

ORDINANCE NO. 50-2024

AN ORDINANCE PROVIDING FOR ABANDONMENT OF CERTAIN PORTIONS OF PUBLIC RIGHT-OF-WAY FOR THESE PORTIONS OF OLDHAM LANE (A.K.A. F.M. 1750) EXTENDING SOUTH FROM EAST INDUSTRIAL BOULEVARD AND NORTH FROM HARDISON LANE; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT AND CALLING A PUBLIC HEARING.

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

PART 1: That the following described portions of public right-of-way for the subject right-of-way, as described on Exhibits "A", "B", "C", "D", "E", "F", "G", and "H" attached hereto and made part of this ordinance for all purposes, be and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the City of Abilene is concerned, subject to conditions as stated herein.

PART 2: That said portions of public right-of-way is not needed for the City of Abilene's purposes, and it is in the City of Abilene's interest to abandon the above described portions of public rights-of-way, specifically to the State of Texas, for the purpose of expanding its highway improvements therein.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tract of land specifically described in Part 1 of this ordinance, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PASSED ON FIRST READING THE 17th day of October, 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 13th day of September, 2024, the same being more than fifteen (15) days prior to a public hearing to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 7th day of November, 2024.

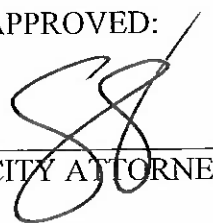
ATTEST:



CITY SECRETARY



MAYOR

APPROVED:


CITY ATTORNEY



The City of Abilene hereby abandons the following portions of right-of-way:

EXHIBIT "A"

Property Description for Parcel P00080201

BEING 0.0641 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition, Sections 1, 2, and 3, recorded in Cabinet 3, Slide 246, Plat Records, Taylor County, Texas, filed September 6, 1996, out of Lots 1 and 2, Block A, Section 1. Said Lots 1 and 2 conveyed from William and Jennifer West to Michael Denson as described in Document No. 2019-21433, Official Public Records, Taylor County, Texas, filed December 30, 2019. Said 0.0641 acre (2792 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar with cap stamped "GEOTEX 4885" recovered on the south right of way (R.O.W.) line of Industrial Boulevard for the northeast corner of said Lot 1 and the northwest corner of Lot 101, Block A, Continuation 1, Lytle Shores South Addition recorded in Cabinet 3, Slide 471, Plat Records, Taylor County, Texas, filed August 7, 2000;

THENCE, North 89 degrees 20 minutes 12 seconds West with the north line of Lot 1, the south R.O.W. line of Industrial Boulevard for a distance of 473.08 feet to a 4-inch bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set in concrete (TxDOT Type II Monument) on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING at the northeast corner of this parcel. Said point being 50.00 feet left of centerline station 132+00.11 of FM 1750. Northing 6,832,041.31 and Easting 1,595,947.37. From this point, a recovered 1/2-inch rebar bears South 89 degrees 20 minutes 12 seconds East at a distance of 2.40 feet.

1) **THENCE**, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 279.13 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 2, the north line of Lot 3 of said Oldham Farms Addition, for the southeast corner of this parcel and being 50.00 feet left of centerline station 134+79.26 of FM 1750. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.85 feet;

2) **THENCE**, North 88 degrees 55 minutes 20 seconds West with the south line of Lot 2, north line of Lot 3, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the southwest corner of Lot 2, the northwest corner of Lot 3, and the southwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.77 feet;

3) **THENCE**, North 01 degrees 02 minutes 38 seconds West with the existing east R.O.W. line of FM 1750, the west line of Lots 1 and 2, for a distance of 279.06 feet to a point at the intersection of the south R.O.W. line of Industrial Blvd. and the east R.O.W. line of FM 1750, for the northwest corner of Lot 1, and the northwest corner of this parcel;

4) **THENCE**, South 89 degrees 20 minutes 12 seconds East with the south R.O.W. line of Industrial Blvd., the north line of Lot 1 for a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.0641 acre (2,792 square feet) of land;

EXHIBIT "B"

Property Description for Parcel P00080202

BEING 0.0320 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition, Sections 1, 2, and 3, recorded in Cabinet 3, Slide 246, Plat Records, Taylor County, Texas, filed September 6, 1996, out of Lot 3, Block A, Section

1. Said Lot 3 conveyed from Brian and Gloria Walski to Jacob and Misha Kinkade as recorded in Document No. 2020-18402 Official Public Records, Taylor County, Texas, filed September 28, 2020. Said 0.0320 acre (1396 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar recovered on the west line of Lot 101, Block A, Continuation 1, Lytle Shores South Addition recorded in Cabinet 3, Slide 471, Plat Records, Taylor County, Texas, filed August 7, 2000, for the northeast corner of Lot 2 of said Block A, Section 1, Oldham Farms Addition;

THENCE, South 00 degrees 29 minutes 17 seconds West with the east line of Lot 2, the west line of Lot 101 for a distance of 139.29 feet to the southeast corner of Lot 2, the northeast corner of Lot 3.

THENCE, North 89 degrees 20 minutes 12 seconds West with the south line of Lot 2, the north line of Lot 3 for a distance of 475.81 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", set on the proposed east right of way (R.O.W.) line of FM 1750 for the POINT OF BEGINNING at the northeast corner of this parcel. Said point being 50.00 feet left of centerline station 134+79.26 of FM 1750. Northing 6,831,762.25 and Easting 1,595,939.89. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.85 feet;

- 1) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 139.59 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 3, the north line of Lot 4 of said Oldham Farms Addition for the southeast corner of this parcel and being 50.00 feet left of centerline station 136+18.85 of FM 1750. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.75 feet;
- 2) THENCE, North 88 degrees 55 minutes 20 seconds West with the south line of Lot 3, the north line of Lot 4, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the southwest corner of Lot 3, the northwest corner of Lot 4, and the southwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.88 feet;
- 3) THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of FM 1750, the west line of Lot 3, for a distance of 139.59 feet to a point for the northwest corner of Lot 3, the southwest corner of Lot 2, and the northwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.77 feet;
- 4) THENCE, South 88 degrees 55 minutes 20 seconds East with the north line of Lot 3, the south line of Lot 2 for a distance of 10.00 feet, to the POINT OF BEGINNING and containing 0.0320 acre (1396 square feet) of land;

EXHIBIT "C"

Property Description for Parcel P00080203

BEING 0.0320 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition, Sections 1, 2, and 3, recorded in Cabinet 3, Slide 246, Plat Records, Taylor County, Texas, filed September 6, 1996, out of Lot 4, Block A, Section

1. Said Lot 4 conveyed from Eddie and Martha Guelker to Jerry and Terry Archer recorded in Document No. 2019-07352 Official Public Records, Taylor County, Texas, filed May 13, 2019. Said 0.0320 acre (1396 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch rebar recovered on the south line of Lot 4 for the northeast corner of Lot 5, Block A, Section 1 and the northwest corner of a 2.128-acre tract conveyed to Hunter and Jennifer Hanner as described in Document No. 2017-08371 Official Public Records, Taylor County, Texas, filed May 24, 2017;

THENCE, North 89 degrees 18 minutes 47 seconds West with the south line of Lot 4, the north line of Lot 5, for a distance of 341.35 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the proposed east right of way (R.O.W.) line of FM 1750 for the POINT OF BEGINNING at the southeast corner of this parcel. Said point being 50.00 feet left of centerline station 137+58.06 of FM 1750. Northing 6,831,483.49 Easting 1,595,934.81. From this point, a recovered 1/2-inch rebar bears South 89 degrees 18 minutes 47 seconds East at a distance of 1.50 feet.

