

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE NORTH EAST TEXAS
REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 16-66

WHEREAS, the North East Texas Regional Mobility Authority ("NET RMA") was created pursuant to the request of Gregg and Smith Counties and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.1, *et seq.* (the "RMA Rules"); and

WHEREAS, the Board of Directors of the NET RMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, subsequent to the initial formation of the NET RMA the Counties of Cherokee, Rusk, Harrison, Upshur, Bowie, Panola, Titus, Van Zandt, Wood, and Kaufman joined the Authority and are represented on the Board of Directors; and

WHEREAS, the NET RMA is responsible for the operation of Toll 49; and

WHEREAS, the NET RMA is currently pursuing the development of Segment 4 of Toll 49 (the "Project"); and

WHEREAS, Section 370.163, Transportation Code grants the NET RMA the power and authority to acquire an interest in real property that the NET RMA determines is necessary or convenient for the construction, reconstruction, maintenance, widening, straightening or extension of a transportation project; and

WHEREAS, in Resolution 15-40, dated September 22, 2015, the NET RMA Board of Directors authorized the Interim Executive Director to commence negotiations with property owners to acquire right-of-way parcels to be used in connection with the construction, operation, and maintenance of the Project; and

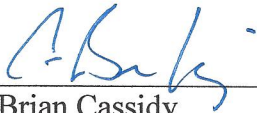
WHEREAS, NET RMA consultants have pursued negotiations and recommend approval to purchase certain properties (the "Subject Properties"), as described in Attachment "A".

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the NET RMA hereby authorizes the Interim Executive Director, subject to the following paragraph, to consummate the purchase of the Subject Properties for the purchase prices described in Attachment "A"; and

BE IT FURTHER RESOLVED, that the Board of Directors authorizes the Interim Executive Director or his designee to execute a purchase agreement and any additional documentation necessary to purchase the Subject Properties to the extent that funds are available for such purchases, and in an order of priority with respect to such available funds as will be most effective in assuring timely development of the Project.

Adopted by the Board of Directors of the North East Texas Regional Mobility Authority on the 14th day of June, 2016.

Submitted and reviewed by:



C. Brian Cassidy
General Counsel for the North East
Texas Regional Mobility Authority

Approved:



Linda Ryan Thomas
Chair, Board of Directors
Date Passed 06/14/16

Resolution 16-66

Attachment “A”

Parcel 205

Owner: Bernice Cooper

Purchase Price: \$ 3,348.00

Property Description: *See following pages*

Parcel 210

Owner: Stacy Bateman and wife, Carla Bateman

Purchase Price: \$ 15,860.00

Property Description: *See following pages*

Parcel 230

Owner: The Rudman Family Trust, MER Energy Ltd., The Rudman Partnership, Sater Family Partnership, Alvrone Sater Trust U/W/O I. Rudman, and Alvrone Sater Trust #3

Purchase Price: \$ 19,185.00

Property Description: *See following pages*

Parcel 236

Owner: Ralph L. Page and wife, Judith C. Page

Purchase Price: \$ 165,000.00

Property Description: *See following pages*

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 1 of 4
July 10, 2015

Description for Parcel 205

Being 0.515 acres (22,431 square feet) of land situated in the William Gatlin Survey, Abstract No. 409, Smith County, Texas, and being a portion of the residue of a 94.853 acre tract which was conveyed to Raymond L. Cooper and wife Bernice Cooper, by instrument recorded in Volume 1072, Page 46, Smith County Deed Records (SCDR), and also being described as a "0.516 acre Access Easement" recorded in Volume 6425, Page 81, SCDR, said 0.515 acres (22,431 square feet) of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pipe found on the existing west right-of-way line of U.S. Highway 69 (variable width), the same being the northeast corner of a 0.729 acre tract which was conveyed to Jeffrey Dwain Voyles by instrument recorded in Document No. 2008-R00055043, SCDR, and having surface coordinates of North 6,898,333.48, East 2,916,634.62;

THENCE S 88° 19' 26" W, departing said west right-of-way line, along the north boundary line of said 0.729 acre tract, and the north boundary line of a 5.734 acre tract which was conveyed to H. R. Voyles, et ux by instrument recorded in Volume 1861, Page 790, SCDR, a distance of 550.68 feet to a 1/2 inch iron pipe found at the northeast corner of a 2 acre tract which was conveyed to H. R. Voyles, et ux by instrument recorded in Volume 1912, Page 136, SCDR, the same being the northwest corner of said 5.734 acre tract;

THENCE S 89° 01' 37" W, along the north boundary line of said 2 acre tract, a distance of 19.79 feet to a concrete monument with "NET RMA" cap set at the most northerly southeast corner of a 6.7227 acre tract which was conveyed to James A. Cullipher by instrument recorded in Volume 4978, Page 228, SCDR, the same being on the proposed west right-of-way line of U. S. Highway 69, and being set at, Station 109+40.13, 642.11 feet Left, and the beginning of an Access Denial Line;

THENCE N 02° 19' 31" W, along said proposed west right-of-way line and said Access Denial Line, the same also being the most northerly east line of said 6.7227 acre tract, a distance of 39.75 feet to a concrete monument with "NET RMA" cap set on the south boundary line of a 4.939 acre which was conveyed to Mike W. Tomlinson, et ux by an instrument recorded in Volume 6425, Page 81, SCDR, at Station 109+76.50, 626.06 feet Left;

