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ORDER NO. 505



STATE OF TEXAS §

IN THE COMMISSIONERS COURT

COUNTY OF COMAL §

**ORDER ABANDONING A PORTION OF A ROADS ADJACENT TO LOTS 1 THRU 12
IN BLOCK 12, A 1.24 ACRE TRACT, LOTS 5 THRU 10 IN BLOCK 13, AND BREMER
STREET WITHIN THE SUBDIVISION CALLED BRACKEN**

WHEREAS, the Comal County Commissioners Court desires to abandon a portion of roads dedicated to the public being described as that portion of a street platted as Wilhelm street and a portion of a 20' Alley within the subdivision called Bracken, recorded in Volume Y, Page 389-390 of the Deed Records of Comal County and more particularly described in Exhibits A, B, C, D & E 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 known as Wilhelm street and a portion of a 20' Alley, within the subdivision called

Bracken, recorded in Volume Y, Page 389-390 of the Deed Records of Comal County, is hereby discontinued and as identified, is hereby abandoned, vacated, and closed as shown on Exhibit A.

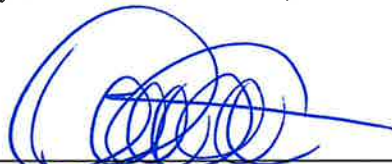
FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property shown in Exhibit A, from the Grantor, Comal County, to the Grantee, Trans Texas Properties, LLC-Series A; the dimensions of the property being conveyed are also described in Exhibit B.

FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property shown in Exhibit A, from the Grantor, Comal County, to the Grantee, Trans Texas Properties, LLC-Series A; the dimensions of the property being conveyed are also described in Exhibit C.

FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property shown in Exhibit A, from the Grantor, Comal County, to the Grantee, Trans Texas Properties, LLC-Series A; the dimensions of the property being conveyed are also described in Exhibit D.

FURTHERMORE, BE IT ORDERED that this Order serves as the official instrument of conveyance of the property shown in Exhibit A, from the Grantor, Comal County, to the Grantee, Trans Texas Properties, LLC-Series C; the dimensions of the property being conveyed are also described in Exhibit E.

ORDERED by Comal County Commissioners Court, New Braunfels, Texas, this, the 26th day of October, 2023.



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



FM 2252

CALLED 5.570 ACRE TRACT- TRANS TEXAS PROPERTIES, LLC TO TRANS TEXAS PROPERTIES, LLC-SERIES A IN DOC#202006003152, COMAL COUNTY OFFICIAL PUBLIC RECORDS.
1.24 ACRES SHOWN ON BRACKEN PLAT

10.742 ACRES- EDWIN D. ISHMAELNER STATE OF TEXAS VOLUME 94 PAGE 3501 COMAL COUNTY OFFICIAL PUBLIC RECORDS.

MARBACH STR.

BLK 12

20' ALLEY EXHIBIT A

WILHELM STR. EXHIBIT C

BLK 13

TOWN OF BRACKEN VOLUME Y, PAGE 389-390
BREMER STR.

LOT 1 RR VACATE & REPLAT DOC#201806040181 CALLED BLOCK 13, LOT 1 RR-TRANS TEXAS PROPERTIES, LLC TO TRANS TEXAS PROPERTIES, LLC-SERIES C IN DOC#202006007101, COMAL COUNTY OFFICIAL PUBLIC RECORDS.

EXHIBIT A

LOT IN THE
PLAT

PROPERTY:

A 30' wide strip of land, being a portion of land known as Wilhelm Street, Town of Bracken, recorded in Volume Y, Pages 389-390, of the Official Deed Records of Comal County, Texas. Being that West half portion of Wilhelm Street adjacent to Lots 8 thru 12, Block 12 on the West, a 1.24-acre tract on the North, the centerline of Wilhelm Street on the East, and the North right-of-way line of Bremer Street on the South as shown in aforementioned Volume Y, Pages 389-390.

