

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: March 8, 2024

Meeting Date: March 25, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan

Court Decision:
This section to be completed by County Judge's Office



March 25, 2024

Description:

Consideration of Grant of Permanent Easement from Classic Oaks Holdings, LLC for a 100' x 319.83' Roadway to connect CR 530 with Hidden Oaks Ranch Drive in the J. Ellis Survey, Abstract Number 256 in Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

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

Date: March 25, 2024.

Filed For Record 10:04 AM

Grantor: Classic Oaks Holding, LLC

MAR 26 2024

Grantor's Mailing Address (including county):
7100 FM 2738
Mansfield, Johnson County, Texas 76063

April Long
County Clerk, Johnson County Texas
BY April Long 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 accepting the 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): The description of the permanent easement is described in Exhibit "A" 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 access easement, 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. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the permanent access easement 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.



Joe Bartolowits

STATE OF TEXAS


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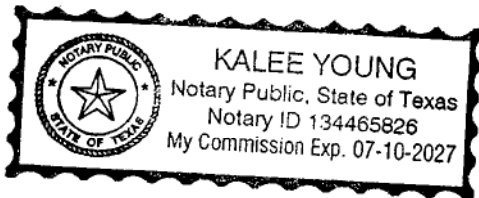
COUNTY OF JOHNSON

§

This instrument was acknowledged before me on the 8 day of March, 2024, by Joe Bartolowits in his capacity as a Member of Classic Oaks Holding, LLC.



Notary Public, State of Texas



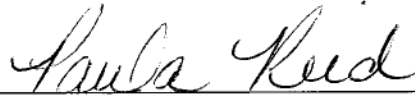
ACCEPTED:



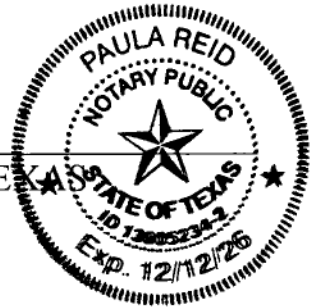
Christopher Boedeker
County Judge

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 25th day of March, 2024, by Christopher Boedeker in his capacity as County Judge of Johnson county, Texas.



NOTARY PUBLIC, STATE OF TEXAS



After recording return to:

Christopher Boedeker
County Judge
Johnson County Courthouse
2 North Main Street
Cleburne, Texas 76033

EXHIBIT A

A tract situated in the J. Ellis Survey, Abstract Number 256, in Johnson County, Texas, and being part of the tract described in the deed to Classic Oaks Holding, LLC, recorded under Volume 4570, Page 618, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a ½ inch rebar with cap stamped “BHB” found at the southeast corner of Lot 8, Block 2, Hidden Oaks Estates

(recorded in Volume 11, Page 396, Plat Records, Johnson County, Texas);

THENCE with the east line of said Lot 8, NORTH 29 degrees 57 minutes 58 seconds WEST, a distance of 319.84 feet to a point within County Road 530;

THENCE within said County Road 530, NORTH 60 degrees 02 minutes 22 seconds EAST, a distance of 100.00 feet to a point within said road;

THENCE SOUTH 29 degrees 58 minutes 00 seconds EAST, passing the northwest corner of Lot 1, Block 1, Hidden Oaks Estates (recorded in Volume 11, Page 859, of said Plat Records), continuing for a total distance of 319.83 feet to a ½ inch rebar with cap stamped “BARTON CHAPA” found;

THENCE through the interior of said Classic Oaks Holding tract, SOUTH 60 degrees 01 minute 57 seconds WEST, a distance of 100.00 feet, returning to the **POINT OF BEGINNING** and enclosing 0.734 acres (31,983 square feet) of land, more or less.