THENCE N 88° 20' 03" E, along said proposed west right-of-way line and said Access Denial Line, the same being the south boundary line of said 4.939 acre tract, at a distance of 129.46 feet pass a concrete monument with "NET RMA" cap set, at Station 109+22.88, 508.22 feet Left, for the end of said Access Denial Line, and continuing for a total distance of 552.75 feet to a 1/2" iron rod with a plastic cap stamped "KSA ENG" set at the southeast corner of said 4.939 acre tract, the same being in the existing west right-of-way line of U. S. Highway 69 (variable width);

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 2 of 4
July 10, 2015

Description for Parcel 205

THENCE S 26° 09' 07" E, along said existing west right-of-way line, a distance of 43.84 feet to the **PLACE OF BEGINNING**, containing 0.515 acres (22,431 square feet) of land;

NOTES:

The bearings recited herein are based on the Texas State Plane Coordinate System of 1983, North Central Zone, to convert to grid coordinates divide by the TxDOT conversion factor of 1.00012.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to U.S. Highway 69 baseline unless otherwise noted.

This description and corresponding plat were prepared from a survey made on the ground under my supervision during the month of March, 2015.


Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
KSA ENGINEERS
140 E. Tyler St., Suite 600
Longview, Tx. 75604
TBPLS Firm Reg. No. 10115000

29 July 2015
Date



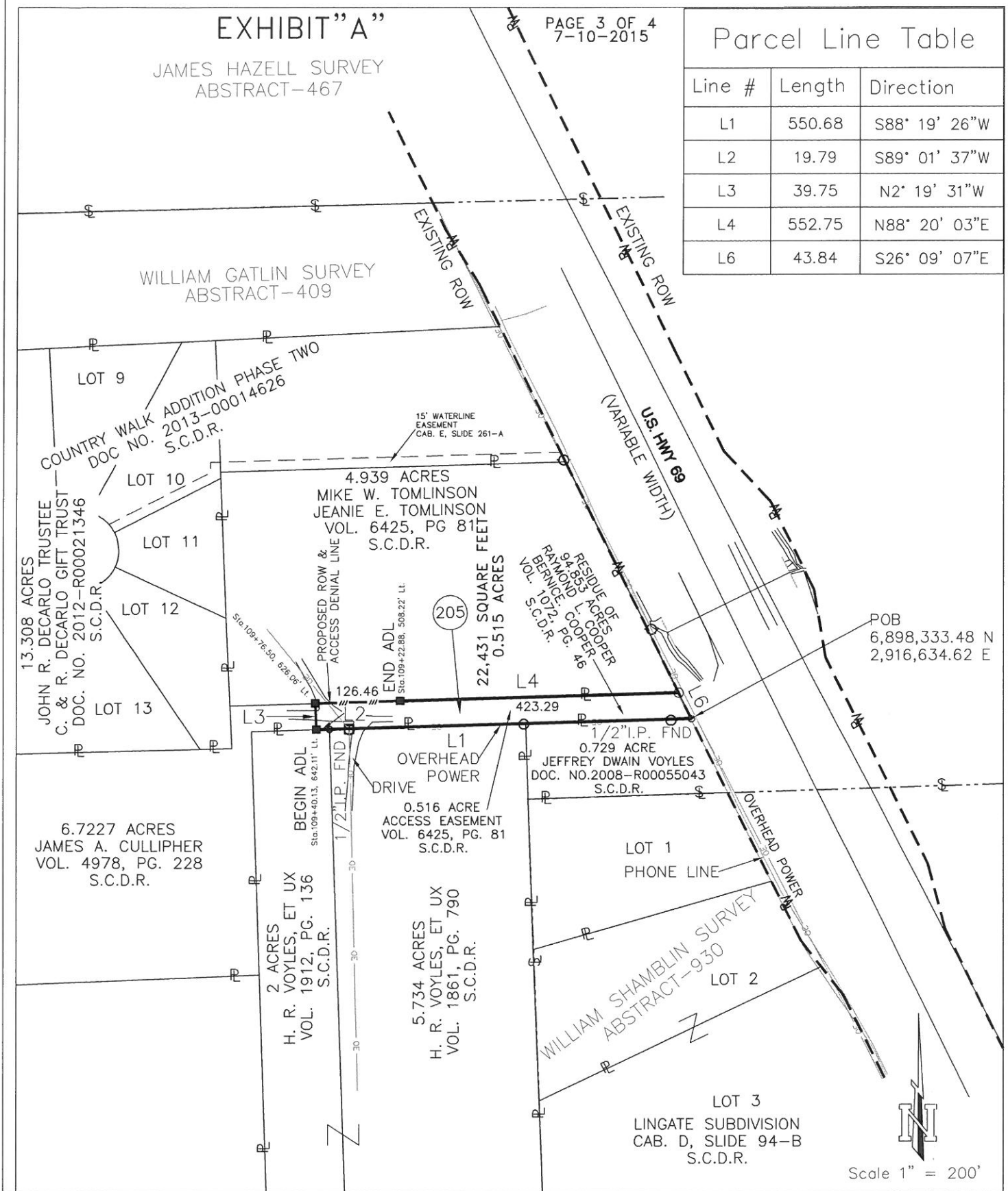
EXHIBIT "A"

