

JOHNSON COUNTY COMMISSIONERS COURT

filed For Record 11:33A M



NOV 12 2014

County Clerk Johnson County
by _____ 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 #2014-43

COUNTY OF JOHNSON

CLOSING, ABANDONING AND VACATING A PORTION
OF SOUTH BRIAROAKS ROAD

The Johnson County Commissioners Court met on November 10, 2014 in regular session and held a public hearing to consider "Closing, Abandoning, and Vacating a Portion of South Briaroaks Road", also known as CR 809. The portion of South Briaroaks Road to be closed, abandoned and vacated begins approximately one-half mile south of Ward Lane and continues east approximately 600 feet to the City Limits of Briaroaks.

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 November 2, 2014.

A motion was made by Commissioner Jerry Stringer and seconded by Commissioner Rick Bailey to approve the closing, abandoning, and vacating of a portion of South Briaroaks Road, also known as CR 809, and the portion of South Briaroaks Road to be closed, abandoned, and vacated begins approximately one-half mile south of Ward Lane and continues east approximately 600 feet to the City Limits of Briaroaks. Said motion was approved by a unanimous vote of the Commissioners Court.

COPY NOT COMPARED
TO ORIGINAL

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order to close, abandon, and vacate a portion of South Briaroaks Road, also known as CR 809, and the portion of South Briaroaks Road to be closed, abandoned, and vacated begins approximately one-half mile south of Ward Lane and continues east approximately 600 feet to the City Limits of Briaroaks

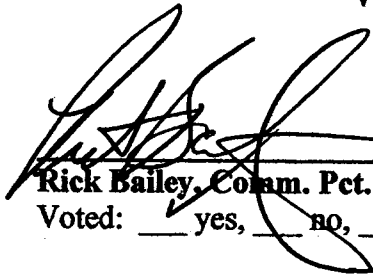
IT IS FURTHER ORDERED THAT pursuant to Section 251.058, Texas Transportation Code, the portion of South Briaroaks Road being closed, abandoned, and vacated is conveyed to Monte C. Mercer and wife, Kathleen C. Mercer whose mailing address is 147 South Briaroaks Road, Burleson, Johnson County, Texas 76028 and said portion of South Briaroaks Road is a 0.402 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 10th DAY OF NOVEMBER, 2014.



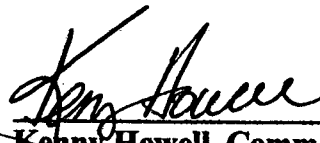
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



Rick Bailey, Comm. Pct. #1

Voted: ___ yes, ___ no, ___ abstained



Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Don Beeson, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Williams, County Clerk



EXHIBIT A
FIELD NOTES
NORTH BRIAROAKS ROAD
JOHNSON COUNTY, TEXAS
0.402 ACRE STREET VACATION

BEING all that certain lot, tract, or parcel of land being located in the JAMES WALLACE SURVEY, ABSTRACT 862, Johnson County, Texas, being a portion of that certain 6.513 acre tract of land conveyed to Monte C. Mercer, et ux by the deed recorded in Instrument 201300027567, Deed Records, Johnson County, Texas (D.R.,J.Co.,Tx.), and a portion of that certain 2.205 acre tract of land conveyed to Monte C. Mercer, et ux by the deed recorded in Instrument 201300030087, D.R.,J.Co.,Tx., and being more particularly described, by metes and bounds, as follows:

BEGINNING at a point for the southwest corner of the herein described tract of land, said point being in the south line of said 2.205 acre tract, the north line of a tract of land conveyed to Letha Grace Brown McCoy in Volume 527, Page 769, D.R.,J.Co.,Tx., and in the southerly Right of Way (ROW) line of South Briaroaks Road, a variable width ROW, from which a 5/8 inch iron rod found for the common westerly corner of said 2.205 acre tract and said McCoy tract, bears North 89 degrees 47 minutes 50 seconds West a distance of 91.46 feet;

THENCE North 43 degrees 03 minutes 48 seconds West departing said southerly ROW line a distance of 61.20 feet to a Fence Corner Post found for corner, said corner being in the northerly ROW line of said South Briaroaks Road;

