

**IN THE COMMISSIONERS COURT  
OF  
TYLER COUNTY, TEXAS**

**DEDICATION OF PUBLIC INTEREST IN ROAD OR RIGHT-OF-WAY**

STATE OF TEXAS            §  
  §            KNOW ALL BY THESE PRESENTS  
COUNTY OF TYLER        §

TO THE COMMISSIONERS COURT OF TYLER COUNTY, TEXAS:

Date: Effective May 31, 2022

GRANTORS:                               Lance Seamans, Larry Seamans, and Sammie  
  Seamans

GRANTORS' MAILING ADDRESS:       4600 CR 2780  
  Colmesneil, TX 75938

**PROPERTY DESCRIPTION:**

147.66 acres, more or less, out of the A.G. Parker Survey, A-28, Tyler County, Texas, conveyed in that certain deed to Larry Seamans et al, and recorded in Vol. 1053 Page 729 of the Official Public Records of Tyler County, Texas.

**DESCRIPTION OF ROAD OR RIGHT-OF-WAY:**

.668 acres. See attached Exhibits A & B.

GRANTORS, the owner of the real property described herein, pursuant to Texas Transportation Code, §281.001, et seq., have granted and dedicated and do hereby grant and dedicate to the County of Tyler for public use as a road and right-of-way situated the described property, as more specifically described in Exhibit A (inclusive of existing county road dedication) for the purpose of access and travel, over, through and across same by the public in general, but for no other purpose, a road right-of-way as more specifically described in Exhibit B. Grantor acknowledges that an irrevocable public interest in the road and right-of-way will be acquired by

the Commissioners Court's acceptance hereof and recording of same in the minutes of said Court and the Deed Records of Tyler County. Grantor hereby waives personal and written notice of the said Commissioner's Court action with respect to this Dedication. This dedication is subject to all matters of record.

Grantors reserve unto their heirs, successors, and assigns a grazing easement, including the rights of ingress and egress, under any bridge or elevated portion of the roadway herein described. Provided however, this easement does not exclude access by the county or its agents necessary to repair and maintain the roadway.

GRANTORS:

\_\_\_\_\_  
SAMMIE SEAMANS

\_\_\_\_\_  
LANCE SEAMANS

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF TYLER**

BEFORE ME, the undersigned authority, on this date personally appeared Sammie Seamans, 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 expressed, and in the capacity stated.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**STATE OF TEXAS**

**COUNTY OF TYLER**

BEFORE ME, the undersigned authority, on this date personally appeared Lance Seamans, 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 expressed, and in the capacity stated.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT A

OGDEN SURVEYING LLC

685 COUNTY ROAD 2050, WOODVILLE TEXAS 75979 (409) 283-2033 FIRM NO. 10000800

0.668 Acre ROW Easement  
A. G. Parker Survey A-28  
Tyler County Texas

Field note description of a 0.668 acre right of way easement situated in the A. G. Parker Survey Abstract 28, Tyler County Texas and being a part of a called 147.66 acre tract conveyed to Larry W. Seamans, Sammie L. Seamans and Lance Seamans by deed recorded in Volume 1053 Page 729 Official Public Records Tyler County (OPRTC). The said 0.668 acre right of way easement being more particularly described as follows;

*Bearings are based on the south line of an 8 acre tract (a part of said Seamans called 149.66 acre tract) and called for in said V-1053 P-729 Official Public Records Tyler County, called East.*

*All set ½" iron rods are capped "RPLS 5217".*

COMMENCING at a 5/8" iron rod found in the west line of said Parker Survey and east line of the E. D. Payne Survey Abstract 531 for an interior corner of said 147.66 acre tract and being the southeast corner of an 8 acre tract called for and a part of said 147.66 acre tract, said 5/8" iron rod being S 00 deg 46' 00" W 630.51 feet and East 653.42 feet from a concrete monument found for the northwest corner of said 8 acre tract and a northwest corner of said 147.66 acre tract, said 5/8" iron rod being the POINT OF COMMENCING of the herein described tract;