JAMES HAZELL SURVEY
ABSTRACT-467

PAGE 3 OF 4
7-10-2015

Parcel Line Table

Line #	Length	Direction
L1	550.68	S88° 19' 26"W
L2	19.79	S89° 01' 37"W
L3	39.75	N2° 19' 31"W
L4	552.75	N88° 20' 03"E
L6	43.84	S26° 09' 07"E



Scale 1" = 200'

KSA
ENGINEERS

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TBPLS Firm Reg. No. 10115000

PLAT OF A SURVEY
OF PARCEL 205

FILE	TOLL 49	DIVISION
SCALE 1"=200'	FEDERAL AID PROJ. NO.	R.O.W.-C.S.J. NO.
	COUNTY	SMITH

PARCEL NUMBER	205
ACRES	SQUARE FEET
ACQUISITION AREA	0.515 22,431
DEED AREA	
REMAINDER AREA	--0-- --0--



EXHIBIT "A"

PAGE 4 OF 4
7-10-2015

LEGEND

ADL	ACCESS DENIAL LINE
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
LT	LEFT
PG.	PAGE
POB	POINT OF BEGINING
POC	POINT OF COMMENCING
RT	RIGHT
ROW	RIGHT-OF-WAY
SCDR	SMITH COUNTY DEED RECORDS
VOL.	VOLUME
☒	CONCRETE MARKER (TYPE I) FOUND
●	FOUND IRON ROD
Ⓟ	FOUND IRON PIPE
○	SET 1/2" I. ROD WITH PLASTIC CAP
■	SET CONCRETE MONUMENT WITH "NET RMA" CAP
☒	TELEPHONE PEDESTAL
✕	VALVE
⊙	POWER POLE
⊞	WATER METER

———	PROPOSED ROW LINE
- - - - -	EXISTING ROW LINE
———	PROPERTY LINE
———	PROPERTY HOOK
①	PARCEL NUMBER
- - - - -	SURVEY LINE
———	ACCESS DENIAL LINE
———	WIRE FENCE
———	OVERHEAD ELECTRIC
———	EXISTING WATERLINE

NOTES:

1. ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (1993 ADJ.), NORTH CENTRAL ZONE, TO CONVERT TO GRID COORDINATES DIVIDE BY A THE TXDOT CONVERSION FACTOR OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE TOLL 49 TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFIED DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (TOLL 49 BASELINE) UNLESS OTHERWISE NOTED.



NOT TO SCALE



PREPARED FROM A SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.

Jeffrey Elsworth Hudson
JEFFREY ELSWORTH HUDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4850

DATE



 KSA ENGINEERS <small>140 E. Tyler St., Suite 600 Longview, TX. 75601 T. 903-236-7700 F. 903-236-7779 www.ksaeng.com TBPLS Firm Reg. No. 10115000</small>	PLAT OF A SURVEY OF PARCEL 205			PARCEL NUMBER 205		
	FILE	TOLL 49		DIVISION	ACQUISITION AREA	22,431
	SCALE	FEDERAL AID PROJ. NO.	R.O.W.-C.S.J. NO.	COUNTY	DEED AREA	
				SMITH	REMAINDER AREA	

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 1 of 4
July 10, 2015
Revised March 28, 2016

Description for Parcel 210

Being 0.458 acres (19,949 square feet) of land situated in the William Gatlin Survey, Abstract No. 409, Smith County, Texas, and being a portion of a called 6.726 acre tract which was conveyed to Stacy Bateman, et ux, by instrument recorded in Volume 4777, Page 278 Smith County Deed Records (SCDR), said 0.458 acres (19,949 square feet) of land being more particularly described by metes and bounds as follows;

COMMENCING at a iron spike found on the west line of said Gatlin Survey, the east line of the Nelson Ashmore Survey, Abstract No. 58, the same being the southwest corner of said 6.726 acre tract, and on the north boundary line of the remainder of a called 68.8 acre tract of land which was conveyed to Joseph C. Mea, by instrument recorded in Volume 5051, Page 139, SCDR;

THENCE N 87° 35' 33" E, along the north boundary line of said 68.8 acre tract, the same being the south boundary line of said 6.726 acre tract, a distance of 582.17 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the point of intersection with the proposed northwesterly right-of-way line of Toll 49, and the beginning of an Access Denial Line, at Station 114+82.46, 321.01 feet Right, and the **POINT OF BEGINNING**, having surface coordinates of North 6,897,572.54, East 2,915,763.71;

THENCE N 49° 41' 36" E, along said proposed northwesterly right-of-way line and said Access Denial Line, a distance of 287.94 feet to a concrete monument with "NET RMA" cap set on the west line of a 2 acre tract which was conveyed to H.R. Voyles, et ux, by instrument recorded in Volume 1912, Page 136, SCDR, at Station 111+94.60, 313.87 feet Right, and the end of said Access Denial Line;;

THENCE S 01° 52' 31" E, along the west boundary line of said 2 acre tract, the same being the east boundary line of said 6.726 acre tract, a distance of 176.88 feet to a 1 inch iron pipe found at the southwest corner of said 2 acre tract, the same being the southeast corner of said 6.726 acre tract, and on the north boundary line of said 68.8 acre tract;

THENCE S 87° 35' 33" W, along the north boundary line of said 68.8 acre tract, the same being the south boundary line of said 6.726 acre tract, a distance of 225.57 feet to the **PLACE OF BEGINNING**, containing 0.458 acres (19,949 square feet) of land.

