

DEDICATION OF OAK HILL LANE

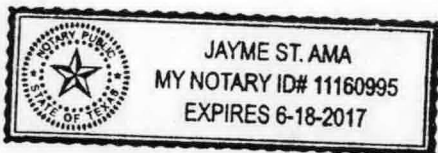
The Valton and Nancy Sudderth Family Trust acting herein by and through its duly authorized Trustee, Valton Shane Sudderth, does hereby dedicate the roadways described in this plat and attached field notes (Exhibit A) for the public use forever, and further states that said Trust is the owner of said roadway and has the right to dedicate said roadway for public use forever, this the 21st day of February, 2017.

Valton Shane Sudderth, Trustee

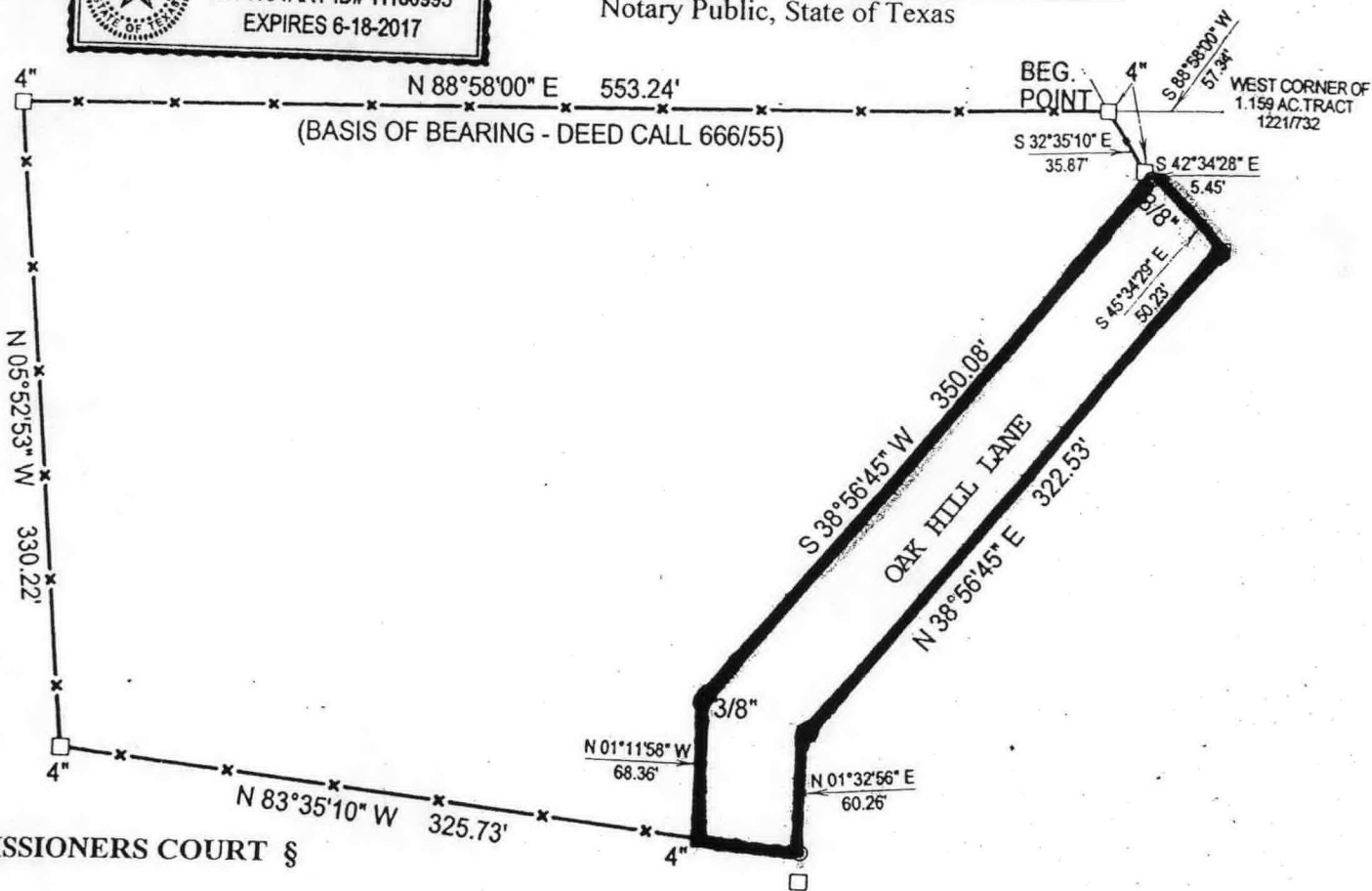
Valton and Nancy Sudderth Family Trust
By: Valton Shane Sudderth, Trustee

STATE OF TEXAS §
COUNTY OF BROWN §

This instrument was acknowledged before me on this 21st day of February, 2017 by Valton Shane Sudderth, Trustee.



