

ORDINANCE NO. 59-2024

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AND PROVIDING FOR THE EXTENSION OF THE BOUNDARY LIMITS OF THE CITY OF ABILENE, TEXAS, AND FOR THE ANNEXATION OF CERTAIN TERRITORY LYING ADJACENT AND CONTIGUOUS TO THE PRESENT BOUNDARY LIMITS OF THE CITY OF ABILENE. AND GRANTING TO ALL THE INHABITANTS OF THE TERRITORY, ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF ABILENE; AND ADOPTING A SERVICE PLAN AGREEMENT

WHEREAS, Chapter 43 of the Texas Local Government Code and Section 4 of the Charter of the City of Abilene, provides that the City shall have the power, by ordinance, to fix and change the boundaries and limits of the City and to provide for the extension of additional territory lying adjacent and contiguous to the City, with the consent of the owner of the territory annexed;

WHEREAS, the property owner, being the City of Abilene, of approximately 1802.91 acres of property filed a request for annexation with the City of Abilene;

WHEREAS, pursuant to Texas Local Government Code Section 43.016, if applicable, the City has made offer of a development agreement for agricultural, wildlife management or timber land, and that offer has been rejected by the property owner;

WHEREAS, the procedures prescribed by the Charter of the City of Abilene, and Texas law have been duly followed with respect to the following described territory, to wit:

Exhibit "A", incorporated and made part of this Ordinance for all purposes.

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

PART 1. That the territory set out on Exhibit "A," attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit "A" shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City

EXHIBIT A



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00
1013 Energy Drive, Abilene, Texas 79602
325-695-6277 ° sheppard-survey@sheppard-survey.com

JONES COUNTY
SHACKELFORD COUNTY
STATE OF TEXAS

METES AND BOUNDS DESCRIPTION OF PARTS OF A 2220.03 ACRE PARCEL OF LAND, SAVE AND EXCEPT 3 PARCELS, FOR A NET TOTAL OF 1802.91 ACRES, LOCATED IN JONES AND SHACKELFORD COUNTIES, KNOWN BY THE CITY OF ABILENE AS THE HAMBY "A" TRACT, THIS SURVEY MADE FOR THE PURPOSE OF ANNEXATION TO THE CITY OF ABILENE AND BEING COMPRISED OF THE PORTIONS OF THE FOLLOWING TRACTS NOT ALREADY HAVING BEEN ANNEXED TO THE CITY OF ABILENE IN 1990 AND 1994.

DESCRIBED IN TWO PARTS.

THE FOLLOWING DEEDS TO THE CITY OF ABILENE ARE FOUND IN THE DEED RECORDS OF JONES COUNTY, TEXAS.

- VOLUME 454, PAGE 217; THE NORTHWEST QUARTER OF SECTION #3, BLIND ASYLUM LANDS.
- VOLUME 450, PAGE 573; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #52, SECTION #53, AND SECTION #54, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 448, PAGE 445; THE SOUTHWEST QUARTER OF SECTION #3, THE NORTHWEST QUARTER OF SECTION #8, PART OF SECTION #4, AND PART OF SECTION #7, BLIND ASYLUM LANDS.
- VOLUME 471, PAGE 114; THE SOUTHEAST QUARTER OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #3, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 459, PAGE 447; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #53, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 450, PAGE 565; THE NORTHEAST QUARTER OF SECTION #8 AND THE SOUTHEAST QUARTER OF SECTION #8, BLIND ASYLUM LANDS.
- VOLUME 454, PAGE 214; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53 AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.

- VOLUME 458, PAGE 6; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53, SECTION #54, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 468, PAGE 16; PART OF SECTION #9, BLIND ASYLUM LANDS, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 504, PAGE 272; THE SOUTHEAST QUARTER OF SECTION #52, BLOCK #14, T. AND P. RAILWAY COMPANY.

THE FOLLOWING JUDGMENT TO THE CITY OF ABILENE IS FOUND IN THE DEED RECORDS OF SHACKELFORD COUNTY, TEXAS.

- VOLUME 205, PAGE 320; PART OF SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.

-SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS-

- VOLUME 743, PAGE 621, DEED RECORDS JONES COUNTY, FRENCH ROBERTSON PRISON
- VOLUME 30, PAGE 435, OFFICIAL PUBLIC RECORDS JONES COUNTY, ABILENE PRISON SITE 85.87 ACRE TRACT OUT OF SECTION #3, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS
- VOLUME 22, PAGE 250, OFFICIAL PUBLIC RECORDS JONES COUNTY, F. M. HIGHWAY 3522, CSJ 0974-08-00, PARCEL #7 OUT OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #'S 52, 53, AND 54, BLOCK 14, T. AND P. RAILWAY COMPANY LANDS, JONES COUNTY, TEXAS.

THE FOLLOWING DESCRIBED TRACT IS THE EASTERN 1532.48 ACRES TO BE ANNEXED, THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A SPIKE AND WASHER (N: 6888403.578, E: 1624234.242) RECOVERED WHERE THE CENTERLINE OF JONES COUNTY ROAD 301 INTERSECTS THE CENTERLINE OF FARM TO MARKET HIGHWAY 3522, THIS SPIKE AND WASHER BEING THE SOUTHWEST CORNER OF SECTION NUMBER 51 (J-A-397), THE SOUTHEAST CORNER OF SECTION NUMBER 52 (J-A-1662), THE NORTHEAST CORNER OF SECTION NUMBER 53 (J-A-483), AND THE NORTHWEST CORNER OF SECTION NUMBER 54 (J-A-1774), ALL OF BLOCK 14, T. AND P. RAILWAY COMPANY, FOR AN ELL CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE DEATHERAGE TRACT AS DESCRIBED IN VOLUME 504, PAGE 272.