- 1) THENCE, North 89 degrees 18 minutes 47 seconds West with the south line of Lot 4, the north line of Lot 5, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the southwest corner of Lot 4, the northwest corner of Lot 5, and the southwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears South 89 degrees 18 minutes 47 seconds East at a distance of 1.55 feet;
- 2) THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of FM 1750, the west line of Lot 4, for a distance of 139.27 feet to a point for the northwest corner of Lot 4, the southwest corner of Lot 3 of said Oldham Farms Addition and the northwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.88 feet;
- 3) THENCE, South 88 degrees 55 minutes 20 seconds East with the north line of Lot 4, the south line of Lot 3, for a distance of 10.00 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the northeast corner of this parcel and being 50.00 feet left of centerline station 136+18.85 of FM 1750 From this point, a recovered 1/2-inch rebar bears South 88 degrees 55 minutes 20 seconds East at a distance of 1.75 feet;
- 4) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 139.21 feet, to the POINT OF BEGINNING and containing 0.0320 acre (1396 square feet) of land;

EXHIBIT "D"

Property Description for Parcel P00080205

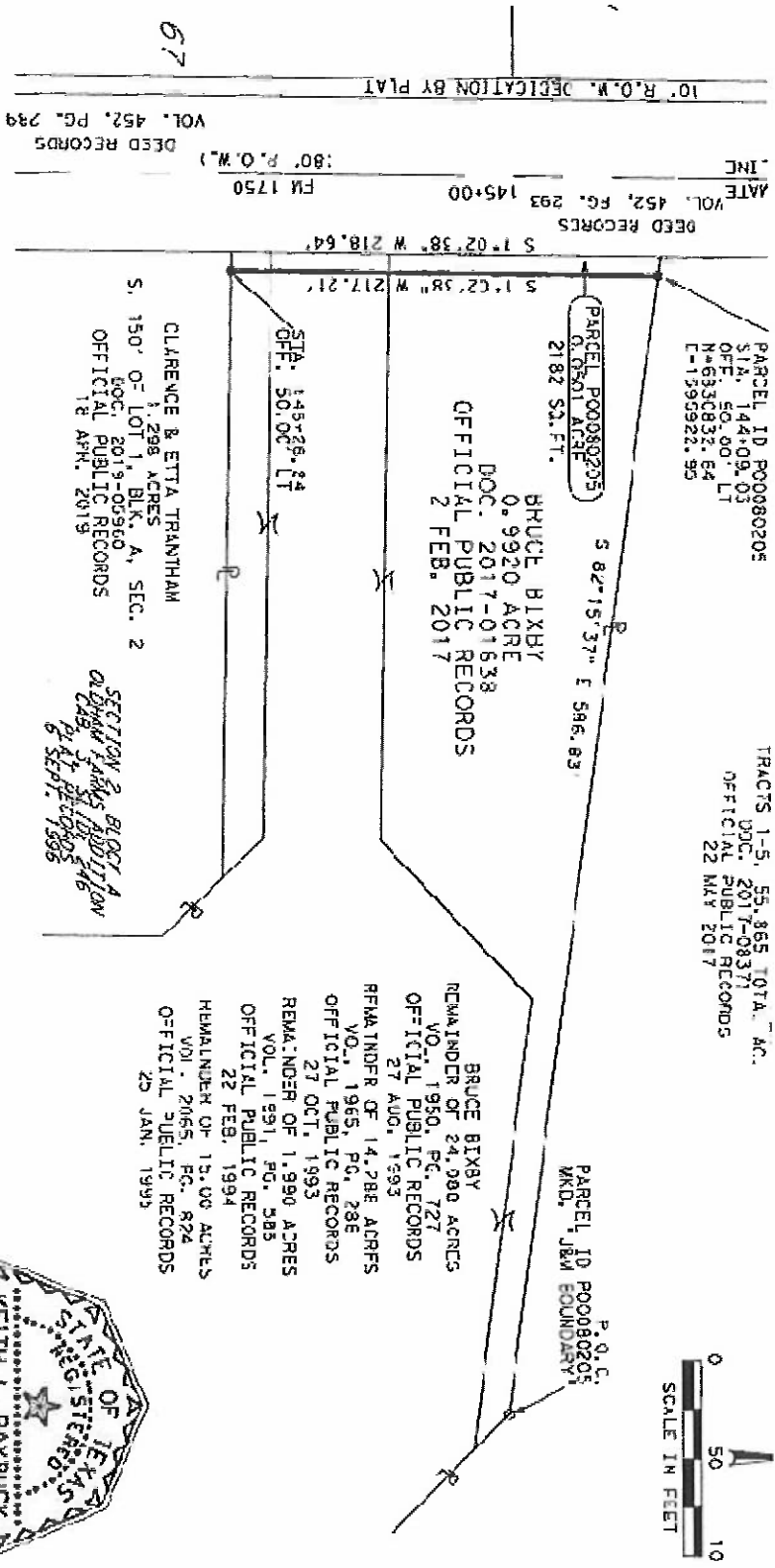
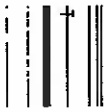
BEING 0.0501 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being out of a 0.9920-acre tract conveyed from Christopher Horn to Bruce Bixby recorded in Document No. 2017-01638 Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), filed May 22, 2017, also being out of the remainder of a 24.088 acre tract conveyed from Kenneth Musgrave to Bruce Bixby recorded in Volume 1950, Page 727 O.P.R.T.C.T., filed August 27, 1993, the remainder of a 14.288 acre tract conveyed from Matt and Paige Robinson to Bruce Bixby recorded in Volume 1965, Page 286, O.P.R.T.C.T., filed October 27, 1993, the remainder of a 1.990 acre tract conveyed from Kelly and Laura Conder to Bruce Bixby recorded in Volume 1991, Page 586 O.P.R.T.C.T., filed February 22, 1994, the remainder of a 15.000 acre tract conveyed from Kelly and Laura Conder to Bruce Bixby recorded in Volume 2065, Page 824 O.P.R.T.C.T., filed January 25, 1995, and the north 20 feet of Lot 1, Block A, Section 2, Oldham Farms Addition. Said Oldham Farms Addition recorded in Cabinet 3, Slide 246, Plat Records, Taylor County, Texas, filed September 6, 1996. Said 0.0501 acre (2182 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar with cap stamped "J&M BOUNDARY" recovered for an angle point in the north line of the 0.9920-acre tract, an angle point for the 41.029-acre tract (Tract 2) as described in Document No. 2017-08371 O.P.R.T.C.T.;

