

### **AGENDA PLACEMENT FORM**

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

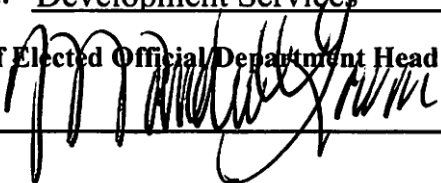
**Date:** December 31, 2025

**Meeting Date:** January 12, 2026

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:**



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>
 1-12-2026

**Description:**

Consideration of Grant of Perpetual Easement for a Variable Width (.062 Acre)  
Roadway to realign County Road 1017 in the Samuel Cooper Survey, Abstract  
Number 159, Located in Precinct 1.

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(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**

**GRANT OF EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF JOHNSON**

§

§

THAT TCCI WRIGHT LAND LLC, hereinafter called Grantor for and in consideration of the County of Johnson, State of Texas, a political subdivision of the State of Texas, hereinafter called Grantee, constructing and maintaining a road and right-of-way do hereby grant unto the County of Johnson, its successors and/or assigns, a perpetual easement 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, more particularly described as:

BEING a tract of land situated in the Samuel Cooper Survey, Abstract Number 159, Johnson County, Texas and being a portion of that certain called 251.360 acre tract of land described in deed to TCCI Wright Land, LLC, as recorded in Instrument Number 2021-28270, Official Public Records, Johnson County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Grantor for the consideration does hereby grant unto Grantee the property for a perpetual easement or right-of-way TO HAVE AND TO HOLD the same unto said County of Johnson, State of Texas, a political subdivision of the State of Texas, its successors and/or assigns, together with the right to grade, gravel, pave, and otherwise maintain and improve said easement or right-of-way as a road, and with free ingress, and egress regress for the purpose of constructing and reconstructing and perpetually maintaining a roadway thereon and any drainage ditches adjacent and necessary thereto for water drainage to and for the said County of Johnson, State of Texas, its successors and/or assigns.

EXECUTED the 3rd day of DECEMBER, 2025.



TCCI WRIGHT LAND LLC  
14675 Dallas Parkway, Suite 575  
Dallas, TX 75254  
Tommy Cansler  
President

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 3rd day of DECEMBER 2025, by Tommy Cansler in his capacity as President of TCCI Wright Land LLC.



Daniel Meza  
NOTARY PUBLIC, STATE OF TEXAS

**ACCEPTED:**

**JOHNSON COUNTY, TEXAS**

Christopher Boedeker  
Christopher Boedeker  
County Judge  
Johnson County, Texas

**ATTEST:**

April Long  
April Long  
County Clerk



After recording return to:

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

EXHIBIT A

VARIABLE WIDTH RIGHT-OF-WAY EASEMENT DESCRIPTION

BEING a tract of land situated in the Samuel Cooper Survey, Abstract Number 159, Johnson County, Texas and being a portion of that certain called 251.360 acre tract of land described in deed to TCCI Wright Land, LLC, as recorded in Instrument Number 2021-28270, Official Public Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a Mag Nail found at the intersection of County Road 904 and existing County Road 1017, said nail being the northeast corner of said called 251.360 acre tract and from which a Mag Nail found for the northwest corner of that certain called 300.192 acre tract of land described in deed to TCCI Wright Land, LLC, as recorded in Instrument Number 2021-28989, Official Public Records, Johnson County, bears N 01°04'24"W, 23.31 feet;

THENCE S 01°04'24"E, a distance of 1112.52 feet along the common line of the east line of said called 251.360 acre tract and the west line of said called 300.192 acre tract to the POINT OF BEGINNING:

THENCE S 01°04'24"E, a distance of 116.87 feet to the easterly line of that certain called 334.48 acre tract of land described in deed to Reese Farms Development, LLC, as recorded in Instrument Number 2024-24257, Official Public Records, Johnson County, Texas and being the most westerly northwest corner of that certain called 168.99 acre tract of land described in deed to KL LB GUY 2 LLC, as recorded in Instrument Number 2024-11995, Official Public Records, Johnson County, Texas;

THENCE S 85°37'54"W, a distance of 0.89 feet along the easterly line of said called 334.48 acre tract to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;

THENCE along the easterly line of said called 334.48 acre tract and with said curve, and arc distance of 100.20 feet, through a central angle of 8°47'58", having a radius of 652.42 feet and having a long chord which bears N 28°48'32"W, 100.10 feet;

THENCE N 58°06'31"E, a distance of 55.28 feet returning to the Point of Beginning and containing 2,686 square feet or 0.062 acre of land, more or less.

