

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 9:12A M



JAN 14 2014

County Clerk Johnson County
By md 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

COUNTY OF JOHNSON

§
§
§

ORDER #2014-01

CLOSING A PORTION OF COUNTY ROAD 915, PARCEL 404A

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 915" from FM 1902 and heading west until CR 915 intersects with the new alignment of CR 915 due to the construction of Highway 121 and said portion of CR 915 to be closed is identified as Parcel 404A 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 Howell and seconded by Commissioner Bailey to approve the closure of a portion of County Road 915 from FM 1902 and heading west until CR 915 intersects with the new alignment of CR 915 due to the construction of Highway 121 and said portion of CR 915 to be closed is identified as Parcel 404A by the North Texas Tollway Authority. Said motion was approved by a unanimous vote of the Commissioners Court.

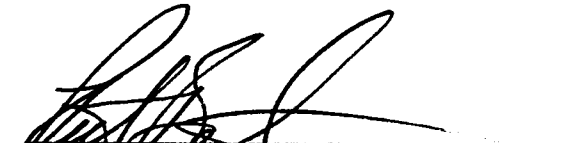
NOW THEREFORE BE IT RESOLVED AND ORDERED:

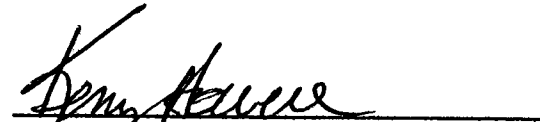
The Commissioners Court of Johnson County, Texas does hereby enter this order to close a portion of County Road 915 from FM 1902 and heading west until CR 915 intersects with the new alignment of CR 915 due to the construction of Highway 121 and said portion of CR 915 to be closed is identified as Parcel 404A by the North Texas Tollway Authority.

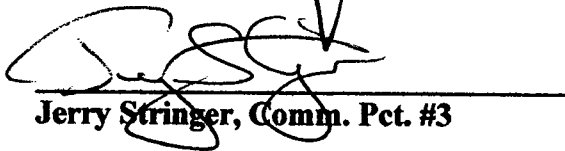
IT IS FURTHER ORDERED THAT pursuant to Section 251.058, Texas Transportation Code, Parcel 404A is conveyed to Animal Pancakes, L.L.C. whose mailing address is 2518 El Greco Cove, Austin, Texas 78703 and said Parcel 404A is a 1.089 acre tract, more or less, and more particularly described in Exhibit "A" which is attached hereto and incorporated fully as if recited herein verbatim.

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

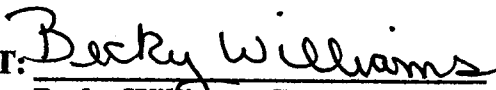

Roger Harmon, Johnson County Judge


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. 404A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE GREEN B. JAMISON SURVEY, ABSTRACT NO. 445 AND THE DENNIS DYKES SURVEY, ABSTRACT NO. 229, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANIMAL PANCAKES, LLC, AS RECORDED IN VOLUME 4313, PAGE 277, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESCRIBED 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 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS TOLLWAY AUTHORITY, AS RECORDED IN INSTRUMENT NO. 22793, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 03 DEGREES 48 MINUTES 37 SECONDS WEST A DISTANCE OF 60.00 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE NORTH 86 DEGREES 13 MINUTES 02 SECONDS EAST A DISTANCE OF 684.75 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE WESTERLY LINE 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 BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1288+87.56 OF STATE HIGHWAY 121;

THENCE ALONG THE SAID WESTERLY LINE, SOUTH 40 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 43.03 FEET TO A 5/8" BAR WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND, SAID POINT BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1287+37.78 OF SAID HIGHWAY;

THENCE SOUTH 45 DEGREES 40 MINUTES 18 SECONDS WEST A DISTANCE OF 24.99 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 45 DEGREES 05 MINUTES 53 SECONDS EAST A DISTANCE OF 74.16 FEET TO A "PK" NAIL SET ON SAID WESTERLY LINE, SAID POINT BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1288+15.16 OF SAID HIGHWAY;

THENCE ALONG SAID EAST LINE, SOUTH 17 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 57.38 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET, SAID POINT BEING AT A RIGHT ANGLE TO CENTERLINE SURVEY STATION 1288+01.20 OF SAID HIGHWAY;

THENCE NORTH 45 DEGREES 05 MINUTES 53 SECONDS WEST A DISTANCE OF 100.97 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE NORTH 74 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 74.65 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 86 DEGREES 13 MINUTES 02 SECONDS WEST A DISTANCE OF 582.58 FEET TO THE POINT OF BEGINNING, CONTAINING 47,433 SQUARE FEET OR 1.089 ACRES 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