J. St. Ama
Notary Public, State of Texas



COMMISSIONERS COURT §

This map or plat is hereby approved by the Commissioners Court of Brown County, Texas, and the County Clerk is hereby authorized to file same in the minutes of the Commissioners Court of Brown County, Texas.

E. Ray West
E. Ray West, County Judge

2/21/17
Date

*February 21, 2017
(Exhibit # 3)*

EXHIBIT "A"

Lying and being situated in Brown County, Texas, and being out of Block Fifty-Seven (57) of the Kerr County School Land Survey Number 274, Abstract Number 572, and said tract also being part of a 77.465 acre tract described in a Deed from Mrs. Frank C. Krohn, to Valton I. Sudderth, et ux, as recorded in Volume 666, Page 55, of the Real Property Records of Brown County, Texas, and said tract being 50 feet in width and approximately 383 feet in length, and more particularly described as follows, to-wit:

BEGINNING at an iron stake found in the ground in the Southwest line of a 50 ft. road which located South 42 deg. 34 min. 28 sec. East 5.45 feet; South 32 deg. 35 min. 10 sec. East 35.87 feet; and South 88 deg. 58 min. 00 sec. West 57.34 feet from the West corner of a 1.15 acre tract described in a Deed recorded in Volume 1221, Page 732, of the Real Property Records of Brown County, Texas, said beginning point marking the Northern most Northwest corner of this tract;

THENCE South 38 deg. 56 min. 45 sec. West 350.08 feet to an iron pin set in the ground;

THENCE South 01 deg. 11 min. 58 sec. East 68.36 feet to a 4 inch iron pipe set in the ground;

THENCE South 83 deg. 35 min. 10 sec. East 50 feet to an iron rod set in the ground;

THENCE North 1 deg. 32 min. 56 sec. East 60.26 feet to an iron pipe set in the ground:

THENCE North 38 deg. 56 min. 45 sec. East 322.53 feet to an iron pipe set in the ground in the Southwest line of a 50 foot road;

THENCE North 45 deg. 34 min. 29 sec. West 50.23 feet along the Southwest boundary line of a 50 ft. road to the place of beginning.

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 1701432

FILED FOR REGISTRATION MARCH 13, 2017 01:33PM 2PGS \$.00

SUBMITTER: BROWN COUNTY CLERK'S OFFICE

RETURN TO:

