City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, October 1, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on September 3, 2024.

ZONING

Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the following Zoning Cases:

2. **CUP-2024-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner To Apply A Conditional Use Permit To Allow An Antenna Tower – Commercial At 2588 E Lake Road. Legal Description Being Lot 1, Block A, Betty Roses Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***

3. **TC-2024-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Abandon Certain Portions Of Right-Of-Way (ROW) Along Oldham Lane. Specifically, 10 Feet Of ROW Adjacent The Following Lots: Lots 1-4, Block A, Oldham Farms Addition, Section 1; Lot 1, Block A, Oldham Farms Addition, Section 2; Lots 203, 2, And 101, Oldham Farms Addition, Section 3; Lot 1, Block A, Don Fite Addition; Lots 201 And 202, Block A, Oldham Lane Church Of Christ Addition And; Lot 35, Block A, Bunny Run Addition, Section 2, Abilene, Taylor County, Texas. ***(Adam Holland)***

4. **Z-2024-27:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Law Firm Of Chaile Allen, PLLC, To Change The Zoning Of Approximately 0.49 Acres From Central Business To Planned Development District 189 To Allow The Outdoor Storage Of Freight Containers. Located At 633 And 641 Pecan Street, Abilene, Texas. Legal Description Being Lots 7-9, Block 131, Original Town Abilene, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

5. **Z-2024-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.30 Acres From Residential Single-Family (RS-6) To Heavy Commercial (HC). Located At 602 & 610 N 16th Street. Legal Description Being Lots 5 And 6, Block 1, College Drive Replat, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

6. **Z-2024-29:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 4.78 Acres From Multi-Family (MF) To A Planned Development District (PDD-188). The PDD Proposes Townhomes With A Maximum Of Two Dwelling Units, And Duplexes. Located At 898-991 Minda Street. Legal Description Being Block 23, 24, And The East 250 Feet Of The South 160 Feet Of Block 25, Williams Estate Subdivision, Abilene, Taylor County, Texas. ***(Mason Teegardin)***

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 27th day of September, 2024, at 12:05 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
September 3, 2024, at 1:30 p.m.

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 3, 2024, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Rosenbaum was present and presiding, along with Chairman Pro Tem Brad Benham, and Commissioners Zach Sitzes, Shawnté Fleming, Secretary, Mitch Barnett and Kevin Halliburton, Sergeant-at-Arms.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Randy Anderson, Assistant Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planner II, Mr. Adam Holland, Planner II, Ms. Clarissa Ivey, Planner I, and Ms. Melissa Farr, Executive Assistant.

Commissioner Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chairman Rosenbaum opened the public hearing. With no speakers coming forward, the public hearing was closed.

Commissioner Benham moved to **approve** the meeting minutes. Commissioner Kyker seconded the motion. The motion carried by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum
NAYS: None

ZONING

CUP-2024-07: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to the Property at 8302 Military Drive, Abilene, Texas to Allow a Concrete Batch Plant. Legal Description Being 99.27 Acres Out of Survey 23, Block 2 of Southern Pacific Railway Company in Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The property is currently vacant but was used a concrete batch plant in 2016 during the construction of a taxiway for Dyess Air Force Base in 2016 due to the proximity of the subject site to a northern entrance into Dyess and the taxiway. Mr. Rosenbaum opened the public hearing. With no speakers coming forward, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor nor opposition.

STAFF RECOMMENDATION: Staff recommends approval subject to compliance with the proposed site plan and Plan of Operation.

Commissioner Benham moved to **approve** the item as presented **with conditions**. Commissioner Barnett seconded the motion. The motion carried by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum
NAYS: None

Z-2024-24: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.91 Acres from Mobile/Manufactured Home (MH) to Residential Multi-Family (MF). Located at 3141 Grape Street. Legal Description Being the Lot 209, Block 25, North Park Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The owner proposes to rezone the property to build multi-family dwellings.

Mr. Rosenbaum opened the public hearing. The applicant, Mr. Ed Cordova, stepped forward. Seeing no one else present and desiring to heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor nor opposition.

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **approve** the item as presented. Commissioner Kyker seconded the motion. The motion carried by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum
NAYS: None

Z-2024-25: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.47 Acres from Office (O) to Neighborhood Retail (NR). Located at 317 North Willis Street. Legal Description Being The Oakwood Addition, Section 2, Block 17 and the South 160 Feet of the North 597 Feet of Lot 21, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The existing building was constructed in 1960 for business purposes and is currently used as an office. The owner proposes to expand the number of permitted retail uses by rezoning the property to Neighborhood Retail.

Mr. Rosenbaum opened the public hearing. Ms. Karen Light stepped forward. With no other speakers coming forward, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor nor in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Benham moved to **approve** the item as presented. Commissioner Fleming seconded the motion. The motion carried by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Benham adjourned the meeting at 1:49 p.m.

APPROVED

_____

Mr. Clint Rosenbaum, Chairman

ZONING CASE CUP-2024-09 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: October 1, 2024
City Council 1st Read: October 24, 2024
City Council 2nd Read: November 7, 2024

Applicant
Owner: Betty Roses Holdings
Agent: Crafton Communications

Case Manager
Adam Holland – Planner

Request
The applicant is requesting a Conditional Use Permit to install a new 150' monopole tower in a General Retail (GR) zoning district.

