

JOHNSON COUNTY COMMISSIONERS COURT



FEB 15 2022

Becky Ivey, County Clerk
Johnson County Texas

By ma Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

ORDER #2022-05

**ORDER CLOSING A ROAD EASEMENT IN NORTH TIMBER CREEK ESTATES
BETWEEN LOT 14 AND LOT 15**

The Johnson County Commissioners Court met on February 14, 2022 in regular session and held a public hearing to consider "Closing a Road Easement in **North Timber Creek Estates** Between Lot 14 and Lot 15". Said Road Easement is shown on the plat filed for record on March 1, 2002 in Volume 8, Page 909, Slide B-558, Plat Records, Johnson County Texas.

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 20, 2022.

A motion was made by Commissioner White, Pct. #3 and seconded by Commissioner Bailey, Pct. #1 to approve the closure of a sixty (60) foot wide road easement in **North Timber Creek Estates** between Lot 14 and Lot 15. Said motion was approved by a 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 sixty (60) foot wide road easement in **North Timber Creek Estates** between Lot 14 and Lot 15 described in Exhibit "A" and Exhibit "B", which is attached hereto and incorporated fully as if recited herein verbatim.

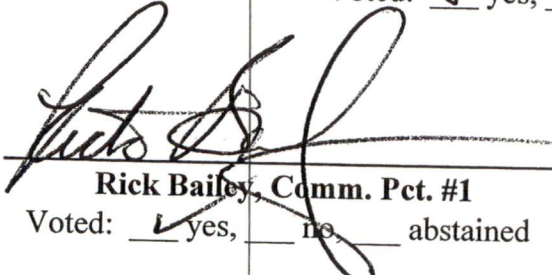
IT IS FURTHER ORDERED THAT pursuant to Section 251.058, Texas Transportation Code, the east one-half of the road easement being closed adjacent to Lot 14, described in Exhibit "A", which is attached hereto and incorporated fully as if recited herein verbatim, is conveyed to Anthony Prah and wife, Gayle C. Lindsey, whose mailing address is 8501 Mill Creek Court, Burleson, Texas 76028, and the west one-half of the road easement being closed adjacent to Lot 15, described in Exhibit "B", which is attached hereto and incorporated fully as if recited herein verbatim, is conveyed to Benjamin Conner and wife, Whitney Conner, whose mailing address is 3700 Vista North Drive, Burleson, Texas 76028. Pursuant to Section 251.058 (b) (4), Texas Transportation Code, Title to the property described in Exhibit "A" and Exhibit "B" is subject to any right-of-way or easement of a public utility or common carrier and the continued use by the public utility or common carrier of utility infrastructure in existence on the date this order is signed.

WITNESS OUR HAND THIS THE 14TH DAY OF FEBRUARY, 2022.



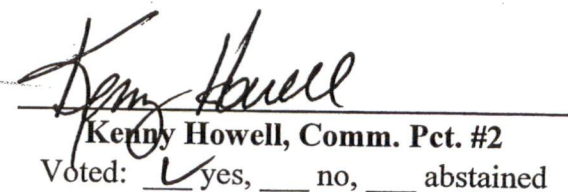
Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



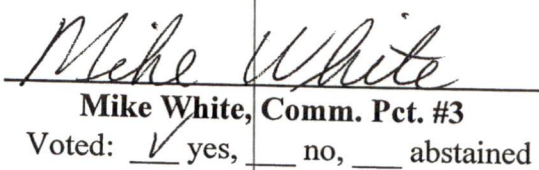
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



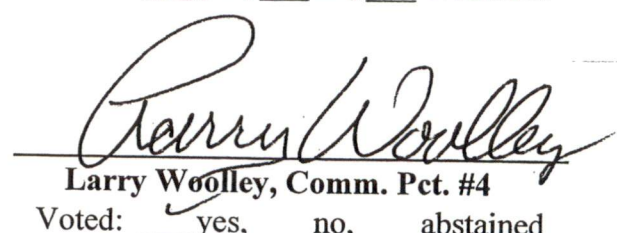
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained




Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



30' ROAD EASEMENT ABANDONMENT

30' ROAD EASEMENT ON LOT 14, BLOCK 1, NORTH TIMBER CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 909, PLAT RECORDS, JOHNSON COUNTY, TEXAS

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.00'	98.90'	70°50'07"	N23°34'09"E	92.73'
C2	80.00'	30.79'	22°03'02"	S70°00'44"W	30.60'

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N58°39'35"E	30.00'

CALLLED 35.414 ACRES
DSM TRINITY CAPITAL, LLC
 CC# 2019-33408
 DRJCT

3700 VISTA NORTH DRIVE
 LOT 15, BLOCK 1
NORTH TIMBER CREEK
 VOLUME 8, PAGE 909
 PRJCT

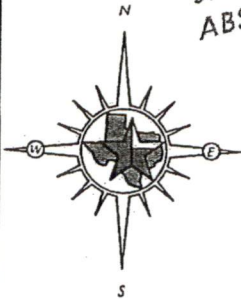
8501 MILL CREEK CT

LOT 14, BLOCK 1
NORTH TIMBER CREEK
 VOLUME 8, PAGE 909
 PRJCT

**30' ROAD EASEMENT
 ABANDONMENT**
0.109 ACRES
 4,765 Sq. Feet

**J. WILSON SURVEY
 ABSTRACT NO. 869**

POB
 5/8" IRF



C:\Users\Marsh\OneDrive\Surveying\Drawings\210192\3700 Vista North Drive\North 200 Preliminary\201 Boundary\210192 - Easement Abandonment Lot 14.dwg

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4002.
- 2) THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT INTENDED FOR THE CONVEYANCE OF REAL PROPERTY.
- 3) SEE ATTACHED SHEET 2 OF 2 FOR LEGAL DESCRIPTION.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

LEGEND/ABBREVIATIONS

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- DRJCT OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS PLAT RECORDS, JOHNSON COUNTY, TEXAS
- PRJCT OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS PLAT RECORDS, JOHNSON COUNTY, TEXAS



Marshall Miller
 MARSHALL W. MILLER DECEMBER 14, 2021
 REGISTERED PROFESSIONAL REVISED: JANUARY 7, 2022
 LAND SURVEYOR NO. 6882
 STATE OF TEXAS



-LONESTAR-
LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 2813 COUNTY ROAD 804A,
 BURLESON, TX 76028
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

METES & BOUNDS DESCRIPTION

BEING A 0.109 ACRE TRACT OF LAND SITUATED IN THE J. WILSON SURVEY, ABSTRACT NUMBER 896, JOHNSON COUNTY, TEXAS, BEING A PORTION OF LOT 14, BLOCK 1, NORTH TIMBER CREEK, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 909, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60-FOOT ROAD EASEMENT AS SHOWN ON THE PLAT OF SAID NORTH TIMBER CREEK, SAID 0.109 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE EASTERNMOST CORNER OF LOT 15, BLOCK 1, SAID NORTH TIMBER CREEK, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF MILL CREEK COURT, A 60' RIGHT-OF-WAY;

THENCE NORTH 31 DEGREES 20 MINUTES 24 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 14, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 15, A DISTANCE OF 156.83 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYORS" FOR THE WESTERNMOST CORNER OF SAID LOT 14, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 15;

THENCE NORTH 58 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 14, A DISTANCE OF 30.00 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 31 DEGREES 20 MINUTES 24 SECONDS EAST, OVER AND ACROSS SAID LOT 14, AND ALONG THE NORTHEAST LINE OF SAID CALLED 60' ROAD EASEMENT, A DISTANCE OF 162.85 FEET, TO A POINT FOR CORNER ON SAID NORTH RIGHT-OF-WAY LINE, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 22 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 30.79 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 70 DEGREES 00 MINUTES 44 SECONDS WEST, A CHORD LENGTH OF 30.60 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.109 ACRES (4,765 SQUARE FEET) OF LAND, MORE OR LESS.

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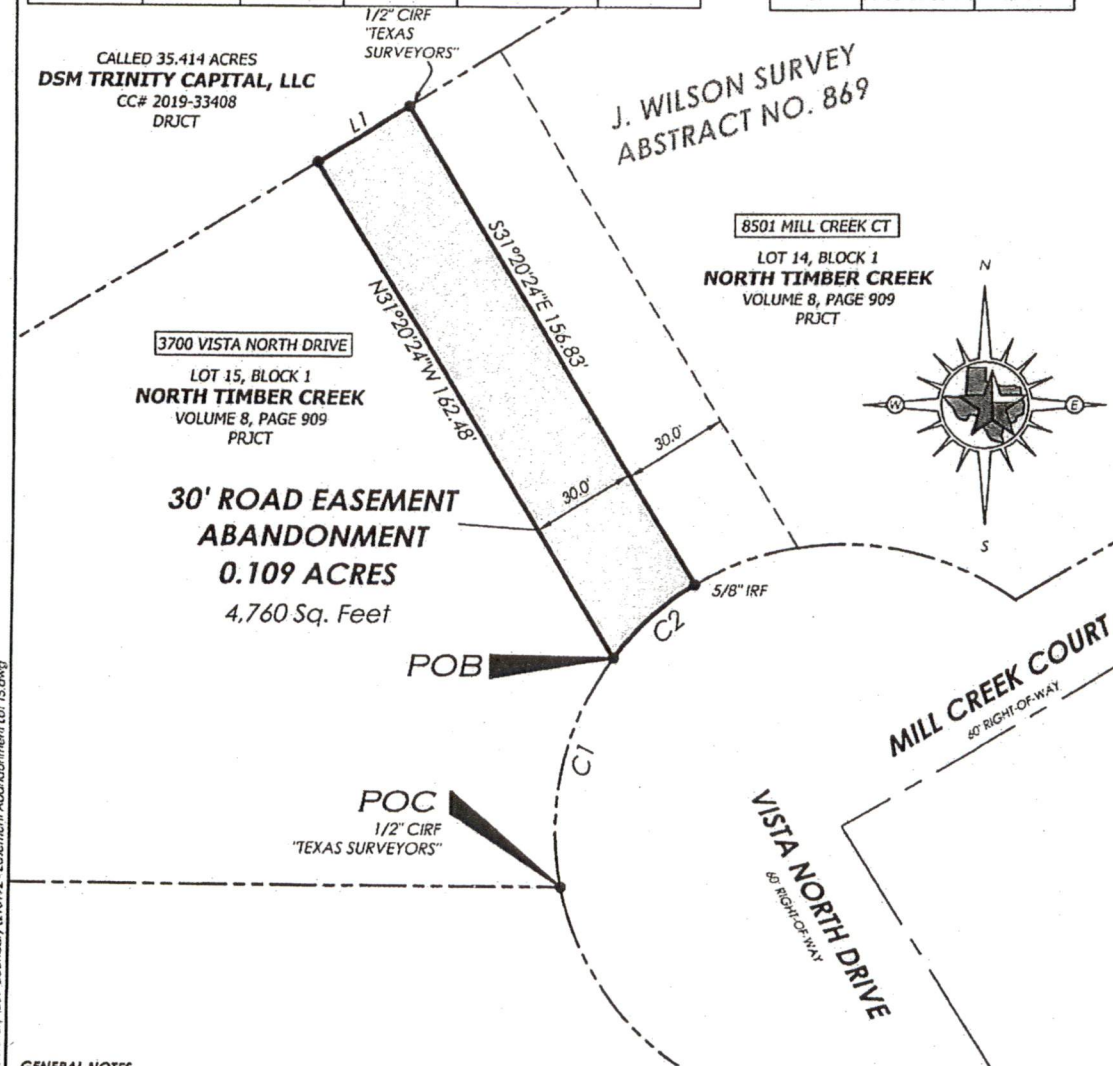
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 2813 COUNTY ROAD 804A,
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30' ROAD EASEMENT ABANDONMENT