BROWN COUNTY CLERK'S OFFICE
KEEP IN OFFICE

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

Beenal

**PLAT OR MAP MADE FOR
DANA SMITH
KERR COUNTY SCHOOL LANDS SURVEY
NO 275 ABSTRACT NO 573**

155.17 ACRE TRACT
MADE D TO WAVE THREITE
1/21/71

1.32 ACRES
DANA SMITH AND WIFE LARNA M SMITH
01/21/7007
(647/444)

4.902 ACRES

3.562 ACRES
WALTER AND
DANA M SMITH AND WIFE LARNA M SMITH
01/21/7007
(645/112)

BLOCK 51
77.465 ACRE TRACT
WALTER C. KROGER
WALTER L. BROWN ET AL.
1/19/74
1/28/70

1.159 ACRE
SUCCESSION
TO
BROWN
1/21/732

BLOCK 37

SPRING HOLLOW II
SUBDIVISION
VOLUME 4, PAGE 378
PLAT RECORDS, BROWN CO TX

KERR COUNTY SCHOOL LANDS

SURVEY NO 274 A-572

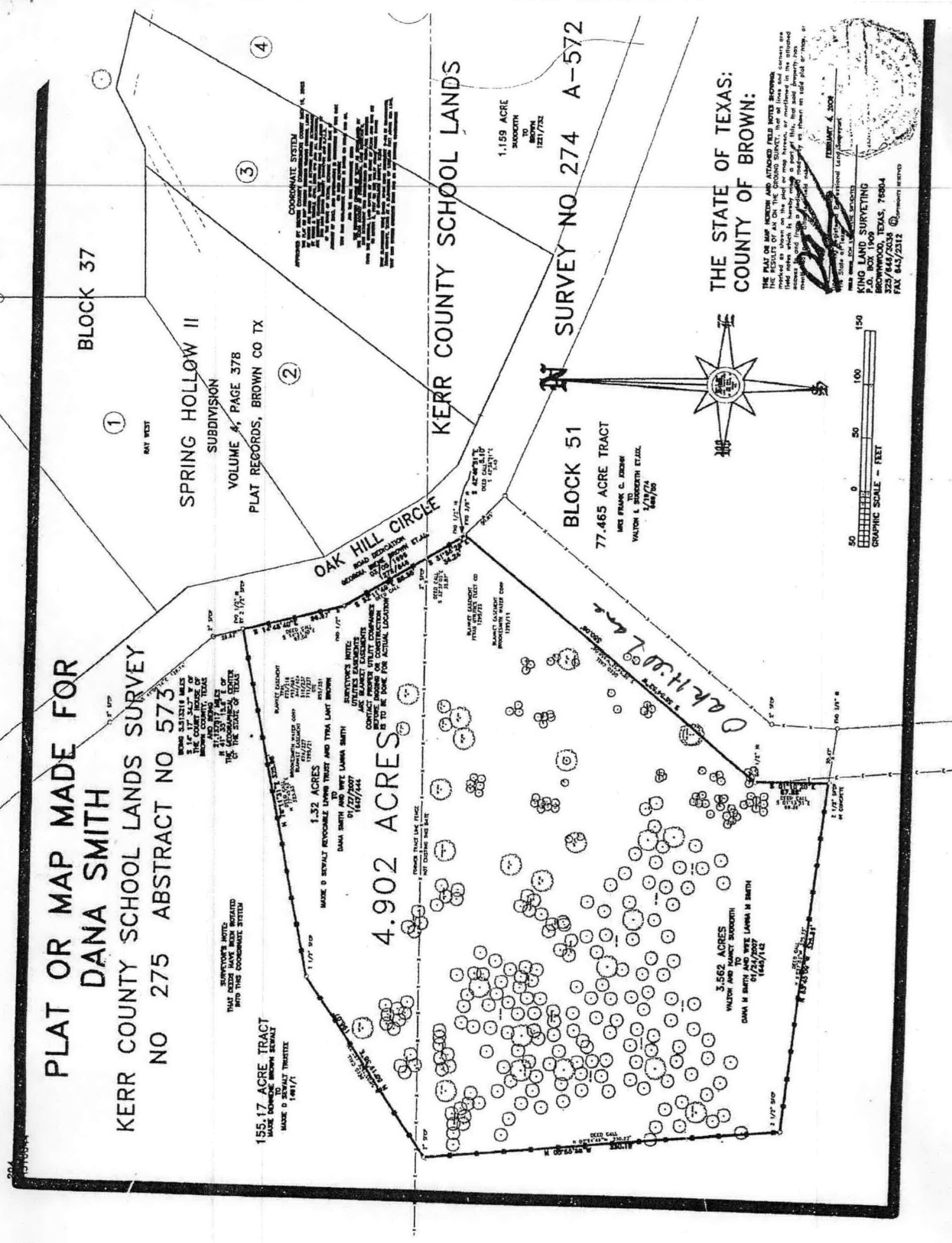
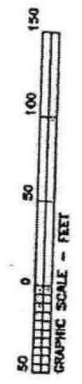
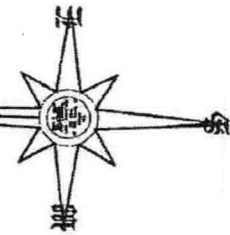
COORDINATE SYSTEM
PLAT OF THE BROWN COUNTY COORDINATE SYSTEM NO. 16, 1968
THE BROWN COUNTY COORDINATE SYSTEM IS A SYSTEM OF
RECTANGULAR COORDINATES WHICH IS A MODIFICATION OF
THE STATE PLANE COORDINATE SYSTEM FOR THE STATE OF TEXAS
AS ESTABLISHED BY THE BROWN COUNTY COORDINATE SYSTEM
PLAT NO. 16, 1968. THE BROWN COUNTY COORDINATE SYSTEM
IS A SYSTEM OF RECTANGULAR COORDINATES WHICH IS A
MODIFICATION OF THE STATE PLANE COORDINATE SYSTEM
FOR THE STATE OF TEXAS AS ESTABLISHED BY THE BROWN
COUNTY COORDINATE SYSTEM PLAT NO. 16, 1968.