THENCE, North 82 degrees 15 minutes 37 seconds West with the north line of the 0.9920-acre tract, the most northerly south line of the 41.029-acre tract, for a distance of 586.83 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING at the northeast corner of this parcel and being 50.00 feet left of centerline station 144+09.02 of FM 1750. Northing 6,830,832.64 Easting 1,595,922.95.

- 1) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W line of FM 1750, for a distance of 217.21 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the most northerly south line of the remainder tracts, the north line of the south 150 foot of Lot 1 as recorded in Document No. 2019-05960 O.P.R.T.C.T., for the southeast corner of this parcel and being 50.00 feet left of centerline station 146+26.50 of FM 1750;
- 2) THENCE, North 88 degrees 54 minutes 13 seconds West with the most northerly south line of the remainder traces, the north line of the south 150 foot of Lot 1, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the most northerly southwest corner of the remainder tracts, the northwest corner of the south 150 foot of Lot 1, and the southwest corner of this parcel;
- 3) THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of FM 1750, the west line of the remainder tracts, for a distance of 218.64 feet to a point on the existing east R.O.W. line of FM 1750 for the northwest corner of the 0.9920-acre tract, the most northerly southwest corner of the 55.865-acre tract, and the northwest corner of this parcel;
- 4) THENCE, South 82 degrees 15 minutes 37 seconds East with the north line of the 0.9920- acre

tract, the most northerly south line of the 55.865-acre tract, for a distance of 10.07 feet, to the POINT OF BEGINNING and containing 0.0501 acre (2182 square feet) of land;



Keith L. Raybuck

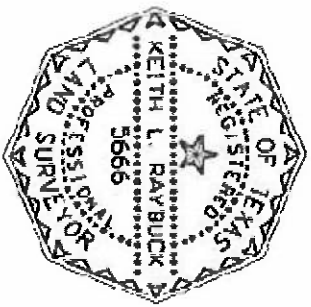


EXHIBIT "E"

Property Description for Parcel P00080206

BEING 0.0344 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition Sections 1, 2, and 3 recorded in Cabinet 3, Slide 247, Plat Records, Taylor County, Texas, filed September 6, 1996, out of the south 150 feet of Lot 1, Block A, Section 2, Oldham Farms Addition. Said south 150 feet of Lot 1 conveyed from Carla Knight to Clarence and Etta Trantham as recorded in Document No. 2019-05960, Official Public Records, Taylor County, Texas, filed April 18, 2019. Said 0.0344 acre (1498 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch rebar recovered for the southeast corner of Lot 1, the northeast corner of Lot 2, Block A, Section 2 and being on the west line of the remainder of a 24.088-acre tract conveyed to Bruce Bixby as described in Volume 1950, Page 727, Official Public Records, Taylor County, Texas, filed August 27, 1993;

THENCE, North 88 degrees 54 minutes 38 seconds West with the south line of Lot 1, the north line of Lot 2, for a distance of 340.13 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING at the southeast corner of this parcel and being 50.00 feet left of centerline station 147+76.49 of FM 1750. Northing 6,830,465.23 Easting 1,595,916.26. From this point, a recovered 1/2-inch rebar bears North 38 degrees 11 minutes 15 seconds East at a distance of 0.11 feet;

- 1) THENCE, North 88 degrees 54 minutes 38 seconds West with the south line of Lot 1, the north line of Lot 2, for a distance of 10.00 feet to a 1/2-inch rebar recovered on the existing east R.O.W. line of FM 1750, for the southwest corner of Lot 1, the northwest corner of Lot 2, and the southwest corner of this parcel;
- 2) THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of FM 1750, the west line of Lot 1, for a distance of 150.00 feet to a point for the northwest corner of the south 150 feet of Lot 1, the northwest corner of this parcel, and the southwest corner of the north 20 feet of Lot 1 retained by Bruce Bixby, being part of the remainder of the 24.088 acre tract conveyed to Bruce Bixby in Volume 1950, Page 727, Official Public Records, Taylor County, Texas;
- 3) THENCE, South 88 degrees 54 minutes 13 seconds East with the north line of the south 150 feet of Lot 1, the south line of the north 20 feet of Lot 1, for a distance of 10.00 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750 for the northeast corner of this parcel and being 50.00 feet left of centerline station 146+26.50 of FM 1750;
- 4) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 149.99 feet, to the POINT OF BEGINNING and containing 0.0334 acre (1498 square feet) of land;

NE 1/4 B. A. L. SEC. 6

100' DEED
 100' DEED
 100' DEED

LOT 1

CABALLO DRIVE

LOT 18

ACROSSING	ACROSSING	ACROSSING
0.0000	0.0000	0.0000
1.1000	1.1000	1.1000

NORTH 20' OF LOT 1
 100' DEED
 100' DEED

100' DEED
 100' DEED

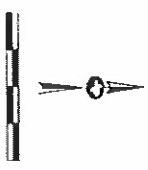
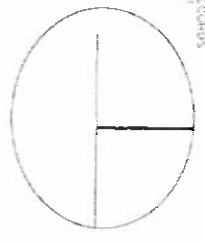
CLARENCE N. LILA IVANILHAV
 1.298 ACRES
 DOC. 2019-05960
 OFFICIAL PUBLIC RECORDS
 18 APR. 2019

100' DEED
 100' DEED

DAVID AND SUZANNE CARTER
 1.000 ACRES
 DOC. 2017-05287
 OFFICIAL PUBLIC RECORDS
 6 JULY 2005

DAVID AND SUZANNE CARTER
 1.000 ACRES
 DOC. 2017-05287
 OFFICIAL PUBLIC RECORDS
 6 JULY 2005

DAVID AND SUZANNE CARTER
 1.000 ACRES
 DOC. 2017-05287
 OFFICIAL PUBLIC RECORDS
 6 JULY 2005



Plotted by F. Reynolds

EXHIBIT "E"