THENCE generally with a fence and said northerly ROW line the following courses and distance:

South 79 degrees 23 minutes 31 seconds East a distance of 29.71 feet to a Fence Corner Post found for corner;

South 87 degrees 54 minutes 19 seconds East a distance of 201.09 feet to a Fence Corner Post found for corner;

South 88 degrees 25 minutes 31 seconds East at 171.93 feet pass the common line between said 2.205 acre tract and said 6.513 acre tract, continuing in all a distance of 185.02 feet to a Fence Corner Post found for corner;

South 88 degrees 18 minutes 53 seconds East a distance of 76.91 feet to a Fence Corner Post found for corner;


South 82 degrees 34 minutes 08 seconds East a distance of 105.74 feet to a Fence Corner Post found for corner;

South 72 degrees 02 minutes 05 seconds East a distance of 42.07 feet to a point for corner in said common line, from which a 5/8 inch iron rod found for the southeast corner of said 6.513 acre tract bears South 89 degrees 47 minutes 50 seconds East a distance of 392.18 feet;

THENCE North 89 degrees 47 minutes 50 seconds West with said common line and said southerly ROW line, a distance of 595.07 feet to the POINT of BEGINNING, having an area of 0.402 Acres of land, more or less.

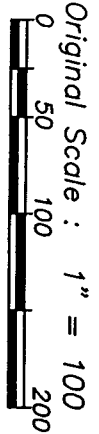


PREPARED FROM DEED RECORDS FURNISHED AND A SURVEY MADE ON THE GROUND AUGUST 20, 2014.



WAYNE BARTON R.P.L.S. 6138

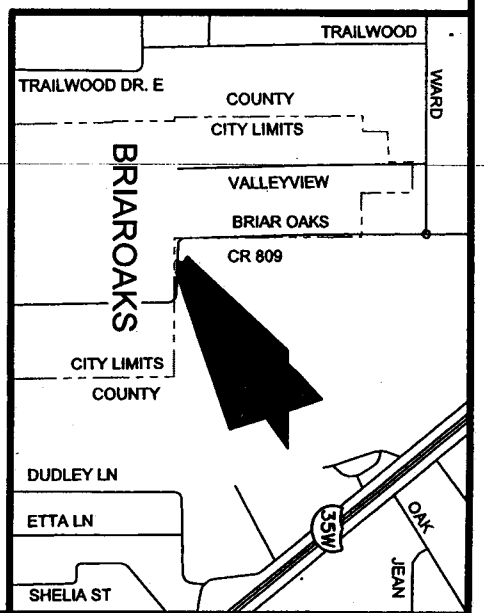
NOTE: Bearings, distances, & acreages are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System. Grid to surface scale factor = 1.00012



LINE	BEARING	DISTANCE
L1	S 79°23'31" E	29.71'
L2	S 87°54'19" E	201.09'
L3	S 88°25'31" E	185.02'
L4	S 88°18'53" E	76.91'
L5	S 82°34'08" E	105.74'
L6	S 72°02'05" E	42.07'
L7	N 89°47'50" W	595.07'
L8	N 43°03'48" W	61.20'

NOTES:

1. BEARINGS, DISTANCES, & ACREAGES ARE BASED ON NAD 83 GRID, NORTH CENTRAL ZONE, TEXAS STATE PLANE COORDINATE SYSTEM. GRID TO SURFACE SCALE FACTOR = 1.00012.
2. ALL CORNERS MARKED WITH A ● ARE FENCE CORNER POSTS FOUND, UNLESS OTHERWISE MARKED.



