

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

GRANT OF PERMANENT EASEMENT

COPY NOT COMPARED TO ORIGINAL

Date: 5-16-, 2013.

Filed For Record 10:04 AM

Grantor: C.R. Shelby, and wife, Jan A. Shelby

MAY 29 2013

Grantor's Mailing Address (including county):
10240 CR 519
Burleson, Johnson County, Texas 76028

Becky Williams
County Clerk, Johnson County Texas
BY JT DEPUTY

Grantee: Johnson County, Texas, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):
2 North Main Street
Cleburne, Johnson County, Texas 76033

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the Grantor, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of Grantee constructing and maintaining a road and right-of-way for public ingress and egress and the free and uninterrupted use, liberty and privilege of passing in, over and along that certain easement or right-of-way.

Property (including any improvements): Parcel 1, being a 0.1182 acre parcel of land out of the Vincent Anderson Survey, Abstract No. 1, Johnson County, Texas and being more particularly described in Exhibit "A" which is attached hereto and made a part hereof for all purposes; and Parcel 2, being a 0.0864 parcel of land out of the Vincent Anderson Survey, Abstract No. 1, Johnson County, Texas and being more particularly described in Exhibit "B" which is attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:
None.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, and conveys to Grantee a permanent easement or right-of-way, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, with the right to grade, gravel, pave, and otherwise maintain and improve said permanent easement or right-of-way as a road, and with free ingress, egress and regress for the purpose of constructing and reconstructing and perpetually maintaining a roadway thereon and any drainage ditches adjacent and necessary thereto for water drainage to and for the Grantee, Grantee's successors and/or assigns. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the permanent easement or right-of-way to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

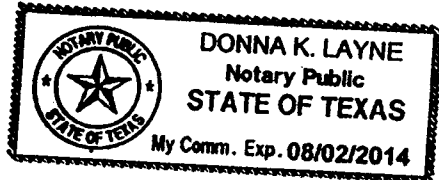
C.R. Shelby
C.R. Shelby

Jan A. Shelby
Jan A. Shelby

STATE OF TEXAS }
 }
COUNTY OF JOHNSON }

This instrument was acknowledged before me on the 16 day of May 2013
2013, by C.R. Shelby.

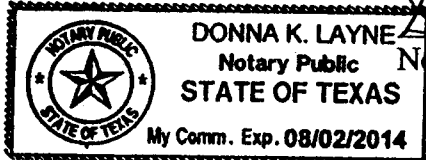
Donna K. Layne
Notary Public, State of Texas



STATE OF TEXAS }
 }
COUNTY OF JOHNSON }

This instrument was acknowledged before me on the 16 day of May 2013.

2013, by Jan A. Shelby.



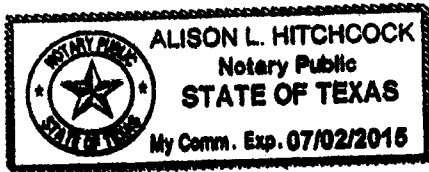
Donna K. Layne
Notary Public, State of Texas

ACCEPTED:

[Signature]
Roger Harmon
County Judge

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 28th day of May, 2013, by Roger Harmon in his capacity as County Judge of Johnson County, Texas.



Alison L. Hitchcock
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Roger Harmon
County Judge
Johnson County Courthouse
2 North Main Street
Cleburne, Texas 76033

Exhibit A

County: Johnson
Highway: County Road 519
Project Limits: CR 519 Bridge at King Branch Creek
ROW CSJ:

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.1182 acre (5,148 square feet) parcel of land out of the Vincent Anderson Survey, Abstract No. 1, Johnson County, Texas, being out of a 41.91 acre tract (Tract 1) conveyed to C.R. Shelby, by deed dated May 15, 2007 as recorded in Book 4108, Page 306 of the Official Public Records of Johnson County Texas (O.P.R.J.C.T.), said 0.1182 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 (CORS 96), all distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000120).