Property Description for Parcel P00080207

BEING 0.1217 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition Sections 1, 2, and 3 recorded in Cabinet 3, Slide 247, Plat Records, Taylor County, Texas, filed September 6, 1996, out of Lots 2 and 3, Block A, Section 2, and Lot 1, Block A, Section 3, and also all of the 10 foot right of way dedication shown on the plat of Lot 203, Oldham Farms Addition Re-plat recorded in Cabinet 3, Slide 643, Plat Records, Taylor County, Texas, filed November 13, 2003. Said Lot 2, Block A, Section 2 conveyed from Gerald and Carla Vincent to David and Suzanne Carter as described in Volume 3115, Page 287, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), filed July 6, 2005. Lot 103, Block A, Section 2, Oldham Farms Addition Re-plat recorded in Cabinet 3, Slide 273, P.R.T.C.T., filed April 11, 1997, conveyed from Horatio and Jean Taveau to David and Suzanne Carter in Volume 2627, Page 716, O.P.R.T.C.T., filed September 17, 2001. Lot 101, Block A, Section 3, Oldham Farms Addition Re-plat recorded in Cabinet 3, Slide 273, P.R.T.C.T., filed April 11, 1997, conveyed from Carter Asset Management, Inc. to David and Suzanne Carter in Volume 3195, Page 352, O.P.R.T.C.T., filed February 15, 2006. Said Lot 203 includes a 0.482-acre tract conveyed from Bruce Bixby to David and Suzanne Carter as described in Volume 2706, Page 636, O.P.R.T.C.T., filed June 10, 2002. Said 0.1217 acre (5301 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch rebar recovered for the northeast corner of Lot 2, the southeast corner of Lot 1 as recorded in Document No. 2019-05960, O.P.R.T.C.T. and being on the west line of the remainder of a 24.088-acre tract conveyed to Bruce Bixby as described in Volume 1950, Page 727, Official Public Records, Taylor County, Texas, filed August 27, 1993;

THENCE, North 88 degrees 54 minutes 38 seconds West with the north line of Lot 2, the south line of Lot 1, for a distance of 340.13 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING at the northeast corner of this parcel and being 50.00 feet left of centerline station 147+76.49 of FM 1750. Northing 6,830,465.23 Easting 1,595,916.26. From this point, a recovered 1/2-inch rebar bears North 38 degrees 11 minutes 15 seconds East at a distance of 0.11 feet;

THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 530.05 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 101, the north line of a 60-foot-wide roadway, ownership unknown, for the southeast corner of this parcel and being 50.00 feet left of centerline station 153+06.54 of FM 1750. From this point, a recovered 1/2-inch rebar bears North 88 degrees 59 minutes 03 seconds West at a distance of 0.78 feet;

THENCE, North 88 degrees 59 minutes 03 seconds West with the south line of Lot 101, the north line of the 60-foot-wide roadway, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the southwest corner of Lot 101, the northwest corner of the 60-foot-wide roadway, and the southwest corner of this parcel. From this point, a recovered 1/2-inch rebar bears North 88 degrees 59 minutes 03 seconds West at a distance of 0.28 feet;

THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of

EXHIBIT "F"

Property Description for Parcel P00080210

BEING 0.0556 acre of land in the Southwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 613, Taylor County, Texas, and being all of that 10 foot road dedication shown on the plat of Lot 1, Block A, Don Fite Addition, recorded in Cabinet 3, Slide 234, Plat Records, Taylor County, Texas, filed August 2, 1996. Said Lot 1 conveyed from Mark and Jamie Wiggins to Samuel and Kelsey Walker as recorded in Document No. 2021-19663, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), filed September 1, 2021. Said 0.0556 acre (2422 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch rebar recovered for the northeast corner of Lot 1, a northwest corner of a 16.66-acre tract described in Document No. 2023-04058, O.P.R.T.C.T., and being on the south line of a 4.95-acre tract described in Volume 1786, Page 98, O.P.R.T.C.T.;

THENCE, North 89 degrees 01 minutes 44 seconds West with the north line of Lot 1, the south line of the 4.95-acre tract, the south line of a 1.38-acre tract described in Volume 1762, Page 334, O.P.R.T.C.T., and the south line of a 2.00-acre tract described in Volume 1642, Page 437 O.P.R.T.C.T., for a distance of 759.24 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER", set on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING at the northeast corner of this parcel and being 50.00 feet left of centerline station 157+92.23 of FM 1750. Northing 6,829,449.66 Easting 1,195,897.75. From this point, a recovered 1/2-inch rebar bears North 89 degrees 01 minutes 44 seconds West at a distance of 0.51 feet;

- 1) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750, for a distance of 207.62 feet to a 4-inch bronze disk in concrete stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." (TxDOT Type II Monument)
set 50.00 feet left of centerline station 160+00.00 of FM 1750;
- 2) THENCE, South 00 degrees 41 minutes 45 seconds West with the proposed east R.O.W. line of FM 1750, for a distance of 34.49 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 1, the north line of a 4.01-acre tract described in Volume 2981, Page 163, O.P.R.T.C.T., for the southeast corner of this parcel and being 50.00 feet left of centerline station 160+34.64 of FM 1750;
- 3) THENCE, North 89 degrees 13 minutes 07 seconds West with the south line of Lot 1, the north line of the 4.01-acre tract, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750 for the southwest corner of Lot 1, the northwest corner of the 4.01-acre tract, and the southwest corner of this parcel. From this point, a recovered 3/8-inch rebar bears North 89 degrees 13 minutes 07 seconds West at a distance of 0.43 feet;
- 4) THENCE, North 00 degrees 41 minutes 45 seconds East with the existing east R.O.W. line of FM 1750, the west line of Lot 1, for a distance of 34.50 feet to a point from which a recovered 3/8-inch rebar bears North 89 degrees 47 minutes 09 seconds West at a distance of 0.34 feet;
- 5) THENCE, North 01 degrees 02 minutes 38 seconds East with the existing east R.O.W. line of FM 1750, the west line of Lot 1, for a distance of 207.64 feet to a point for the northwest corner of Lot 1, the southwest corner of the 2.00-acre tract, and the northwest corner of this parcel. From this point, a recovered 3/8-inch rebar bears North 89 degrees 01 minutes 44 seconds West at a distance of 0.91 feet;

EXHIBIT "G"

Property Description for Parcel P00080212

BEING 0.3387 acre of land in the Southwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 613, Taylor County, Texas, and being all of that 10 foot right of way dedication shown on the plat of Lots 201 and 202, Block A, Oldham Lane Church of Christ Subdivision recorded in Cabinet 4, Slide 522, Plat Records, Taylor County, Texas, filed May 20, 2020, all of that 10 foot right of way dedication shown on the Replat of the Oldham Lane Church of Christ Addition recorded in Cabinet 4, Slide 282, Plat Records, Taylor County, Texas, filed July 8, 2016, and all of that 10 foot street dedication shown on the plat of Lot 1, Block A, Oldham Lane Church of Christ Addition recorded in Cabinet 3, Slide 211, Plat Records, Taylor County, Texas, filed March 8, 1996. Said 0.3387 acre (14754 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar recovered for the southeast corner of Lot 201, the northeast corner of a 4.00-acre tract as described in Document No. 2009-04264, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.) and being on the west line of Lot 1, Block A, Wylie ISD Oldham Lane Subdivision recorded in Cabinet 4, Slide 537, Plat Records, Taylor County, Texas, filed July 16, 2020;

THENCE, North 89 degrees 22 minutes 48 seconds West with the south line of Lot 201, the north line of 4.00-acre tract, for a distance of 820.34 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750, for the POINT OF BEGINNING at the southeast corner of this parcel and being 50.00 feet left of centerline station 177+41.24 of FM 1750. Northing 6,827,501.12 Easting 1,595,872.83.

- 1) THENCE, North 89 degrees 22 minutes 48 seconds West with the south line of Lot 201, the north line of the 4.00-acre tract, for a distance of 10.00 feet to a point on the existing east R.O.W. line of FM 1750, for the southwest corner of Lot 201, the northwest corner of the 4.00-acre tract, and the southwest corner of this parcel;
- 2) THENCE, North 00 degrees 41 minutes 45 seconds East with the west line of the Oldham Lane Church of Christ Subdivision for a distance of 1475.26 feet to a point on the existing east R.O.W. line of FM 1750, for the northwest corner of Lot 202, the southwest corner of a 4.01-acre tract as described in Volume 2981, Page 163, O.P.R.T.C.T., and the northwest corner of this parcel. From this point, a recovered 1/2-inch rebar with cap marked "H&T" bears South 89 degrees 16 minutes 05 seconds East at a distance of 0.43 feet;
- 3) THENCE, South 89 degrees 16 minutes 05 seconds East with the north line of Lot 202, the south line of the 4.01-acre tract, for a distance of 10.00 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750, for the northeast corner of this parcel and being 50.00 feet left of centerline station 162+65.99 of FM 1750;
- 4) THENCE, South 00 degrees 41 minutes 45 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 1475.24 feet, to the POINT OF BEGINNING and containing 0.3387 acre (14754 square feet) of land;