THENCE N 84°25'11" E, AT 180.77' LEAVE THE RIGHT-OF-WAY OF FARM TO MARKET 3522, AT 1694.7' CROSS THE JONES/SHACKELFORD COUNTY LINE, THIS CROSSING BEING AT A POINT 495.0' S 00°26' W FROM A DISTURBED STONE IN A PILE OF ROCKS RECOVERED FOR THE JONES/SHACKELFORD COUNTY LINE MONUMENT 27, CONTINUE COURSE ALONG THE COMMON LINE BETWEEN SECTION NUMBER 51 (S-A-731) AND SECTION NUMBER 54 (S-A-1892), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3169.09' TO A POINT IN THE CENTER OF SHACKELFORD COUNTY ROAD 154 FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT AND MOST EASTERLY NORTHEAST CORNER OF THE KLETT TRACT AS DESCRIBED IN VOLUME 450, PAGE 573. FROM THIS POINT, AN OLD WOODEN FENCE POST (FENCES EAST, SOUTH, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" BEARS S 04°27'54" E AT 20.02' AND A 3/8 INCH SPIKE WITH WASHER RECOVERED FOR THE NORTHEAST CORNER OF SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, BEARS N 84°25'11" E AT 2070.5'.

THENCE S 04°27'54" E, THIS COURSE BEING GENERALLY FOLLOWED BY AN OLD FENCE ACROSS SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2634.43' TO A RAILROAD CROSS-TIE FENCE POST (FENCES NORTH, EAST, AND WEST) RECOVERED FOR AN EASTERN SOUTHEAST CORNER OF THIS TRACT.

THENCE S 84°28'27" W ACROSS SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1708.78' TO A POINT ON THE JONES/SHACKELFORD COUNTY LINE FOR THE NORTHWEST CORNER OF A 237.4 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS POINT, A 4 1/2 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH) BEARS S 84°28'27" W AT 0.4' AND A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS S 88°34'05" W AT 28.02'.

THENCE S 00°36'46" W ALONG THE JONES/SHACKELFORD COUNTY LINE, BEING THE FENCED EAST RIGHT OF WAY OF JONES COUNTY ROAD 229, AT 2095' PASS A PILE OF STONES RECOVERED FOR COUNTY LINE MONUMENT 28 (NO STONES FOUND TO BE MARKED), CONTINUE SAME COURSE FOR A TOTAL DISTANCE OF 4387.91' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS N 89°24'27" W AT 32.71'. THIS 1/2 INCH REBAR BEING THE NORTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320, AND BEING THE NORTHWEST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS

SUBDIVISION OF THE SHORTHORN PASTURE, AS RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 28, PAGE 25.

THENCE N 84°17'44" E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1869.10' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE SOUTH LINE OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, FOR THE NORTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND A NORTHEAST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A CEDAR FENCE POST (FENCES SOUTH, EAST, AND WEST) BEARS S 04°44'25" E AT 1.8'.

THENCE S 04°44'25" E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3064.65' TO A PINE FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR AN ELL CORNER OF SECTION NUMBER 59 (S-A-644) AND THE NORTHWEST CORNER OF SECTION NUMBER 60 (S-A-1916), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, AND FOR THE SOUTHEAST CORNER OF SECTION NUMBER 9 (S-A-1168) AND THE NORTH EAST CORNER OF SECTION NUMBER 10 (S-A-966), BOTH OF BLIND ASYLUM LANDS, THIS CEDAR POST BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND OF THIS TRACT.

THENCE S 89°49'16" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 9 (S-A-1168) AND SECTION NUMBER 10 (S-A-966), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 2143.86' TO AN OLD CEDAR FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED ON THE JONES/SHACKELFORD COUNTY LINE FOR A SOUTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320.

THENCE N 00°36'44" E ALONG THE JONES/SHACKELFORD COUNTY LINE FOR A DISTANCE OF 1381.92' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHEAST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT AS DESCRIBED IN INSTRUMENT 230437, THE SOUTHEAST OF THE BRADY TRACT AS DESCRIBED IN VOLUME 468, PAGE 16, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°48'00" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 10 (J-A-1168) AND SECTION NUMBER 9 (J-A-1187), BOTH OF BLIND ASYLUM LANDS, BEING ALONG THE SOUTHERN RIGHT-OF-WAY OF JONES COUNTY ROAD 308 FOR A DISTANCE OF 3158.04' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHWEST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT DESCRIBED IN INSTRUMENT 230437, THE SOUTHWEST CORNER OF THE BRADY TRACT AS

DESCRIBED IN VOLUME 468, PAGE 16, AND A SOUTHWEST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE INTERSECTION OF JONES COUNTY ROAD 308 AND JONES COUNTY ROAD 309 BEARS N 25°47'12" E AT 44.53'.

THENCE N 00°41'35" E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 8 (J-A-613) AND SECTION NUMBER 9 (J-A-1187), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 716.90' TO A FENCE POST (FENCE WEST), THIS POST BEING THE EASTERMOST NORTHEAST CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE CALLED 23 ACRE COWDEN TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, AND AN ELL CORNER OF THIS TRACT.

THENCE N 88°29'40" W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1250.85' TO A 1/2 INCH REBAR IN A STONE MOUND RECOVERED FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 00°45'08" E ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 433.74' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°16'26" W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1402.80' TO AN ELL IN THE FENCE (FENCES NORTH AND EAST).

