

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 9:12A M



JAN 14 2014

County Clerk Johnson County
By [Signature] Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

JERRY D. STRINGER
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

Alison Hitchcock
Assistant to Commissioner's Court

DON BEESON
Commissioner Pct. #4

THE STATE OF TEXAS

§
§
§

ORDER #2014-06

COUNTY OF JOHNSON

CLOSING A PORTION OF COUNTY ROAD 1015, PARCEL 401A

The Johnson County Commissioners Court met on January 13, 2014 in regular session and held a public hearing to consider "Closing a Portion of County Road 1015" where CR 1015 intersects Highway 121 and has been re-aligned due to the construction of Highway 121 and said portion of CR 1015 to be closed is identified as Parcel 401A by the North Texas Tollway Authority.

The Public Hearing was properly posted twenty (20) days prior at the bulletin board of the Johnson County Commissioners Court at the County Courthouse and at each end of the said road being two public places in the vicinity of the aforesaid road. Notice was also published in the Cleburne Times Review on January 5, 2014.

A motion was made by Commissioner Bailey and seconded by Commissioner Howell to approve the closure of a portion of County Road 1015 where CR 1015 intersects Highway 121 and has been re-aligned due to the construction of Highway 121 and said portion of CR 1015 to be closed is identified as Parcel 401A by the North Texas Tollway Authority. Said motion was approved by a unanimous vote of the Commissioners Court.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order to close a portion of County Road 1015 where CR 1015 intersects Highway 121 and has been re-aligned due to the construction of Highway 121 and said portion of CR 1015 to be closed is identified as Parcel 401A by the North Texas Tollway Authority.

JAN 1 2014
County Clerk Johnson County
BY _____




[Faint, mostly illegible text, likely a legal document or deed]

IT IS FURTHER ORDERED THAT pursuant to Section 251.058, Texas Transportation Code, Parcel 401A is conveyed to the Clements Family Land Partnership, L.P., whose mailing address is 10800 CR 1015, Joshua Texas, 76058 and said Parcel 401A is a 0.496 acre tract, more or less, and more particularly described in Exhibit "A" which is attached hereto and incorporated fully as if recited herein verbatim.

WITNESS OUR HAND THIS THE 13TH DAY OF JANUARY, 2014.




Roger Harmon, Johnson County Judge



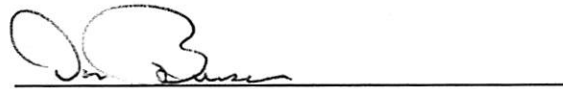
Rick Bailey, Comm. Pct. #1



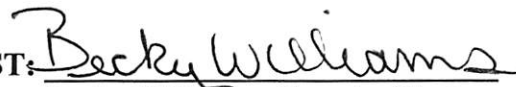
Kenny Howell, Comm. Pct. #2



Jerry Stringer, Comm. Pct. #3



Don Beeson, Comm. Pct. #4

ATTEST: 

Becky Williams, County Clerk



PARCEL NO. 401A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN M. TOLAND SURVEY, ABSTRACT NO. 834, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CLEMENTS FAMILY LAND PARTNERSHIP, LP AS RECORDED IN VOLUME 4106, PAGE 77, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS TOLLWAY AUTHORITY, AS RECORDED IN INSTRUMENT NO. 22794, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT ALSO BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1226+60.21 OF STATE HIGHWAY No. 121;

THENCE SOUTH 89 DEGREES 22 MINUTES 24 SECONDS WEST A DISTANCE OF 30.00 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 425.22 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE NORTH 23 DEGREES 41 MINUTES 36 SECONDS WEST A DISTANCE OF 204.45 TO A 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS TOLLWAY AUTHORITY, AS RECORDED IN INSTRUMENT NO. 10569, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 914.93 FEET;

THENCE ALONG SAID SOUTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 36 MINUTES 50 SECONDS, AN ARC LENGTH OF 137.55 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 137.42 FEET TO TO A "PK" NAIL SET AT THE SOUTHEAST CORNER OF SAID TOLLWAY TRACT DESCRIBED IN INSTRUMENT NUMBER 10569, SAID POINT BEING ON THE EAST LINE OF SAID CLEMENTS TRACT, SAID POINT ALSO BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1221+29.58 OF SAID STATE HIGHWAY;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 530.65 FEET TO THE POINT OF BEGINNING, CONTAINING 21,587 SQUARE FEET OR 0.496 ACRE OF LAND, MORE OR LESS.



