



June 14, 2022

Via CMRRR 9407 1368 9784 6439 7996 12:

Commissioner Joe Blacksher
Tyler County Commissioner, Pct. 1
205 North Charlton St.
Woodville, Texas 75979

Re: **ThreeTree Road Dedication – Kimball Creek Bridge, CR 1700**

Dear Commissioner Blacksher,

Enclosed please find:

1) the original signed Dedication from ThreeTree Southern Growth LLC; and

As you recall, I have previously sent the Order of Acceptance for the Court by email and by now this dedication may be accepted. Please have this recorded by the County Clerk and send a certified copy back to my attention.

Please do not hesitate to contact me should you have any questions.

Sincerely,

James A. Evans III

JAE/mcr
Enclosures

matters of record. This dedication does not waive any claims that may arise from any demolition, construction, maintenance, and repair work on the road right of way, including the bridge across Kimball Creek, in the event such work is the direct and proximate cause of damage by flooding, erosion or other like damage to property of Grantor.

THREETREE SOUTHERN GROWTH LLC

By: Manulife Investment Management
Timberland and Agriculture Inc
Its: Advisor

By: 
Derek Solmie, Vice President

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA §
 §
COUNTY OF MECKLENBURG §

I, Charlotte H. Walker, a Notary Public in and for said County and State, hereby certify that Derek Solmie, whose name as Vice President of Manulife Investment Management Timberland and Agriculture Inc, a Delaware corporation, on behalf of **THREETREE SOUTHERN GROWTH LLC**, a Delaware limited liability company, as its Manager, signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for its stated purposes (on the day the same bears date) on behalf of such entities for and as the act of said entities.

Given under my hand and official seal on June 8, 2022.

(SEAL)


Notary Public

My Commission Expires: 12/10/2023

Charlotte H. Walker, Notary Public
Mecklenburg County, North Carolina
My Commission Expires 12/10/2023

My Commission Expires _____
Charlotte H. Walker, Notary Public
Mecklenburg County, North Carolina

EXHIBIT A

AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 75979
(409) 283-8197
FIRM LICENSE No. 101129-00

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.454 ACRE TRACT OF LAND AS SITUATED IN THE RICHARD SMITH SURVEY, A-584, TYLER COUNTY, TEXAS AND BEING OUT OF AND PART OF A THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT, DESIGNATED AS TYL-145, BEING A PART OF THOSE SAME CERTAIN TRACTS RECORDED AND DESCRIBED IN VOLUME 1281, PAGE 104 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 0.454 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF THE JOSEPH PETERS SURVEY, A-511, LOCATED ON THE WEST LINE OF THE RICHARD SMITH SURVEY, A-584, SAME BEING THE WEST LINE OF THE THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT AND BEING LOCATED S 00°31'02"E 1608.68 FT. FROM THE NORTHWEST CORNER OF THE THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT;

THENCE S 00°31'02" E 323.98 FT., WITH THE EAST LINE OF THE JOSEPH PETERS SURVEY AND THE WEST LINE OF THE RICHARD SMITH SURVEY AND THE WEST LINE OF THE THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT, TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 16°29'33" E, AT APPROXIMATELY 174.00 FT. PASS THE CENTER OF KIMBALL CREEK, IN ALL A TOTAL DISTANCE OF 442.93 FT. TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89°28'58" W, 56.00 FT. PASS THE CENTER OF COUNTY ROAD 1700, IN ALL A TOTAL DISTANCE OF 62.41 FT. TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT LOCATED ON THE WEST SIDE OF SAID COUNTY ROAD;


THENCE N 16°29'33" W 216.16 FT. TO A 5/8" IRON ROD SET FOR AN ANGLE CORNER ON THE WEST BOUNDARY OF THIS TRACT LOCATED ON THE WEST LINE OF THE THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT AND WEST LINE OF THE RICHARD SMITH SURVEY AND THE EAST LINE OF THE JOSEPH PETERS SURVEY;

THENCE N 00°31'02" W, WITH THE EAST LINE OF THE PETERS SURVEY AND THE WEST LINE OF THE SMITH SURVEY AND WEST LINE OF THE THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT, AT 32.00 FT. PASS THE CENTER OF KIMBALL CREEK AND AT 52.35 FT. PASS A POINT NEAR THE CENTER AND NORTH END OF THE EXISTING COUNTY ROAD 1700 BRIDGE OVER KIMBALL CREEK, IN ALL A TOTAL DISTANCE OF 218.01 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.454 OF AN ACRE OF LAND.