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 2 of 4
July 10, 2015
Revised March 28, 2016

Description for Parcel 210

NOTES:

The bearings recited herein are based on the Texas State Plane Coordinate System of 1983, North Central Zone, to convert to grid coordinates divide by the TxDOT conversion factor of 1.00012.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (Toll 49 baseline) unless otherwise noted.

This description and corresponding plat were prepared from a survey made on the ground under my supervision during the month of March, 2015.


Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
KSA ENGINEERS
140 E. Tyler St., Suite 600
Longview, Tx. 75604
TBPLS Firm Reg. No. 10115000

30 March 2016
Date



EXHIBIT "A"

PAGE 3 OF 4
7-10-2015
REVISED 3-28-2016

6.7227 ACRES
JAMES A. CULLIPHER
VOL. 4978, PG. 228
S.C.D.R.

WILLIAM GATLIN SURVEY
ABSTRACT NO. 409

6.726 ACRES
STACY BATEMAN, ET UX
VOL. 4777, PG. 278
S.C.D.R.

NELSON ASHMORE SURVEY
ABSTRACT NO. 58

POB
6,897,572.54 N
2,915,763.71 E
BEGIN ADL
Sta.114+82.46, 321.01' Rt.

END ADL
Sta.111+94.60, 313.87' Rt.

PROPOSED R.O.W. &
ACCESS DENIAL LINE

(210)
19,949 SQ. FT.
0.458 AC.

N 87°35'33" E
582.17'

S 87°35'33" W 225.57'

S 01°52'31" E 176.88'

POC IRON SPIKE FND
SWC 6.726 ACRE TRACT

JOSEPH C. MEA
VOL. 5051. PG. 139
S.C.D.R.
REMAINDER OF
68.8 ACRES

2 ACRES
H. R. VOYLES, ET UX
VOL. 1912, PG. 136
S.C.D.R.

House
Bldg.

House

Bldg.



Scale 1" = 100'

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PLAT OF A SURVEY
OF PARCEL 210

FILE

TOLL 49

DIVISION

SCALE
1"=100'

FEDERAL AID PROJ. NO.

R.O.W.-C.S.J. NO.

COUNTY

SMITH

PARCEL NUMBER

210

ACQUISITION AREA

ACRES

SQUARE FEET

DEED AREA

REMAINDER AREA

6.726

6.268

19,949

292,985

273,036

EXHIBIT "A"

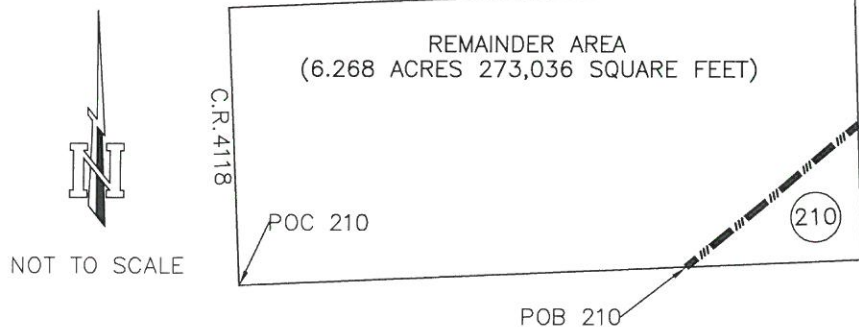
PAGE 4 OF 4
7-10-2015
REVISED 3-28-2016

LEGEND

ADL	ACCESS DENIAL LINE
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
LT	LEFT
PG.	PAGE
POB	POINT OF BEGINING
POC	POINT OF COMMENCING
RT	RIGHT
ROW	RIGHT-OF-WAY
SCDR	SMITH COUNTY DEED RECORDS
VOL.	VOLUME
<input checked="" type="checkbox"/>	CONCRETE MARKER (TYPE I) FOUND
•	FOUND IRON ROD
●	FOUND IRON PIPE
○	SET 1/2" I. ROD WITH PLASTIC CAP
■	SET CONCRETE MONUMENT WITH "NET RMA" CAP
	TELEPHONE PEDESTAL
	VALVE
	POWER POLE
	WATER METER
—	PROPOSED ROW LINE
- - -	EXISTING ROW LINE
— P —	PROPERTY LINE
— H —	PROPERTY HOOK
①	PARCEL NUMBER
- - - S - - -	SURVEY LINE
— / — / — / — / —	ACCESS DENIAL LINE
— x —	WIRE FENCE
— OE —	OVERHEAD ELECTRIC
— W —	EXISTING WATERLINE

NOTES:

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PREPARED FROM A SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.

