

The Commissioners' Court in and for Sabine County, Texas, met in special session, December 11th, 1930, and passed the following resolutions: with the following members being present to-wit: R. H. Dent, County Judge, E. J. McGown, Commr. Prec. No. 1, J. A. Hyden, Commr. Prec. No. 2, D. J. Edgar, Commr. Prec. No. 3, J. E. Minton, Commr. Prec. No. 4, Mrs. Berta Harper, County Clerk, and E. B. Smith, Sheriff.

Whereas it becomes necessary under the acts of the 40th legislature first called session, page 194, that in order to establish the price of \$1.00 a day as an allowance for convicts in the payment of fine by remaining in jail or to work on public roads, or poor farm, for the County, to have and exercise control land designated as a poor farm, and;

Whereas, without a poor farm the county would be governed by Article 793 of the Code of Criminal Procedure providing \$3.00 a day and providing further that unless the county owned or controlled a tract of land, designated as a poor farm, there would be no authority on the part of the Commissioners' court to work convicts in payment of fine. Therefore, be it resolved, by the Commissioners' court in special session assembled that a contract be entered into where in Sabine County, by and through its Commissioners' court leases from E. P. Padgett a certain tract of land, and designate same as a County Poor Farm, which is described in contract of this date for the period of one year or longer if necessary and providing the terms and conditions under which said land is secured and controlled.

It is therefore ordered, by the court that the sheriff of Sabine County, is hereby authorized and directed to place guards over all convicts who have unpaid misdemeanor fines, and have them perform manual labor under the direction of the Commissioners' court. The amount allowed for guard duty is \$2.50 per day. For each guard provided that more than one is employed and provided that further that if a guard carried convicts in a vehicle furnished by himself he shall be allowed reasonable expenses for such vehicle.

No further business at this time, court is adjourned.

R. H. Dent, County judge.

LEASE:

E. P. PADGETT
TO
SABINE COUNTY, TEXAS.

Filed for record December 11th, 1930, at 5 O'clock P.M.

The State of Texas
County of Sabine

Know all men by these presents; that Whereas, E. P. Padgett of
the State and County aforesaid, party of the first part for and

in consideration of the sums and conditions hereinafter mentioned, does by these presents lease
and convey to Hon. R. H. Dent, County Judge, of said County and E. J. McEown, County Commission-
er Precinct No. 1, J. A. Hyden, County Commissioner, Precinct No. 2, J. B. Edgar, County Com-
missioner Precinct No. 3, and J. E. Minton, County Commissioner Precinct No. 4, all of Sabine
County, Texas, parties of the second part; and their successors in office; for and in con-
sideration of the sum of Fifteen Dollars, to be paid to the said E. P. Padgett, by the County
of Sabine, every three months during the term of this lease, and for and inconsideration of
the above sum the said E. P. Padgett hereby grants, leases and conveys to Sabine County, Texas,
the following described tract of land, to-wit:

Beginning on the public road leading in a northern direction from Hemphill, Texas, to
what is known as the Collier place about two miles north of Hemphill, Texas, at a corner on
said road and on the east side of said road where the west line of the tract of land owned by
the said Padgett and the same being part of the Nellie Brown 100 acre tract situated on and

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part of the Joseph Walker League, in Said County and State, thence in a northern direction with the meanders of said public road to the corner of the eastside of said road where the line of the Goodrich 19½ acres the same being the north line intersects said road and fixes the north east corner of the said Goodrich 19½ acres and where said line would cross said public road thence due east to the Hedford land and the east line of the land belonging to the said Padgett on said Nellie Brown 100 acres. Thence in a southern direction to the Southeast corner of said Nellie Brown Brown, 100 acres tract and thence west on the South line of said 100 acre tract to the place of beginning, and containing about 20 acres.

The purpose of this lease is to convey to Sabine County, Texas, what is designated in the Statute Laws of said State as a Poor Farm, or work house on said land and use the same for the purpose of working, keeping and containing what is known as the County Misdemeanor convicts in the payments of fines and contempt of court with all and every right, privileges and possession of said land conveyed to and placed in the absolute control of the Commissioners's court of said County in accordance with the present laws of said State or such other laws as may be passed by the Legislature of said State authorizing the management and control of said convicts heretofore convicted or that may be hereafter convicted, in the same manner as though said County owns said land in fee simple during the term of this lease.

The term of this lease is for at lease one year and maybe extended for twenty years upon the condition that the County of Sabine, pays to said E. P. Padgett, his heirs and assigns, the sum of fifteen Dollars, every three months for the use and occupation of said land, and it is further agreed that all crops raised on said land and all improvements, made by the county on said land shall be and belong to said County during the term of this lease, and the said E. P. Padgett shall have absolutely no control or management of the thing except such as may be conveyed to him by the Commissioners court of said county.

In testimony whereof, we have hereto set our hands and set our seals to the foregoing lease and the said E. P. Padgett has adced his due and legal acknowledgment to this lease on this the 11 day of December, 1930.

E. P. Padgett.

The State of Texas
County of Sabine

Before me, the undersigned authority, in and for said County and State on this day personally appeared E. P. Padgett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 11 day of Dec. A. D. 1930.

(L.S.)

R. H. Dent, County Judge,
Sabine County, Texas.