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a 30.00 acre tract (Tract 7) conveyed to C.R. Shelby, by deed dated May 15, 2007 as recorded in Book 4108, Page 306 of the O.P.R.J.C.T., lying in the westerly line of said 41.91 acre tract (Tract 1), and the existing northerly right-of-way line of County Road 519 (row varies), from which a 5/8-inch iron rod found at the northwest corner of said 41.91 acre tract (Tract 1), the northeast corner of a called 7.113 acre tract (Tract 4) conveyed to C.R. Shelby, by deed dated May 15, 2007 as recorded in Book 4108, Page 306 of the O.P.R.J.C.T., bears NORTH 24 degrees 02 minutes 03 seconds WEST, a distance of 2,152.31 feet, and from which a mag nail found at the southwest of said 41.91 acre tract (Tract 1), lying in the centerline of said County Road 519, bears SOUTH 24 degrees 02 minutes 03 seconds EAST, a distance of 20.60 feet:

NORTH 60 degrees 35 minutes 23 seconds EAST, along the existing northerly right-of-way line of said County Road 519, a distance of 87.50 feet to a TxDOT aluminum disk set on a 5/8-inch iron rod in the proposed northerly right-of-way line of County Road 519, and being the POINT OF BEGINNING of the herein described parcel, having a Texas State Plane Coordinate Value of N - 6,871,762.53, E - 2,370,228.39;**

- 1) THENCE, NORTH 38 degrees 46 minutes 23 seconds EAST, a distance of 53.34 feet along the proposed northerly right-of-way line of County Road 519 to a TxDOT aluminum disk set on a 5/8-inch iron rod, being a northerly corner of the herein described parcel;**

Exhibit A

- 2) THENCE, NORTH 59 degrees 55 minutes 00 seconds EAST, a distance of 150.00 feet along the proposed northerly right-of-way line of County Road 519 to a TxDOT aluminum disk set on a 5/8-inch iron rod, being a northerly corner of the herein described parcel;**
- 3) THENCE, NORTH 69 degrees 07 minutes 49 seconds EAST, a distance of 145.36 feet along the proposed northerly right-of-way line of County Road 519 to a TxDOT aluminum disk set on a 5/8-inch iron rod, being the southeasterly corner of the herein described parcel and lying in the existing northerly right-of-way line of said County Road 519;**
- 4) THENCE, SOUTH 60 degrees 35 minutes 23 seconds WEST, a distance of 343.26 feet along the existing northerly right-of-way line of County Road 519 to the POINT OF BEGINNING and containing 0.1182 acre (5,148 square feet).

A parcel plat of even date was prepared to accompany this property description.

****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.**



11-21-2012

Paul Ray Smith

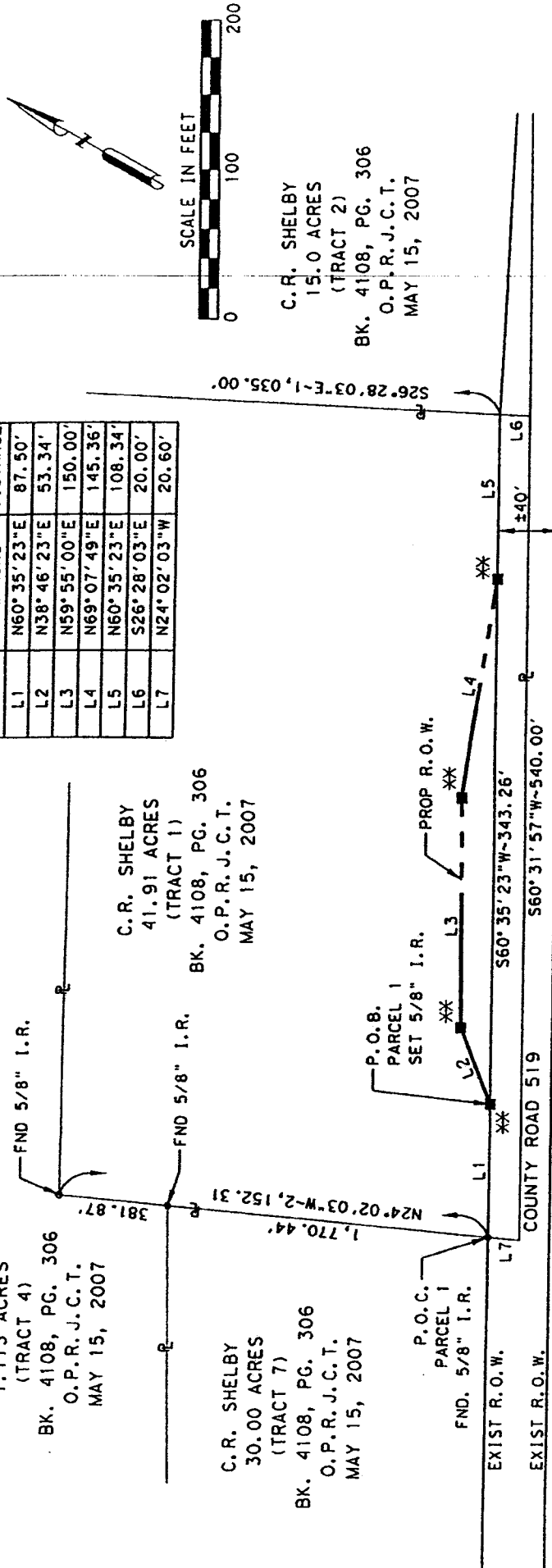
C.R. SHELBY
7.113 ACRES
(TRACT 4)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