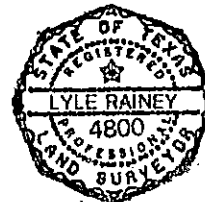
THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE WEST LINE OF THE CROWN PINE TIMBER 654.72 ACRE TRACT RECORDED IN VOLUME 902, PAGE 666 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. (N 00°31'02" W)

SURVEYED AUGUST 12, 2021

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.



LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



AREA SURVEYING & MAPPING
 418 N. PINE
 WOODVILLE, TEXAS 75979
 (409) 283-8197 OFFICE
 FIRM LICENSE NO. 101129-00



Fnd Conc. Monument

COUNTY ROAD 1700

JOSEPH PETERS SURVEY
 A-511

Talavera Timber, LP
 Residue of 300 Acres
 Vol. 1190, Pg. 340

RICHARD SMITH SURVEY
 A-584

Threetree Southern Growth LLC
 654.72 Acre Tract
 Vol. 1281, Pg. 104

KIMBLE CREEK

0.454 ACRE

Clyde Elton Sloan, Jr.
 20.00 Acre Tract
 Vol. 613, Pg. 281

NOTE: SET 5/8" IRON RODS AT ALL CORNERS EXCEPT AS SHOWN HEREON.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AND/OR ROTATED TO THE WEST LINE OF THE CROWN PINE TIMBER 654.72 ACRE TRACT. (N 00°31'02" W)

SURVEY PLAT SHOWING

A 0.454 ACRE AS SITUATED IN THE RICHARD SMITH SURVEY, A-584, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF A THREETREE SOUTHERN GROWTH LLC 654.72 ACRE TRACT, BEING A PART OF THOSE SAME CERTAIN TRACTS RECORDED AND DESCRIBED IN VOLUME 1281, PAGE 104 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

SURVEYED AUGUST 12, 2021

Lyle Rainey
 LYLE RAINEY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4800

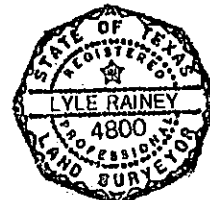
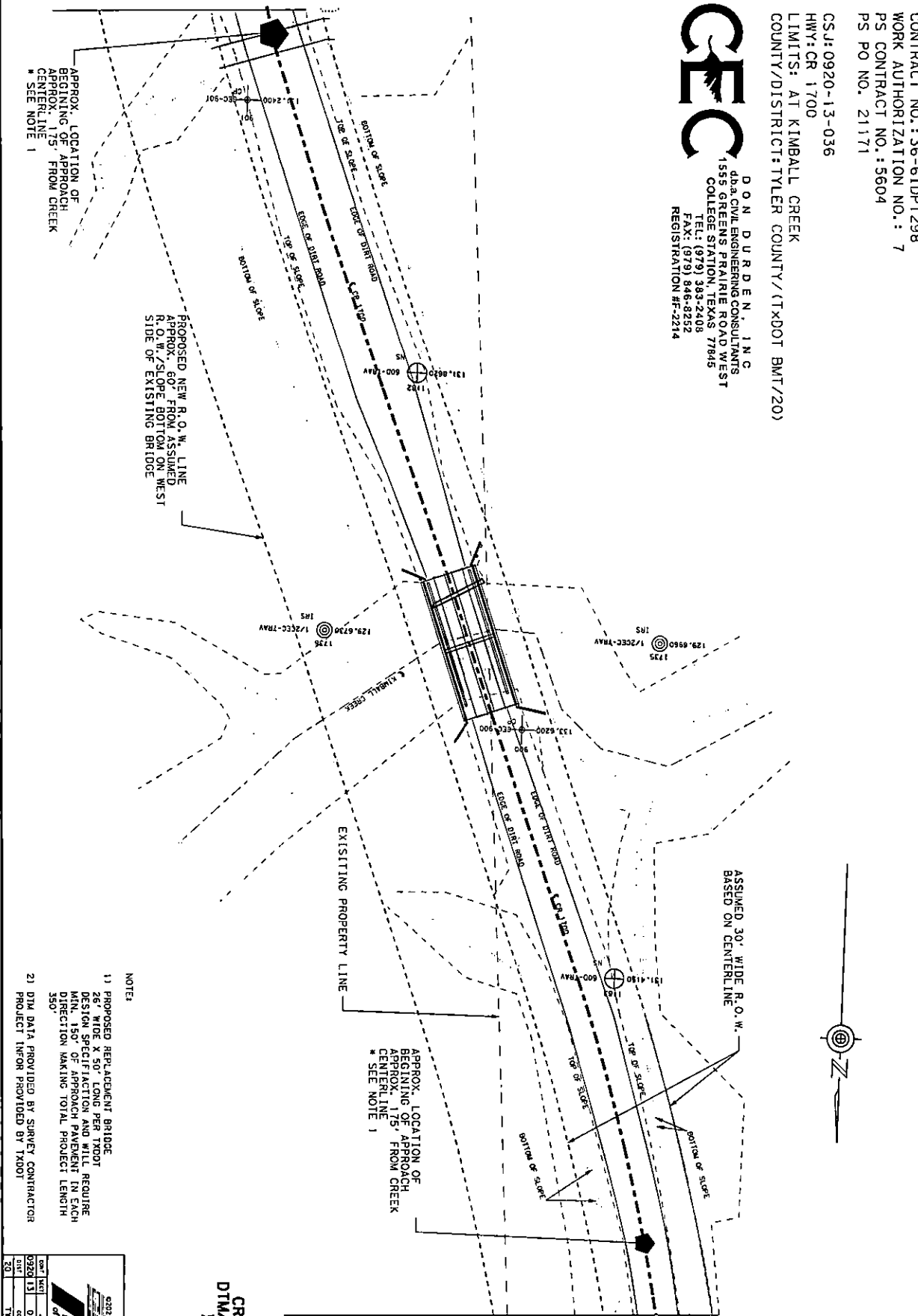


