



FILED FOR RECORD
at 2:43 o'clock P M

JUN 26 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *JLindenzweig*

RESOLUTION NO. 16, 143

**RESOLUTION AND ORDER OF THE COMMISSIONERS COURT
OF HUNT COUNTY, TEXAS, CANCELLING THE FINAL PLAT OF HUNT COUNTRY
ESTATES, AN ADDITION TO HUNT COUNTY, TEXAS AS RECORDED IN VOLUME
400, PAGE 1507, CABINET E SLIDE 80 HUNT COUNTY, TEXAS RECORDS**

WHEREAS, the Commissioners' Court of Hunt County, Texas is authorized pursuant to Texas Local Government Code §232.008 to take applications for and order cancellation of recorded subdivision plats;

WHEREAS, pursuant to Texas Local Government Code §232.008(c), upon receipt of application to cancel a recorded subdivision plat the Commissioners' Court shall publish notice of such application and direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at a time specified in the notice in a newspaper, published in the English language, in Hunt County for at least three (3) weeks before the date on which action is taken on the application;

WHEREAS, on or about _____ Double R Land Company, LLC, as owner of all of the lots in the subdivision, submitted application to the Hunt County Commissioners Court for cancellation of the recorded subdivision plat of Hunt Country Estates;

WHEREAS, the notice of application of cancellation of the Final Plat of Hunt Country Estates was published in the Herald Banner on August 31, 2019, September 7, 2019 and September 14, 2019;

WHEREAS, Double R. Land Company, LLC has deeded that certain right of way known as County Road 2720, as more particularly described in that certain Special Warranty Deed from Double R Land Company, LLC to Hunt County, Texas dated 6/22/2020 and recorded in Deed Book _____, Page 2020-09744, Hunt County, Texas records; and

WHEREAS, the Commissioners' Court of Hunt County desire to authorize the cancellation of the Hunt Country Estates and the filing of this Resolution and Order in the Public Records of Hunt County, Texas to effectuate the abandonment of the Recorded Subdivision Plat.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED:

1. That the Hunt Commissioners' Court hereby cancels that certain Final Plat of Hunt Country Estates, an Addition to Hunt County, Texas, recorded in Volume 400, Page 1507, Cabinet E, Slide 80 Hunt County, Texas records and authorize the filing of this Resolution and Order in the Public Records of Hunt County, Texas to effectuate the abandonment of the Recorded Subdivision Plat;



FILED FOR RECORD
at 2:43 o'clock P M

JUN 26 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By: *JLindenzweig*

RESOLUTION NO. 16, 143

**RESOLUTION AND ORDER OF THE COMMISSIONERS COURT
OF HUNT COUNTY, TEXAS, CANCELLING THE FINAL PLAT OF HUNT COUNTRY
ESTATES, AN ADDITION TO HUNT COUNTY, TEXAS AS RECORDED IN VOLUME
400, PAGE 1507, CABINET E SLIDE 80 HUNT COUNTY, TEXAS RECORDS**

WHEREAS, the Commissioners' Court of Hunt County, Texas is authorized pursuant to Texas Local Government Code §232.008 to take applications for and order cancellation of recorded subdivision plats;

WHEREAS, pursuant to Texas Local Government Code §232.008(c), upon receipt of application to cancel a recorded subdivision plat the Commissioners' Court shall publish notice of such application and direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at a time specified in the notice in a newspaper, published in the English language, in Hunt County for at least three (3) weeks before the date on which action is taken on the application;

WHEREAS, on or about _____ Double R Land Company, LLC, as owner of all of the lots in the subdivision, submitted application to the Hunt County Commissioners Court for cancellation of the recorded subdivision plat of Hunt Country Estates;

WHEREAS, the notice of application of cancellation of the Final Plat of Hunt Country Estates was published in the Herald Banner on August 31, 2019, September 7, 2019 and September 14, 2019;

WHEREAS, Double R. Land Company, LLC has deeded that certain right of way known as County Road 2720, as more particularly described in that certain Special Warranty Deed from Double R Land Company, LLC to Hunt County, Texas dated 6/22/2020 and recorded in Deed Book _____, Page 2020-09744 Hunt County, Texas records; and

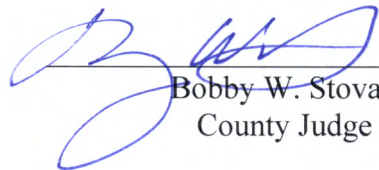
WHEREAS, the Commissioners' Court of Hunt County desire to authorize the cancellation of the Hunt Country Estates and the filing of this Resolution and Order in the Public Records of Hunt County, Texas to effectuate the abandonment of the Recorded Subdivision Plat.

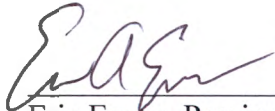
NOW, THEREFORE, BE IT RESOLVED AND ORDERED:

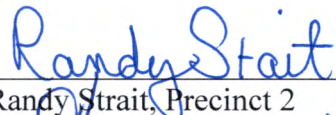
1. That the Hunt Commissioners' Court hereby cancels that certain Final Plat of Hunt Country Estates, an Addition to Hunt County, Texas, recorded in Volume 400, Page 1507, Cabinet E, Slide 80 Hunt County, Texas records and authorize the filing of this Resolution and Order in the Public Records of Hunt County, Texas to effectuate the abandonment of the Recorded Subdivision Plat;

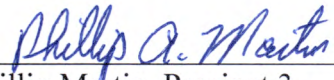
2. That the Hunt County Clerk is authorized to file an instrument of cancellation of the Recorded Subdivision Plat of Hunt Country Estates in the plat records of Hunt County, Texas; and
3. That this Resolution and Order of the Commissioners Court of Hunt County, Texas be entered in its minutes.

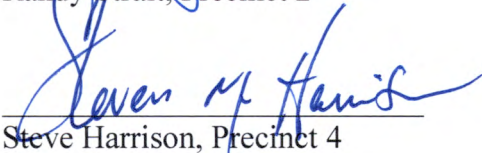
IN WITNESS WHEREOF, the undersigned, being the County Judge and Commissioners' of Hunt County, Texas, hereby approve, consent to and adopt the above resolutions as of the 26 day of May, 2020.

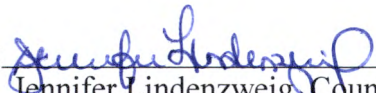

 Bobby W. Stovall
 County Judge


 Eric Evans, Precinct 1


 Randy Strait, Precinct 2


 Phillip Martin, Precinct 3


 Steve Harrison, Precinct 4

Attest: 
 Jennifer Lindenzweig, County Clerk



**THE STATE OF TEXAS
 COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2020-10155 RES
 06/26/2020 03:06 PM





Jennifer Lindenzweig, County Clerk
 Hunt County, Texas



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.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF HUNT §

KNOW ALL PERSONS BY THESE PRESENTS:

That **DOUBLE R LAND COMPANY, L.L.C.**, a Texas limited liability company (herein referred to as the "Grantor"), whose address is 1501 Alta Drive, Fort Worth, Texas 76107-1569, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **HUNT COUNTY TEXAS** (herein referred to as the "Grantee"), whose address is Hunt County Courthouse, 2507 Lee St., First Floor – Room 107, Greenville, Texas 75401, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantee that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Hunt County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

This conveyance is made and accepted subject to: (a) the reservation of the Easement described herein; and (b) any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, and the Grantee's successors and assigns forever; and the Grantor does hereby bind the Grantor, and the Grantor's heirs, executors, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantee, and the Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. The Grantee assumes payment of all taxes for current and subsequent years.

Grantor, on behalf of the Grantor and the Grantor's successors and assigns forever, hereby reserves a perpetual easement and right-of way (herein referred to as the "Easement") for pedestrian and vehicular ingress, egress and access on, over and across the Property in order to access Grantor's Property (herein referred to as the "Grantor's Property"), which is more particularly described on **Exhibit B** attached hereto and incorporated herein by this reference for all purposes.

EXECUTED as of the 2nd day of June, 2020.

DOUBLE R LAND COMPANY, L.L.C.,
a Texas limited liability company

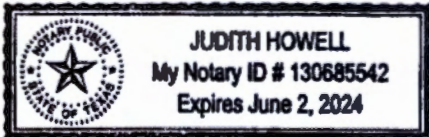
By: [Signature]
Ryan Horton, Managing Member

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Horton, the Managing Member of Double R Land Company, L.L.C., a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 2nd day of June, 2020.



Judith Howell
NOTARY PUBLIC, STATE OF Texas
Printed Name: Judith Howell
My Commission Expires: 6/2/24

EXHIBIT A

DESCRIPTION OF PROPERTY

That certain real property measuring thirty feet (30') from the center line of County Road 2720 located in Hunt County, Texas, which is depicted on that certain plat filed April 2, 1998, recorded in Cabinet E, Slide 80 in the Plat Records of Hunt County, Texas, which is shown in part below.

Vol. 400 Pg 1507

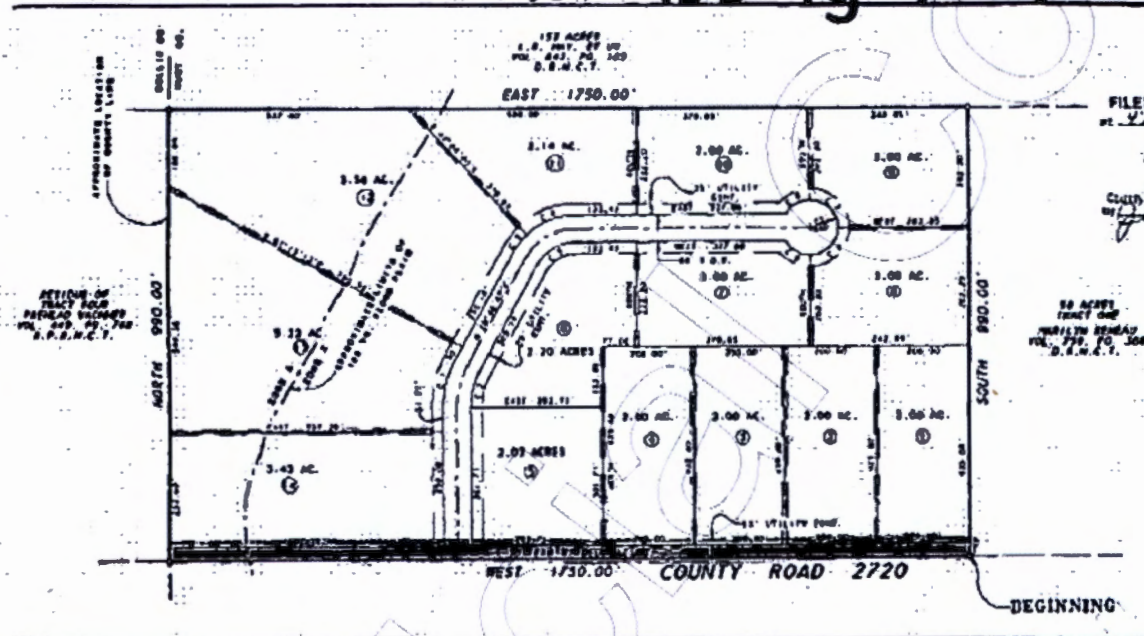


EXHIBIT B

DESCRIPTION OF GRANTOR'S PROPERTY

All that certain lot, tract or parcel of land situated in the L.B. Outlaw Survey, Abstract No. 805, Hunt County, Texas, and being part of that tract of land described as Tract Four in Warranty Deed from Peggy Garner to Prehlad Vachher, as recorded in Volume 449, Page 768 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the center of County Road No. 2720, said point being the Southeast corner of the above cited Vachher tract;

THENCE West along the center of said County Road, a distance of 1750.00 feet to a 1/2" iron rod set for corner;

THENCE North passing a 1/2" iron rod set for reference at a distance of 30.00 feet, and continuing for a total distance of 990.00 feet to a 1/2" iron rod set for corner in the North line of said Vachher tract;

THENCE East along the North line of said Vachher tract, a distance of 1750.00 feet to a 1/2" iron rod set at the Northeast corner of same;

THENCE South along the East line of said Vachher tract, passing a 1/2" iron rod set for witness at a distance of 960.00 feet, and continuing along said line for a total distance of 990.00 feet to the POINT OF BEGINNING, and containing 39.77 acres of land.

SAVE AND EXCEPT: That certain real property that is being conveyed to Hunt County pursuant to this Special Warranty Deed and being described on **Exhibit A**.

AFTER RECORDING RETURN TO:

J. Marc Hesse, Esq.
HESSE & HESSE, PC
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024

THE STATE OF TEXAS
COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2020-09744 MD
06/22/2020 11:04 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas