

Approved

JUL 27 2015

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon

TODAY'S DATE: 07/13/15

DEPARTMENT:

X Public Works

SIGNATURE OF DEPARTMENT HEAD:

X _____

REQUESTED AGENDA DATE:

X July 27, 2015

SPECIFIC AGENDA WORDING: Consideration to approve the roads in Canyon Ridge Phase One for sale of lots only, located in Precinct 2

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: Ten Minutes

ACTION ITEM: _____

X

WORKSHOP: _____

(Anticipated number of minutes needed to discuss item)

CONSENT: _____

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____

ISS DEPARTMENT: _____

AUDITOR: _____

PURCHASING DEPARTMENT: _____

PERSONNEL: _____

PUBLIC WORKS: _____

BUDGET COORDINATOR: _____

OTHER: _____

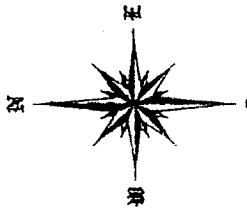
*******This Section to be Completed by County Judge's Office*******

ASSIGNED AGENDA DATE: _____

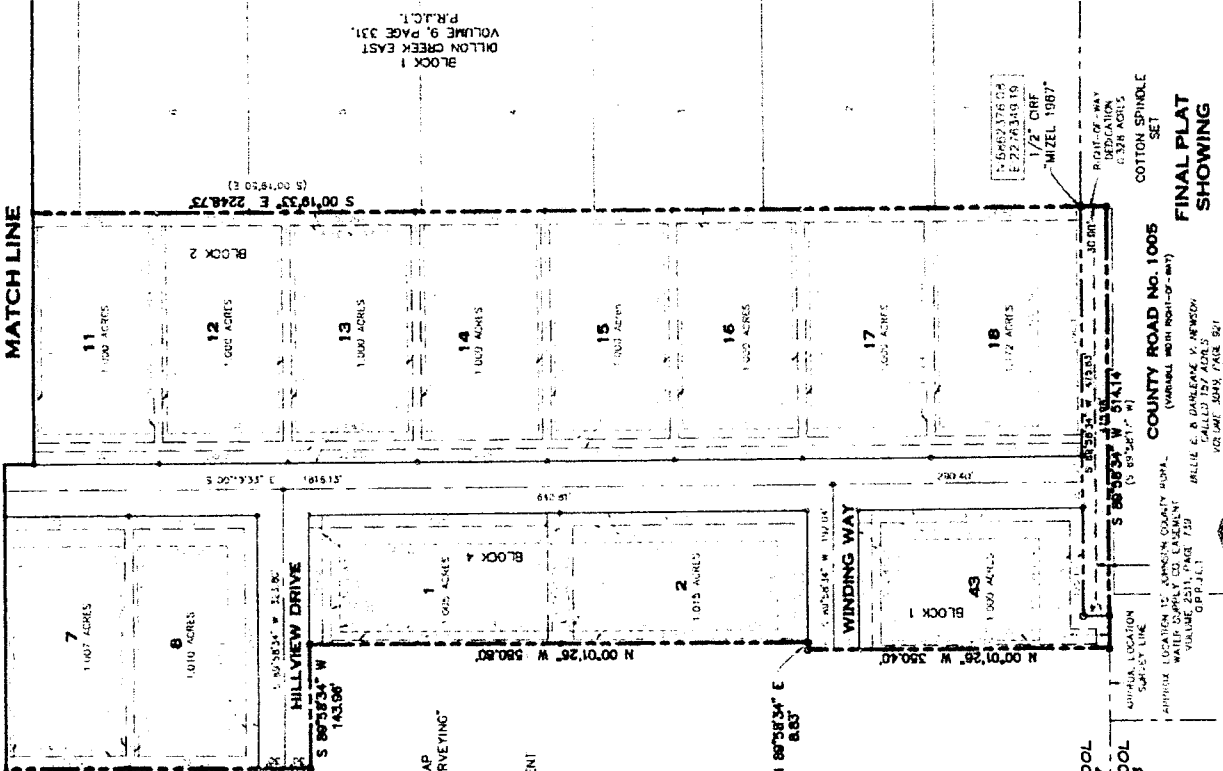
REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____

Date _____



- LEGEND**
- 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING"
 - UNLESS NOTED OTHERWISE
 - C.M. CONTROLLING MONUMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.W.E. DRAINAGE & WATER EASEMENT



PROPERTY DESCRIPTION
 BEING 39.607 ACRES OF LAND LOCATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 487, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 151.018 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 701100013175, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS TO P.L.L.C.T.1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 151.018 ACRE TRACT OF LAND AND BEING IN COUNTY ROAD NO. 915 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 89°39'23" E, WITH THE NORTH LINE OF SAID 151.018 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A COTTON SPINDLE SET;

THENCE S 00°20'35" E, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 4818" FOUND FOR THE NORTHEAST CORNER OF BLOCK 1, PRAIRIESIDE ADDITION, JOHNSON COUNTY, TEXAS (P.R. 42-1), AT A DISTANCE OF 30.00 FEET CONTINUING IN ALL A TOTAL DISTANCE OF 345.71 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 4818" FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 1, PRAIRIESIDE ADDITION;