Jeffrey Elsworth Hudson
JEFFREY ELSWORTH HUDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4850

DATE



KSA ENGINEERS <small>140 E. Tyler St., Suite 600 Longview, TX. 75601 T. 903-236-7700 F. 903-236-7779 www.ksaeng.com TBPLS Firm Reg. No. 10115000</small>		PLAT OF A SURVEY OF PARCEL 210		PARCEL NUMBER 210	
				ACRES	SQUARE FEET
FILE	TOLL 49		DIVISION	ACQUISITION AREA	0.458 19,949
SCALE	FEDERAL AID PROJ. NO.	R.O.W.—C.S.J. NO.	COUNTY	DEED AREA	6.726 292,985
			SMITH	REMAINDER AREA	6.268 273,036

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 1 of 4
April 30, 2015

Description for Parcel 230

Being 3.216 acres of land situated in the Isaac Norris Survey, Abstract No. 748, Smith County, Texas, and being a portion of a called 50.00 acre tract which was conveyed to I. Rudman, by instrument recorded in Volume 519, Page 279 Smith County Deed Records (SCDR), said 3.216 acres of land being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the southeast corner of said 50.00 acre tract, the same being an ell corner of a called 155.00 acre tract which was conveyed to Calvary Commission, Inc., by instrument recorded in Volume 1747, Page 221, SCDR;

THENCE S 89° 56' 53" W, along the south boundary line of said 50.00 acre tract, the same being the most westerly north boundary line of said 155.00 acre tract, a distance of 461.56 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the point of intersection with the proposed west right-of-way line of Toll 49 and the **POINT OF BEGINNING**, at Station 326+53.53, 156.00 feet Left, having surface coordinates of North 6,880,405.45, East 2,912,841.05;

THENCE S 89° 56' 53" W, continuing along the south boundary line of said 50.00 acre tract and the most westerly north boundary line of said 155.00 acre tract, a distance of 211.75 feet to 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the southwest corner of said 50.00 acre tract, the same being in the east boundary line of a called 154.842 acre tract which was conveyed to H. Dale Beggs Trustee, by instrument recorded in Volume 3088, Page 627, SCDR;

THENCE N 01° 28' 17" W, along the west boundary line of said 50.00 acre tract, the same being the east boundary line of said 154.842 acre tract, a distance of 978.41 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the point of intersection with the proposed east right-of-way line of Toll 49, the beginning of an Access Denial Line and also being the beginning of a curve to the right, at Station 317+06.69, 156.00 feet Left;

THENCE in a southeasterly direction, along said proposed west right-of-way line, and said Access Denial Line, following said curve having a delta angle of 24°39'33", a radius of 2,356.00 feet and an arc length of 1,013.98 feet (chord = S 13° 37' 00" E, 1,006.17 feet) to the end of said Access Denial Line and the **PLACE OF BEGINNING**, containing 3.216 acres of land.

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 2 of 4
April 30, 2015

Description for Parcel 230

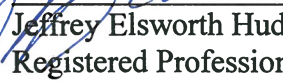
NOTES:

The bearings recited herein are based on the Texas State Plane Coordinate System of 1983, North Central Zone, to convert to grid coordinates divide by the TxDOT conversion factor of 1.00012.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (Toll 49 baseline) unless otherwise noted.

This description and corresponding plat were prepared from a survey made on the ground under my supervision during the month of March, 2015.



Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
KSA ENGINEERS
140 E. Tyler St., Suite 600
Longview, Tx. 75604
TBPLS Firm Reg. No. 10115000

30 APRIL 2015

Date

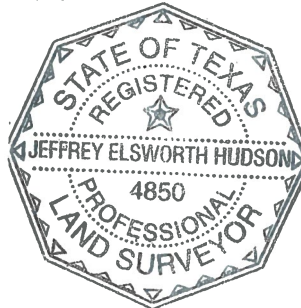


EXHIBIT "A"

PAGE 3 OF 4
4-30-2015

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1,013.98	2,356.00	24°39'33" RT.	S13° 37' 00"E	1,006.17

Sta. 317+06.69, 156.00' Lt.
BEGIN ADL

ISAAC NORRIS SURVEY
ABSTRACT NO. 748

50 Acres
I. RUDMAN
VOL. 519, PG. 279
S.C.D.R.

154.842 Acres
TRACT ONE
H. DALE BEGGS TRUSTEE
VOL. 3088, PG. 627
S.C.D.R.

N1° 28' 17"W
978.41

PROPOSED TOLL 49

PROPOSED R.O.W. &
ACCESS DENIAL LINE

(230)
140,093 SQ. FT.
3.216 AC.