Thence S 65 deg 19' 28" E 628.27 feet to a ½" iron rod set in a fence and existing north right of way of County Road 2810 for the PLACE OF BEGINNING of the herein described tract;

Thence N 66 deg 56' 51" E leaving said existing ROW a distance of 59.80 feet, set ½" iron rod;

Thence S 75 deg 57' 16" E 302.62 feet crossing Billums Creek to a ½" iron rod set in the existing north right of way of County Road 2810;

Thence S 55 deg 10' 53" W 132.78 feet crossing County Road 2810 to a ½" iron rod set in the south right of way of County Road 2810;

Thence N 75 deg 57' 16" W 215.27 feet crossing the existing southwest right of way of County Road 2810 and Billums Creek to a ½" iron rod set for corner;

Thence N 44 deg 04' 46" W 56.16 feet to a ½" iron rod set on the existing south right of way of County Road 2810;

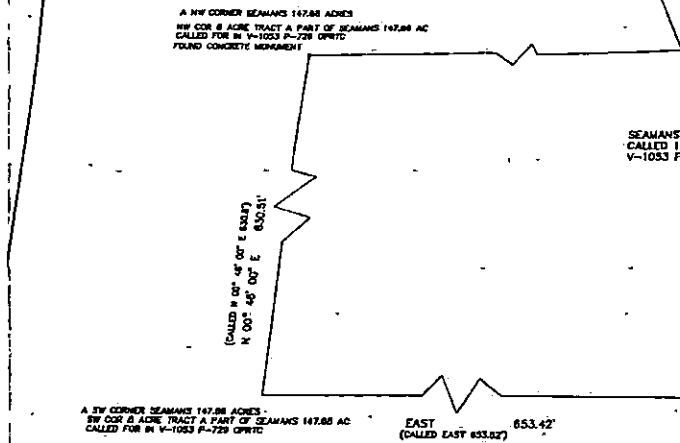
Thence N 14 deg 01' 57" E 34.27 feet crossing County Road 2810 to the Place of Beginning containing 0.668 acre of land more or less of which 0.217 acre is existing right of way.

These field notes are based on a plat and on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, January 2022.



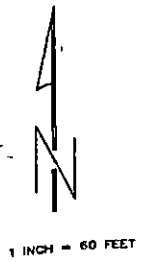
Donald E. Ogden RPLS 5217





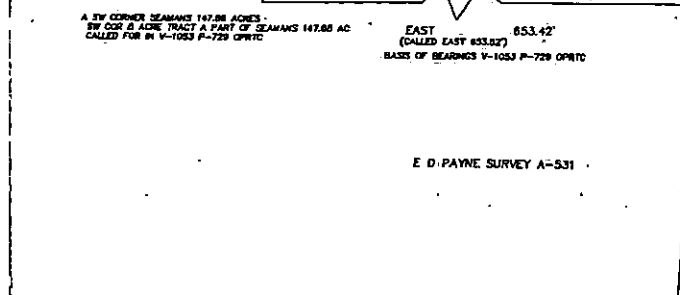
SEAMANS  
CALLED 147.86 ACRES  
V-1053 P-729 OPRTC

A G PARKER SURVEY A-28



INTERIOR CORNER SEAMANS 147.86 ACRES  
SE CORNER TRACT A PART OF SEAMANS 147.86 AC  
CALLED FOR IN V-1053 P-729 OPRTC  
POB. FOUND 5/8" IRON ROD

SEAMANS  
CALLED 147.86 ACRES  
V-1053 P-729 OPRTC



EAST  
(CALLED EAST 833.82')  
BASIS OF BEARINGS V-1053 P-729 OPRTC

E D PAYNE SURVEY A-531

ROW LINE CALL  
L-1 N 14° 01' 57" E 34.27

COUNTY ROAD 2810

POB

N 65° 56' 51" E  
59.80

S 75° 57' 18" E

EXISTING ROW 0.217 ACRE  
NEW ROW 0.451 ACRE  
TOTAL ROW 0.668 ACRE

SEAMANS CREEK

302.82'