PARENT 177401 INDE 1
(N.T.S.)

SW/4 B.A.L. SEC. 68
A-613

SPIRIT DRIVE

LOT 201 AND LOT 202
BLOCK A, OLDFARM LANE
CHURCH OF CHRIST SUBDIVISION
CAB. 4, S.I.D.E. 522
PLAT RECORDS
20 MAY 2020

N 89° 22' 48" W 820.54'

P.O.B.
PARCEL ID P0000212

PARCEL P0000212
0.3387 ACRE
14754 SQ. FT.

P.O.B.
PARCEL ID P0000212
STA. 17741.24
OFF. 50.00' LT
N=827501.12
E=159572.92

TM 1:250

EA TABLE ACCESS



EXHIBIT "H"

Property Description for Parcel P00080215

BEING 0.0184 acre of land in the Southeast Quarter of the Blind Asylum Lands, Section 67, Abstract No. 1461, Taylor County, Texas, and being out of Lot 35, Section 2, Bunny Run Addition as shown on plat recorded in Cabinet 4, Slide 243, Plat Records, Taylor County, Texas, filed October 13, 2015. Said 0.0184 acre (802 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch rebar with cap stamped "J&M BOUNDARY" recovered on the north line of a 40-foot R.O.W. dedication for Hardison Lane as shown on the aforesaid plat of Section 2, Bunny Run Addition, for the southwest corner of Lot 35 and the southeast corner of a 2.42-acre tract as described in Volume 3144, Page 546, Official Public Records, Taylor County, Texas;

THENCE, South 89 degrees 31 minutes 56 seconds East with the north line of said dedication, the south line of Lot 35, for a distance of 379.88 feet to a 4-inch bronze disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set in concrete (TxDOT Type II Monument) on the proposed west R.O.W. line of FM 1750 for the POINT OF BEGINNING at the southwest corner of this parcel and being 80.00 feet right of centerline station 184+13.23 of FM 1750. Northing 6,826,830.76 Easting 1,595,734.68.

1) THENCE, North 45 degrees 34 minutes 55 seconds East with the proposed west R.O.W. line of FM 1750, at a distance of 42.51 feet pass the east line of Lot 35, the west line of the 10-foot right of way dedication as shown on the aforesaid plat of Section 2, Bunny Run Addition and continue the same course for a total distance of 56.68 feet to a TxDOT Type II Monument set on the existing west R.O.W. line of FM 1750 for the north corner of this parcel and being 40.00 feet right of centerline station 183+73.07 of FM 1750;

2) THENCE, South 00 degrees 41 minutes 45 seconds West with the east line of the 10-foot right of way dedication, the existing west R.O.W. line of FM 1750 for a distance of 40.00 feet to a point at the intersection of the north line of the 40-foot R.O.W. dedication for Hardison Lane and the existing west R.O.W. line of FM 1750, for the southeast corner of this parcel. Said point bears 16.97 feet North 00 degrees 41 minutes 45 seconds East from a Type I monument recovered at 40.00 feet right of centerline station 184+30 of FM 1750;

3) THENCE, North 89 degrees 31 minutes 56 seconds West with the north line of the 40-foot R.O.W. dedication for Hardison Lane, at 10.00 feet pass a 1/2-inch rebar with cap marked "J&M BOUNDARY" recovered for the southeast corner of Lot 35 and continue the same course for a total distance of 40.00 feet to the POINT OF BEGINNING and containing 0.0184 acre (802 square feet) of land, including 0.0080 acre (350 square feet) within the 10-foot right of way dedication;