THENCE N 00°41'16" E ACROSS SECTION NUMBER 8 (J-A-613, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 148.63' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR A MID CORNER OF SECTION 8 (J-A-613, J-A-538, J-A-614, J-A-535) AND AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°45'34" W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2112.66' TO A POINT 500' EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING 500' EAST OF JONES COUNTY ROAD 302.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA ANNEXATION FIELD NOTES IN EXHIBIT "A" OF ORDINANCE 24-1990 AS FOLLOWS:

THENCE N 00°33'05" E PARRELL TO THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR A DISTANCE OF 4164.21' TO A POINT 500'

EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 ON THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE S 89°09'07" E ALONG THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 3180.95' TO A POINT FOR THE SOUTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE N 00°28'08" E ALONG THE EAST BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 402.60' TO A POINT FOR THE SOUTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE
MIDDLETON PRISON SITE ANNEXATION FIELD NOTES
AS FOLLOWS:

THENCE S 89°36'25" E ALONG THE SOUTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 1207.82' TO A POINT FOR THE SOUTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE N 00°28'08" E ALONG THE EAST BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 2641.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR THE NORTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT. FROM THIS POINT, THE P.C. OF A CURVE BEARS S 48°08'11" E AT 3.3'.

THENCE N 48°08'11" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 651.88' TO A POINT FOR THE BEGINNING OF A CURVE TO LEFT.

THENCE FOLLOWING A CURVE TO THE LEFT ALONG THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 HAVING A RADIUS OF 1095.92', AN ARC LENGTH OF 783.71', A CHORD BEARING OF N 68°39'55" W AND WITH A CHORD LENGTH OF 767.12' TO A CONCRETE RIGHT-OF-WAY MARKER RECOVERED FOR THE END OF THIS CURVE.

THENCE N 89°09'07" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 1.99' TO A POINT FOR THE NORTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE NORTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA ANNEXATION FIELD NOTES IN EXHIBIT "A" OF ORDINANCE 24-1990

AS FOLLOWS:

THENCE N 00°27'53" E FOR A DISTANCE OF 750.00' TO A POINT 700' NORTH OF THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522.

THENCE N 89°08'36" W PARALLEL TO THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522 FOR A DISTANCE OF 96.31' TO A POINT ON THE NORTHERNMOST NORTHWEST BOUNDARY LINE OF THE CITY OF ABILENE TRACT KNOWN AS THE HAMBY "A" TRACT.

HEREAFTER, THIS DESCRIPTION NO LONGER FOLLOWS ANY PRE-EXISTING CITY OF ABILENE ANNEXATION DESCRIPTIONS.

THENCE N 03°21'08" W ACROSS SECTION NUMBER 52 (J-A-873, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1106.71' TO A 6 INCH WOODEN FENCE CORNER POST (FENCES NORTH, SOUTH, AND EAST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, AND BEING A SOUTHWEST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., AS DESCRIBED IN INSTRUMENT NUMBER 192082 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 85°27'33" E ACROSS SECTION NUMBER 52 (J-A-1190, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2973.60' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET IN COUNTY ROAD 301 FOR A SOUTHEAST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT AND BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 51 (J-A-397) AND SECTION NUMBER 52 (J-A-1662), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY.

THENCE S 04°50'59" E FOR A DISTANCE OF 2975.08' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1532.48 ACRES.

THE FOLLOWING DESCRIBED TRACT IS THE WESTERN 228.55 ACRES TO BE ANNEXED, THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A POINT (N: 6885580.964, E: 1617462.151) ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR THE SOUTHWEST CORNER OF A 316.36 ACRE FRENCH ROBERTSON PRISON TRACT, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 302. FROM

THIS POINT, A 6 INCH WOODEN FENCE CORNER POST BEARS N 87°03'01" E AT 14.46'.

THENCE S 00°33'05" W ALONG THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 AND THE WESTERN EDGE OF THE DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 4169.53' TO A POINT ON THE NORTH LINE OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20. FROM THIS POINT, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS S 89°58'56" W AT 25.00'.

THENCE N 89°43'18" W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 28.16' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE COMMON LINE OF SECTION NUMBER 7 (J-A-533, J-A-532) AND SECTION NUMBER 8 (J-A-535, J-A-538), BOTH OF THE BLIND ASYLUM LANDS, FOR THE NORTHWEST CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ANGLE POINT IN THE SOUTHERN LINE OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS S 87°22'50" E AT 3.16'.

THENCE N 89°25'52" W ACROSS SECTION NUMBER 7 (J-A-533, J-A-532), BLIND ASYLUM LANDS, AT 1800' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 2658.00' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND SOUTHWESTERN CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A 2 INCH PIPE FENCE CORNER POST (FENCES NORTH, EAST, SOUTH, AND WEST) BEARS N 89°25'52" W AT 10.1'.

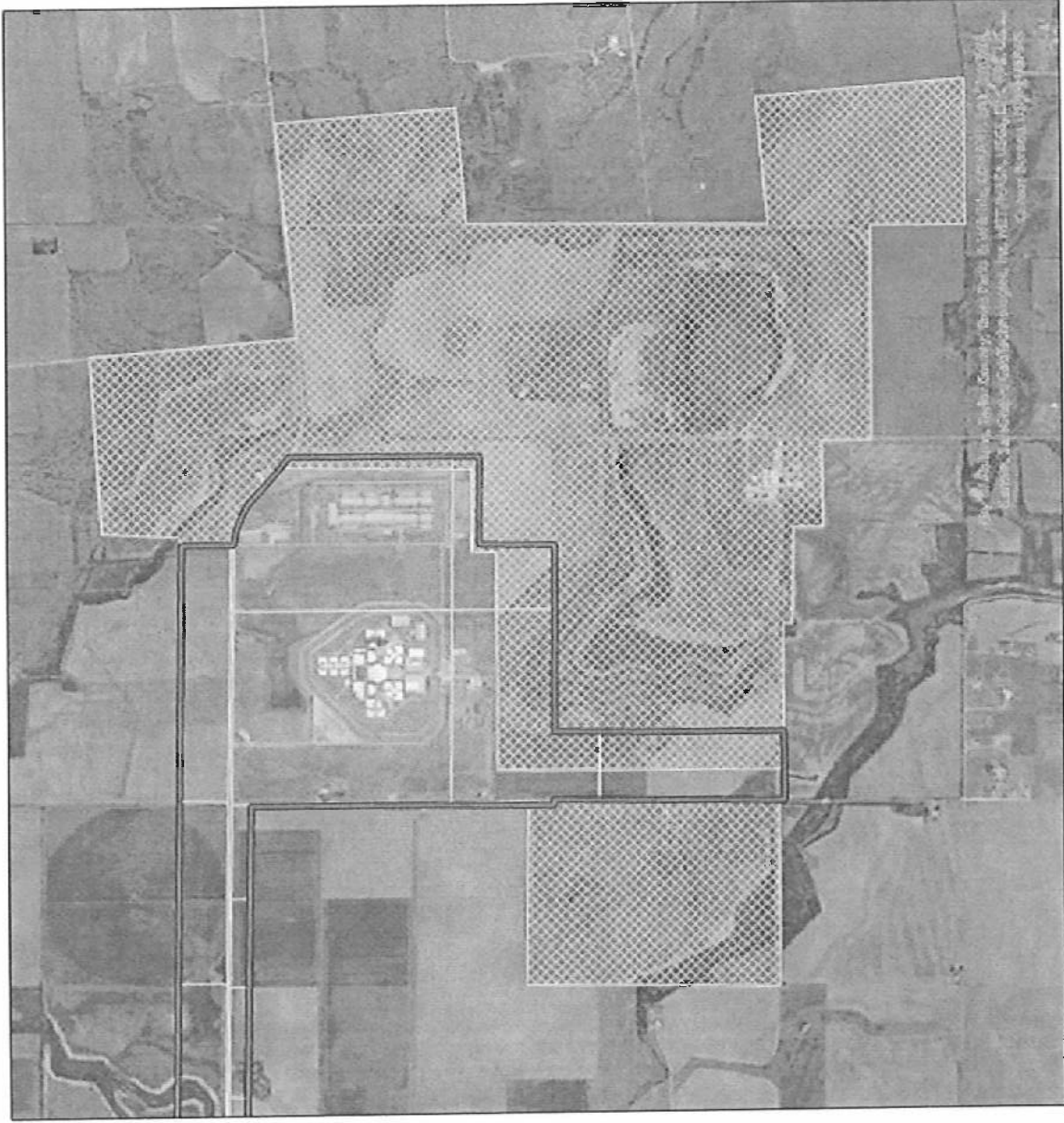
THENCE N 00°26'48" E ACROSS SECTION NUMBER 7 (J-A-533, J-A-724) AND SECTION NUMBER 4 (J-A-531, J-A-542), BOTH OF THE BLIND ASYLUM LANDS, AT 1930' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 3697.68' TO A 6 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH) RECOVERED FOR THE NORTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND THE WESTERMOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°20'43" E ACROSS SECTION NUMBER 4 (J-A-531), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2659.46' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697", THIS 1/2 INCH REBAR SET FOR THE NORTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ELL CORNER OF THIS TRACT, BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530) AND SECTION NUMBER 4 (J-A-531), BOTH OF BLIND ASYLUM LANDS. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE RECOVERED IN THE APPROXIMATE

CENTERLINE OF JONES COUNTY ROAD 311 BEARS N 88°12'35" E AT
13.07'.

THENCE N 00°28'08" E ALONG THE COMMON LINE BETWEEN SECTION
NUMBER 3 (J-A-530, J-A-1696) AND SECTION NUMBER 4 (J-A-519, J-A-
531), BLIND ASYLUM LANDS, BEING ALSO UP JONES COUNTY ROAD 311,
FOR A DISTANCE OF 476.13' TO A POINT, THIS POINT BEING ON THE
LINE AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS
CROSSING JONES COUNTY ROAD 302.

THENCE S 89°11'37" E ALONG THE SOUTHERN EDGE OF THE
DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF
ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 34.15' TO THE POINT
OF BEGINNING AND HAVING AN AREA OF 228.55 ACRES.



Legend

-  Abilene City Limits
-  Tract 1 Proposed Annexation
-  Tract 2 Proposed Annexation

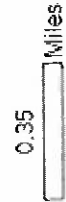


EXHIBIT B

**MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ABILENE
AND THE CITY OF ABILENE**

This Municipal Services Agreement (“Agreement”) is entered into on this the 2nd day of October, 2024, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, (“City”) and the City of Abilene, (“Owner”). The term “Owner” includes all owners of the Property.

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement;

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner in the area requests annexation;

WHEREAS, the City elects to annex such area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns certain parcels of land situated in Jones and Shackelford Counties, Texas, which consist of approximately 1802.91 acres of land in the City’s extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference (“Property”);

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated October 1, 2024;

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the annexation and execution of this Agreement are subject to approval by the City Council; and

NOW THEREFORE, in exchange for mutual covenants, conditions and promises contained herein, the City and Owner agree as follows:

1. PROPERTY

This Agreement is applicable to the Property described in Exhibit A.

2. INTENT

It is the intent of the City that this Agreement provide for the delivery of full available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.
- i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City’s Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.
 - iv. Planning, Zoning and Building – The City’s Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.
 - v. Publicly Owned Parks, Facilities and Buildings.
 - 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.
 - 2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.
 - vii. Streets – The City’s Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

New homes and structures will be required to connect to the City's water and sewer system at the owner's expense. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewer service will be provided by the City at rates established by the City Council.

ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

x. Code Enforcement – The City's Code Compliance Division will provide education, enforcement, and abatement of code violations within the Property.

b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes applicable divisions and any subsequent City departments that will provide the same or similar services.

5. AUTHORITY

City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of this Annexation is within its sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. SEVERABILITY

If any part, term or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such holding will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

7. INTERPRETATION

The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in negotiation and drafting of this Agreement.

8. VENUE, CHOICE OF LAW AND INTERPRETATION

Venue for any cause of action arising under this contract is Jones or Shackelford County, Texas. This contract is governed by the laws of the State of Texas both as to interpretation and performance. This contract shall, in any dispute over its meaning or application, be interpreted fairly and reasonably, and not more strongly for or against either party.

9. NO WAIVER

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. GOVERNMENTAL POWERS

It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

11. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one instrument.

12. SECTIONS AND OTHER HEADINGS

Section, paragraph, and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Contract.

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

This Agreement is binding on and inures to the benefit of both parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties.

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the date written above, which shall be the effective date of annexation of the Property.

CITY OF ABILENE

Robert Hanna

Robert Hanna, City Manager

10/2/24

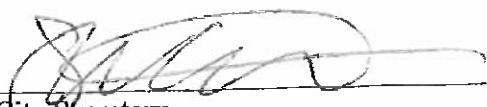
Date

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

Exhibit A



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

325-695-6277 • sheppard-survey@sheppard-survey.com

JONES COUNTY
SHACKELFORD COUNTY
STATE OF TEXAS

METES AND BOUNDS DESCRIPTION OF PARTS OF A 2220.03 ACRE PARCEL OF LAND, SAVE AND EXCEPT 3 PARCELS, FOR A NET TOTAL OF 1802.91 ACRES, LOCATED IN JONES AND SHACKELFORD COUNTIES, KNOWN BY THE CITY OF ABILENE AS THE HAMBY "A" TRACT, THIS SURVEY MADE FOR THE PURPOSE OF ANNEXATION TO THE CITY OF ABILENE AND BEING COMPRISED OF THE PORTIONS OF THE FOLLOWING TRACTS NOT ALREADY HAVING BEEN ANNEXED TO THE CITY OF ABILENE IN 1990 AND 1994.
DESCRIBED IN TWO PARTS.

THE FOLLOWING DEEDS TO THE CITY OF ABILENE ARE FOUND IN THE DEED RECORDS OF JONES COUNTY, TEXAS.

- VOLUME 454, PAGE 217; THE NORTHWEST QUARTER OF SECTION #3, BLIND ASYLUM LANDS.
- VOLUME 450, PAGE 573; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #52, SECTION #53, AND SECTION #54, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 448, PAGE 445; THE SOUTHWEST QUARTER OF SECTION #3, THE NORTHWEST QUARTER OF SECTION #8, PART OF SECTION #4, AND PART OF SECTION #7, BLIND ASYLUM LANDS.
- VOLUME 471, PAGE 114; THE SOUTHEAST QUARTER OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #3, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 459, PAGE 447; PART OF SECTION #3, BLIND ASYLUM LANDS, SECTION #53, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 450, PAGE 565; THE NORTHEAST QUARTER OF SECTION #8 AND THE SOUTHEAST QUARTER OF SECTION #8, BLIND ASYLUM LANDS.
- VOLUME 454, PAGE 214; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53 AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.

- VOLUME 458, PAGE 6; PART OF SECTION #9, BLIND ASYLUM LANDS, SECTION #53, SECTION #54, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 468, PAGE 16; PART OF SECTION #9, BLIND ASYLUM LANDS, AND SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.
- VOLUME 504, PAGE 272; THE SOUTHEAST QUARTER OF SECTION #52, BLOCK #14, T. AND P. RAILWAY COMPANY.

THE FOLLOWING JUDGMENT TO THE CITY OF ABILENE IS FOUND IN THE DEED RECORDS OF SHACKELFORD COUNTY, TEXAS.

- VOLUME 205, PAGE 320; PART OF SECTION #59, BLOCK #14, T. AND P. RAILWAY COMPANY.

~SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS~

- VOLUME 743, PAGE 621, DEED RECORDS JONES COUNTY, FRENCH ROBERTSON PRISON
- VOLUME 30, PAGE 435, OFFICIAL PUBLIC RECORDS JONES COUNTY, ABILENE PRISON SITE 85.87 ACRE TRACT OUT OF SECTION #3, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS
- VOLUME 22, PAGE 250, OFFICIAL PUBLIC RECORDS JONES COUNTY, F. M. HIGHWAY 3522, CSJ 0974-08-00, PARCEL #7 OUT OF SECTION #3, BLIND ASYLUM LANDS, AND SECTION #'S 52, 53, AND 54, BLOCK 14, T. AND P. RAILWAY COMPANY LANDS, JONES COUNTY, TEXAS.

THE FOLLOWING DESCRIBED TRACT IS THE EASTERN 1532.48 ACRES TO BE ANNEXED, THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A SPIKE AND WASHER (N: 6888403.578, E: 1624234.242) RECOVERED WHERE THE CENTERLINE OF JONES COUNTY ROAD 301 INTERSECTS THE CENTERLINE OF FARM TO MARKET HIGHWAY 3522, THIS SPIKE AND WASHER BEING THE SOUTHWEST CORNER OF SECTION NUMBER 51 (J-A-397), THE SOUTHEAST CORNER OF SECTION NUMBER 52 (J-A-1662), THE NORTHEAST CORNER OF SECTION NUMBER 53 (J-A-483), AND THE NORTHWEST CORNER OF SECTION NUMBER 54 (J-A-1774), ALL OF BLOCK 14, T. AND P. RAILWAY COMPANY, FOR AN ELL CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE DEATHERAGE TRACT AS DESCRIBED IN VOLUME 504, PAGE 272.

THENCE N 84°25'11" E, AT 180.77' LEAVE THE RIGHT-OF-WAY OF FARM TO MARKET 3522, AT 1694.7' CROSS THE JONES/SHACKELFORD COUNTY LINE, THIS CROSSING BEING AT A POINT 495.0' S 00°26' W FROM A DISTURBED STONE IN A PILE OF ROCKS RECOVERED FOR THE JONES/SHACKELFORD COUNTY LINE MONUMENT 27, CONTINUE COURSE ALONG THE COMMON LINE BETWEEN SECTION NUMBER 51 (S-A-731) AND SECTION NUMBER 54 (S-A-1892), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3169.09' TO A POINT IN THE CENTER OF SHACKELFORD COUNTY ROAD 154 FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT AND MOST EASTERLY NORTHEAST CORNER OF THE KLETT TRACT AS DESCRIBED IN VOLUME 450, PAGE 573. FROM THIS POINT, AN OLD WOODEN FENCE POST (FENCES EAST, SOUTH, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" BEARS S 04°27'54" E AT 20.02' AND A 3/8 INCH SPIKE WITH WASHER RECOVERED FOR THE NORTHEAST CORNER OF SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, BEARS N 84°25'11" E AT 2070.5'.

THENCE S 04°27'54" E, THIS COURSE BEING GENERALLY FOLLOWED BY AN OLD FENCE ACROSS SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2634.43' TO A RAILROAD CROSS-TIE FENCE POST (FENCES NORTH, EAST, AND WEST) RECOVERED FOR AN EASTERN SOUTHEAST CORNER OF THIS TRACT.

THENCE S 84°28'27" W ACROSS SECTION NUMBER 54 (S-A-1892), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1708.78' TO A POINT ON THE JONES/SHACKELFORD COUNTY LINE FOR THE NORTHWEST CORNER OF A 237.4 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS POINT, A 4 1/2 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH) BEARS S 84°28'27" W AT 0.4' AND A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS S 88°34'05" W AT 28.02'.

THENCE S 00°36'46" W ALONG THE JONES/SHACKELFORD COUNTY LINE, BEING THE FENCED EAST RIGHT OF WAY OF JONES COUNTY ROAD 229, AT 2095' PASS A PILE OF STONES RECOVERED FOR COUNTY LINE MONUMENT 28 (NO STONES FOUND TO BE MARKED), CONTINUE SAME COURSE FOR A TOTAL DISTANCE OF 4387.91' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, AND AN ELL CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A SPIKE AND WASHER SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 299 BEARS N 89°24'27" W AT 32.71'. THIS 1/2 INCH REBAR BEING THE NORTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320, AND BEING THE NORTHWEST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS

SUBDIVISION OF THE SHORTHORN PASTURE, AS RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 28, PAGE 25.

THENCE N 84°17'44" E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1869.10' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE SOUTH LINE OF A CALLED 161 ACRE A.C.U. TRACT AS DESCRIBED IN VOLUME 266, PAGE 601, FOR THE NORTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND A NORTHEAST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A CEDAR FENCE POST (FENCES SOUTH, EAST, AND WEST) BEARS S 04°44'25" E AT 1.8'.

THENCE S 04°44'25" E ACROSS SECTION NUMBER 59 (S-A-644), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 3064.65' TO A PINE FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR AN ELL CORNER OF SECTION NUMBER 59 (S-A-644) AND THE NORTHWEST CORNER OF SECTION NUMBER 60 (S-A-1916), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY, AND FOR THE SOUTHEAST CORNER OF SECTION NUMBER 9 (S-A-1168) AND THE NORTH EAST CORNER OF SECTION NUMBER 10 (S-A-966), BOTH OF BLIND ASYLUM LANDS, THIS CEDAR POST BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK 59 OF THE SAM LAZARUS SUBDIVISION OF THE SHORTHORN PASTURE AND OF THIS TRACT.

THENCE S 89°49'16" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 9 (S-A-1168) AND SECTION NUMBER 10 (S-A-966), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 2143.86' TO AN OLD CEDAR FENCE POST (FENCES NORTH, EAST, AND WEST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED ON THE JONES/SHACKELFORD COUNTY LINE FOR A SOUTHWEST CORNER OF THE SHOTWELL TRACT AS CONVEYED TO THE CITY OF ABILENE IN A JUDGEMENT RECORDED IN SHACKELFORD COUNTY DEED RECORDS VOLUME 205, PAGE 320.

THENCE N 00°36'44" E ALONG THE JONES/SHACKELFORD COUNTY LINE FOR A DISTANCE OF 1381.92' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHEAST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT AS DESCRIBED IN INSTRUMENT 230437, THE SOUTHEAST OF THE BRADY TRACT AS DESCRIBED IN VOLUME 468, PAGE 16, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°48'00" W ALONG THE COMMON LINE BETWEEN SECTION NUMBER 10 (J-A-1168) AND SECTION NUMBER 9 (J-A-1187), BOTH OF BLIND ASYLUM LANDS, BEING ALONG THE SOUTHERN RIGHT-OF-WAY OF JONES COUNTY ROAD 308 FOR A DISTANCE OF 3158.04' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE NORTHWEST CORNER OF THE CALLED 99.9 ACRE POWERS TRACT DESCRIBED IN INSTRUMENT 230437, THE SOUTHWEST CORNER OF THE BRADY TRACT AS

DESCRIBED IN VOLUME 468, PAGE 16, AND A SOUTHWEST CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE INTERSECTION OF JONES COUNTY ROAD 308 AND JONES COUNTY ROAD 309 BEARS N 25°47'12" E AT 44.53'.

THENCE N 00°41'35" E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 8 (J-A-613) AND SECTION NUMBER 9 (J-A-1187), BOTH OF THE BLIND ASYLUM LANDS, FOR A DISTANCE OF 716.90' TO A FENCE POST (FENCE WEST), THIS POST BEING THE EASTERNMOST NORTHEAST CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE CALLED 23 ACRE COWDEN TRACT AS DESCRIBED IN VOLUME 450, PAGE 565, AND AN ELL CORNER OF THIS TRACT.

THENCE N 88°29'40" W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1250.85' TO A 1/2 INCH REBAR IN A STONE MOUND RECOVERED FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 00°45'08" E ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 433.74' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°16'26" W ACROSS SECTION NUMBER 8 (J-A-613), BLIND ASYLUM LANDS, FOR A DISTANCE OF 1402.80' TO AN ELL IN THE FENCE (FENCES NORTH AND EAST).

THENCE N 00°41'16" E ACROSS SECTION NUMBER 8 (J-A-613, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 148.63' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR A MID CORNER OF SECTION 8 (J-A-613, J-A-538, J-A-614, J-A-535) AND AN ELL CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, AND AN ELL CORNER OF THIS TRACT.

THENCE N 89°45'34" W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2112.66' TO A POINT 500' EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING 500' EAST OF JONES COUNTY ROAD 302.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA ANNEXATION FIELD NOTES IN EXHIBIT "A" OF ORDINANCE 24-1990 AS FOLLOWS:

THENCE N 00°33'05" E PARRELL TO THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR A DISTANCE OF 4164.21' TO A POINT 500'

EAST OF THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 ON THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE S 89°09'07" E ALONG THE SOUTH BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 3180.95' TO A POINT FOR THE SOUTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE N 00°28'08" E ALONG THE EAST BOUNDARY OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT FOR A DISTANCE OF 402.60' TO A POINT FOR THE SOUTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE MIDDLETON PRISON SITE ANNEXATION FIELD NOTES AS FOLLOWS:

THENCE S 89°36'25" E ALONG THE SOUTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 1207.82' TO A POINT FOR THE SOUTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT.

THENCE N 00°28'08" E ALONG THE EAST BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT FOR A DISTANCE OF 2641.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR THE NORTHEAST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT. FROM THIS POINT, THE P.C. OF A CURVE BEARS S 48°08'11" E AT 3.3'.

THENCE N 48°08'11" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 651.88' TO A POINT FOR THE BEGINNING OF A CURVE TO LEFT.

THENCE FOLLOWING A CURVE TO THE LEFT ALONG THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 HAVING A RADIUS OF 1095.92', AN ARC LENGTH OF 783.71', A CHORD BEARING OF N 68°39'55" W AND WITH A CHORD LENGTH OF 767.12' TO A CONCRETE RIGHT-OF-WAY MARKER RECOVERED FOR THE END OF THIS CURVE.

THENCE N 89°09'07" W ALONG THE NORTH BOUNDARY OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE SOUTH RIGHT-OF-WAY OF F. M. HIGHWAY 3522 FOR A DISTANCE OF 1.99' TO A POINT FOR THE NORTHWEST CORNER OF THE 85.87 ACRE JOHN MIDDLETON PRISON TRACT AND THE NORTHEAST CORNER OF THE 316.36 ACRE FRENCH ROBERTSON PRISON TRACT.

THENCE FOLLOWING THE DESCRIPTION OF THE PRISON SITE AREA ANNEXATION FIELD NOTES IN EXHIBIT "A" OF ORDINANCE 24-1990

AS FOLLOWS:

THENCE N 00°27'53" E FOR A DISTANCE OF 750.00' TO A POINT 700' NORTH OF THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522.

THENCE N 89°08'36" W PARALLEL TO THE NORTH RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY 3522 FOR A DISTANCE OF 96.31' TO A POINT ON THE NORTHERNMOST NORTHWEST BOUNDARY LINE OF THE CITY OF ABILENE TRACT KNOWN AS THE HAMBY "A" TRACT.

HEREAFTER, THIS DESCRIPTION NO LONGER FOLLOWS ANY PRE-EXISTING CITY OF ABILENE ANNEXATION DESCRIPTIONS.

THENCE N 03°21'08" W ACROSS SECTION NUMBER 52 (J-A-873, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 1106.71' TO A 6 INCH WOODEN FENCE CORNER POST (FENCES NORTH, SOUTH, AND EAST) IDENTIFIED BY A PK NAIL WITH A WASHER MARKED "SHEPPARD 3697 MARK" RECOVERED FOR THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, AND BEING A SOUTHWEST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., AS DESCRIBED IN INSTRUMENT NUMBER 192082 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 85°27'33" E ACROSS SECTION NUMBER 52 (J-A-1190, J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR A DISTANCE OF 2973.60' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET IN COUNTY ROAD 301 FOR A SOUTHEAST CORNER OF A CALLED 320.07 ACRE TRACT IN THE NAME OF 234 HAMBY, LLC., THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION NUMBER 52 (J-A-1662), BLOCK 14, T. AND P. RAILWAY COMPANY, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT AND BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 51 (J-A-397) AND SECTION NUMBER 52 (J-A-1662), BOTH OF BLOCK 14, T. AND P. RAILWAY COMPANY.

THENCE S 04°50'59" E FOR A DISTANCE OF 2975.08' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1532.48 ACRES.

THE FOLLOWING DESCRIBED TRACT IS THE WESTERN 228.55 ACRES TO BE ANNEXED, THE MAIN TRACT HAVING BEEN DIVIDED BY AN ANNEXATION IN 1990.

BEGINNING AT A POINT (N: 6885580.964, E: 1617462.151) ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 FOR THE SOUTHWEST CORNER OF A 316.36 ACRE FRENCH ROBERTSON PRISON TRACT, THIS POINT BEING DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS BEING ON THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 302. FROM

THIS POINT, A 6 INCH WOODEN FENCE CORNER POST BEARS N 87°03'01" E AT 14.46'.

THENCE S 00°33'05" W ALONG THE EAST RIGHT-OF-WAY OF JONES COUNTY ROAD 311 AND THE WESTERN EDGE OF THE DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 4169.53' TO A POINT ON THE NORTH LINE OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20. FROM THIS POINT, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS S 89°58'56" W AT 25.00'.

THENCE N 89°43'18" W ACROSS SECTION NUMBER 8 (J-A-535, J-A-538), BLIND ASYLUM LANDS, FOR A DISTANCE OF 28.16' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET ON THE COMMON LINE OF SECTION NUMBER 7 (J-A-533, J-A-532) AND SECTION NUMBER 8 (J-A-535, J-A-538), BOTH OF THE BLIND ASYLUM LANDS, FOR THE NORTHWEST CORNER OF A 440.2 ACRE CITY OF ABILENE TRACT AS RECORDED IN VOLUME 209, PAGE 20, THE SOUTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ANGLE POINT IN THE SOUTHERN LINE OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE SET IN THE APPROXIMATE CENTERLINE OF JONES COUNTY ROAD 311 BEARS S 87°22'50" E AT 3.16'.

THENCE N 89°25'52" W ACROSS SECTION NUMBER 7 (J-A-533, J-A-532), BLIND ASYLUM LANDS, AT 1800' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 2658.00' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697" SET FOR THE SOUTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND SOUTHWESTERN CORNER OF THIS TRACT. FROM THIS 1/2 INCH REBAR, A 2 INCH PIPE FENCE CORNER POST (FENCES NORTH, EAST, SOUTH, AND WEST) BEARS N 89°25'52" W AT 10.1'.

THENCE N 00°26'48" E ACROSS SECTION NUMBER 7 (J-A-533, J-A-724) AND SECTION NUMBER 4 (J-A-531, J-A-542), BOTH OF THE BLIND ASYLUM LANDS, AT 1930' CROSS DEADMAN'S CREEK, CONTINUE COURSE FOR A DISTANCE OF 3697.68' TO A 6 INCH PIPE FENCE CORNER POST (FENCES EAST AND SOUTH) RECOVERED FOR THE NORTHWEST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°20'43" E ACROSS SECTION NUMBER 4 (J-A-531), BLIND ASYLUM LANDS, FOR A DISTANCE OF 2659.46' TO A 1/2 INCH REBAR WITH A CAP MARKED "COA RPLS 3697", THIS 1/2 INCH REBAR SET FOR THE NORTHEAST CORNER OF THE WOOTEN TRACT DESCRIBED IN VOLUME 448, PAGE 445, AND AN ELL CORNER OF THIS TRACT, BEING ON THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530) AND SECTION NUMBER 4 (J-A-531), BOTH OF BLIND ASYLUM LANDS. FROM THIS 1/2 INCH REBAR, A COTTON SPINDLE RECOVERED IN THE APPROXIMATE

CENTERLINE OF JONES COUNTY ROAD 311 BEARS N 88°12'35" E AT
13.07' .

THENCE N 00°28'08" E ALONG THE COMMON LINE BETWEEN SECTION
NUMBER 3 (J-A-530, J-A-1696) AND SECTION NUMBER 4 (J-A-519, J-A-
531), BLIND ASYLUM LANDS, BEING ALSO UP JONES COUNTY ROAD 311,
FOR A DISTANCE OF 476.13' TO A POINT, THIS POINT BEING ON THE
LINE AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990 AS
CROSSING JONES COUNTY ROAD 302.

THENCE S 89°11'37" E ALONG THE SOUTHERN EDGE OF THE
DELINEATED CITY OF ABILENE ANNEXATION AS DESCRIBED IN CITY OF
ABILENE ORDINANCE 24-1990 FOR A DISTANCE OF 34.15' TO THE POINT
OF BEGINNING AND HAVING AN AREA OF 228.55 ACRES.

of Abilene, at various points contiguous to the area described in Exhibit "A" are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

PART 2. That upon final passage hereof, the annexed territory shall be a part of the City of Abilene, Texas, and shall be Zoned AO, and the property situated therein shall bear its pro rata portion of the taxes levied by the City of Abilene, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Abilene and shall be bound by the acts, resolutions and regulations of the City of Abilene.


PART 3. The Annexation Services Agreement for the annexed territory, attached as Exhibit "B" is hereby approved as a part of this ordinance.

PASSED ON FIRST READING the 7th day of November, 2024.

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 3rd day of November, 2024, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 21st day of November, 2024, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 21st day of November, 2024.

ATTEST:




City Secretary



Mayor

APPROVED:



City Attorney

