

ORDINANCE NO. 46-1997

EXHIBIT "A"

1st Amendment to Ordinance No. 43-1990

PART 5: Legal Description

DELETE: 134.26 acres out of Lots 3 and 4, McDonald Subdivision of the W. W. Sills Survey Nos. 23 and 24, Abilene, Taylor County, Texas

ADD:

BEING 134.26 acres of land, containing all of a 126.86 acre tract, 3.27 acre tract and a 0.59 acre tract, and being out of Lots 3 & 4, McDonald Subdivision of the W. W. Sills Surveys Nos. 23 & 24, Abilene, Taylor County, Texas, and being described by metes and bounds as follows:

BEGINNING near an old cedar corner post for the southwest corner of this tract and being on the south boundary line of said Sills Survey No. 24, from which the northwest corner of W. W. Sills Survey No. 23 bears North 6044.72 feet and West 1558.41 feet;

THENCE N 0°37'45" W 1960.63 feet to a 3/8" iron rod, set, for the northwest corner of this tract;

THENCE N 89°54'12" E 1189.21 feet along the north line of this tract to a 3/8" iron rod, found, by a fence corner post, same being the southeast corner of a 58.409 acre tract;

THENCE N 88°49'50" E 728.13 feet along the north line of this tract to a 3/8" iron rod, set, for a corner;

THENCE N 89°54'12" E along the north line of this tract, at 315.72 feet pass a 3/8" iron rod, set, in the centerline of Deer Run, a public street, for the northwest corner of said 0.59 acre tract, continuing in all 453.43 feet to the southeast corner of Lot 37, Block B, Section 2, Sunlake Village Addition, same being the northeast corner of said 0.59 acre tract;

THENCE N 36°15' E 184.71 feet to a corner of Lot 33, Block B;

THENCE S 65°30' E at 356.60 feet pass the southeast corner of Lot 27, Block B, same being the northernmost northwest corner of said 3.27 acre tract, continuing in all 610.12 feet to the northwest corner of Lot 14, Block B, Section 2, Sunlake Village Addition, same being the northernmost northeast corner of said 3.27 acre tract;

THENCE along the southern boundary of Block B, Section 2, Sunlake Village Addition and the northern boundary line of said 3.27 acre tract as follows:

S 33°15' W 104.39 feet,

S 9°15' E 240.0 feet,

S 84°30' E 80.0 feet,

S 65°11'29" E 303.0 feet to a point on the west R.O.W. line of U.S. Highway 277 in a curve to the right;

THENCE along said R.O.W. line and arc of said curve to the right, having a radius of 2758.21 feet, an arc length of 200.02 feet and a chord bearing of S 29°49'27" W 199.98 feet to the point of tangency of said curve, a bronze disc;

THENCE S 31°54' 06" W 1456.37 feet to a 3/8" iron rod, found, near a corner post, being on the west R.O.W. line of said Highway 277-83;

THENCE S 89°52'45" W 2480.40 feet along the south line of this to the POINT OF BEGINNING, and containing 134.26 acres of land, more or less.

and

TRACT A: BEING a 2.57 acre tract out of Lots 3 and 4, McDonald Subdivision of the W.W. Sills Survey Number 23 and 24, Taylor County, Texas, and being more particularly described as follows:

Beginning at an iron rod found by a fence corner post, being the southeast corner of a 58.409 acre tract; said point being south 13°33'59" west 1689.11 feet, south 2429.24 feet and west 3097.03 feet from the northwest corner of the W.W. Sills Survey Number 24;

THENCE north 13°33'59" east 160.24 feet;

THENCE north 89°54'12" east 735.76 feet for the northeast corner of this tract;

THENCE south 17°15' west 148.0 feet for the southeast corner of this tract;

THENCE south 88°56'16" west 726.35 feet to the point of beginning and containing 2.57 acres more or less.

TRACT B: Beginning at an iron pin set for the northeast corner of Tract A;

THENCE north 89°54'12" east 280+ feet to an iron pin set in the west right-of-way line of Deer Run Street (of Sunlake Village Addition to the City of Abilene) for the northeast corner of Tract B;

THENCE south 17°15' west 148 feet to an iron pin set in the west right-of-way line of said street, for the southeast corner of this tract;

THENCE south 89°54'12" west 280+ feet to an iron pin set for the southeast corner of Tract A;

THENCE north 17°15' east 148 feet to the point of beginning and containing 0.96 acres more or less.

PART 8: Specific Modifications

DELETED: D. 1. Either one (1) free-standing (pole) sign which is no greater than thirty (30) feet in height, with no less than eight (8) feet grade clearance and no greater than one hundred and fifty (150) square feet in area on private property, per public street frontage; or,
2. One (1) free-standing monument sign, located at least twenty-five (25) feet from all property lines and no greater than one hundred and fifty (150) square feet in area, per public street frontage.