Sta. 326+48.85, 55.70' Rt. 211.75 POB S89° 56' 53"W S89° 56' 53"W Sta. 326+53.53, 156.00' Lt. 461.56
END ADL 6,880,405.45 N 2,912,841.05 E POC

REESE CONNER SURVEY
ABSTRACT NO. 222

155 Acres
CALVARY COMMISSION, INC.,
VOL. 1747, PG. 221
S.C.D.R.



Scale 1" = 200'


KSA ENGINEERS				PLAT OF A SURVEY OF PARCEL 230		PARCEL NUMBER	230	
 <p>140 E. Tyler St., Suite 600 Longview, TX. 75601 T. 903-236-7700 F. 903-236-7779 www.ksaeng.com TBPLS Firm Reg. No. 10115000</p>				FILE	TOLL 49	DIVISION	ACQUISITION AREA	3.216 140,093
				SCALE 1"=200'	FEDERAL AID PROJ. NO.	R.O.W.-C.S.J. NO.	DEED AREA	50.000 2,178,000
					COUNTY	SMITH	REMAINDER AREA	46.784 2,037,907

EXHIBIT "A"

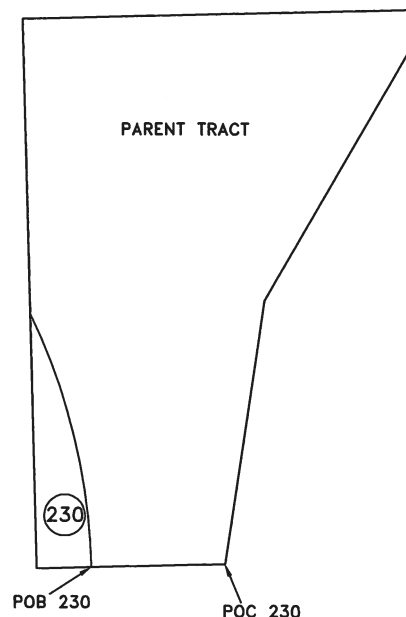
PAGE 4 OF 4
4-30-2015

LEGEND

ADL	ACCESS DENIAL LINE
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
LT	LEFT
PG.	PAGE
POB	POINT OF BEGINING
POC	POINT OF COMMENCING
RT	RIGHT
ROW	RIGHT-OF-WAY
SCDR	SMITH COUNTY DEED RECORDS
VOL.	VOLUME
<input checked="" type="checkbox"/>	CONCRETE MARKER (TYPE I) FOUND
•	FOUND IRON ROD
⊙	FOUND IRON PIPE
○	SET 1/2" IRON ROD WITH PLASTIC CAP
■	SET CONCRETE MONUMENT WITH "NET RMA" CAP
—————	PROPOSED ROW LINE
- - - - -	EXISTING ROW LINE
———P———	PROPERTY LINE
———H———	PROPERTY HOOK
①	PARCEL NUMBER
- - - - -	SURVEY LINE
=====	ACCESS DENIAL LINE
—X—	WIRE FENCE

NOTES:

1. ALL BEARINGS, DISTANCES, COORDINATES, AND AREAS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (1993 ADJ.), NORTH CENTRAL ZONE, TO CONVERT TO GRID COORDINATES DIVIDE BY A THE TXDOT CONVERSION FACTOR OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE TOLL 49 TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFIED DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (TOLL 49 BASELINE) UNLESS OTHERWISE NOTED.

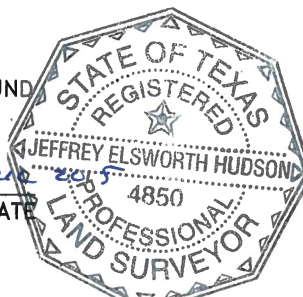


NOT TO SCALE

PREPARED FROM A SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.

JEFFREY ELSWORTH HUDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4850

DATE





 North East Texas Professional Liability Guarantors	 KSA ENGINEERS 140 E. Tyler St., Suite 600 Longview, TX. 75601 T. 903-236-7700 F. 903-236-7779 www.ksaeng.com TBPLS Firm Reg. No. 10115000	PLAT OF A SURVEY OF PARCEL 230				PARCEL NUMBER	230	
		FILE	TOLL 49		DIVISION	ACQUISITION AREA	ACRES	SQUARE FEET
		SCALE	FEDERAL AID PROJ. NO.	R.O.W.-C.S.J. NO.	COUNTY	DEED AREA	50.000	2,178,000
					SMITH	REMAINDER AREA	46.784	2,037,907

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 1 of 5
December 22, 2015

Description for Parcel 236

Being 9.711 acres of land situated in the James J. Knowles Survey, Abstract No. 537, Smith County, Texas, and being a portion of the remainder of a called 19.076 acre tract which was conveyed to Ralph L. Page, et ux, by instrument recorded in Volume 3259, Page 557, Smith County Deed Records (SCDR), a portion of a called 12.000 acre tract which was conveyed to Ralph L. Page, et ux, by instrument recorded in Volume 1842, Page 169, SCDR, and a portion of a called 11.062 acre tract which was conveyed to Ralph L. Page, et ux, by instrument recorded in Volume 1842, Page 173, SCDR, said 9.711 acres of land being more particularly described by metes and bounds as follows;

COMMENCING at a 1 inch iron pipe found at the northeast corner of a 39.744 acre tract which was conveyed to William H. Liebbe, et ux, by instrument recorded in Volume 3169, Page 580, SCDR, the same being an interior corner of said 11.062 acre tract;

THENCE S 88° 27' 11" W, along the south boundary line of said 11.062 acre tract, the same being the north boundary line of said 39.744 acre tract, a distance of 51.08 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at Station 375+08.55, 200.52 feet Left, at the point of intersection of the proposed east right-of-way line of Toll 49, and the **POINT OF BEGINNING**, and having surface coordinates of North 6,875,569.43, East 2,912,725.50;