C.R. SHELBY
30.00 ACRES
(TRACT 7)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

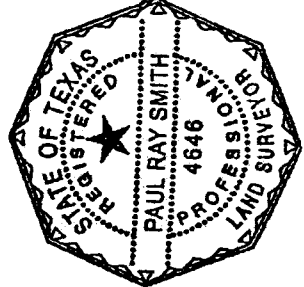
C.R. SHELBY
41.91 ACRES
(TRACT 1)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

C.R. SHELBY
15.0 ACRES
(TRACT 2)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

LINE No.	BEARING	DISTANCE
L1	N60°35'23"E	87.50'
L2	N38°46'23"E	53.34'
L3	N59°55'00"E	150.00'
L4	N69°07'49"E	145.36'
L5	N60°35'23"E	108.34'
L6	S26°28'03"E	20.00'
L7	N24°02'03"W	20.60'



MONUMENT ANDERSON
 SHERMAN, A-1-1



I HEREBY CERTIFY THAT THIS PLAT & ACCOMPANYING LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Paul Ray Smith
Paul R. Smith No. 4646

NOTE: A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 • INDICATES FOUND MONUMENT AS NOTED.
 ■ INDICATES SET 5/8" I.R. WITH TXDOT ALUMINUM CAP.
 ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD 83 (CORS 96) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

**THE MONUMENT DESCRIBED AND SET 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.

EXISTING	PART	TAKING	REMAINDER
41.66 AC	1	0.1182 AC	41.5418 AC
		5.148 S.F.	

SHEET NO. 3 OF 4

PLAT OF
PARCEL 1

RCSJ:
COUNTY ROAD 519
JOHNSON COUNTY, TEXAS



Date: NOV. 21, 2012

Job No.: 1220022

Scale: N.T.S.

Drawing No.

P.O.C.
PARCEL 1
FND. 5/8" I.R.

INSET PARCEL 1
NOT TO SCALE

P.O.B.
PARCEL 1
FND. 5/8" I.R.

PROP R.O.W.

EXIST R.O.W.

CR 519

PARCEL 1



NOT TO SCALE

SHEET No. 4 OF 4

PLAT OF
PARCEL 1

RCSJ:
COUNTY ROAD 519
JOHNSON COUNTY, TEXAS

 **Civil Corp**
ENGINEERS • SURVEYORS

2825 WILCREST DR., SUITE 460, HOUSTON, TEXAS 77042
TEL: (832) 252-8100 FAX: (832) 252-8103

Date: NOV. 21, 2012

Scale: N.T.S.

Job No.: 1220022

Drawing No.

Exhibit B

County: Johnson
Highway: County Road 519
Project Limits: CR 519 Bridge at King Branch Creek
ROW CSJ:

PROPERTY DESCRIPTION FOR PARCEL 2

Being a 0.0864 acre (3,764 square feet) parcel of land out of the Vincent Anderson Survey, Abstract No. 1, Johnson County, Texas, being out of a 55.072 acre tract conveyed to C.R. Shelby, by deed dated June 15, 1981 as recorded in Volume 870, Page 347 of the Official Public Records of Johnson County Texas (O.P.R.J.C.T.), said 0.0864 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 (CORS 96), all distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000120).