PROPOSED BRIDGE

COUNTY ROAD 2810

BULLIAS CREEK

SEAMANS  
CALLED 147.86 ACRES  
V-1053 P-729 OPRTC

EXHIBIT B

ALAN TEMPLE  
CALLED 88.69 ACRES  
DESCRIBED V-331 P  
700R

568 ACRE  
RIGHT OF WAY EASEMENT  
G PARKER SURVEY A-28  
TARRANT COUNTY TEXAS

0.668 ACRE RIGHT OF WAY EASEMENT BEING  
PART OF A CALLED 147.86 ACRE TRACT CONVEYED  
LARRY W. SEAMANS, SAMMIE L. SEAMANS AND LANCE  
SEAMANS BY DEED RECORDED IN VOL 1053 PG 729  
TARRANT PUBLIC RECORDS TYLER COUNTY.

- NOTE:
- = FENCE
  - +— = TELEPHONE POLE
  - - - = OVERHEAD TELEPHONE
  - SR = SET 1/2" IRON ROD CAPPED "TOPS 6217".

JANUARY 2022

CERTIFY THAT I HAVE PREPARED THIS PLAN AND FIELD NOTES FROM  
FIELD ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST  
OF MY SKILL AND PROFESSIONAL OPINION THIS PLAN IS CORRECT, AND  
I AM NOT AWARE OF ANY DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR  
DEFICIENCIES OR USABLE ENCROACHMENTS, PROJECTIONS OR  
OTHER IMPROVEMENTS, EXCEPT AS SHOWN HEREON.



*Donald E. Ogden*  
PROFESSIONAL LAND SURVEYOR NO. 5217

**IN THE COMMISSIONERS' COURT  
OF  
TYLER COUNTY, TEXAS**

**ORDER OF ACCEPTANCE OF DEDICATION OF ROAD AND RIGHT-OF-WAY**

WHEREAS, the subject Dedication of Public Interest in Road or Right-of-Way from Sammie Seamans and Lance Seamans, effective May 31, 2022, having been duly presented to the Commissioners' Court of Tyler County, Texas; and