THENCE S 88° 27' 11" W, continuing along the south boundary line of said 11.062 acre tract, the same being the north boundary line of said 39.744 acre tract, and also along the south boundary line of said 12.000 acre tract, a distance of 475.55 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the point of intersection with the proposed west right-of-way line of Toll 49, at Station 375+03.71, 275.00 feet Right;

THENCE N 02° 07' 50" W, along said proposed west right-of-way line, a distance of 19.92 feet to a concrete monument with "NET RMA" cap set at the beginning of an Access Denial Line, at Station 374+83.78, 275.00 feet Right;

THENCE N 88° 40' 00" E, continuing along said proposed west right-of-way line and said Access Denial Line, a distance of 66.01 feet to a concrete monument with "NET RMA" cap set at Station 374+84.70, 209.00 feet Right;

THENCE N 02° 07' 50" W, continuing along said proposed west right-of-way line and said Access Denial Line, a distance of 1,196.92 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set in the north boundary line of said 12.000 acre tract, the same being the south boundary line of a called 36.768 acre tract which was conveyed to Timberline Baptist Camp & Conference Center Inc. by instrument recorded in Volume 3051, Page 531, SCDR, and the end of said Access Denial Line, at Station 362+87.78, 209.00 feet Right;

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 2 of 5
December 22, 2015

Description for Parcel 236

THENCE N 86° 09' 32" E, along the north boundary line of said 12.000 acre tract and the north boundary line of said 11.062 acre tract, the same being the south boundary line of said 36.768 acre tract, a distance of 323.50 feet to a 1/2 inch iron rod found at the northeast corner of said 11.062 acre tract, the same being the northwest corner of a called 8.000 acre tract which was conveyed to Joe Clark Crawford, et ux, by an instrument recorded in Volume 7956, Page 116, SCDR;

THENCE S 02° 08' 51" E, along the east boundary line of said 11.062 acre tract, the same being the west boundary line of said 8.000 acre tract, a distance of 843.73 feet to a 1/2 inch iron rod with plastic cap found at the southwest corner of said 8.00 acre tract, the same being the most westerly north corner of the aforementioned 19.076 acre tract;

THENCE S 52° 12' 26" E, along a north boundary line of said 19.076 acre tract, the same being the south boundary line of said 8.000 acre tract, a distance of 75.24 feet to a 1/2 inch iron rod with plastic cap stamped "KSA ENG" set at the point of intersection with the proposed east right-of-way line of Toll 49 and the beginning of an Access Denial Line, at Station 371+70.15, 172.31 feet Left;

THENCE S 07° 16' 56" E, along said proposed east right-of-way line and said Access Denial Line, a distance of 309.09 feet to a concrete monument with "NET RMA" cap set at Station 374+77.99, 200.06 feet Left;

THENCE S 03° 00' 16" E, continuing along said proposed east right-of-way line and said Access Denial Line, a distance of 30.57 feet to the end of said Access Denial Line, and the **PLACE OF BEGINNING**, containing 9.711 acres of land.

EXHIBIT "A"

County: Smith
Highway: Toll 49
Limits: U.S. 69 to I-20

Page 3 of 5
December 22, 2015

Description for Parcel 236

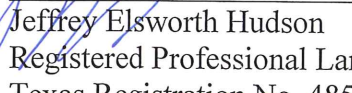
NOTES:

The bearings recited herein are based on the Texas State Plane Coordinate System of 1983, North Central Zone, to convert to grid coordinates divide by the TxDOT conversion factor of 1.00012.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (Toll 49 baseline) unless otherwise noted.

This description and corresponding plat were prepared from a survey made on the ground under my supervision during the month of March, 2015.



Jeffrey Elsworth Hudson
Registered Professional Land Surveyor
Texas Registration No. 4850
KSA ENGINEERS
140 E. Tyler St., Suite 600
Longview, Tx. 75604
TBPLS Firm Reg. No. 10115000

22 Dec 2015

Date

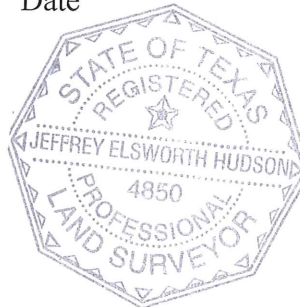


EXHIBIT "A"

PAGE 4 OF 5
12-22-2015

36.768 Acres (TRACT ONE)
TIMBERLINE BAPTIST CAMP & CONFERENCE CENTER INC.
VOL. 3051, PG. 531
S.C.D.R.



Scale 1" = 200'

JAMES J. KNOWLES SURVEY
ABSTRACT NO. 537

8.000 Acres
JOE CLARK CRAWFORD, ET UX
VOL. 7956, PG. 116
S.C.D.R.

7.898 Acres
CALEB HAWLEY
DOC. 2013 00008168
S.C.D.R.

REMAINDER 19.076 Acres
RALPH L. PAGE, ET UX
VOL. 3259, PG. 557
S.C.D.R.