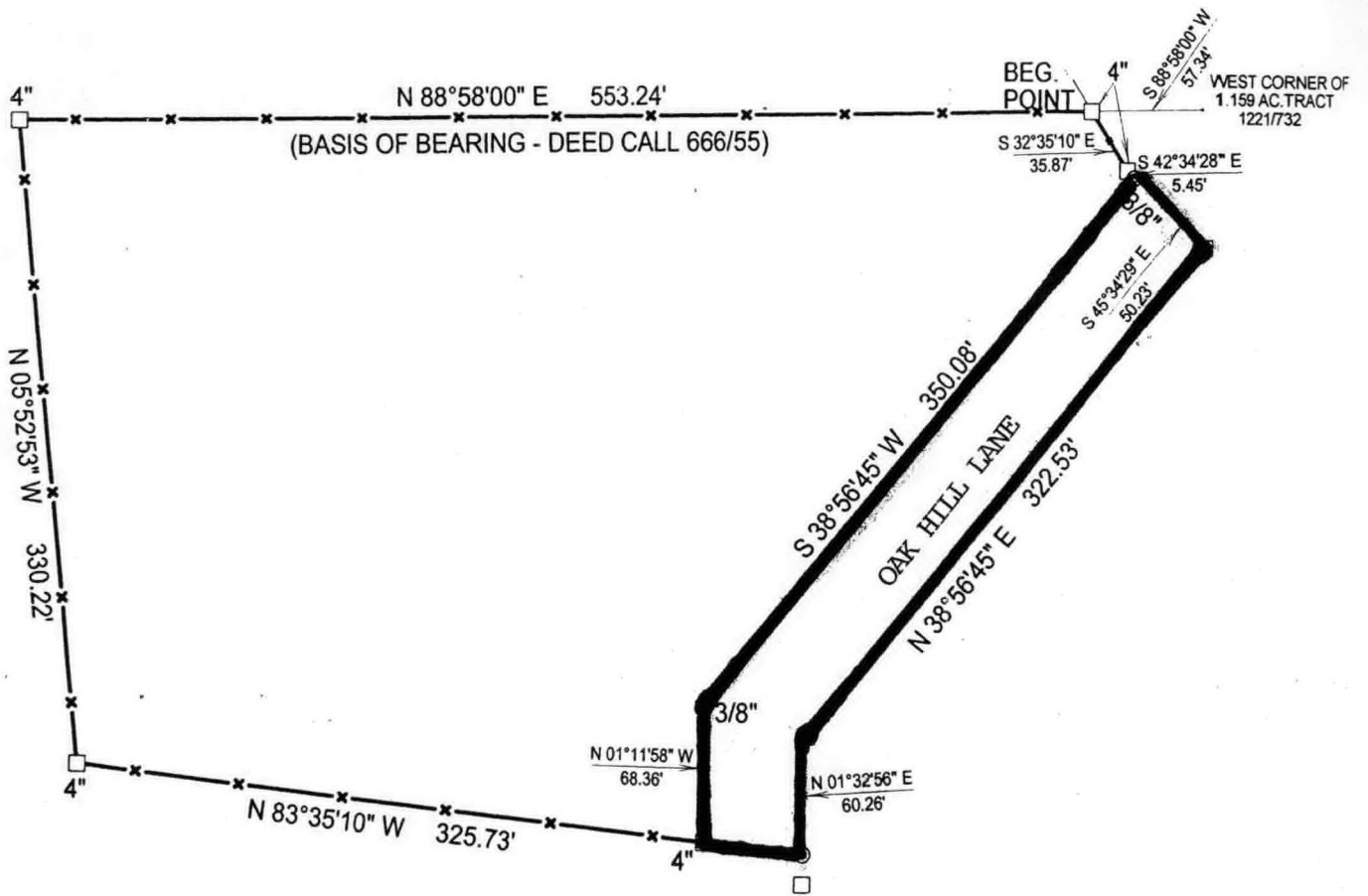
**THE STATE OF TEXAS;
COUNTY OF BROWN:**

THE PLAT OR MAP HEREON AND ATTACHED FIELD NOTES HEREOF
ARE THE RESULTS OF AN OR THE CROSSING SURVEY, THAT AS I HAVE
PERSONALLY AND INDIVIDUALLY EXAMINED THE PLAT AND THE
FIELD NOTES AND THE PLAT OR MAP HEREON, AND THE FIELD
NOTES WHICH ARE ATTACHED HERETO, AND THE PLAT OR MAP
HEREON ACCORDS WITH THE FIELD NOTES AND THE PLAT OR
MAP HEREON, I HEREBY CERTIFY THAT THE PLAT OR MAP
HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE
FIELD NOTES AND THE PLAT OR MAP HEREON.



KING LAND SURVEYING
P.O. BOX 1100
BROWNWOOD, TEXAS, 76804
325/846/2038
FAX 843/2312





Valton Shana Jnr...

and attached to field notes (Exh A)

Valton and Nancy Suddeth, Trust

Trustee, Valton Shana Suddeth

The Oak Ridge Corporation, a Texas Corporation, acting herein by and through its duly authorized President, Valton I. Suddeth, does hereby dedicate the roadways described in this plat for the public use forever; and further states that said Corporation is the owner of said roadway and has the right to dedicate said roadway for public use forever, this the day of November 11, 2016.

by Valton I. Suddeth, President Valton Shana Suddeth, Trustee

State of Texas
County of Brown

This instrument was acknowledged before me on the 11th day of November, 2016, by Valton I. Suddeth, President of the Oak Ridge Corporation: Valton Shana Suddeth, Trustee



Notary Public, State of Texas
My commission expires 8-25-2020

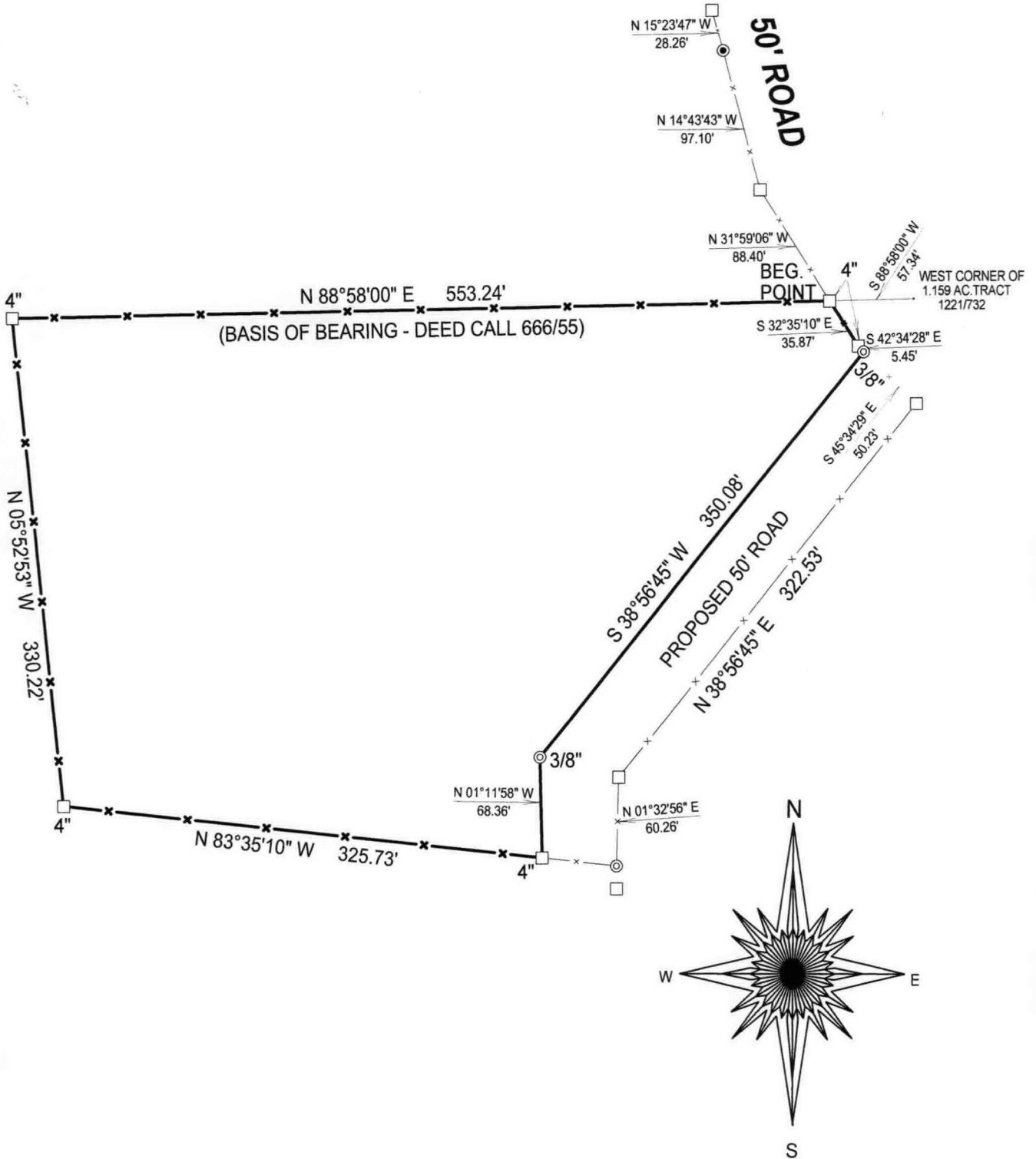
COMMISSIONERS COURT

This map or plat is hereby approved by the Commissioners Court of Brown County, Texas, and the County Clerk is hereby authorized to file same in the minutes of the Commissioners Court of Brown County, Texas.

Date November 11, 2016 County Judge E. Ray West

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**3.562 ACRES
BLOCK 51
KERR COUNTY SCHOOL LANDS SURVEY NO. 274
ABSTRACT NO. 572
BROWN COUNTY, TEXAS**



- SCALE : 1" = 100'
- : IRON STAKE SET
 - : IRON STAKE FOUND
 - : IRON PIPE FENCE CORNER
 - x-----x : FENCE LINE

THIS TRACT DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA, ZONE A (100 YEAR)
ACCORDING TO FHBM COMMUNITY PANEL 480717 0001-0013 FOR THE
UNCORPORATED AREA, BROWN COUNTY, TEXAS DATED JANUARY 24, 1978

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway except as shown hereon.

Charles A. Polaski
Charles A. Polaski, P. E.
December 7, 2006



200 S. BROADWAY
BROWNWOOD, TX 76801



TELEPHONE 325-643-2828
FACSIMILE 325-646-7013

E. RAY WEST, III
BROWN COUNTY JUDGE

February 14, 2017

Gary Worley
Commissioner Pct 1
Via Email: gary.worley@browncountytexas.org

Valton Sudderth
Via Email: valtonandnancysudderth@gmail.com