MICHAEL W. CALHOUN
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6143
 DATE: AUGUST 28, 2013



GENERAL NOTES

1. BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE WITH ALL DISTANCES AND COORDINATES ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00012, AS SHOWN ON PLANS FOR TXDOT STATE HIGHWAY 121, PREPARED BY GORRONDONA & ASSOCIATES, INC., DATED APRIL 2004.

2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.


3. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

JOB NO.: 10161	DATE: 8-28-2013	CHECKED BY: MLL
FILE: 10161	DRAWN BY: MWC	SHEET 1 OF 2


LEGEND	REVISION NOTES
● ... FOUND MONUMENT	Date:
○ ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873"	Notes:
D.R.J.C.T. ... DEED RECORDS, JOHNSON COUNTY, TEXAS	
88 ... RIGHT OF WAY TAKE PARCEL	

CHISHOLM TRAIL PARKWAY - SEGMENT 6
 CLEMENTS FAMILY LAND PARTNERSHIP, LP
 PARCEL 401A
 JOHN M. TOLAND SURVEY, ABSTRACT NO. 834
 JOHNSON COUNTY, TEXAS

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NORTH TEXAS TOLLWAY AUTHORITY



TEXAS DEPARTMENT OF TRANSPORTATION

STATE	DISTRICT	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	FORT WORTH	JOHNSON	0504	05	002	SH121

FD 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

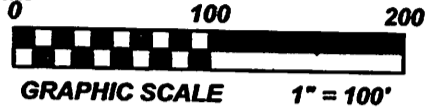
(401)
NORTH TEXAS TOLLWAY AUTHORITY
INSTRUMENT NO. 10569
D.R.J.C.T.

FD 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

FD 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

FD 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

"PK" NAIL SET IN ASPHALT STATION: 1221+29.58



PARCEL 401A
(SHADED)
21,587 SQUARE FEET
OR 0.496 ACRE

JOHN M. TOLAND SURVEY
ABSTRACT NO. 834

CLEMENTS FAMILY LAND PARTNERSHIP, LP
VOLUME 4106, PAGE 77
D.R.J.C.T.

(16)
STATE OF TEXAS
VOLUME 3682, PAGE 908
D.R.J.C.T.



POINT OF BEGINNING
STATION: 1226+60.21

COUNTY ROAD 1015

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 00°48'43" E	68.77'
L2	S 89°22'24" W	30.00'
L3	N 03°35'13" E	19.94'
L4	N 03°35'13" E	31.75'
L5	N 00°48'43" W	88.21'
L6	N 87°07'57" E	56.59'

FD 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
C1	914.93'	68.90'	137.55'	8°36'50"	6°15'44"	137.42'	S 53°38'13" E
C2	914.93'	38.64'	77.23'	4°50'11"	6°15'44"	77.21'	S 55°31'34" E
C3	914.93'	46.05'	92.02'	5°45'46"	6°15'44"	91.98'	N 60°49'32" W

JOB NO.: 10161 DATE: 8-28-2013 CHECKED BY: MLL
FILE: 10161 DRAWN BY: MWC SHEET 2 OF 2

LEGEND
● ... FOUND MONUMENT
○ ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873"
D.R.J.C.T. ... DEED RECORDS, JOHNSON COUNTY, TEXAS
(88) ... RIGHT OF WAY TAKE PARCEL

REVISION NOTES

Date:	Notes:

CHISHOLM TRAIL PARKWAY - SEGMENT 6
CLEMENTS FAMILY LAND PARTNERSHIP, LP
PARCEL 401A
JOHN M. TOLAND SURVEY, ABSTRACT NO. 834
JOHNSON COUNTY, TEXAS

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STATE	DISTRICT	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	FORT WORTH	JOHNSON	0504	05	002	SH121