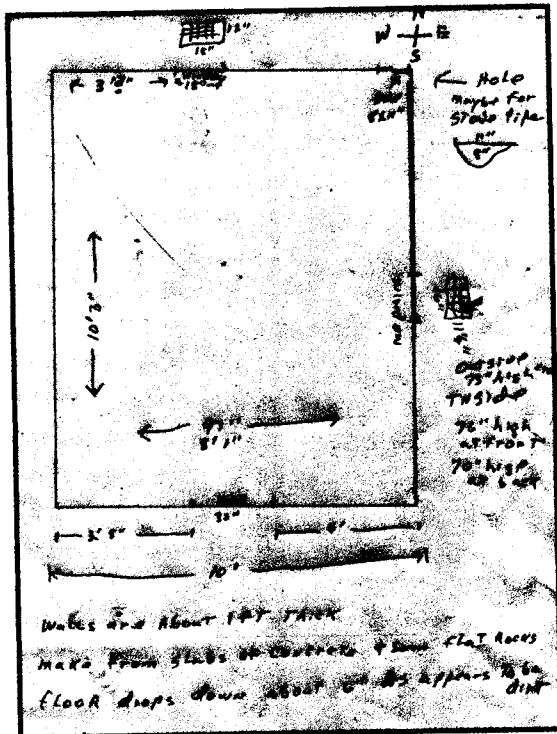
By
William Moore

This unusual calaboose is located in the downtown area of Ringgold Texas (Montague County) just off Loop 19 in an area that used to be an alley between two streets. At the time it served as a jail it was across the street from the McCall Company hardware store that faced Main Street and was owned by Will Hawkins and others. The key to the jail was kept in the store, and it is believed that it was lost in 1939 when the store was razed by fire. According to local historian Max Brown,



fires in the town of Ringgold were a fairly common occurrence. The age of this jail is not known, but the date 1934, carved in the west wall, suggests it was still in use during the early part of the 1930s. Local resident Bill Rushing remembers climbing on top of the jail sometime in the late 1930s after it was no longer used as a jail. His maternal grandfather, William Hawkins, was the town Marshall during the 1920s and he told Bill that the majority of people who spent time there were arrested for minor infractions such as public intoxication, fighting, and

disturbing the peace. The town of Ringgold was founded in 1891 and by 1900 it was booming due to cattle, farming, and some oil production. A local jail was needed to house some of the more rowdy residents of the town and transients passing through for work.



Local resident Max Brown visited the calaboose and took photographs and measurements. It is 8 feet 1 inch across the front and 10 feet 3 inches on each side (82.8 square feet). The height from the ground to the roof is 73 inches. The walls were made using a combination of mostly concrete slabs with a small amount of local limestone added to the mix. The roof is concrete and was made using the poured in place method. The only door is centered on the front wall and measures 32 inches wide. There are two small windows with round metal bars. They were placed on the north and east walls. The window on the north wall measures 12 inches by 18 inches, and the window on the east wall measures 11.5 inches by 16 inches, and they

are embedded in the wall matrix. The height from the ground to the top of the building is 73 inches. The floor is dirt and below ground level. Inside, it varies from 76 inches below the ceiling in the front to 70 inches below the ceiling at the back. There is no evidence that the jail had a wood floor or other amenities such as plumbing or electricity. The walls are approximately one foot thick. There is a hole in the northeast corner that measures 8 inches by 11 inches and is irregular in shape. The purpose for this opening is not known, but Mr. Brown

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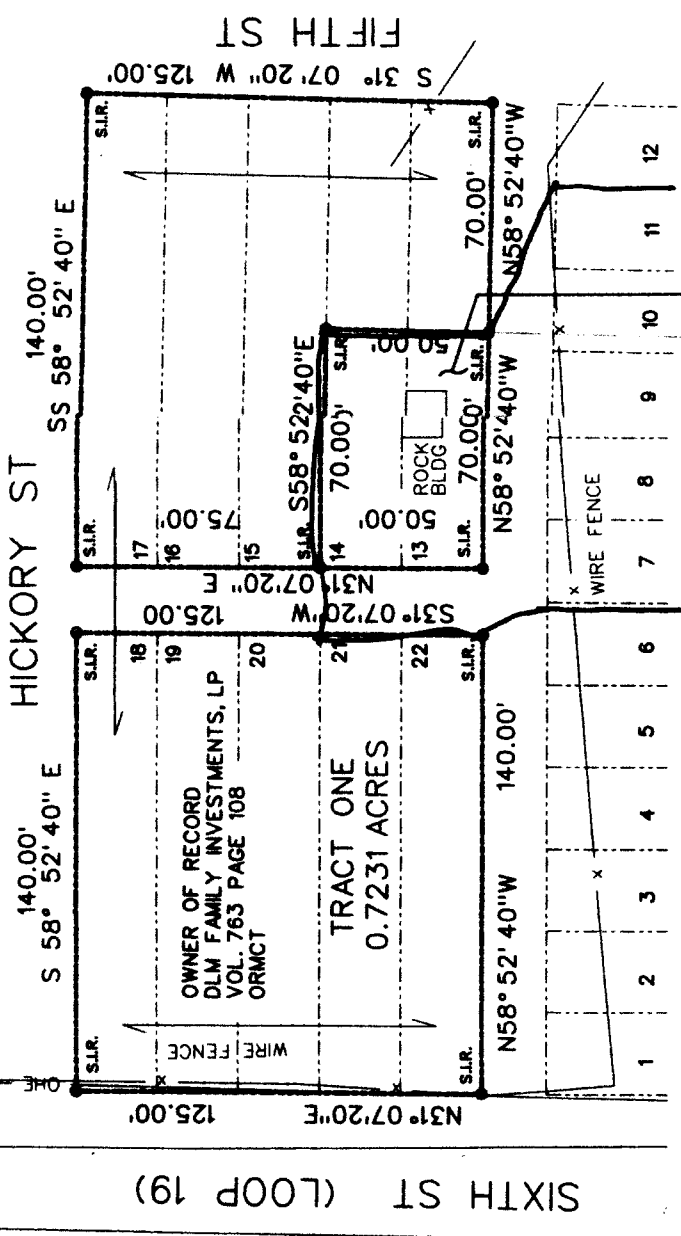
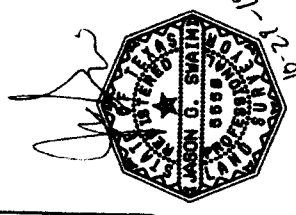
LEGAL DESCRIPTION TRACT TWO

