

NOTICE OF MEETING - COMMISSIONERS COURT

ADDENDUM

RAINS COUNTY, TEXAS

Notice is hereby given that a **REGULAR MEETING** of the Rains County Commissioners court will be held at 10:00 a.m. on Thursday, September 8, 2016 in the Rains County Courthouse Courtroom. The subjects to be discussed or considered or upon which any formal action may be taken are as follows:

Public Hearing of Road Closure

- 1. Discuss and take action regarding closing a portion of county road 

RECEIVED
 CLERK
 RAINS COUNTY, TEXAS
 SEP 8 2016
 2 PM 3:00

During the course of the meeting covered by this notice, should the court determine that a closed or executive meeting or session of the Court be required, closed or executive meeting or session as authorized by Section 551.071 through 551.076 of the Texas Government code shall be held by the Court at the time and place given in this notice or shortly thereafter. Sections (551-071 - Consult With an Attorney); (551-072 - Real Property); (551-073 - Prospective Gifts); (551-074 - Personnel Matters); (551-075 - Conference Relating to Investments); (551-076 - Security Devices).

Note: Notice posted in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Court Members Voting: None
Motion Carried.

Moved by Commissioner Mike Willis duly seconded by Commissioner Patsy Marsh
to close the Public Hearing on the Proposed Budget for FY2017.
Court Members Voting Aye: Patsy Marshall, Mike Willis, Michael Godwin, J
Humphrey and Wayne Wolfe.
Court Members Voting No: None
Court Members Abstaining: None
Motion Carried

ADDENDUM

Public Hearing of Road Closure

Moved by Commissioner Joe Humphrey duly seconded by Commissioner Mike Willis to
go into Public Hearing on Road Closure.
Court Members Voting Aye: Patsy Marshall, Mike Willis, Michael Godwin, Joe

Humphrey and Wayne Wolfe.
Court Members Voting No: None
Court Members Abstaining: None
Motion Carried.

Moved by Commissioner Joe Humphrey duly seconded by Commissioner Michael

Godwin to close the Public Hearing on Road Closure
Court Members Voting Aye: Patsy Marshall, Mike Willis, Michael Godwin, Joe

Humphrey and Wayne Wolfe.
Court Members Voting No: None
Court Members Abstaining: None
Motion Carried

1. Discuss and take action regarding closing a portion of county road 1423.
N/A

FIELD NOTES

Situated in Rains County, Texas, about 3 miles southerly from Town of Point, and being a tract or parcel of land, a part of the Thomas D. Brooks Survey, Abstract No. 14, and a part of 81, acres out of said Brooks Survey conveyed by T. P. Wilson to I. L. Dunn by deed dated April 1930 and of record in Vol. 81, page 160 of Rains County Deed Records, and more particularly described as follows:

- BEGINNING at an iron stake in fence line on Northernly Bdry of above named Wilson to Dunn land 2121 feet N. 81 deg 49 min. E. from the N. W. corner of said Wilson to Dunn land, and said point being further identified as being the N. W. corner of 2 acres conveyed from Dunn to Conger per deed of record in Vol. 133, page 630 of Rains County Deed Records;
- THENCE S. 8 deg 11 min. E. along W. Bdry of said Conger land 210 feet to stake for corner;
- THENCE N. 81 deg E. along S. Bdry of said Conger land 417 feet to stake for corner on Westorly Bdry of F. M. Hwy No. 47;
- THENCE S. 7 deg 35 min. E. along W. Bdry of said F. M. Hwy No. 47 a distance of 1013 feet to stake at Hwy marker for corner;
- THENCE S. 53 deg 22 min. W. along Hwy R.O.W. 191.4 feet to Hwy marker on Northernly R.O.W. of F. M. Hwy No. 35;
- THENCE S. 8 deg 48 min. W. along Hwy R.O.W. 41 feet to iron stake for corner;
- THENCE N. 5 deg 12 min. W. 209.5 feet to iron pipe for corner;
- THENCE S. 84 deg 40 min. W. 71.5 feet to iron pipe for corner;
- THENCE S. 5 deg 12 min E. 209.5 feet to iron stake for corner on Hwy R.O.W.;
- THENCE S. 84 deg 48 min. W. along Hwy No. 35 R.O.W. 317.1 feet to stake at Hwy marker at beginning of curve to the left with radius of 11,519.2 feet;
- THENCE westerly along Hwy R.O.W. and said curve a distance of 112.9 feet to concrete monument at S. E. corner of land conveyed from Dunn to Hatchcock per Vol. 152, page 108 of Rains County Deed Records;
- THENCE N. 8 deg W. 210 feet to iron stake for corner;
- THENCE S. 82 deg W. 279 feet to iron stake for corner;
- THENCE N. 7 deg 35 min. W. 1070 feet to stake for corner in fence line on North Bdry of said Wilson to Dunn land;
- THENCE N. 81 deg 49 min. E. along fence and property line 575 feet to the place of beginning, and containing 25.44 acres of land, being tracts 5, 7 and Easterly part of tract 4 of Dunn to McLaughlin land in said survey.

S U R V E Y C R I S .

C E R T I F I C A T E

I, R. M. Rhea, Registered Public Surveyor, State of Texas, do certify that the above is prepared by me from survey performed upon the ground, and is true and correct and to best of my knowledge and belief, and that this Plat, entitled Hermit's Cove, is made by me and is true and correct this October 22, 1969.

OWNERS

C E R T I F I C A T E

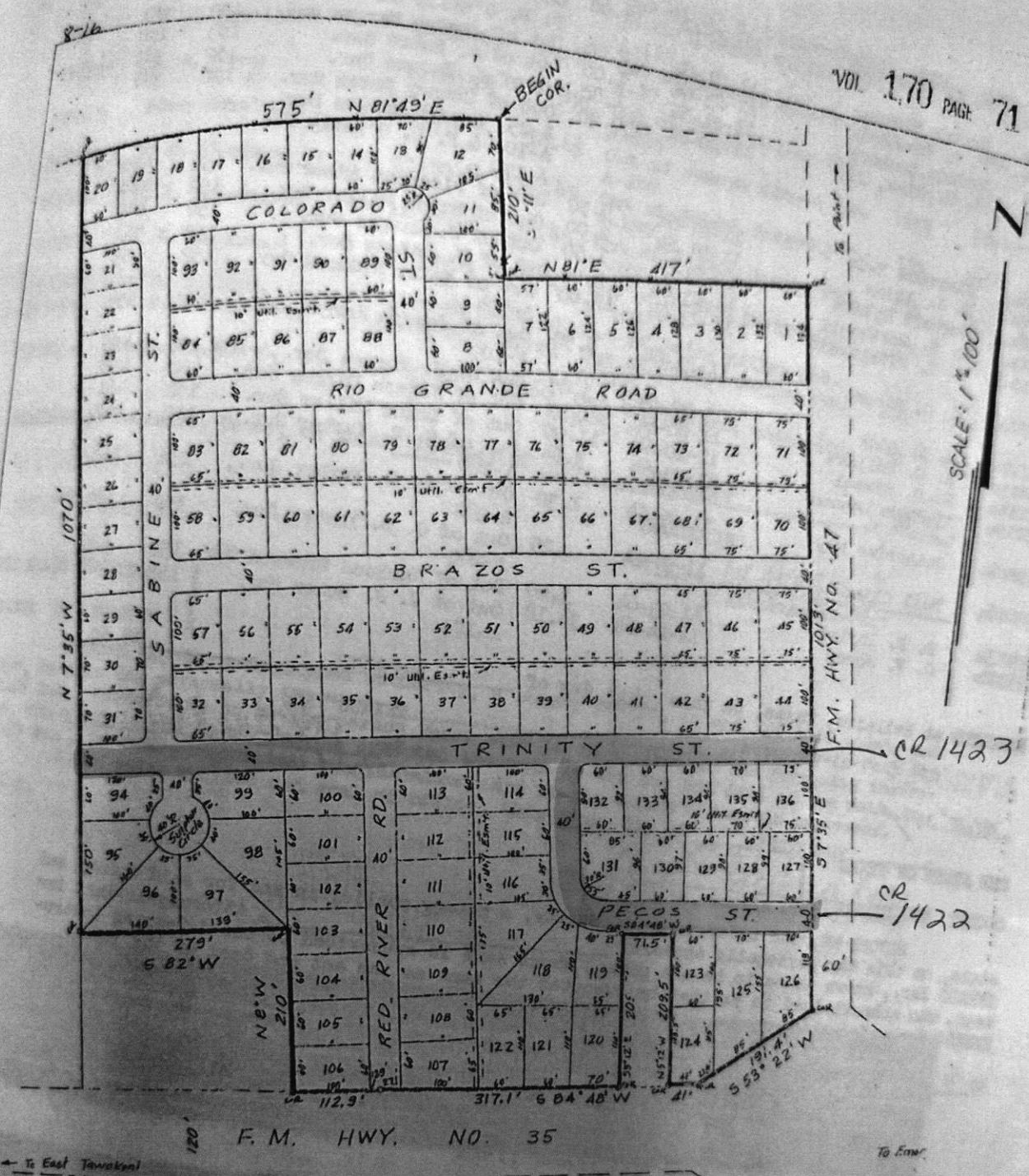
I, or we, D.M. Sawyers, the undersigned, do certify that as owners of the above described property, we have caused same to be surveyed and platted as shown on this plat entitled HERMIT'S COVE, and we do hereby adopt said plat and do hereby dedicate to public use forever the streets and right of ways as shown hereon, and do also dedicate to public use for purposes as indicated any and all monuments shown hereon.

Witness our hand this 19th day of November, 1969.

STATE OF TEXAS
COUNTY OF Rains

D.M. Sawyers
OWNER

Before me,
Public In and out



INSTRUMENT *Final Note - 7 Plat* FILED FOR RECORD THIS THE 26 DAY OF May A.D. 1969 AT 3:00 P.M.
 RECORDED THIS THE 3 DAY OF April A.D. 1969 AT 9:20 A.M.
 GLEN CILLEY, COUNTY CLERK
 RAINES COUNTY, TEXAS

4:33    • 5   81 can you vacate a road in...  

4. **Official Order:** The Commissioners' Court or City Council must pass an ordinance or order to officially vacate or abandon the road.
5. **Land Reversion:** After vacation, the abandoned portion typically reverts to the owners of the adjacent properties, often to the centerline of the former road.
6. **10 Years is Evidence, Not a Rule:** While 10 years of non-maintenance isn't a magic number, it strongly supports the argument that the road's use has become infrequent or unnecessary, fulfilling criteria for abandonment or vacation under Texas law. 

Important Distinction:

- **Abandonment (County):** Relinquishing public right-of-way; doesn't always transfer fee title.
- **Vacation (County/City):** Formal termination of the road's existence by official action. 

For your specific situation, contact your County Clerk's office or City Secretary to understand the exact local procedures and requirements for petitioning the vacation of that particular



Home



Search



Images



Notifications



Activity





**COUNTY OF RAINS
ROAD & BRIDGE ADMINISTRATION**

1293 S. State Highway 19
P.O. Box 185
Emory, Texas 75440
Phone (903) 473-5099 Fax (903) 473- 5070
Ronnie.morgan@co.rains.tx.us
Road and Bridge Administrator



January 16 2026

Members of the Commissioners Court,

Here are the beginning and ending GPS coordinates for CR 1465 and CR 1423.

- 1) CR 1465 Begin at 32 degrees 53' 58" N----- 95 degrees 52' 59" W
End at 32 degrees 53' 58" N-----95 degrees 53' 09" W

- 2) CR 1423 Begin at 32 degrees 52' 39" N-----95 degrees 52' 59" W
End at 32 degrees 52' 39" N-----95 degrees 53' 28" W

Thanks,

Ronnie Morgan
Rains County Road and Bridge Administrator