Exhibit A

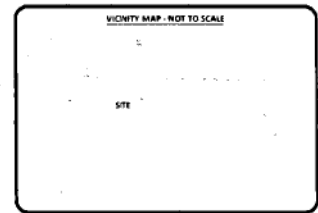


LEGEND OF ABBREVIATIONS

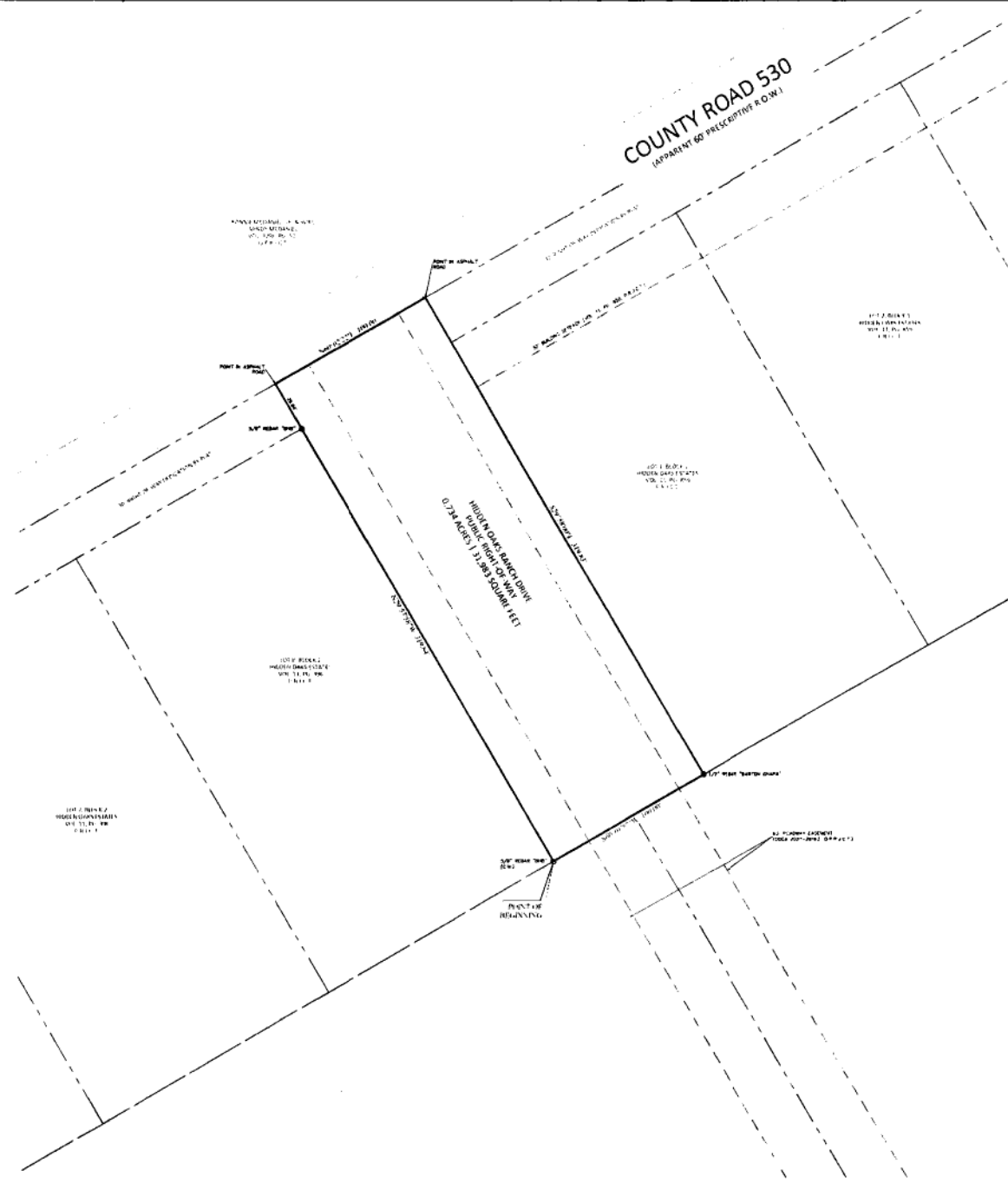
- D.R.C.T DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.I.C.T PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.C.T OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING INSTRUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT OF WAY
- CRS. CAPPED REBAR SET

LAND USE TABLE

GROSS ACREAGE	0.734 ACRES
RIGHT-OF-WAY	0.734 ACRES
NET ACRES	0 ACRES
RESIDENTIAL LOTS	0
MOBILE LOTS	0



BCS
BARTON CHAPA SURVEYING
 5200 State Highway 175
 Colville, TX 76025
 Phone: 817-864-1957
 info@bcslaw.com
 TMS# Perm #10176472



JOB NO.	2020-900-016
DRAWN	BCS
CHECKED	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

HIDDEN OAKS RANCH DRIVE
 ETJ OF THE CITY OF FORT WORTH,
 JOHNSON COUNTY TEXAS

FINAL PLAT OF
 HIDDEN OAKS RANCH DRIVE
 A TRACT SITUATED IN THE
 J. ELLIS SURVEY, ABSTRACT NUMBER 256
 JOHNSON COUNTY, TEXAS
 PREPARED FEB. 23, 2024
 FP-24-_____

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE _____