

DEDICATION OF ROAD EASEMENT

THE STATE OF TEXAS)
COUNTY OF TYLER

THAT Kenneth Lewis, hereinafter called GRANTOR for and in consideration of the sum of One and No/1 00 (\$1.00) dollars, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto THE PUBLIC and to the COUNTY COMMISSIONERS OF TYLER COUNTY, TEXAS, PRECINCT NO. 4, the FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY ACROSS A CERTAIN TRACT OF LAND SITUATED IN TYLER COUNTY, TEXAS, described as follows, to-wit:

(SEE ATTACHED)

Right-of-way of the road as described in the attached "Exhibit", known as CR4638; also known as _____ may be widened to 50ft as required by the specifications of the County of Tyler.

For the same consideration, Grantor does further grant, bargain, sell and convey unto the Grantee the right to grade, excavate and use the soil from said right-of-way to construct and repair said road; the right to surface the same with any material Grantee deems suitable for the purpose; the right to install or construct all bridges, cattle gaps, culverts, gates, drainage ditches and other facilities necessary or desirable in the maintenance of said road; and the right to cut any timber located upon said right-of-way, and to use or remove the same.

Hereby granting free ingress, egress, regress to and for the said Grantee, their successors, heirs and assigns and their tenants, by foot, wagon, automobile and other vehicles as by them shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said way, in common with us, our heirs and assigns, and our tenants.

TO HAVE AND TO HOLD all and singular the said rights and privileges aforesaid to the said Grantee, their successors, heirs and assigns, to their proper use and behalf, in common with us, our heirs and assigns, and our tenants.

WITNESS our hands this 30 day of April, 2018

STATE OF TEXAS

COUNTY OF TYLER

Before me, the undersigned authority, on this day personally appeared **KENNETH LEWIS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to that **he** executed the same for the Purpose and consideration therein expressed.

Given under my hand and seal of office this **30th day of April , 2018**

Mary D. Walters

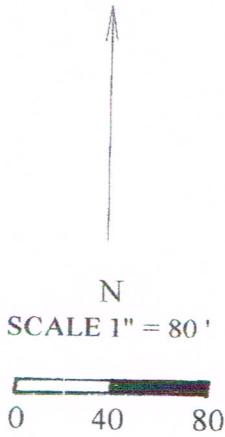
Notary Public in and for the State of Texas

ADDRESSES:

GRANTOR:
Kenneth Lewis
POB 297
Fred, TX 77616



GRANTEE:
Tyler County, Precinct # 4
205 N. Charlton St.
Woodville, TX 75979



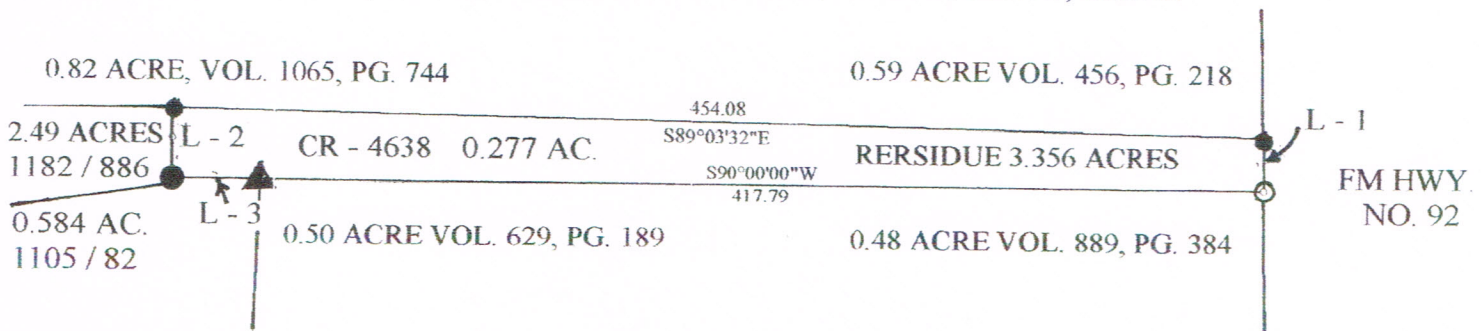
NOTE:

- = 1/2" IRON ROD FOUND
- ▲ = 1 1/2" ANGLE IRON FND.
- = 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221".
- = 1/2" PIPE FOUND

LINE TABLE

- L - 1 = S 0-31-42 E 22.89'
- L - 2 = N 0-06-19 W 30.35'
- L - 3 = WEST 36.39'

JOHN NOWLIN SURVEY, ABSTRACT NO. 483, TYLER COUNTY, TEXAS.



STATE OF TEXAS)(
 COUNTY OF TYLER)(

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FIELD NOTES DESCRIBING A 0.277 ACRE OF LAND BEING THE RESIDUE OF A 3.356 ACRE TRACT OUT OF AND A PART OF THE JOHN NOWLIN SURVEY, ABSTRACT NO. 483, AND BEING OUT OF AND A PART OF A 10.06 ACRE TRACT CONVEYED TO C. B. DRAKE BY SOUTHWESTERN SETTLEMENT AND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOLUME 119, PAGE 141 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS AND SAID 3.356 ACRE TRACT TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 1105, PAGE 82 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS.

BEGINNING AT A 1/2" PIPE FOUND AT THE NORTHEAST CORNER OF A 0.48 ACRE TRACT, RECORDED IN VOLUME 889, PAGE 384 AND IN THE EAST LINE OF SAID RESIDUE AND WEST RIGHT OF WAY LINE OF FM HWY 92 AND SOUTHEAST CORNER OF CR-4638.

THENCE WEST WITH THE NORTH LINE OF SAID 0.48 ACRE AND SOUTH LINE OF SAID RESIDUE AND COUNTY ROAD CR - 4638 PASSING A 0.50 ACRE TRACT, RECORDED IN VOLUME 629, PAGE 189 AND AT A DISTANCE OF 417.79 FEET TO A 1 1/2" ANGLE IRON AT THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT AND NORTHEAST CORNER OF A 0.584 ACRE TRACT, RECORDED IN VOLUME 1105, PAGE 82 OF SAID DEED RECORDS. THIS LINE CALLED WEST 417.00 FEET IN SAID DEED OF RECORD.

THENCE WEST CONTINUING WITH SAID COUNTY ROAD AND NORTH LINE OF SAID 0.584 A DISTANCE OF 36.39 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" AT AN ANGLE IN NORTH LINE OF SAID 0.584 ACRE TRACT AND SOUTHWEST CORNER OF SAID COUNTY, ROAD. THIS LINE CALLED SAME IN SAID DEED OF RECORD.

THENCE N 0 DEG. 06 MIN. 19 SEC. W WITH THE MOST NORTHERN EAST LINE OF A 2.49 ACRE TRACT, RECORDED IN VOLUME 1182, PAGE 886 OF THE OFFICIAL PUBLIC RECORDS AND WEST LINE OF SAID COUNTY ROAD A DISTANCE OF 30.35 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID COUNTY ROAD AND IN THE SOUTH LINE OF A 0.82 ACRE TRACT, RECORDED IN VOLUME 1065, PAGE 744 OF SAID DEED RECORDS. THIS LINE CALLED SAME IN SAID DEED OF RECORD.

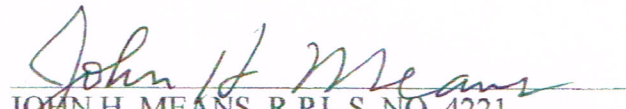
THENCE S 89 DEG. 03 MIN. 32 SEC. E WITH THE SOUTH LINE OF SAID 0.82 ACRE TRACT AND NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD PASSING THE SOUTHEAST CORNER OF SAID 0.82 ACRE TRACT AND SOUTHWEST CORNER OF A 0.59 ACRE TRACT, RECORDED IN VOLUME 456, PAGE 218 OF SAID RECORDS AND AT A DISTANCE OF 454.08 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ROAD AND SOUTHEAST CORNER OF SAID 0.59 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY. THIS LINE CALLED N 89 DEG. 03 MIN. 32 SEC. W 454.00 FEET IN SAID DEED OF RECORD.

THENCE S 0 DEG. 31 MIN. 42 SEC. E WITH THE DIVISION LINE BETWEEN SAID COUNTY ROAD AND SAID HIGHWAY A DISTANCE OF 22.89 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.277 ACRE OF LAND; THIS LINE CALLED SAME IN SAID DEED OF RECORD.

THIS TRACT HAS ACCESS TO AND FROM FM HIGHWAY 92 A DEDICATED ROADWAY. BEARING ARE IN RELATION TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD CR - 4638 CALLED WEST IN SAID 0.48 ACRE DEED. THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED WITH A PLAT BASED ON THIS SURVEY.

SURVEYED APRIL 2018, BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

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FIRM REGISTRATION NO. 10022300