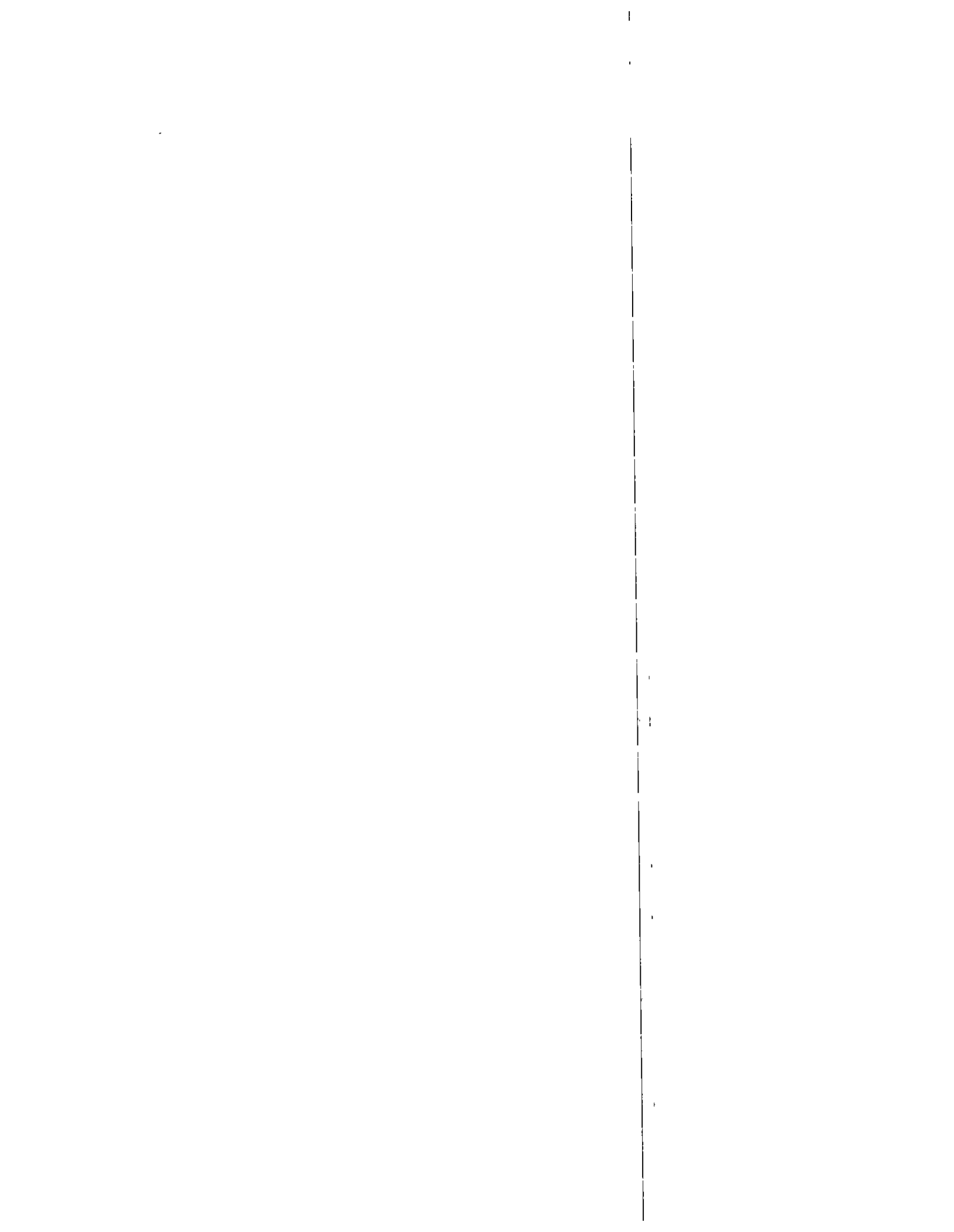
WHEREAS, the Commissioners Court of Tyler County, Texas, acting in its official function as established by Article V, Section 18 of the Texas Constitution, and Chapter 251 of the Texas Transportation Code, hereby determines and makes a specific finding that the dedication of a public interest in a road or right-of-way in the location described in the dedication at issue, will serve a public purpose and will benefit the people of Tyler County, Texas, and

WHEREAS, it would be in the best interest of Tyler County, and the citizens thereof, to accept said dedication; and

WHEREAS, acceptance of said dedication would vest a public interest by dedication in and upon said road and right-of-way as of the 31st day of May 2022.

THEREFORE, Be It Resolved, that the undersigned members of the Commissioners Court of Tyler County, Texas, acting pursuant to authority vested by law in said Court, does hereby accept the above and foregoing Dedication of Public Interest in Road or right-of-way on behalf of and ad the act and deed of Tyler County, Texas.

IT IS FURTHER Resolved and Ordered that the original Dedication, and this Resolution and Order of Acceptance of said Dedication, be filed in the Deed Records of Tyler County, Texas, and in



the Minutes of the Commissioners Court of said county, and public evidence of the said dedication and acceptance by way of this Order.

IT IS FURTHER Resolved and Ordered that a map of the road described in this Order be prepared in inserted into the Tyler County Road Map, as filed of record in the Minutes of the Commissioners Court of Tyler County, Texas.

DATE: This \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Commissioner, Precinct #1

\_\_\_\_\_  
Commissioner, Precinct #2

\_\_\_\_\_  
Commissioner, Precinct #3

\_\_\_\_\_  
Commissioner, Precinct #4

ATTEST:

\_\_\_\_\_  
County Clerk, Tyler County, Texas