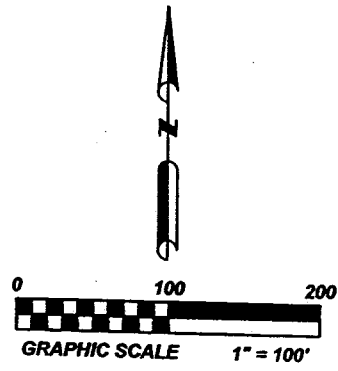
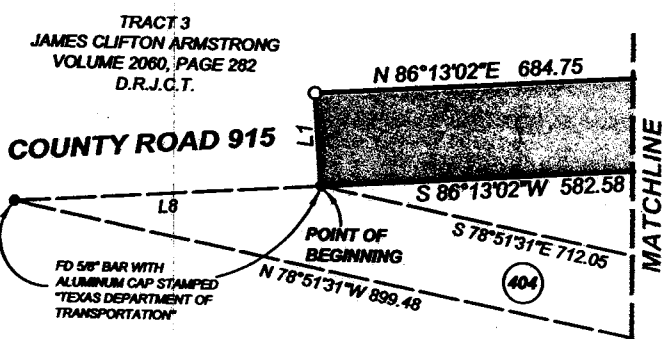
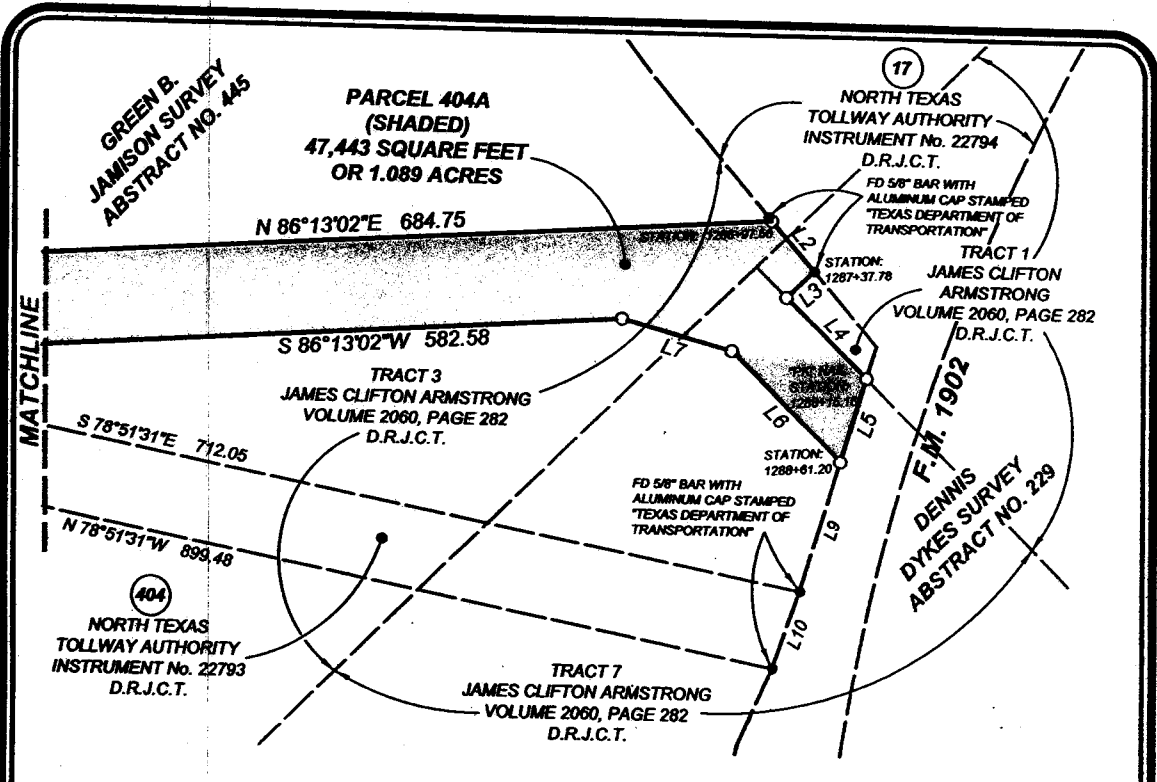
LEGEND	REVISION NOTES
● ... FOUND MONUMENT	Date: _____ Notes: _____
○ ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873"	_____
D.R.L.C.T. ... DEED RECORDS, JOHNSON COUNTY, TEXAS	_____
89 ... RIGHT OF WAY TAKE PARCEL	_____

CHISHOLM TRAIL PARKWAY - SEGMENT 6
 ANIMAL PANCAKES, L.L.C.
 PARCEL 404A
 GREEN B. JAMISON SURVEY, ABSTRACT NO. 445 &
 DENNIS DYKES SURVEY, ABSTRACT NO. 229
 JOHNSON COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
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 land title surveys · topography · subdivision platting
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 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



NOTE: TRACTS 1, 3 & 7 ARE REFERENCED IN DESCRIPTION DESCRIBED IN DEED TO ANIMAL PANCAKES, L.L.C. IN VOLUME 4313, PAGE 277, DEED RECORDS, JOHNSON COUNTY, TEXAS.

LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 03°48'37\" W	60.00'
L2	S 40°20'00\" E	43.03'
L3	S 45°40'18\" W	24.99'
L4	S 45°05'53\" E	74.16'
L5	S 17°08'18\" W	57.38'
L6	N 45°05'53\" W	100.97'
L7	N 74°48'43\" W	74.65'
L8	S 86°13'02\" W	202.00'
L9	S 17°08'27\" W	89.15'
L10	S 19°36'43\" W	52.60'



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

LEGEND	REVISION NOTES
● ... FOUND MONUMENT	Date: Notes:
○ ... SET 1/2\" REBAR WITH ALUMINUM CAP STAMPED \"M.L.A. RPLS 617\"	
D.R.J.C.T. ... DEED RECORDS JOHNSON COUNTY, TEXAS	
⊞ ... RIGHT OF WAY TAKE PARCEL	

CHISHOLM TRAIL PARKWAY - SEGMENT 6
 ANIMAL PANCAKES, L.L.C.
 PARCEL 404A
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STATE	DISTRICT	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	FORT WORTH	JOHNSON	0504	05	602	SH121