

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 9:2A M



JAN 14 2014

County Clerk Johnson County
By MA 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 #2014-08

COUNTY OF JOHNSON

CLOSING A PORTION OF COUNTY ROAD 1015, PARCEL 403A

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 403A 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 403A 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 403A by the North Texas Tollway Authority.

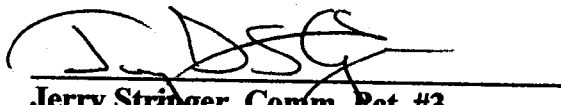
IT IS FURTHER ORDERED THAT pursuant to Section 251.058, Texas Transportation Code, Parcel 403A is conveyed to the Animal Pancakes, L.L.C. whose mailing address is 2518 El Greco Cove, Austin, Texas 78703 and said Parcel 403A is a 0.181 acre tract, more or less, and more particularly described in Exhibit "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

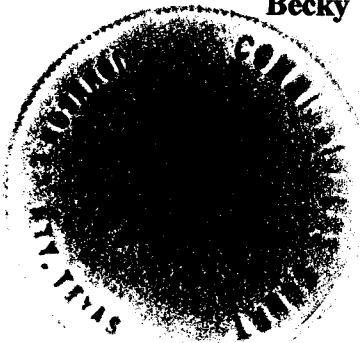

Rick Bailey, Comm. Pct. #1


Kenny Howell, Comm. Pct. #2


Jerry Stringer, Comm. Pct. #3


Don Beeson, Comm. Pct. #4

ATTEST: 
Becky Williams, County Clerk



PARCEL NO. 403A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WALLACE G. SMITH SURVEY, ABSTRACT NO. 1012, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANIMAL PANCAKES, L.L.C. AS RECORDED IN VOLUME 4313, PAGE 277, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 6 IN DEED TO JAMES CLIFTON ARMSTRONG AS RECORDED IN VOLUME 2060, PAGE 282, 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 NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS TOLLWAY AUTHORITY, AS RECORDED IN INSTRUMENT NUMBER 22794, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT ALSO BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1226+58.71 OF STATE HIGHWAY No. 121;

THENCE ALONG THE NORTH LINE OF SAID ARMSTRONG TRACT, NORTH 89 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 428.39 TO 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 NUMBER 22793, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 994.93 FEET;

THENCE ALONG THE EAST LINE OF SAID TOLLWAY INSTRUMENT NO. 22793 TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 09 MINUTES 58 SECONDS, AN ARC LENGTH OF 72.35 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 78 DEGREES 50 MINUTES 27 SECONDS EAST A DISTANCE OF 72.33 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 89 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 496.71 FEET TO A 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND ON THE EAST LINE OF SAID TOLLWAY TRACT DESCRIBED IN INSTRUMENT NO. 22794, SAID POINT BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1226+75.84 OF SAID HIGHWAY;

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 22 MINUTES 42 SECONDS WEST A DISTANCE OF 17.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7,896 SQUARE FEET OR 0.181 ACRE OF LAND, MORE OR LESS.



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



GENERAL NOTES

- 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.
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
- 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: _____ Notes: _____
○ ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873"	
D.R.I.C.T. ... DEED RECORDS, JOHNSON COUNTY, TEXAS	
88 ... RIGHT OF WAY TAKE PARCEL	

CHISHOLM TRAIL PARKWAY - SEGMENT 6
 ANIMAL PANCAKES, L.L.C.
 PARCEL 403A
 WALLACE G. SMITH SURVEY, ABSTRACT NO. 1012
 JOHNSON COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
land title surveys · topography · subdivision platting
retail, commercial and industrial construction surveying
 1864 North Norwood Drive, Suite E, Hurst, TX 76054
 metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com



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

HENRY W.
LAVENDER SURVEY
ABSTRACT NO. 522



CHK LOUISIANA, L.L.C.
VOLUME 4455, PAGE 78
D.R.J.C.T.

STATE OF TEXAS
VOLUME 3680, PAGE 223
D.R.J.C.T.

CHK LOUISIANA, L.L.C.
VOLUME 4455, PAGE 78
D.R.J.C.T.

COUNTY
ROAD 1015

N 89°23'32"E 426.39

POINT OF
BEGINNING
STATION: 1226+58.71

S 89°23'59"W 496.71'

FD 5/8" BAR WITH
ALUMINUM CAP STAMPED
"TEXAS DEPARTMENT OF
TRANSPORTATION"
STATION: 1226+75.84

TRACT 6
JAMES CLIFTON ARMSTRONG
VOLUME 2080, PAGE 282
D.R.J.C.T.

PARCEL 403A
(SHADED)
7,896 SQUARE FEET
OR 0.181 ACRE

NORTH TEXAS
TOLLWAY AUTHORITY
INSTRUMENT No. 22793
D.R.J.C.T.

ANIMAL PANCAKES, L.L.C.
VOLUME 4313, PAGE 277
D.R.J.C.T.

WALLACE G.
SMITH SURVEY
ABSTRACT NO. 1012

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
C1	994.93'	38.19'	72.35'	4°09'58"	5°45'32"	72.33'	S 76°50'27" E
C2	994.93'	192.55'	380.39'	21°54'21"	5°45'32"	378.08'	N 63°46'18" W

LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 00°22'42" W	17.15'
L2	N 00°22'42" W	18.47'



JOB NO.: 10161 DATE: 8-28-2013 CHECKED BY: MLL
FILE: 10161 DRAWN BY: MWPC 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
ANIMAL PANCAKES, L.L.C.
PARCEL 403A
WALLACE G. SMITH SURVEY, ABSTRACT NO. 1012
JOHNSON COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
land title surveys · topography · subdivision platting
retail, commercial and industrial construction surveying
1864 North Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com



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