



ORDER NO. 485



STATE OF TEXAS §

IN THE COMMISSIONERS COURT

COUNTY OF COMAL §

**ORDER ABANDONING A PORTION OF A ROAD, KNOWN AS LASWELL LANE,
LYING BETWEEN LOT 94 AND LOT 95 WITHIN THE SUBDIVISION CALLED OAK
CLIFF ACRES**

WHEREAS, the Comal County Commissioners Court desires to abandon a portion of a road dedicated to the public being described as that portion of a street platted as Laswell Lane, within the subdivision called Oak Cliff Acres, Unit Two, recorded in Volume 2, Page 68 of the Map and Plat Records, Comal County, Texas and more particularly described in Exhibits A, B, & C, attached hereto and incorporated herein by reference; and

WHEREAS, Texas Transportation Code §251.051 (a)(1) states "the commissioners court of a county shall order that public road be laid out, opened, discontinued, closed, abandoned, vacated, or altered." TEX. TRANS. CODE §251.051 (a)(1); and

WHEREAS, Texas Transportation Code §251.051 (b)(1) states "a unanimous vote of the commissioners court is required to close, abandon, or vacate a public road." TEX. TRANS. CODE §251.051(b)(1); and

WHEREAS, no person that owns property that abuts the portion of the public road being abandoned has attempted to enjoin the entry or enforcement of this order. TEX. TRANS. CODE §251.058 (a)(1); and

WHEREAS, the portion of the public road being abandoned does not provide the only ingress or egress to any property adjacent to it. TEX. TRANS. CODE §251.058 (a)(2); and

WHEREAS, title to the portion of the public road being abandoned to the center line of the road will vest on the date this order is signed by the county judge in the owner of the property that abuts the portion of the road being abandoned, and a copy of this order shall be filed in the deed records of the county and serves as the official instrument of conveyance from the county to the owner of the abutting property. TEX. TRANS. CODE §251.058(b).

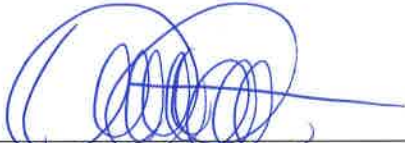
NOW, THEREFORE, IT IS ORDERED, upon proper notice and announcement as required by law, and upon motion duly made and seconded, and passed by a unanimous vote, as indicated by the signatures of the Commissioners below, a road being described as that portion of a street platted as Laswell Lane, and being adjacent to lots 94 & 95, within the subdivision called Oak

Cliff Acres, Unit Two, recorded in Volume 2, Page 68 of the Map and Plat Records, Comal County, Texas, is hereby discontinued and as identified, is hereby abandoned, vacated, and closed as shown on Exhibit A.

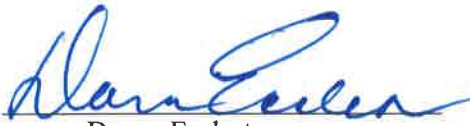
FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property described in Exhibit B, from the Grantor, Comal County, to the Grantee, Sandra Dianne Racer; the dimensions of the property being conveyed are also described in Exhibit B.

FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property described in Exhibit C, from the Grantor, Comal County, to the Grantee, Paul W. Wilmoth; the dimensions of the property being conveyed are also described in Exhibit C.

ORDERED by Comal County Commissioners Court, New Braunfels, Texas, this, the 27th day of October, 2022.