ADD: D. 1. One (1) free-standing (pole) sign which is no greater than thirty (30) feet in height, with no less than eight (8) feet grade clearance and no greater than one hundred and fifty (150) square feet in area on private property; and,
2. Two (2) free-standing monument signs per public street frontage located on private property in a location acceptable to the Traffic Engineering Division of the City of Abilene. Each sign may be no greater than 150 square feet in area.

F. Interior Roadways.

DELETED: Interior roadways illustrated on Exhibit "C" shall be considered private drives for interior circulation only, with the exception of the arterial street in the western portion of the tract and a collector street in the southern portion of the tract. Private drives shall be privately owned and maintained and be provided with appropriate signage indicating private status.

ADD: Interior roadways illustrated on Exhibit "C" shall be considered private drives for interior circulation only, with the exception of the arterial street in the western portion of the tract. Private drives shall be privately owned and maintained and be provided with appropriate signage indicating private status.

DELETED: F. c. Dead-end drives in excess of 150 feet or containing 90° turns, shall have circular turnarounds 100 feet in diameter, or T-shaped turnarounds 30 feet wide and 80 feet in length.

ADD: F. c. Dead-end drives in excess of 150 feet or containing 90° turns, shall have circular turnarounds 80 feet in diameter, or T-shaped turnarounds 30 feet wide and 80 feet in length.

DELETE: G. Public streets shall be dedicated to the City of Abilene in accordance with the provisions of the Subdivision Regulations. At a minimum, public streets shall consist of the arterial street in the western portion and the collector street in the southern portion of the tract, as illustrated on Exhibit "C" and the preliminary development plan for the property.

ADD: G. Public streets shall be dedicated to the City of Abilene in accordance with the provisions of the Subdivision Regulations. At a minimum, public streets shall consist of the arterial street in the western portion of the tract, as illustrated on Exhibit "C" and the preliminary development plan for the property.

DELETE: PART 10: Development

As the development of this project will be done in phases, the preliminary outline is as follows.

- A. Phase 1: This phase will encompass the area that lies to the northwest of the proposed arterial street, Northwest Drive. Most of the vocational aspects of the projects will be located in this area. Driveway A which services this site, may be paved with base material only until such time as permits are requested for construction of buildings. It will then be paved and meet all city requirements.
- B. Phase 2: This phase will encompass the residential center building. The collector street, Windridge Drive, will be constructed from the freeway frontage road to the west end of the lot as part of this phase.
- C. Phase 3: This phase will encompass several of the residential buildings and other miscellaneous buildings.