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**BOUNDARY SURVEY
OF
TRACT ONE
0.7231 ACRES
ALL LOTS 15 THRU 22
& SE/2 OF LOTS 13 & 14
BLOCK 25
ORIGINAL TOWNSITE
RINGGOLD
AND
TRACT TWO
0.0804 ACRES
NW/2 OF LOTS
13 & 14, BLOCK 25
ORIGINAL TOWNSITE
RINGGOLD**

**MONTAGUE COUNTY, TX
OCTOBER 28, 2014**

PREPARED BY:
SWAM ENGINEERING & SURVEYING
CONTACT: JASON G. SWAIM
ADDRESS: 508 N MASON ST
BOWIE, TEXAS 78230
PHONE: (940) 872-5075



**TRACT TWO
0.0804 ACRES**
OWNER OF RECORD
DLM FAMILY INVESTMENTS, LP
VOL. 763 PAGE 108
ORMCT

**ORIGINAL TOWNSITE RINGGOLD
MONTAGUE COUNTY, TEXAS
PLAT CABINET B VOL. 4 PAGE 173
PRMCT**

LEGEND

- W.P.A. ● FOUND IRON ROD
- O S.I.R. SET IRON ROD WITH YELLOW CAP
- PP ○ POWER POLE
- - - EXISTING FENCE LINE
- EXISTING BUILDING

- NOTES:**
1. BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, ND 1983, USING GEOID 12A (CONUS)
 2. PREPARED WITHOUT BENEFIT OF TITLE POLICY
 3. SES PROJECT NO. 14084 RINGGOLD JAIL SITE



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DEED WITHOUT WARRANTY

STATE OF TEXAS

COUNTY OF MONTAGUE

§
§
§

KNOW ALL MEN BY THESE PRESENTS THAT:

Grantor: The Goldburg Independent School District

Grantor's Address: 468 Prater Road, Bowie, Texas 76230

Grantee: Montague County

Grantee's Address: P. O. Box 475, Montague, Texas 76251

Property: Lots 7 – 11, Block No. 25, Original Town Ringgold, Montague County, Texas;

WHEREAS, Grantor owns an interest in the above described real property, and

WHEREAS, the Board of Trustees of the Goldburg Independent School District have, by motion and vote, authorized the transfer of such property to grantee.

THEREFORE, IN CONSIDERATION OF THE PREMISES, the covenants, if any, set forth below and the sum of ten and more dollars paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Goldburg Independent School District, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, to the County of Montague, the above described real property, subject to the following terms, reservations, restrictions and conditions:

- (1) This conveyance is subject to all valid restrictions, covenants, conditions, rights-of-way, easements and other reservations, if any, affecting the above described property.
- (2) This conveyance is made, and Grantee accepts the same WITHOUT WARRANTY OF TITLE, either express or implied.
- (3) Grantee accepts the property herein conveyed "AS IS" AND WITH ALL FAULTS.

Subj: **Montague: CHCs owning property**
Date: 4/5/2017 4:23:03 P.M. Central Daylight Time
From: Amy.Hammons@thc.texas.gov
To: wandaletsgo@gmail.com, mbrown99@aol.com
CC: April.Garner@thc.texas.gov, Candice.McClendon@thc.texas.gov

To all,

Please read the CHC state statute—Texas Local Government Code, Chapter 318—that enables county commissioners courts to establish a CHC and also gives parameters for the CHC.

One excerpt: The commission shall make recommendations to the commissioners court and the Texas Historical Commission concerning the acquisition and designation of property, real or personal, that is of historical or archeological significance.

Many CHCs manage county-owned historic property. The degree to which these situations are successful depends on the individuals involved—are they attentive to building needs and are they able to oversee building maintenance—and the budget provided by county to care for buildings.

Pecos CHC is the one off the top of my head that appears to do a good job; they manage 3 county-owned historic properties. This is a new chair but if he doesn't know, he can refer you to the Hayters who formerly served as CHC chairs.

Ernest	Woodward	HC 73 Box	McCamey	79752	432 -	432 -	ewoodward@bigbend.net
					395-	638-	
					2262	2263	

Amy

Amy Hammons
CHC Outreach Coordinator
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711
512.475.2692
www.thc.texas.gov



TEXAS HISTORICAL COMMISSION
real places telling real stories

From: April Garner
Sent: Wednesday, April 5, 2017 3:17 PM
To: Amy Hammons <Amy.Hammons@thc.texas.gov>
Cc: wandaletsgo@gmail.com; mbrown99@aol.com
Subject: CHCs owning property

Sunday, April 23, 2017 AOL: MBrown99