THOMAS SPELL SURVEY
ABSTRACT NO. 889

39.744 Acres
WILLIAM H. LIEBBE, ET UX
VOL. 3169, PG. 580
S.C.D.R.

S. A. M. G. R. R. CO. SURVEY
ABSTRACT NO. 961

PROPOSED TOLL 49

(236)
423,000 SQ. FT.
9.711 AC.

11.062 Acres
RALPH LOREN PAGE
VOL. 1842, PG. 173
S.C.D.R.

OVERHEAD
POWER

PROPOSED R.O.W. &
ACCESS DENIAL LINE

PLAT OF A SURVEY OF PARCEL 236

PARCEL NUMBER

236

FILE

TOLL 49

DIVISION

ACQUISITION AREA

ACRES

SQUARE FEET

SCALE

FEDERAL AID PROJ. NO.

R.O.W.-C.S.J. NO.

COUNTY

DEED AREA

26.029

1,133,823

1"=200'

SMITH

REMAINDER AREA

16.318

710,812

KSA
ENGINEERS

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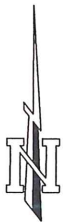
EXHIBIT "A"

PAGE 5 OF 5
12-22-2015

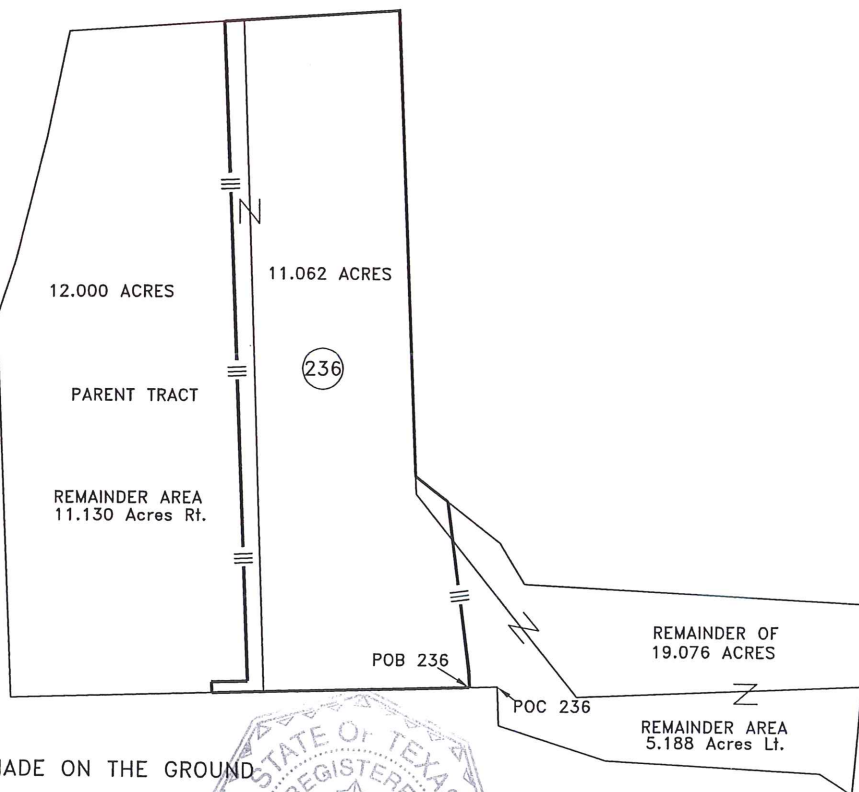
LEGEND

ADL	ACCESS DENIAL LINE
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
LT	LEFT
PG.	PAGE
POB	POINT OF BEGINING
POC	POINT OF COMMENCING
RT	RIGHT
ROW	RIGHT-OF-WAY
SCDR	SMITH COUNTY DEED RECORDS
VOL.	VOLUME
☒	CONCRETE MARKER (TYPE I) FOUND
●	FOUND IRON ROD
⊙	FOUND IRON PIPE
○	SET 1/2" I. ROD WITH PLASTIC CAP
■	SET CONCRETE MONUMENT WITH "NET RMA" CAP
⌚	TELEPHONE PEDESTAL
✕	VALVE
⊖	POWER POLE
■	WATER METER

—	PROPOSED ROW LINE
- - -	EXISTING ROW LINE
— P —	PROPERTY LINE
— H —	PROPERTY HOOK
①	PARCEL NUMBER
- - - S - - -	SURVEY LINE
— ● —	ACCESS DENIAL LINE
— x —	WIRE FENCE
— OE —	OVERHEAD ELECTRIC
— W —	EXISTING WATERLINE



NOT TO SCALE



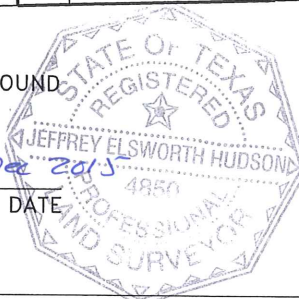
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TBPLS Firm Reg. No. 10115000

NET RMA
North East Texas
Regional Mobility Authority

PLAT OF A SURVEY OF PARCEL 236				PARCEL NUMBER		236	
FILE	TOLL 49			DIVISION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJ. NO.	R.O.W.-C.S.J. NO.	COUNTY	SMITH	ACQUISITION AREA	9.711	423,011
					DEED AREA	26.029	1,133,823
					REMAINDER AREA	16.318	710,812