

County: Smith  
Highway: Interstate Highway 20  
Limits: 1 Mile East of Toll 49 (Harvey Road), East to US 69 in Lindale  
TXDOTCONNECT ROW PROJECT ID: R00002852  
RCSJ: 0495-04-075  
CCSJ: 0495-04-069

January 5, 2023  
Parcel P00077259.001  
Page 1 of 5

**EXHIBIT A**  
**Property Description for P00077259.001**

Being a 0.1754 acre (7,642 square feet) parcel of land situated in the S. Grace Survey, Abstract Number 371, Smith County, Texas; said 0.1754 acre parcel of land being out of a called 1.814 acre tract as described in a Special Warranty Deed from Beverly G. Hudson and Carey G. Stripling to Joe. L. Stripling and Norma Malone Stripling, recorded February 18, 2020, under Document Number 2020-0100005653 of the Official Public Records of Smith, County, Texas (O.P.R.S.C.T.), said 0.1754 acre parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron pipe found (controlling monument) at the northwest corner of said Joe L. Stripling and Norma Malone Stripling called 1.814 acre tract and being on the east line of a called 47.7 acre tract as described in a Warranty Deed to Marcia Ann Adams and Jean Gore, recorded October 18, 1984, in Volume 2326, Page 74 of the Deed Records of Smith County, Texas (D.R.S.C.T.);

**THENCE**, South 01 degrees 51 minutes 42 seconds East (South), along the west line of said Joe L. Stripling and Norma Malone Stripling called 1.814 acre tract and being on the east line of said Marcia Ann Adams and Jean Gore called 47.7 acre tract, a distance of 435.25 feet to a 5/8 inch iron rod with 2" aluminum cap stamped "TEXAS DEPARTMENT of TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** on the proposed north right of way line of Interstate Highway 20 (variable width right of way), said point being 265.72 feet left of the proposed Interstate Highway 20 baseline station of 637+83.15, and having Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment surface coordinates of (N = 6,868,643.33 and E = 2,927,004.33);

- 1) **THENCE**, North 88 degrees 54 minutes 53 seconds East, along the proposed north right of way line of said Interstate Highway 20, a distance of 7.13 feet, to a 4 inch bronze right of way marker in concrete set (hereafter referred as TxDOT Type II monument), and being 265.72 feet left from the proposed Interstate Highway 20 baseline station 637+90.29;\*\*
- 2) **THENCE**, South 63 degrees 56 minutes 52 seconds East, along the proposed north right of way line of Interstate Highway 20, a distance of 164.43 feet, to a TxDOT Type II monument set, and being 190.66 feet left from the proposed Interstate Highway 20 baseline station 639+36.58;\*\*

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- 3) **THENCE**, North 89 degrees 03 minutes 49 seconds East, along the proposed north right of way line of Interstate Highway 20, a distance of 2.51 feet, to a 5/8 inch iron rod with 2" aluminum cap stamped "TEXAS DEPARTMENT of TRANSPORTATION PROPERTY CORNER" set on the east line of said Joe L. Stripling and Norma Malone Stripling called 1.814 acre tract and the west line of Lot 1, as shown on the plat United Lodging Estates, recorded under Document Number 2015-00022759 of the Plat Records of Smith County, Texas (P.R.S.C.T.), and being 190.65 feet left from the proposed Interstate Highway 20 baseline station 639+39.09;\*\*
- 4) **THENCE**, South 01 degrees 54 minutes 03 seconds East (South 00 degrees 02 minutes East), along the east line of said Joe L. Stripling and Norma Malone Stripling called 1.814 acre tract and the west line of Lot 1 of said United Lodging Estates, a distance of 10.66 feet, to a 1/2 inch iron rod with red cap stamped "BRANNON RPLS 4687" found (controlling monument) on the existing north right of way line of Interstate Highway 20 (variable width right of way) as described in a deed to the State of Texas, recorded in Volume 947, Page 333 of the Deed Records of Smith County, Texas (D.R.S.C.T.), and being the beginning of an existing Access Denial Line;
- 5) **THENCE**, South 88 degrees 53 minutes 31 seconds West (North 89 degrees 10 minutes West), along the existing north right of way line of said Interstate Highway 20 and existing Access Denial Line, a distance of 154.96 (154.76) feet, to a point from which a 3-1/4 inch brass disk in concrete found bears South 01 degree 51 minutes 07 seconds East, a distance of 0.19 feet;
- 6) **THENCE**, North 01 degrees 51 minutes 42 seconds West (North), along the west line of said Joe L. Stripling and Norma Malone Stripling called 1.814 acre tract and being on the east line of said Marcia Ann Adams and Jean Gore called 47.7 acre tract, a distance of 85.74 feet to the **POINT OF BEGINNING** and containing 0.1754 acre (7,642 square feet) parcel of land.