Sherman Krause, County Judge



Donna Eccleston
Commissioner, Pct. #1



Scott Haag
Commissioner, Pct. #2



Kevin Webb
Commissioner, Pct. #3

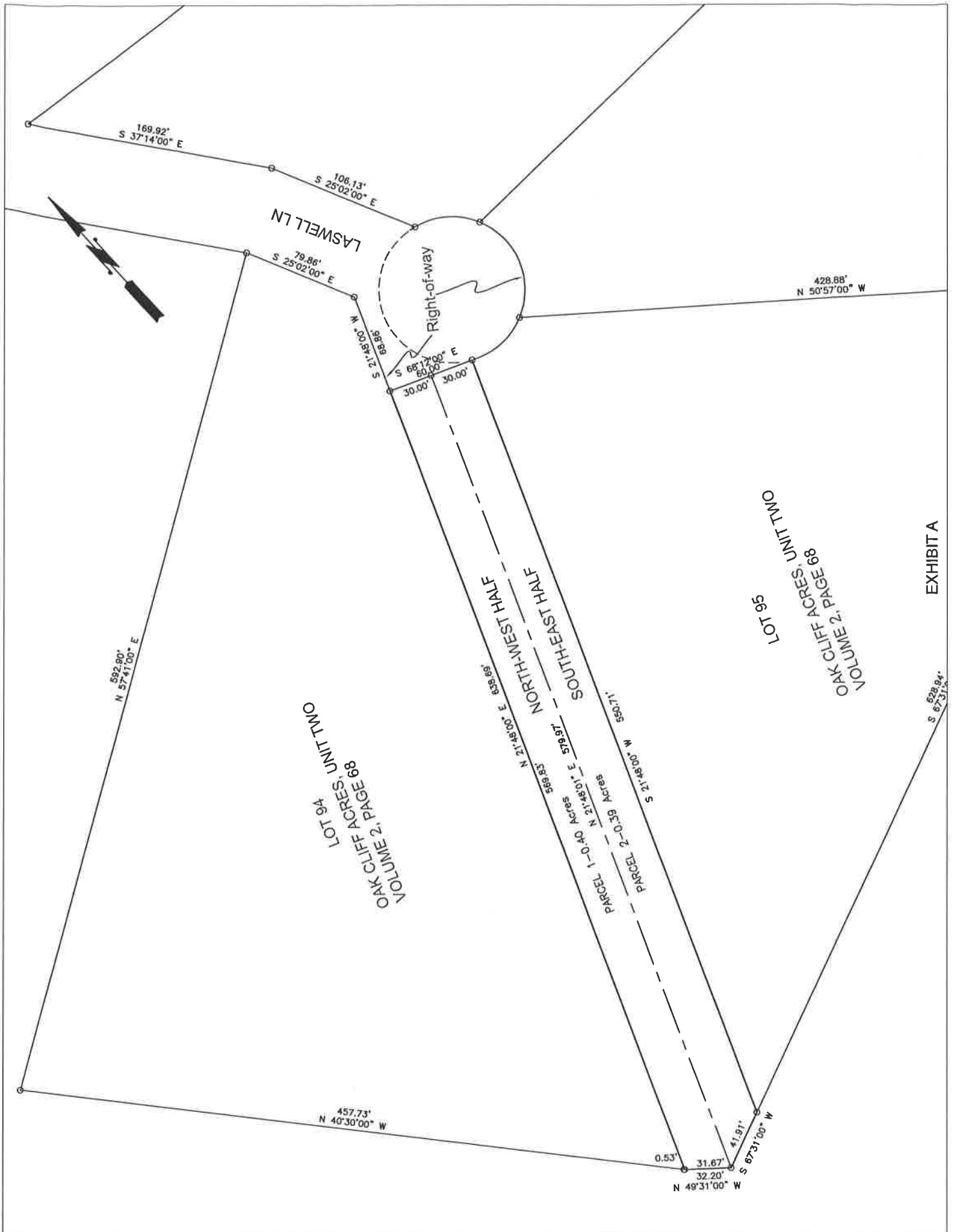


Jen Crownover
Commissioner, Pct. #4



Attest: Bobbie Koepf
Comal County Clerk





PARCEL 1-METES AND BOUNDS

Being 0.40 acres, more or less, out of the Levi Dikes Survey No. 412, Abstract No. 131, Comal County, Texas, and being a portion of platted Right-Of-Way as shown in Oak Cliff Acres, Unit Two, recorded in Volume 2, Page 68 of the Map and Plat Records, Comal County, Texas, said 0.40 acres being more particularly described by metes and bounds as follows:

COMMENCING at the East corner of Lot 94, Oak Cliff Acres, Unit Two, lying in the South-West Right-Of-Way of Laswell Lane and the East line of Lot 94 ;

THENCE with the common line of Laswell Lane and the East line of Lot 94, South 21 degrees 48 minutes West, a distance of 68.86 feet to a point in the common line of Lot 94 and Laswell Lane and the **POINT OF BEGINNING**;

THENCE departing with the common line between Lot 94 and Laswell Lane into said Right-Of-Way South 68 degrees 12 minutes East, a distance of 30.00 feet to a point in the centerline of the Laswell Lane Right-Of-Way, being North 68 degrees 12 minutes West, a distance of 30.00 feet from the North-West corner of Lot 95;

THENCE with the centerline of said Right-Of-Way being the East line of said 0.40 acres, South 21 degrees 48 minutes West, a distance of 579.97 feet, to a point, being the South corner of said 0.40 acres;

THENCE with the South line of said 0.40 acres, North 49 degrees 31 minutes West, a distance of 31.67 feet to the South corner of Lot 94 being the West corner of said 0.40 acres;

THENCE with the common line between Lot 94 and the Laswell Lane Right-Of-Way being the West line of said 0.40 acres, North 21 degrees 48 minutes East, a distance of 638.69 feet to the **POINT OF BEGINNING** and containing 0.40 acres of land, more or less.

PARCEL 2-METES AND BOUNDS

Being 0.39 acres, more or less, out of the Levi Dikes Survey No. 412, Abstract No. 131, Comal County, Texas, and being a portion of platted Right-Of-Way as shown in Oak Cliff Acres, Unit Two, recorded in Volume 2, Page 68 of the Map and Plat Records, Comal County, Texas, said 0.39 acres being more particularly described by metes and bounds as follows:

BEGINNING at the North-West corner of Lot 95, Oak Cliff Acres, Unit Two, being the North-East corner of said 0.39 acres and lying in the East Right-Of-Way of Laswell Lane and the West line of Lot 95 ;

THENCE with common line of Laswell Lane and the West line of Lot 95, South 21 degrees 48 minutes West, a distance of 550.71 feet to the South corner of Lot 95 and being the South corner of Lot 95 and South-East corner of said 0.39 acres;

THENCE with the South line of said 0.39 acres, South 67 degrees 31 minutes West, a distance of 41.91 feet to a point in the centerline of said Right-Of-Way;

THENCE with the centerline of said Right-Of-Way, North 21 degrees 48 minutes East, a distance of 579.97 feet, to a point;

THENCE with the North line of said 0.39 acres, South 68 degrees 12 minutes East, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.39 acres of land, more or less.

Exhibit C

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/31/2022 11:25:26 AM
TRACY 5 Page(s)
202206046852



Bobbie Koepf



Comal County TX
Honorable Bobbie Koepp, Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier	TRACY	Batch # 916888
		Date: 10/31/2022 Time: 11:25:26AM
Remarks	tg	

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
10/31/2022 11:25:26AM	202206046852	ORDER			5
				Total:	\$0.00
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