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a 30.00 acre tract (Tract 7) conveyed to C.R. Shelby, by deed dated May 15, 2007 as recorded in Book 4108, Page 306 of the O.P.R.J.C.T., lying in the westerly line of said 41.91 acre tract (Tract 1), and the existing northerly right-of-way line of County Road 519 (row varies), from which a 5/8-inch iron rod found at the northwest corner of said 41.91 acre tract (Tract 1), the northeast corner of a called 7.113 acre tract (Tract 4) conveyed to C.R. Shelby, by deed dated May 15, 2007 as recorded in Book 4108, Page 306 of the O.P.R.J.C.T., bears NORTH 24 degrees 02 minutes 03 seconds WEST, a distance of 2,152.31 feet;

SOUTH 24 degrees 02 minutes 03 seconds EAST, along the westerly line of said 41.91 acre tract, a distance of 20.60 feet to a mag nail found at the southwest of said 41.91 acre tract (Tract 1), lying in the centerline of said County Road 519, and the north line of said 55.072 acre tract;

SOUTH 24 degrees 02 minutes 03 seconds EAST, a distance of 25.11 feet to the existing southerly right-of-way line of said County Road 519, from which the intersection of the westerly line of said 55.072 acre tract, the easterly line of a 15.0 acre tract conveyed to M.G. Tate, Jr. by deed dated December 9, 1986 as recorded in Volume 1246, Page 690 of the O.P.R. J.C.T., and the existing southerly right-of-way line of County Road 519 bears SOUTH 60 degrees 31 minutes 57 seconds WEST, a distance of 894.87 feet;

Exhibit B

NORTH 60 degrees 31 minutes 57 seconds EAST, along the existing southerly right-of-way line of said County Road 519 being 25 feet south of and parallel to the northerly line of said 55.072 acre tract, a distance of 51.80 feet to a TxDOT aluminum disk set on a 5/8-inch iron rod in the proposed southerly right-of-way line of County Road 519, and being the POINT OF BEGINNING of the herein described parcel, having a Texas State Plane Coordinate Value of N - 6,871,703.29, E - 2,370,215.89;**

- 1) THENCE, NORTH 60 degrees 31 minutes 57 seconds EAST, along the existing southerly right-of-way line of said County Road 519 being 25 feet south of and parallel to the northerly line of said 55.072 acre tract, a distance of 291.26 feet to a TxDOT aluminum disk set on a 5/8-inch iron rod in the proposed southerly right-of-way line of County Road 519, being the northeasterly corner of the herein described parcel;**
- 2) THENCE, SOUTH 42 degrees 52 minutes 00 seconds WEST, a distance of 53.33 feet along the proposed southerly right-of-way line of County Road 519 to a TxDOT aluminum disk set on a 5/8-inch iron rod, being the southeasterly corner of the herein described parcel;**
- 3) THENCE, SOUTH 59 degrees 55 minutes 00 seconds WEST, a distance of 150.00 feet along the proposed southerly right-of-way line of County Road 519 to a TxDOT aluminum disk set on a 5/8-inch iron rod, being the southwesterly corner of the herein described parcel;**
- 4) THENCE, SOUTH 71 degrees 39 minutes 44 seconds WEST, a distance of 92.19 feet along the proposed southerly right-of-way line of County Road 519 to the POINT OF BEGINNING and containing 0.0864 acre (3,764 square feet).

A parcel plat of even date was prepared to accompany this property description.

**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.



02/26/2013
Paul Ray Smith

C.R. SHELBY
30.00 ACRES
(TRACT 7)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

C.R. SHELBY
41.91 ACRES
(TRACT 1)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

C.R. SHELBY
15.0 ACRES
(TRACT 2)
BK. 4108, PG. 306
O.P.R. J.C.T.
MAY 15, 2007

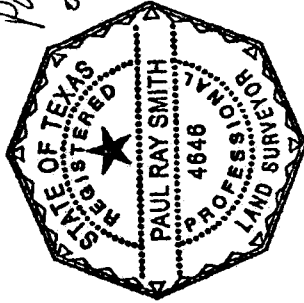
M.G. TATE, JR.
15.0 ACRES
VOL. 1246, PG. 690
O.P.R. J.C.T.
DECEMBER 9, 1986

C.R. SHELBY
55.072 ACRES
VOL. 870, PG. 347
O.P.R. J.C.T.
JUNE 15, 1981

LINE No.	BEARING	DISTANCE
L1	S24°02'03"E	20.60'
L2	S24°02'03"E	25.11'
L3	N60°31'57"E	51.80'
L4	S42°52'00"W	53.33'
L5	S59°55'00"W	150.00'
L6	S71°39'44"W	92.19'