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TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.00'	68.19'	48°50'10"	N12°34'11"E	66.14'
C2	80.00'	30.72'	21°59'56"	S47°59'14"W	30.53'

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N58°39'35"E	30.00'



GENERAL NOTES

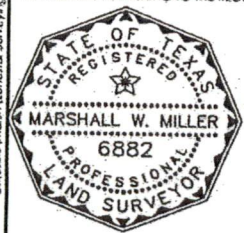
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 MARSHALL W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6882
 STATE OF TEXAS
 DECEMBER 14, 2021
 REVISED: JANUARY 7, 2022



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C:\Users\Marsh\OneDrive\Surveying\Drawings\210192\3700 Vista Drive North\2021 Preliminary\201 Boundary\210192 - Easement Abandonment Lot 15.dwg

METES & BOUNDS DESCRIPTION

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COMMENCING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYORS" AT THE SOUTHEAST CORNER OF SAID LOT 15, SAME BEING THE NORTHEAST CORNER OF LOT 16, BLOCK 1, SAID NORTH TIMBER CREEK, AND BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF VISTA NORTH DRIVE, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 68.19 FEET, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 48 DEGREES 50 MINUTES 10 SECONDS, WHOSE LONG CHORD BEARS NORTH 12 DEGREES 34 MINUTES 11 SECONDS EAST, A CHORD LENGTH OF 66.14 FEET, TO THE **POINT OF BEGINNING**, AND BEING THE SOUTHWEST CORNER OF SAID 60-FOOT ROAD EASEMENT;

THENCE NORTH 31 DEGREES 20 MINUTES 24 SECONDS WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND ALONG A LINE 30-FEET FROM AND PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 15, A DISTANCE OF 162.48 FEET, TO THE NORTHWEST CORNER OF SAID 60' ROAD EASEMENT, BEING ON THE NORTHWEST LINE OF SAID LOT 15, SAME BEING THE SOUTHEAST LINE OF A CALLED 35.414 ACRE TRACT OF LAND DESCRIBED BY DEED TO DSM TRINITY CAPITAL, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-33408, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 58 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG THE NORTHWEST LINES OF SAID LOTS 15 AND 14, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 35.414 ACRE TRACT, A OF DISTANCE OF 30.00 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "TEXAS SURVEYORS" AT THE NORTHEAST CORNER OF SAID LOT 15

THENCE SOUTH 31 DEGREES 20 MINUTES 24 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 15, BEING COMMON WITH THE SOUTHWEST LINE OF SAID LOT 14, A DISTANCE OF 156.83 FEET, TO A 5/8" IRON ROD FOUND FOR THE COMMON SOUTH LOT CORNER OF SAID LOTS 14 & 15, AND BEING A POINT IN SAID NORTH RIGHT-OF-WAY LINE, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 21 DEGREES 59 MINUTES 56 SECONDS, AN ARC LENGTH OF 30.72 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 47 DEGREES 59 MINUTES 14 SECONDS WEST, A CHORD LENGTH OF 30.53 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 0.109 ACRES (4,760 SQUARE FEET) OF LAND, MORE OR LESS.

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