James Wallace Survey

A-862

Monte C. Mercer, et ux
Inst. 2013000350087
D.R., J.Co., Tx.
Tract One - 2.205 Acres

Monte C. Mercer, et ux
Inst. 201300027567
D.R., J.Co., Tx.
6.513 Acres

J. Douglas Survey

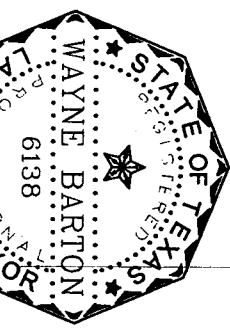
A-216

Letha Grace Brown McCoy
Vol. 527, Pg. 769
D.R., J.Co., Tx.
68.514 Ac-First Tract

Letha Grace Brown McCoy
Vol. 527, Pg. 769
D.R., J.Co., Tx.
52.051 Ac-Second Tract

PREPARED FROM DEED RECORDS FURNISHED AND A SURVEY MADE ON THE GROUND AUGUST 20, 2014.

Wayne Barton
WAYNE BARTON, RPLS No. 6138

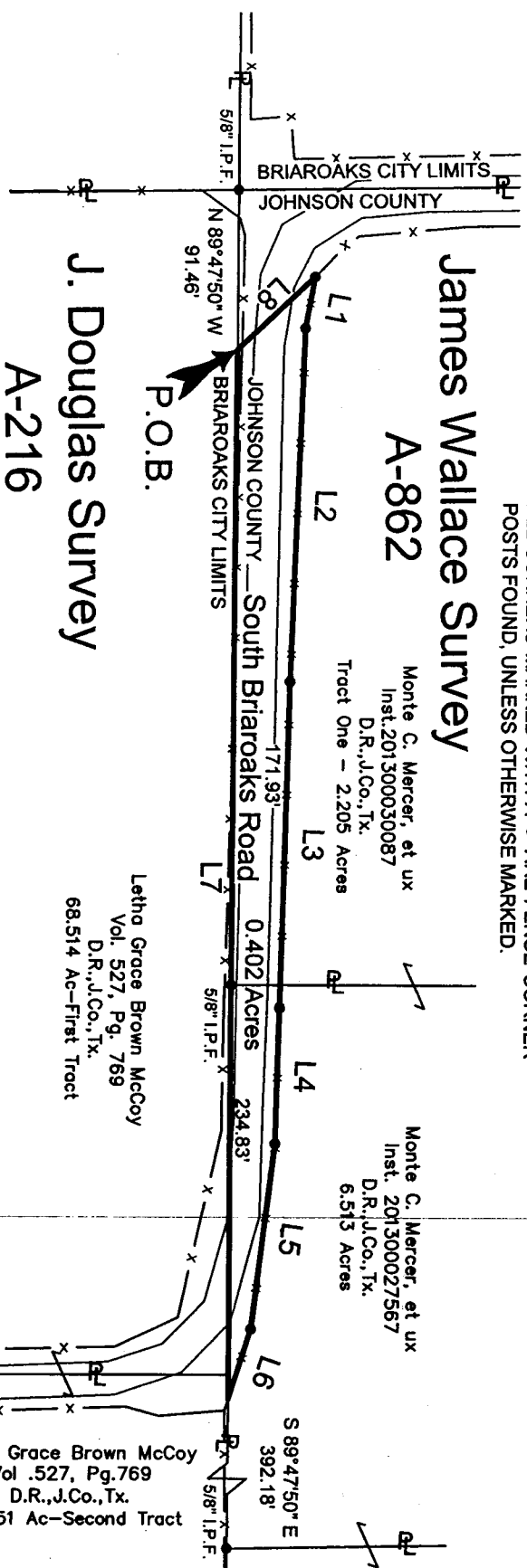


An Exhibit Showing
0.402 Acres
of land out of
South Briar Oaks Road

JAMES WALLACE SURVEY
Abstract No. 862
Johnson County, Texas

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R	PROPERTY LINE
\$	SURVEY LINE
x	FENCE



Sempco Surveying Inc.
3208 S. MAIN ST.
FORT WORTH, TX 76110-4278
TEL: (817) 926-7876 FAX: (817) 926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
www.sempcosurveying.com
Prof. Registration Number: 1000450
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Proj. No. 9815
SCALE 1" = 100'
DWN: CAP CHK: WB
DATE: 08/20/2014

South Briar Oaks Road STREET VACATION

(see attached field notes)

SHEET NO.
3 of 3