RE: Dedication and Acceptance of road adjacent to the Prairie Hill Subdivision

Gentlemen:

I spoke to each of you yesterday about the prospect of the county accepting a dedication of the above referenced roadway for County maintenance. Both of you agreed to such a dedication and acceptance. As you are both aware, the owner of the property is under contract for the sale of the 4.902 acres that comprises the Prairie Hill subdivision. Although that subdivision has access to Oak Hill Circle, the purchaser is in need of ingress and egress upon and across the existing paved road that runs in a southwesterly direction to the residence on that acreage. There is no recorded easement from Mr. Sudderth to the owner of the property.

Gary and I examined the roadway yesterday, and he is in agreement to accept a dedication. Valton explained to me that he is agreeable to dedicate the road for County maintenance. The prospective purchaser is also agreeable to that road being a public roadway.

Page 2
February 14, 2017
Gary Worley/Valton Sudderth

I have reviewed the recorded plat, and there is sufficient information on the plat to describe a centerline for dedication purposes. That centerline is described as follows:

"A 50 foot right-of-way adjacent to the south east boundary of the Prairie Hill Subdivision, the centerline of which is more fully described as:

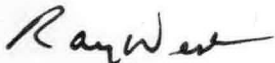
Beginning at a point located 25.425 feet South 42° 49' 51" East from the east corner of said subdivision:

Thence South 38° 54' 52" West, and being parallel to the south east boundary of said subdivision a distance of 350 feet to a point; Thence South degrees 01° 10' 20" East A distance of 67.88 feet to the terminus of the right-of-way centerline."

By your signatures below, please acknowledge that this is your agreement, and the item will be placed on the agenda for the February 21 meeting for action by the Court.

Thank you for your help in this matter.

Best regards,



Ray West
County Judge

RW/js



Gary Worley, Brown County Commissioner Pct 1

2-15-17

Date



Valton Sudderth

2-15-17

Date