

IN THE COMMISSIONERS COURT

OF

TYLER COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF TYLER

KNOW ALL BY THESE PRESENTS

TO THE COMMISSIONERS COURT OF TYLER COUNTY, TEXAS:

Date: Effective March 11, 2024

GRANTORS: GEORGE & GAIL VINSON

GRANTORS' MAILING ADDRESS: 851 CR 2380

CHESTER, TX 75936

PROPERTY DESCRIPTION:

0.303 acre tract of land as situated in the Gavino Araujo Survey, A-3, Tyler County, Texas and being out of and a part of that same called 24.716 acre tract conveyed to George E. Vinson and wife Gail Vinson by Warranty Deed recorded in Volume 442 Pg 435 of the official public records of Tyler County.

DESCRIPTION OF ROAD OR RIGHT-OF-WAY:

0.303 acre tract more described in 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 Exhibits A & B (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 attached Exhibits. 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 Commissioners Court action with respect to this dedication. This dedication is subject to all matters of record.

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

GRANTORS: _____

George Vinson

Gail Vinson

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TYLER

BEFORE ME, the undersigned authority, on this date personally appeared George Vinson and Gail Vinson, known to me or through Texas Drivers License, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed, and in the capacity states.

Given under my hand and seal of office on this ____ day of _____, _____.

Notary Public, State of Texas

EXHIBIT A

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

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.303 ACRE TRACT OF LAND AS SITUATED IN THE GAVINO ARAUJO SURVEY, A-3, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME CALLED 24.716 ACRE TRACT CONVEYED TO GEORGE E. VINSON AND WIFE, GAIL VINSON BY WARRANTY DEED RECORDED IN VOLUME 442, PAGE 435 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 0.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE VINSON 24.716 ACRE TRACT, SAME BEING AN INTERIOR ANGLE CORNER OF THE GEORGE ERNEST VINSON 22.715 ACRE TRACT RECORDED IN VOLUME 1270, PAGE 931 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 03°12'00" W 201.94 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N 65°14'40" W 30.00 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 23°48'30" E 439.16 FT. TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;


THENCE S 66°11'30" E 30.00 FT. TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 23°48'30" W 439.66 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.303 OF AN ACRE OF LAND.

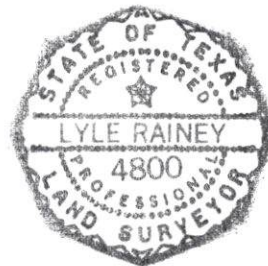
THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83

SURVEYED FEBRUARY 22, 2024

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.

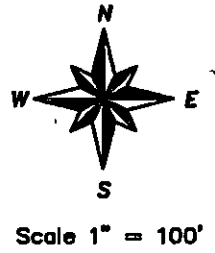


LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 75979
(409) 283-8197 OFFICE
FIRM LICENSE NO. 101128-00

GAVINO ARAUJO SURVEY
A-3



George E. Vinson
Residue of 24.716 Acres
Vol. 442, Pg. 435

COUNTY ROAD 2380

0.303 ACRE

S 66°11'30" E
30.00'

Willie Thompson
42.112 Acre Tract
Vol. 570, Pg. 605

George E. Vinson
Residue of 24.716 Acres
Vol. 442, Pg. 435

N 65°14'40" W
30.00'

N 03°12'00" W
201.94'

N 23°48'30" E 439.16'
S 23°48'30" W 439.66'

Fnd 5/8" Iron Rod

George Ernest Vinson
22.715 Acre Tract
Vol. 1270, Pg. 931

NOTE: SET 1/2" IRON RODS AT ALL CORNERS
EXCEPT AS SHOWN HEREON.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED
ON AND/OR ROTATED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83

SURVEY PLAT SHOWING

A 0.303 ACRE TRACT OF LAND AS SITUATED IN THE
GAVINO ARAUJO SURVEY, A-3, TYLER COUNTY, TEXAS
AND BEING OUT OF AND A PART OF THAT SAME CALLED
24.716 ACRE TRACT CONVEYED TO GEORGE E. VINSON
AND WIFE, GAIL VINSON BY WARRANT DEED RECORDED
IN VOLUME 442, PAGE 435 OF THE OFFICIAL 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 FEBRUARY 22, 2024


LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