EXHIBIT C

PROPERTY:

A 30' wide strip of land, being a portion of land known as Wilhelm Street, Town of Bracken, recorded in Volume Y, Pages 389-390, of the Official Deed Records of Comal County, Texas. Being part of the East half of Wilhelm Street adjacent to Lots 7 thru 10, Block 13 on the East, a 1.24-acre tract on the North, and the centerline of Wilhelm Street on the West as shown in aforementioned Volume Y, Pages 389-390.

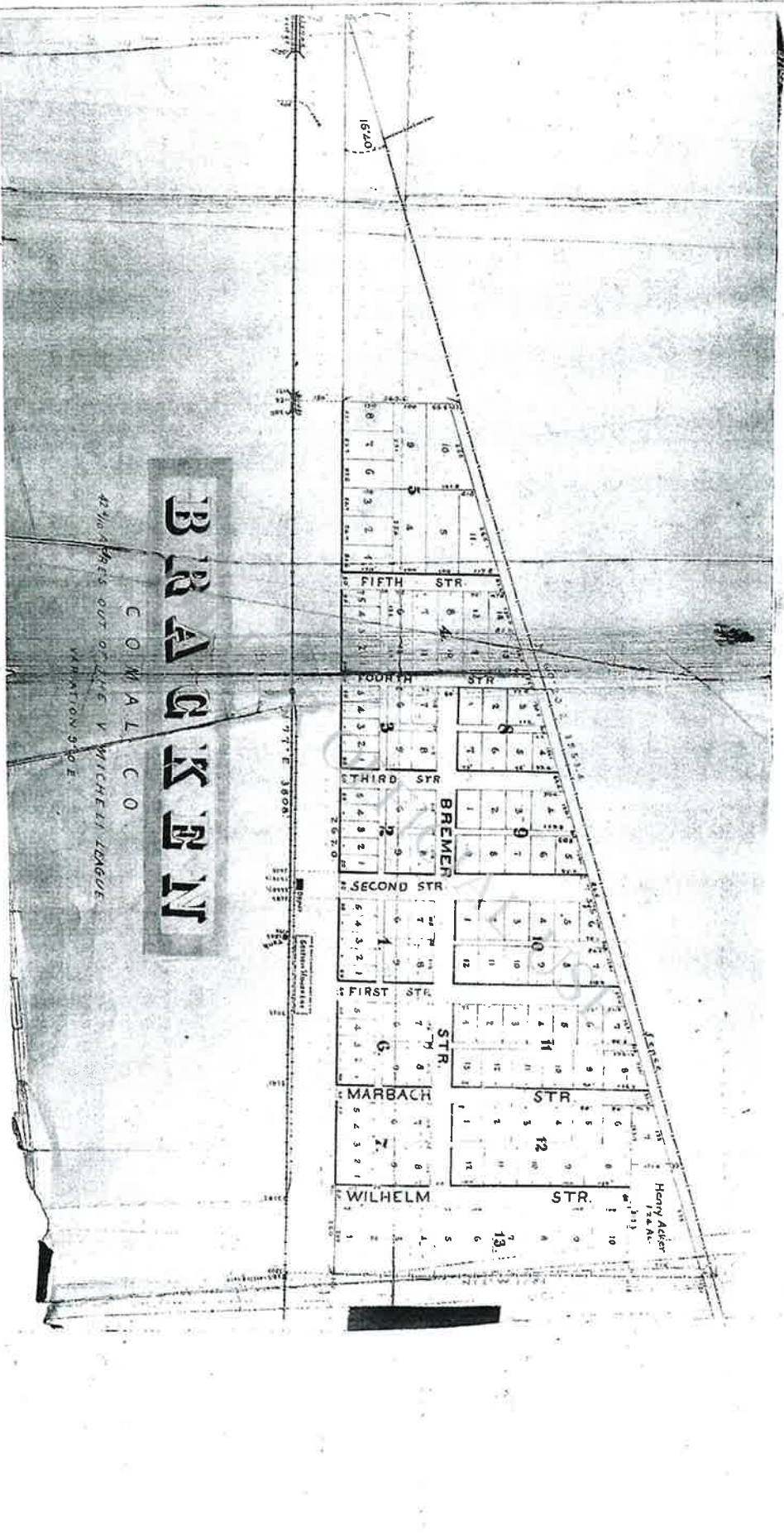
EXHIBIT D

PROPERTY:

A 30' wide strip of land, being a portion of land known as Wilhelm Street, Town of Bracken, recorded in Volume Y, Pages 389-390, of the Official Deed Records of Comal County, Texas. Being part of the East half of Wilhelm Street adjacent to a portion of Lot 5, Block 13 and all of Lot 6, Block 13 on the East, the North right-of-way line of Bremer Street on the South, and the centerline of Wilhelm Street on the West as shown in aforementioned Volume Y, Pages 389-390.

EXHIBIT E

Doc # 347 Recorded in Volume Y, page 369, Comal County Deed Records. 1909



BRADSHAW

C O M A L C O

4 1/2 ACRES OUT OF LOTS 1 WICHITTA TONGUE
WIKATON GROVE

Henry Adger
124 Ac.

PROPERTY:

A 20' wide alley, being all of the that strip of land, Town of Bracken, recorded in Volume Y, Pages 389-390, of the Official Deed Records of Comal County, Texas, being adjacent to Lots 1 thru 6, Block 12 on the West, Lot 7, Block 12 on the North, Lots 8 thru 12, Block 12 on the East, and the North right-of-way line of Bremer Street on the South as shown in aforementioned Volume Y, Pages 389-390. Also being the same strip of land referenced in a deed for a 5.570 acre tract from Trans Texas Properties, LLC to Trans Texas Properties, LLC-Series A in Document No.202006003152, Comal County Official Public Records.

EXHIBIT B

LINE	LENGTH	BEARING
11	25.00	S77°00'00"W
12	65.37	S77°00'00"W

LINE	LENGTH	BEARING
11	25.00	S77°00'00"W
12	65.37	S77°00'00"W

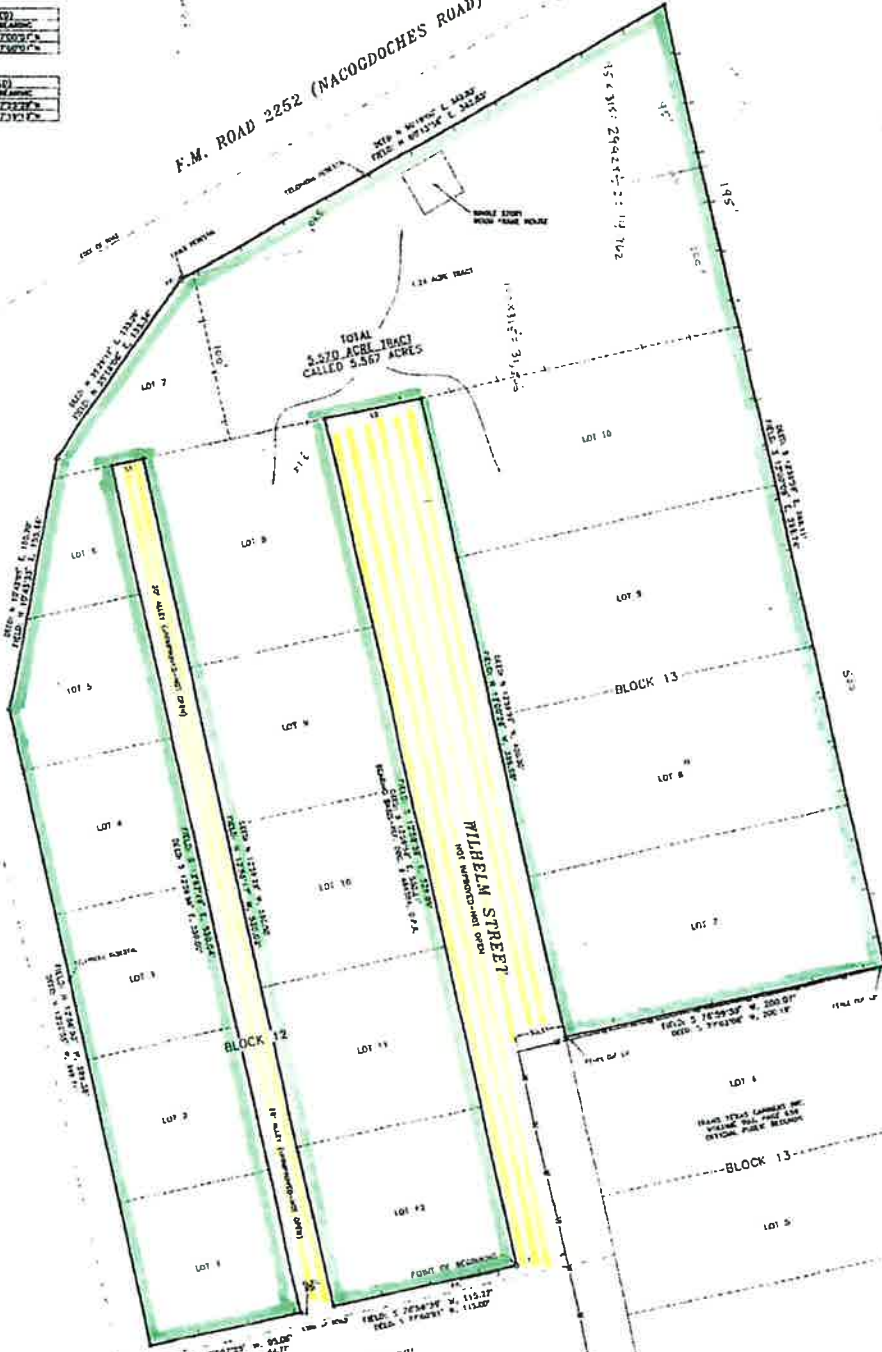


- SYMBOLS**
- 1/2" HIGH PIN POINT
 - 2" HIGH PILE FOUND
 - 1/2" HIGH PIN SET w/ CAP
 - SQUARE "BURNING" MARK
 - △ SQUARE CONC. MVT. MARK
 - INDICATES FIELD WIRE FORCE LINE
 - INDICATES OVER HEAD ELECTRIC LINE
 - INDICATES POWER POLE
 - INDICATES BURN MARK
- OVER HEAD ELECTRIC LINE
J LINE TRANSMISSION LINE

DATE: 11/15/2011
BY: [Signature]
OFFICIAL: PUBLIC RECORDS

F.M. ROAD 2252 (NACOGDOCHES ROAD)

TOTAL 5.570 ACRES TRACT CALLED 5.567 ACRES



SURVEY PLAT OF

5.570 ACRES IN THE TOWN OF WOODLAND, CORNELL COUNTY, TEXAS, OUT OF THE WOODLAND SUBDIVISION AND THE SURVEY 2252, AND BEING COMPRISED OF PARTS OF LOTS 1-7, BLOCK 12, ALL OF ACRES 5.567, MORE OR LESS, OF SURV. 2252, BLOCK 12, AND A 1/4 AC. TRACT, ALL SHOWN ON PLAT OF THE "TOWN OF WOODLAND", ACCORDING TO MAP OR PLAN THEREIN RECORDED IN VOLUME 1, PAGE 102, RECORDS OF CORNELL COUNTY, TEXAS, AND IN VOLUME 1, PAGE 10, MAP AND PLAN THEREIN RECORDED IN CORNELL COUNTY, TEXAS, AND SAID ACRES TRACT ALSO BORN THE SAME TRACT OF LAND CALLED 5.567 ACRES, SITUATED IN CONFORMANCE WITH PLAT OF WOODLAND AND SURVEY 2252, AS SHOWN IN DOCUMENT NUMBER 448484, EXHIBIT PUBLIC RECORDS OF CORNELL COUNTY, TEXAS.

SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION

ADDRESS: F.M. ROAD 2252 CORNELL COUNTY, TEXAS

INFORMATION PROVIDED BY: BOB BOWMAN (C/L) REFERENCE NONE

DATE OF SURVEY: 11/15/2011

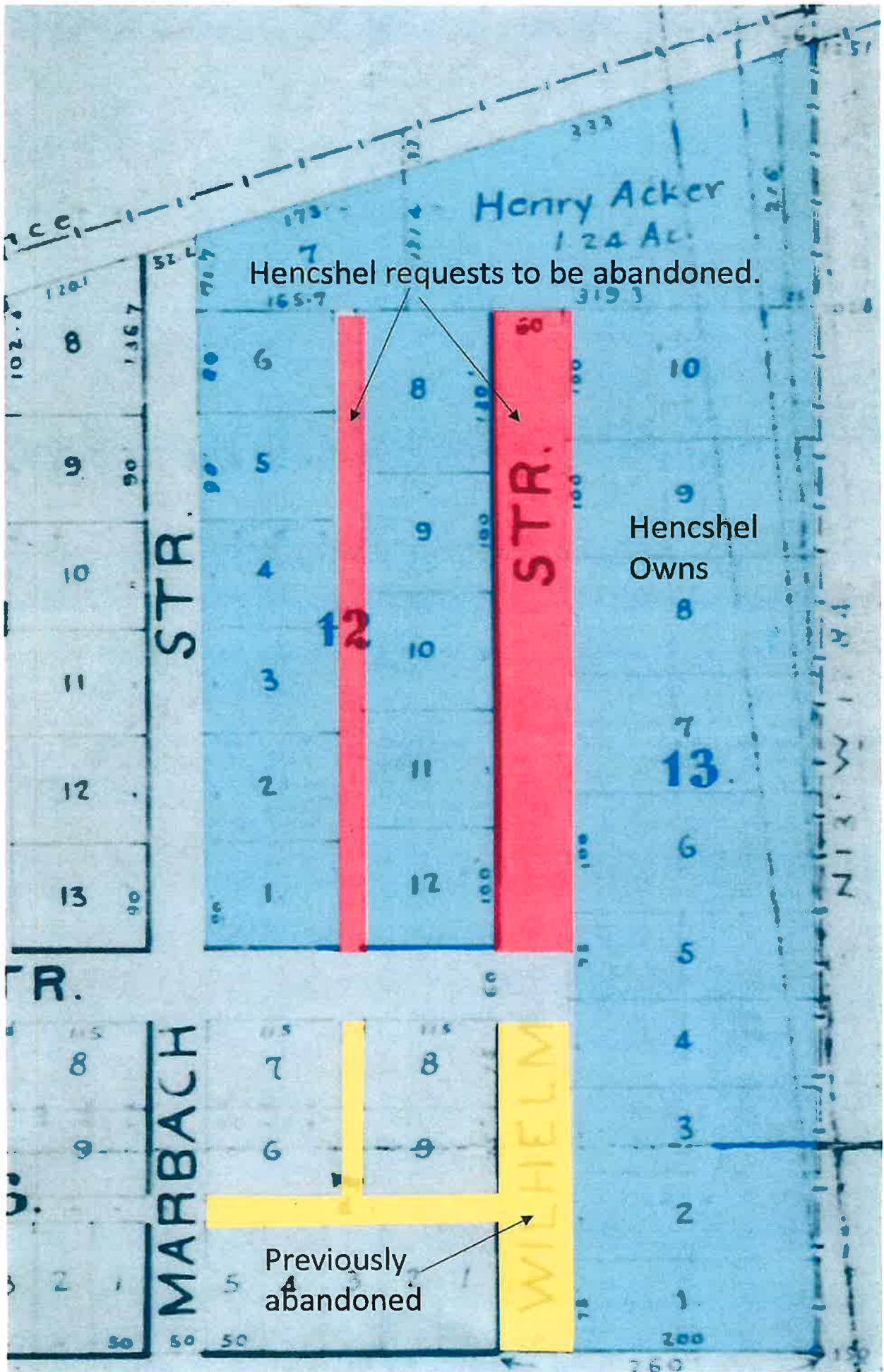
BY: [Signature]

OFFICIAL: PUBLIC RECORDS

Survey Associates

1111 W. 14th Street
Cedar Rapids, IA 52402
563-399-1111







This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/26/2023 02:43:04 PM
CHRISTY 12 Page(s)
202306034281



Bobbie Koepf