EXHIBIT B

CONTRACT NO.: 36-61DP1298
 WORK AUTHORIZATION NO.: 7
 PS CONTRACT NO.: 5604
 PS PO NO. 21171
 CSJ: 0920-13-036
 HWY: CR 1700
 LIMITS: AT KIMBALL CREEK
 COUNTY/DISTRICT: TYLER COUNTY/ITXDOT BMT/20)

C E C C
 DON DURDEN, INC
 d.b.a. CIVIL ENGINEERING CONSULTANTS
 1555 GREENS PRAIRIE ROAD WEST
 COLLEGE STATION, TEXAS 77845
 TEL: (979) 383-2408
 FAX: (979) 846-8252
 REGISTRATION #F-2214

DATE: #DATE# @TIME#
 FILE: #FILE#



APPROX. LOCATION OF BEGINNING OF APPROACH CENTERLINE
 * SEE NOTE 1

PROPOSED NEW R.O.W. LINE APPROX. 60' FROM ASSUMED R.O.W. /SLOPE BOTTOM ON WEST SIDE OF EXISTING BRIDGE

APPROX. LOCATION OF BEGINNING OF APPROACH CENTERLINE
 * SEE NOTE 1

ASSUMED 30' WIDE R.O.W. BASED ON CENTERLINE

- NOTE:
- 1) PROPOSED REPLACEMENT BRIDGE 26' WIDE X 50' LONG PER TxDOT DESIGN SPECIFICATION AND WILL REQUIRE MIN. 150' OF APPROACH PAVEMENT IN EACH DIRECTION MAKING TOTAL PROJECT LENGTH 350'
 - 2) DTM DATA PROVIDED BY SURVEY CONTRACTOR PROJECT INFOR PROVIDED BY TxDOT

03201
 Texas Department of Transportation

| | | | | | |
|------|----------|--------|-----|-------------|---------|
| DATE | 09/20/13 | BY | 036 | PROJECT | CR 1700 |
| DIST | | COUNTY | | WARRANT NO. | |
| NO. | 20 | TYLER | | | |

**CR 1700
 DTM/SURVEY
 INFO**

Iglesias Law Firm, PLLC
605 CHASE DRIVE, SUITE 8
TYLER TX 75701

USPS CERTIFIED MAIL™



9407 1368 9784 6439 7996 12



TYLER COUNTY COMMISSIONER, PCT. 1
COMMISSIONER JOE BLACKSHER
205 N CHARLTON ST
WOODVILLE TX 75979-4803

US POSTAGE AND FEES PAID

easypost.

2022-06-14

75701

C363112

Retail

2.0 OZELAT



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