Approved

	ay, 12:00 PM before Court Dates
SUBMITTED BY: Bill Moore TODAY'S DATE:	April 30. 2018
DEPARTMENT : County Attorney	CON
SIGNATURE OF DEPARTMENT H	EAD:
REQUESTED AGENDA DATE:	May 11, 2018
	onsideration of Johnson County accepting and William Robert Crow regarding 1,836 within the right-of-way of CR 427A in
PERSON(S) TO PRESENT ITEM: B	ill Moore
SUPPORT MATERIAL: (Must enclo	ose supporting documentation)
TIME: 5 Minutes	ACTION ITEM:x WORKSHOP:
(Anticipated number of minutes needed to dis	cuss item) CONSENT: EXECUTIVE:
STAFF NOTICE:	
COUNTY ATTORNEY: AUDITOR: PERSONNEL: BUDGET COORDINATOR:	IT DEPARTMENT: PURCHASING DEPARTMENT: PUBLIC WORKS: David Disheroon OTHER: Commissioner Woolley
**********This Section to be Comple	eted by County Judge's Office********
	NED AGENDA DATE: DUNTY JUDGE'S OFFICE
COLUMN COUNTY AND	Date

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

QUITCLAIM DEED

THAT BETTY J. CROW AND WILLIAM ROBERT CROW (collectively, "Grantor") for and in consideration of the sum of \$10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does GRANT, BARGAIN, SELL and CONVEY unto THE COUNTY OF JOHNSON ("Grantee") that certain tract of real property situated in Johnson County, Texas, and described in Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (collectively, the "Property").

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy (i) in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way in existence as of the date of this Deed abutting the Land (provided that if Grantor or an affiliate of Grantor owns property across from the Land and abutting any such street, highway, road, alley, right-of-way or sidewalk, then such rights, titles, powers, privileges, easements, licenses, rights of way and interests therein shall extend only to the midpoint of any such street, highway, road, alley, right-of-way or sidewalk; however, in no event shall this proviso limit Grantee's right to use any street, road or highway), (ii) in and to any strips or gores of real estate adjoining the Land (provided as to (i) and (ii) that if Grantor or an affiliate of Grantor owns property across from the Land and abutting any such adjacent roads, alleys, easements, streets and rights-of-way and strips and gores, then such right, title, and interest therein shall extend only to the midpoint of any such adjacent roads, alleys, easements, streets, rights-of-way and strips and gores), and (iii) appurtenant or incident to any of the foregoing.

Notwithstanding anything contained herein to the contrary, Grantor hereby reserves all oil, gas and other minerals (collectively, the "Minerals") under the Property; provided, however, that Grantor hereby waives all right to use the surface of the Property for exploration, drilling, and/or production of Minerals.

Filed For Record 1133 Pm

MAY 11 2018

Becky Ivey
County Clerk, Johnson County Texas
BY DEPUTY

IN WITNESS WHEREOF, this instrument is executed this <u>25</u> day of <u>April</u> , 2018.
GRANTOR:
BY: BETTY J. CROW
THE STATE OF TEXAS §
COUNTY OF Waller §
This instrument was acknowledged before me on the 25 day of $40rl$, 2018, by Betty J. Crow.
KARISSA NICOLE HUBBARD-GRAVES Notary ID #131007578 My Commission Expires February 16, 2021 My Commission Expires: KARISSA NICOLE HUBBARD-GRAVES Notary ID #131007578 NOTARY PUBLIC STATE OF Texas
$\frac{2/16/2021}{2}$
BY: WILLIAM ROBERT CROW
THE STATE OF TEXAS §
COUNTY OF Waller §
This instrument was acknowledged before me on the 25 day of Apr_1 , 2018, by William Robert Crow.
KARISSANICOLE HUBBARD-GRAVES Notary ID #131007578 My Commission Expires February 16, 2021 My Commission Expires: My Commission Expires:
$\frac{2/16/2021}{}$

JPH Land Surveying, Inc.

Dallas-Fort Worth * Austin * Abilene

EXHIBIT "A"

FIELD NOTES to that certain tract of land situated in the Thomas D. Clark Survey,

Abstract Number 172, Johnson County, Texas, said tract of land being a portion of that certain tract described to William Robert Crow in Instrument Number 2010-32788 in the Official Public Records of Johnson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch rebar found (control monument) at the intersection of the south right-of-way line of Farm to Market Highway No. 4 (a 100-foot right-of-way) and the approximate center of County Road No. 427A (undefined width) for the common northeast corner of that certain tract described to Joseph R. Cohen in Instrument Number 2017-3979 in the Official Public Records of Johnson County, Texas and the northwest corner of said Crow tract, from which a 60d nail found (control monument) at the southeast corner of said Cohen tract, bears SOUTH 29 degrees 47 minutes 43 seconds EAST, a distance of 313.19 feet;

THENCE SOUTH 74 degrees 21 minutes 24 seconds EAST, along the common north line of said Crow tract and said south right-of-way line, a distance of 34.20 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the northeast corner of the herein described tract;

THENCE through the interior of said Crow tract the following calls:

- 1) SOUTH 29 degrees 47 minutes 43 seconds EAST, a distance of 64.30 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set for the southeast corner of the herein described tract;
- 2) SOUTH 60 degrees 12 minutes 17 seconds WEST, a distance of 24.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set for the southwest corner of the herein described tract and being in the aforementioned center of County Road 427A and the common east line of said Cohen tract and the west line of said Crow tract;

THENCE NORTH 29 degrees 47 minutes 43 seconds WEST, along said center of County Road No. 427A and said common line, a distance of 88.67 feet to the POINT OF BEGINNING and CONTAINING ±1,836 square feet of land area, more or less. Bearings are based on Grid North per the Texas Coordinate System of 1983, Central Zone.

Robert W. Bryan, Registered Professional Land Surveyor No. 5508 robertb@jphls.com, April 2, 2018

Job No. 2017.022.056

ROBERT W. BRYAN

Dallas-Fort Worth

807 Bluebonnet Drive, Suite C Keller, Texas 76248 (817)431-4971 Firm #10019500 Austin

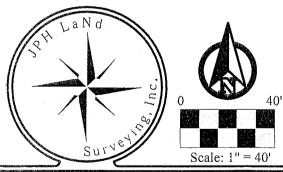
1516 E. Palm Valley Blvd., Ste. A4 Round Rock, Texas 78664 (512)778-5688 Firm #10194073

WWW.JPHLANDSURVEYING.COM

<u>Abilene</u>

680 County Road 207 Ovalo, Texas 79541 (325)672-7420 Firm #10193867





JPH Job No.

2017.022.056 SW Corner Of FM4 And CR 427A, Cleburne Johnson Co., TX - ROW DED2.dwg

© 2018 JPH Land Surveying, Inc. - All Rights Reserved 807 Bluebonnet Drive, Suite C Keller, Texas 76248 Telephone (817) 431-4971 www.jphlandsurveying.com TBPLS Firm #10019500 #10194073 #10193867 DFW | Austin | Abilene

April 2, 2018

EXHIBIT SHOWING 1,836 SQUARE FEET

THOMAS D. CLARK SURVEY ABSTRACT NO. 172

> CITY OF CLEBURNE ETJ JOHNSON COUNTY, TEXAS

GRANTEE:

By:

Rick Bailey
Commissioner Precinct #1
Johnson County, Texas

STATE OF TEXAS §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the // day of // day, 2018 by Rick Bailey, Commissioners Precinct #1 of Johnson County, Texas acting in his official capacity as presiding member of the Johnson County Commissioners Court.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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