I HEREBY CERTIFY THAT THIS PLAT & ACCOMPANYING LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

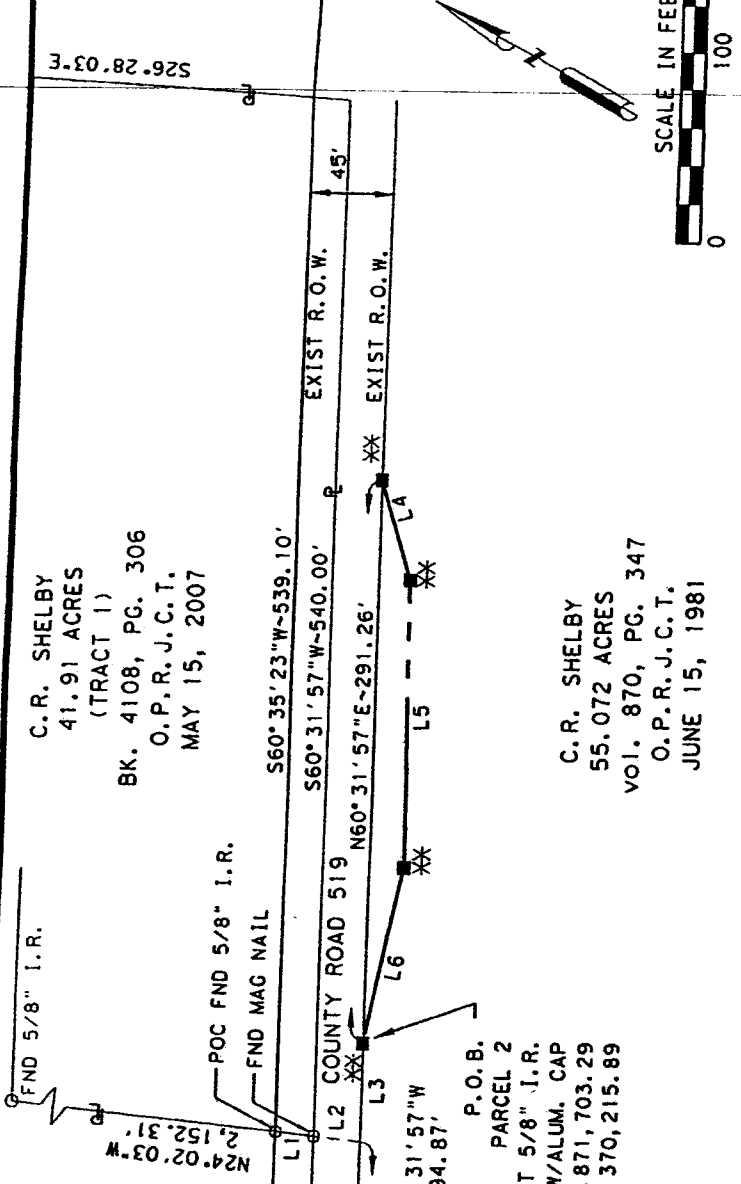
Paul R. Smith No. 4646



NOTE: A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT. INDICATES FOUND MONUMENT AS NOTED. INDICATES SET 5/8" I.R. WITH TXDOT ALUMINUM CAP. ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD 83 (CORS 96) ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120. THE MONUMENT DESCRIBED AND SET 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.

MINCANT ANDERSON
SURVEY, A-1

Paul Ray Smith
02/26/2013

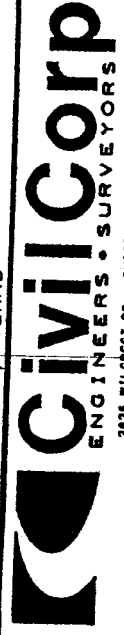


EXISTING AC.	PART	TAKING	REMAINDER
55.072	2	0.0864	54.986
		3,764 S.F.	

SHEET NO. 3 OF 4

PLAT OF
PARCEL 2

RCSJ:
COUNTY ROAD 519
JOHNSON COUNTY, TEXAS



2825 WILCREST DR., SUITE 460, HOUSTON, TEXAS 77042
TEL: (832)252-6100 FAX: (832)252-8103

Date: FEB. 25, 2013
Job No.: 1220022

Scale: 1"=100'
Drawing No.