THENCE N 89°58'34" E, WITH THE COMMON LINE OF SAID 151.018 ACRE TRACT AND SAID BLOCK 1, PRAIRIESIDE ADDITION, A DISTANCE OF 753.40 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4818" FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 1, PRAIRIESIDE ADDITION, JOHNSON COUNTY, TEXAS (P.R. 42-1), ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 331, PROJECT;

THENCE N 89°45'11" E, A DISTANCE OF 159.12 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MIZEL 1987" AT THE NORTHEAST CORNER OF SAID 151.018 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK ONEER EAST;

THENCE S 00°19'33" E, WITH THE EAST LINE OF SAID 151.018 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MIZEL 1987" AT A DISTANCE OF 2248.73 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 2248.73 FEET TO A COTTON SPINDLE SET IN THE SOUTH LINE OF SAID 151.018 ACRE TRACT AND BEING IN THE APPROPRIATE CENTERLINE OF COUNTY ROAD NO. 1005;

THENCE S 80°58'34" W, WITH THE SOUTH LINE OF SAID 151.018 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 1005, A DISTANCE OF 514.14 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

THENCE CROSSING SAID 151.018 ACRE TRACT OF LAND THE FOLLOWING BEARINGS AND DISTANCES:

N 00°01'26" W, A DISTANCE OF 350.40 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 89°58'34" E, A DISTANCE OF 8.83 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 00°01'26" W, A DISTANCE OF 580.80 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 80°58'34" W, A DISTANCE OF 143.08 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 00°01'26" W, A DISTANCE OF 676.08 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 89°58'34" W, A DISTANCE OF 331.08 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 37°28'23" W, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;

NORTHWESTERLY WITH SAID CURVE THE LEFT, HAVING A CHORD BEARING OF N 39°17'04" W, A DISTANCE OF 47.18 FEET AND AN ARC LENGTH OF 47.20 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 48°03'31" W, A DISTANCE OF 341.41 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 49°14'32" W, A DISTANCE OF 16.66 FEET AND AN ARC LENGTH OF 16.67 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 37°34'27" E, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

N 00°20'11" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4848", IN THE WEST LINE OF BLOCK 2, PRAIRIESIDE ADDITION, PHASE ONE;

THENCE N 89°39'23" E, WITH THE COMMON LINE OF SAID 151.018 ACRE TRACT AND SAID BLOCK 2, PRAIRIESIDE ADDITION, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4818";

THENCE N 00°20'35" W, A DISTANCE OF 327.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 39.607 ACRES OF LAND.

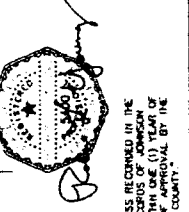
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°57'42" E	46.32
L2	S 43°58'29" W	76.02
L3	S 44°49'30" W	60.00
L4	S 00°01'26" E	30.00
L5	N 00°20'35" W	30.00
L6	N 00°20'35" W	30.00

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.29	200.00	133°32'54"	N 39°17'04" W	47.18
C2	16.67	150.00	62°22'02"	N 49°14'32" W	16.66
C3	36.76	330.00	67°52'54"	N 02°50'52" E	36.74
C4	218.31	330.00	37°54'11"	N 24°59'24" E	214.35
C5	20.00	180.00	62°02'	N 49°14'32" W	19.99
C6	54.39	230.00	133°32'54"	N 39°17'04" W	54.28
C7	105.81	1000.00	6°03'45"	S 86°59'34" E	105.76
C8	125.24	80.00	89°41'53"	N 45°10'30" W	112.84

CANYON RIDGE ADDITION
PHASE ONE
 LOTS 1-3, AND 43, BLOCK 1-18, BLOCK 2, LOTS 1-8, BLOCK 3, LOTS 1, 8, 2, BLOCK 4,
 AN ADDITION TO
 JOHNSON COUNTY, TEXAS,
 BEING 39.607 ACRES OF LAND LOCATED IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 487, JOHNSON COUNTY, TEXAS.



YOU UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY.

PLAY RECORDED IN VOLUME 10, PAGE 747, JULY 0-200 2-10-15

L.H. HALLS
 CALLED 160 ACRES
 VALUED \$1,000,000.00
 01/24/15

JOHNSON COUNTY INVESTMENTS, INC.
 CALLED 151.018 ACRES
 10/5 RUMENY, 10/20 3000 1229,
 01/24/15

306 LUCK AND ROAD
 FORT WORTH, TEXAS 76116
 (817) 336-1111
 CONTRACT 14871-01

Scale: 1"=100' Date: 01/27/15 Checked: RLY Job: 20140129-FINAL PLAT
 Drawn: LCP

TRANS TEXAS SURVEYING

401 N. NOLAN RIVER ROAD
 CLEBURNE, TEXAS 76033
 OFFICE: 817-556-3440
 FAX: 817-466-3545

Scale: 1"=100' Date: 01/27/15 Checked: RLY Job: 20140129-FINAL PLAT
 Drawn: LCP