COUNTY ROAD 1017

LOT 1

BLOCK 1  
LOT 3

SACRED ACRES  
INST. NO. 2019-106  
PLAT 11-810 O.P.R.J.C.T.  
LOT 4 LOT 5

LOT 6

LOT 7

MAG NAIL  
FOUND  
(CM)

COUNTY ROAD 904

L1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	652.42'	100.20'	100.10'	N 28°48'32" W	8°47'58"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°04'24" W	23.31'
L2	S 01°04'24" E	1112.52'
L3	S 01°04'24" E	116.87'
L4	S 85°37'54" W	0.89'
L5	N 58°06'31" E	55.28'

POINT OF  
COMMENCING  
MAG NAIL  
FOUND  
(CM)

1"=200'

REMAINDER  
TCCI WRIGHT LAND, LLC  
CALLED 251.360 ACRES  
DOC. NO. 2021-28270  
O.P.R.J.C.T.

SAMUEL COOPER SURVEY  
ABSTRACT NUMBER 159

REMAINDER  
TCCI WRIGHT LAND, LLC  
CALLED 300.192 ACRES  
INST. NO. 2021-28989  
O.P.R.J.C.T.

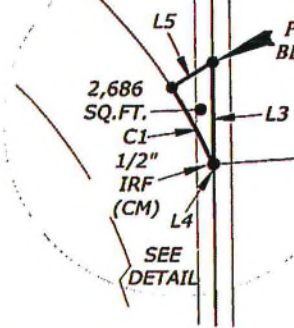
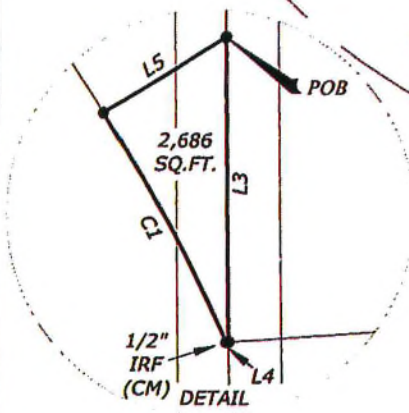
APPROXIMATE SURVEY LINE  
EXISTING LOCATION  
COUNTY ROAD 1017

AZARAH BONE SURVEY  
ABSTRACT NUMBER 42

FUTURE ALIGNMENT  
COUNTY ROAD 1017

REESE FARMS  
DEVELOPMENT, LLC  
CALLED 334.48 ACRES  
INST. NO. 2024-24257  
O.P.R.J.C.T.

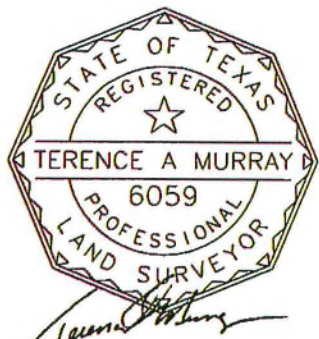
POINT OF  
BEGINNING



KL LB GUY 2 LLC  
CALLED 168.99 ACRES  
INST. NO. 2024-11995  
O.P.R.J.C.T.

CM=CONTROLLING MONUMENT  
IRF = IRON ROD FOUND  
IRS = 1/2" IRON ROD WITH CAP  
STAMPED "PIERCE MURRAY" SET

BASIS OF BEARINGS IS THE TEXAS  
STATE COORDINATE SYSTEM,  
NORTH CENTRAL ZONE, NAD83  
DATUM, 2011 REALIZATION.



**PIERCE-MURRAY  
LAND SOLUTIONS**

Engineering & Surveying  
PIERCE-MURRAY LAND SOLUTIONS  
800 TALLYHO CIRCLE  
TYLER, TEXAS 75703  
(817) 239-5646  
(903) 539-2256

TBPELS FIRM REGISTRATION NO. 10194437

AN EXHIBIT SHOWING A  
VARIABLE WIDTH RIGHT-OF-WAY EASEMENT  
SITUATED IN  
THE SAMUEL COOPER SURVEY, ABSTRACT NUMBER 159,  
JOHNSON COUNTY, TEXAS



\*VG-61-2026-873\*

Johnson County  
April Long  
Johnson County Clerk

Instrument Number: 2026 - 873

Real Property Recordings

Recorded On: January 12, 2026 02:54 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$0.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2026 - 873  
Receipt Number: 20260112000177  
Recorded Date/Time: January 12, 2026 02:54 PM  
User: Honor C

**Record and Return To:**

COUNTY JUDGE'S OFFICE  
RETURN TO PAULA

Station: ccl30



STATE OF TEXAS  
Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long  
Johnson County Clerk  
Johnson County, TX