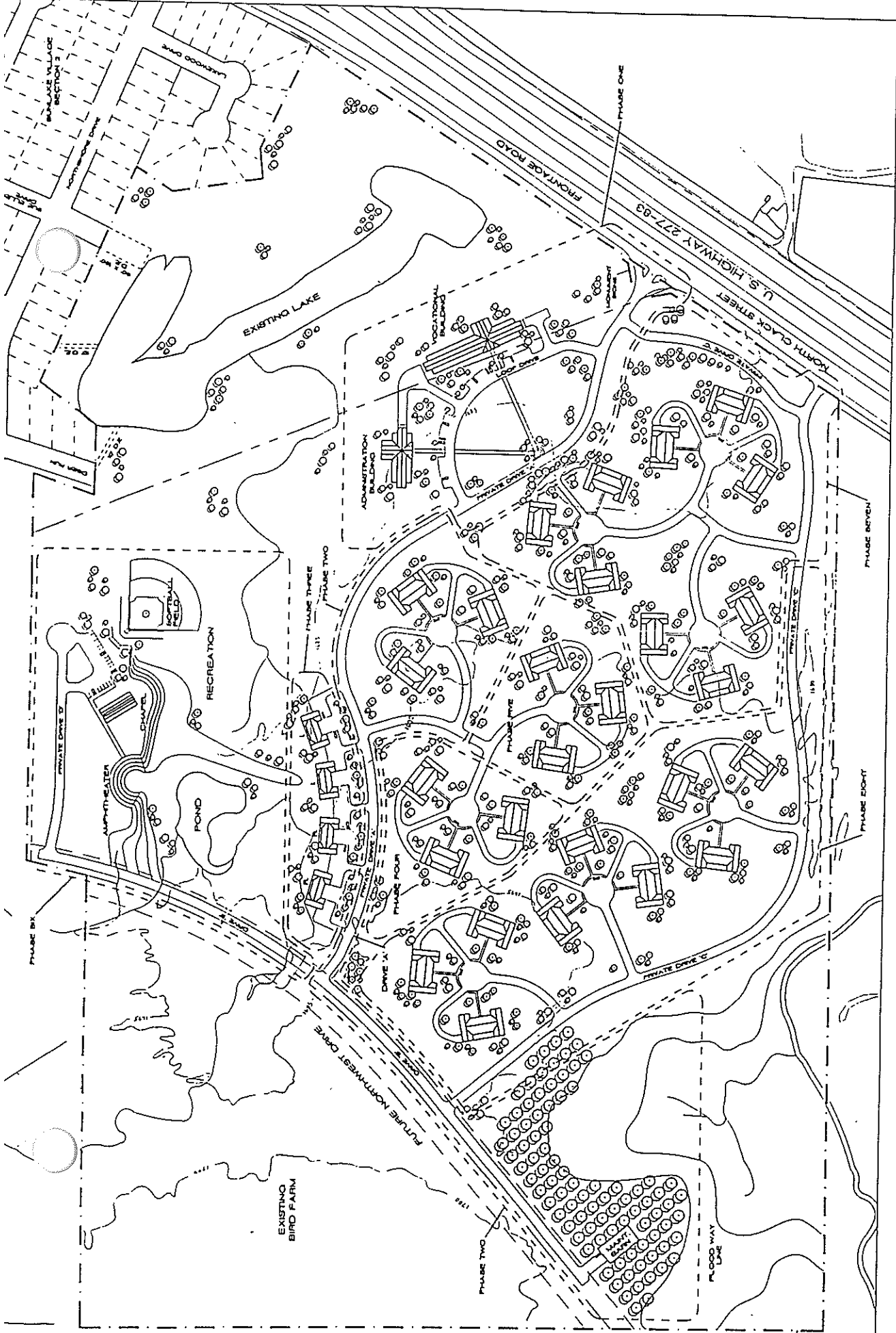
- D. Phase 4: This area will encompass the remainder of the buildings to be located within the development. The area may be platted into more than one lot. The collector street will be expanded in conjunction with the development.
- E. Block C: This area, located south of the collector street, will remain unplatted and will be limited to landscaping, utilities, and other incidental uses not requiring platting.
- F. Any additional or subsequent lots that are platted must have public street frontage.
- G. When the arterial street is constructed, Driveway A between Deer Run and the arterial street must no longer make connection (directly or indirectly) with both public streets.

ADD: PART 10: Development

Development of this project will be in eight phases outlined as follows and as shown on Exhibit "C":

- A. PHASE ONE: This Phase will include the administration building, the vocational building, part of Drive 'A' and the loop drive with associated parking and service drives, and the north access road entrance. Some utility extensions will be provided for future phases.
- B. PHASE TWO: This Phase will include three residential houses with associated drives and parking, the maintenance barn, the balance of Drive 'A', and Drive 'B' from Drive 'A' to the maintenance barn.
- C. PHASE THREE: This Phase will include four residential houses with associated drives and parking.
- D. PHASE FOUR: This Phase will include three residential houses with associated drives and parking.
- E. PHASE FIVE: This Phase will include three residential houses with associated drives and parking.

- F. PHASE SIX: This Phase will include the chapel and recreational areas with associated drive and parking, and completion of Drive 'B'.
- G. PHASE SEVEN: This Phase will include nine residential houses with associated drives and parking, extension of Drive 'C' and the south access road entrance.
- H. PHASE EIGHT: This Phase will include nine residential houses with associated drives and parking, and completion of Drive 'C'.



SITE MASTER PLAN - DISABILITY RESOURCES, INC.
 SCALE: 1"=100'-0"



WINDRIDGE ADDITION
 LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, FOR A STREET NAME CHANGE OF PLAY STREET TO EXPO DRIVE.

WHEREAS, it is the recommendation of the Planning and Zoning Commission of the City of Abilene that Play Street, in the City of Abilene, which is south from State Highway 36 to Loop 322 should be renamed; and,

WHEREAS, it is the opinion of the City Council that this street should be renamed; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Play Street, as described above, be renamed and will hereafter be known as Expo Drive.

PART 2: That the City Engineer be and is hereby authorized and directed to change his maps, plats, and records to include such name to be the proper name of the street described above.

PART 3: That the Planning Department, be and is hereby authorized and directed to change its maps, plats, and records to reflect such name change, and further that the Planning Department shall provide notice of the renaming of such street to all other City departments including the Fire and Police Departments.

PART 4: A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 5 day of October, 1997, the same being more than twenty-four (24) hours prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 23 day of October, 1997, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FIRST READING this 9 day of October A.D. 1997

PASSED ON SECOND AND FINAL READING THIS 23 day of October, A.D. 1997.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR

APPROVED:

[Signature]
CITY ATTORNEY