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Notes:

All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum 1983 (NAD83) 2011 Adjustment, 2010.00 Epoch. All distances and coordinates shown are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. All measurements are in U.S. Survey feet.

Access will be permitted to the remainder property abutting the highway facility.

Abstracting was completed in September 2023.

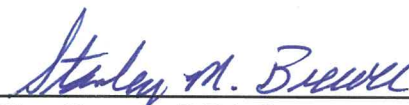
Field surveys were completed in December 2023.

\*\* The monument described and set in this call maybe replaced with a TxDOT Type II Right-of-Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The bearings and distances shown in parenthesis are as called for in the deed to Joe L. Stripling and Malone Stripling, recorded under Document Number 2020-0100005653, of the Official Public Records, Smith County (O.P.R.S.C.T.).

A parcel plat of even date was prepared in conjunction with this property description.

I, Stan Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.

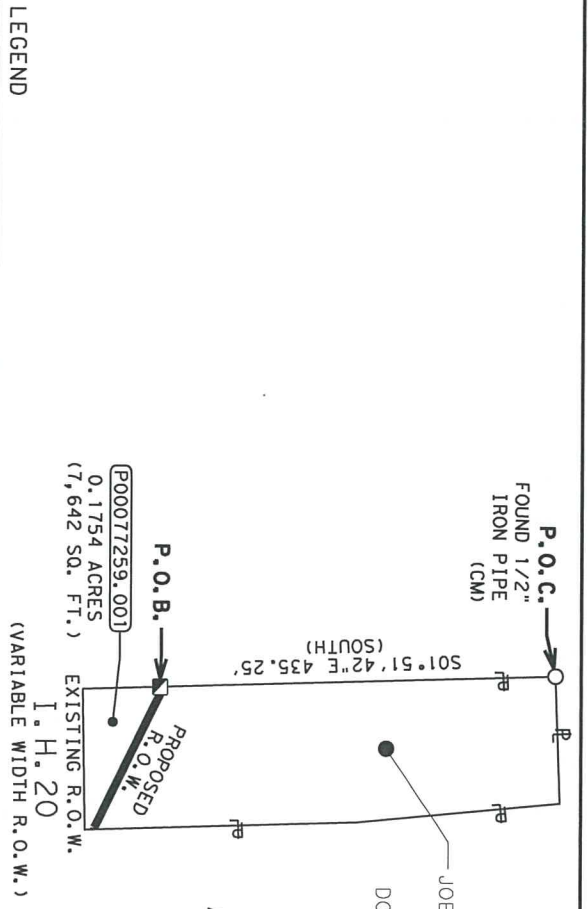
  
Stan Brewer, R.P.L.S.      1/5/2024  
Texas Registration No. 6072      Date

Lina T. Ramey & Associates, Inc.  
3320 Belt Line Road  
Farmers Branch, Texas 75234  
Ph. 214-979-1144  
TBPELS FIRM NO. F-782, 10140700



S. GRACE SURVEY  
ABSTRACT NO. 371

JOE L. STRIPLING AND NORMA MALONE STRIPLING  
CALLED 1.814 ACRES  
DOC. NO. 2020-0100005653  
RECORDED 02/18/2020  
O.P.R.S.C.T.



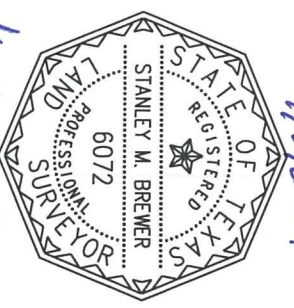
LEGEND

- SET 4" BRONZE RIGHT OF WAY MARKER IN CONCRETE AND REFERRED TO AS A TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH ALG. STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION PROPERTY CORNER"
- FOUND TXDOT MONUMENT (AS NOTED)
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LTRA"
- FOUND MONUMENT (AS NOTED)
- ▲ PRIMARY CONTROL MONUMENT
- △ SECONDARY CONTROL MONUMENT
- ⊕ CALCULATED POINT
- (CM) CONTROLLING MONUMENT
- ( ) DEED CALL
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- + GEODETIC POINT
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROXIMATE SURVEY LINE
- ACCESS DENIAL LINE
- ~ LAND HOOK
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.R.S.C.T. - DEED RECORDS SMITH COUNTY, TEXAS
- L.R.S.C.T. - LAND RECORDS SMITH COUNTY, TEXAS
- O.P.R.S.C.T. - OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS
- O.R.S.C.T. - OFFICIAL RECORDS, SMITH COUNTY, TEXAS
- P.R.S.C.T. - PLAT RECORDS SMITH COUNTY, TEXAS
- TXDOTCONNECT PARCEL NUMBER (EXXXXXXX.XXX)

NOTES:  
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, 2010.00 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000012. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.  
ABSTRACTING WAS COMPLETED IN SEPTEMBER 2023.  
FIELD SURVEYS WERE COMPLETED IN DECEMBER 2023.  
ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.  
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE AS CALLED FOR IN THE DEED TO JOE L. STRIPLING AND MALONE STRIPLING, RECORDED UNDER DOCUMENT NUMBER 2020-0100005653, OF THE OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS (O.P.R.S.C.T.).



*Stanley M. Brewer*  
STANLEY M. BREWER, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 6072

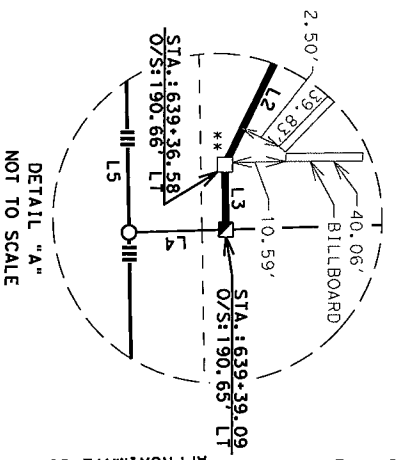
DATE	BY	REVISIONS

EXISTING ACREAGE (CALLED)	TAKING ACRES (SQ. FT.)	REMAINDER ACRES
1.814	0.1754 (7,642)	1.639

**LTRA**  
LINA T. RAMEY & ASSOCIATES, INC.  
Formerly Brandy Texas 15234  
3320 Belt Line Road, Suite 414  
Dallas, Texas 75234  
TBPPLS FIRM NO. F-182, 10140700

Texas Department of Transportation  
**PARCEL PLAT SHOWING**  
P00077259.001  
INTERSTATE HIGHWAY 20  
SMITH COUNTY  
TXDOTCONNECT ROW  
PROJECT NUMBER R00002852  
R.C.S.-J. 0495-04-075  
C.C.S.-J. 0495-04-069  
N. T. S.

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JANUARY 5, 2024



**D. WHITE SURVEY  
ABSTRACT NO. 1091**

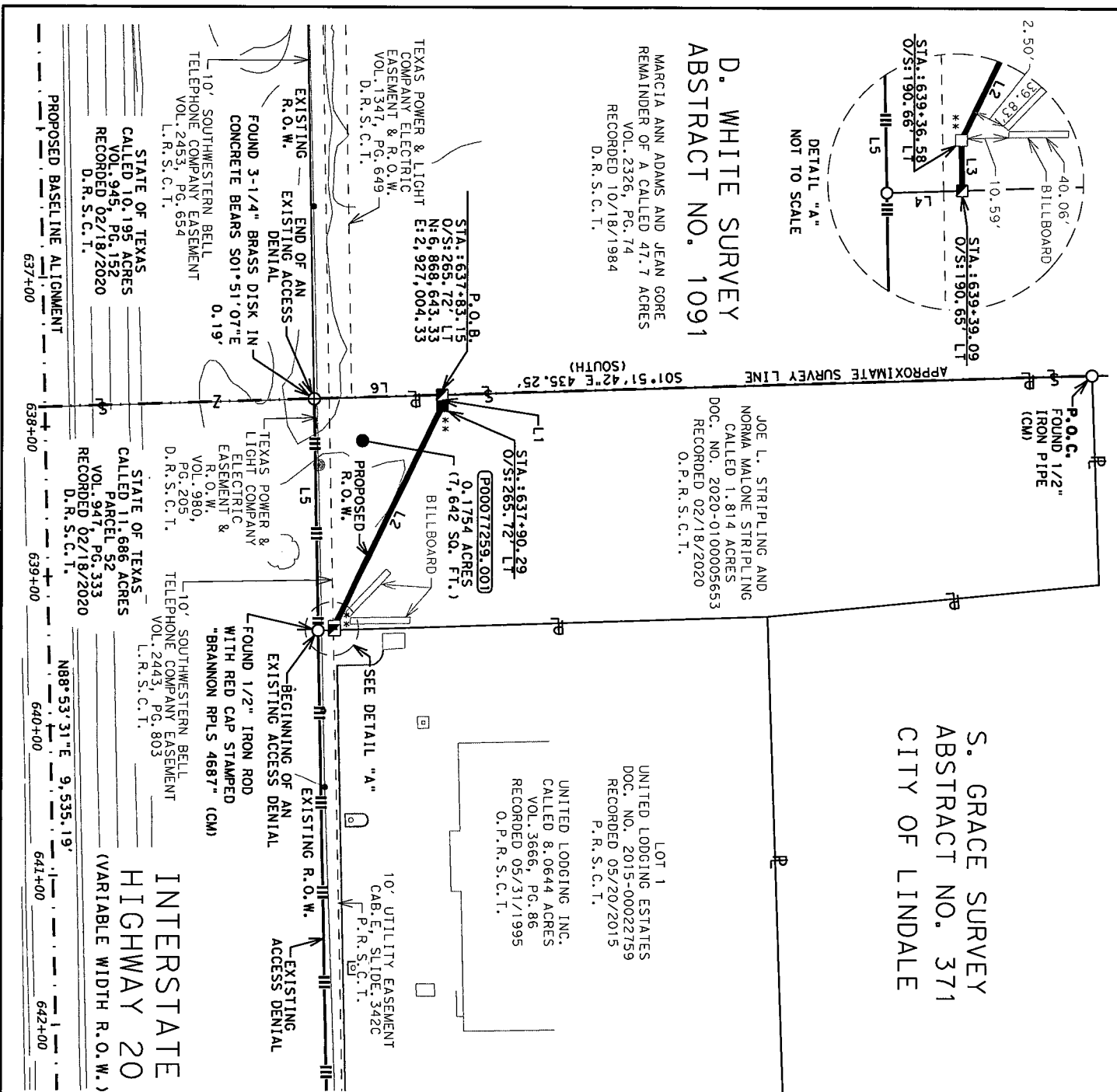
MARCIA ANN ADAMS AND JEAN GORE  
REMAINDER OF A CALLED 47.7 ACRES  
VOL. 2326, PG. 74  
RECORDED 10/18/1984  
D.R.S.C.T.

JOE L. STRIPLING AND  
NORMA MALONE STRIPLING  
CALLED 1.814 ACRES  
DOC. NO. 2020-0100005653  
RECORDED 02/18/2020  
O.P.R.S.C.T.

**S. GRACE SURVEY  
ABSTRACT NO. 371  
CITY OF LINDALE**

LOT 1  
UNITED LODGING ESTATES  
DOC. NO. 2015-00022759  
RECORDED 05/20/2015  
P.R.S.C.T.

UNITED LODGING INC.  
CALLED 8.0644 ACRES  
VOL. 3666, PG. 86  
RECORDED 05/31/1995  
O.P.R.S.C.T.



LINE	BEARING	DISTANCE
L1	N 88° 54' 53" E	7.13'
L2	S 63° 56' 52" E	164.43'
L3	N 89° 03' 49" E	2.51'
L4	S 01° 54' 03" E	10.66'
L5	S 88° 53' 31" W	154.96'
L6	N 01° 51' 42" W	85.74'

**LTA**  
LINA T. RAMEY & ASSOCIATES, INC.  
3320 Belt Line Road, Suite 15234  
Ft. Worth, TX 76116  
Tel: 817-491-9179 Fax: 817-491-15234  
TBPPLS FIRM NO. F-782, 10140700

**PARCEL PLAT SHOWING**  
P00077259.001  
INTERSTATE HIGHWAY 20  
SMITH COUNTY  
TXDOT/CONNECT ROW

PROJECT NUMBER R0002852  
R.C.S. J. 0495-04-075  
C.C.S. J. 0495-04-069  
JANUARY 5, 2024 1"=100'