Location
The subject property is located at 2588 East Lake Road. Legal description being Lot 1, Block A, Betty Roses Addition, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City of Abilene in 1980 and has been zoned General Retail (GR). The east side of the property was developed into Betty Roses Little Brisket in 2016 leaving the west portion of the property vacant.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR	Restaurants/Vacant
East	AO	Vacant
South	AO	Vacant
West	LI	Industrial/Manufacturing

Criteria Assessment
Staff has reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval of the Land Development Code. These factors are identified and addressed below:

1. **The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
   The proposed request is consistent with the Comprehensive Plan and Future Land Use Map (FLUM), which both recommend "Highway Commercial" uses at this location.
2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
   The proposed use is compatible with the existing commercial and industrial uses surrounding the property. It's necessary that communication towers be located in areas that generate high levels of communication traffic and where the topography will provide the highest levels of communication service to cover the volume of communication traffic.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**
   The proposed use is compatible with surrounding developments and will not create adverse impacts regarding traffic, noise, or visual nuisances. Generally accepted planning principals suggest that the clustering of antenna towers in locations where the existing uses would not be adversely affected is appropriate.
4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**
   The proposed use is unmanned and only requires periodic maintenance.
5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
   The proposed use will not result in any traffic generation that would adversely affect the existing road network in the vicinity of the subject site.
6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
   The proposed tower abuts a Light Industrial zoning district and is in an area where the Comprehensive Plan and FLUM recommend "Highway Commercial" uses. For those reasons, the proposed tower would not adversely affect the existing uses in this area or the future development of the surrounding areas. Additionally, the structure is located at the rear of the property behind a building that effectively screens the tower base and components from the adjacent right-of-way.
7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**
   The proposed tower is separated from an existing tower by approximately 1,100 feet and another by 1,430 feet. The minimum standard set in the LDC is 1,500', however, staff finds that screening the tower behind an existing structure on this site reduces attention brought to the tower. The location of the proposed tower is ideal given its proximity to high communication generating uses and emerging development north of I-20.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit.

Attachments

- PowerPoint Presentation
- Technical drawings

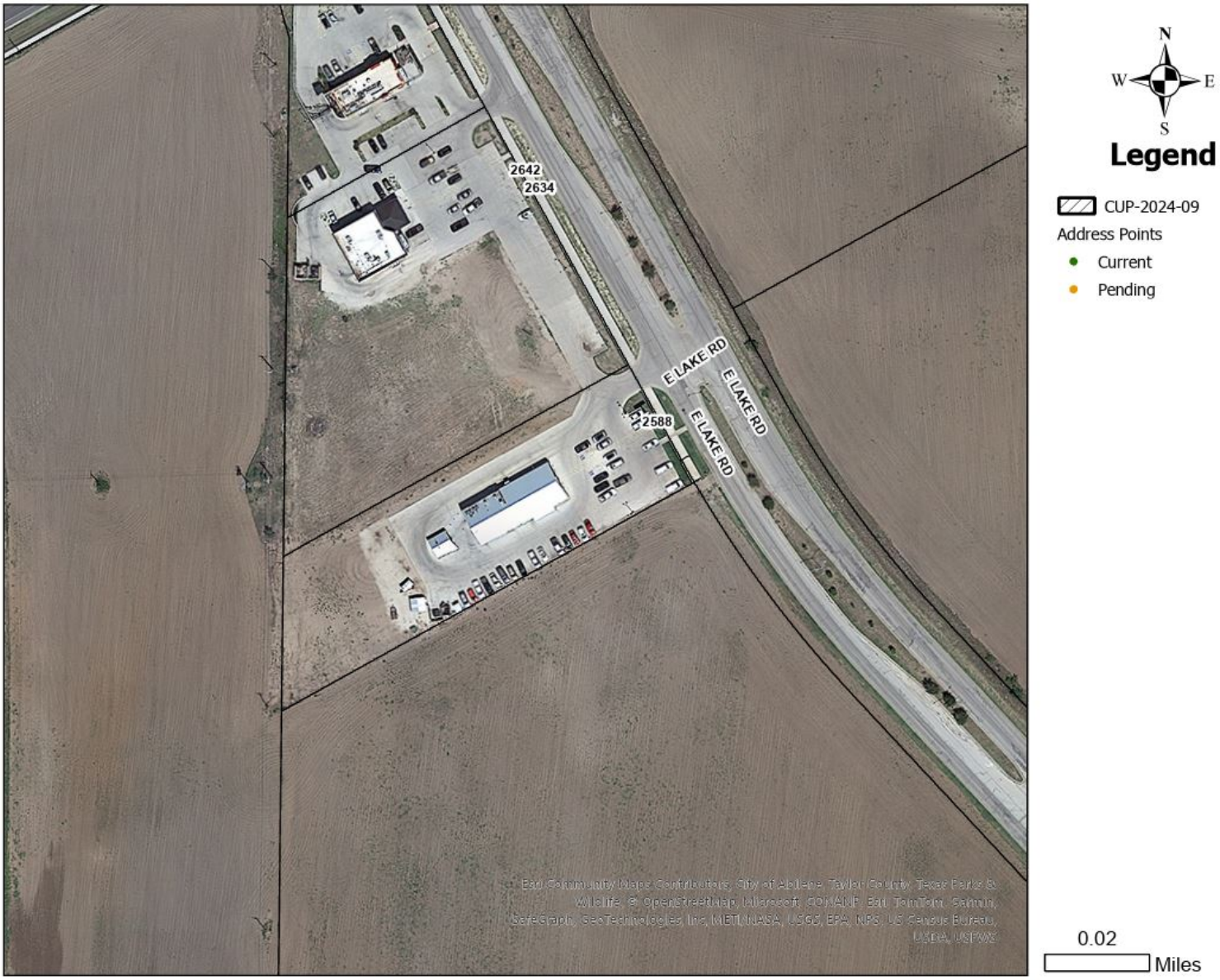
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 16, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

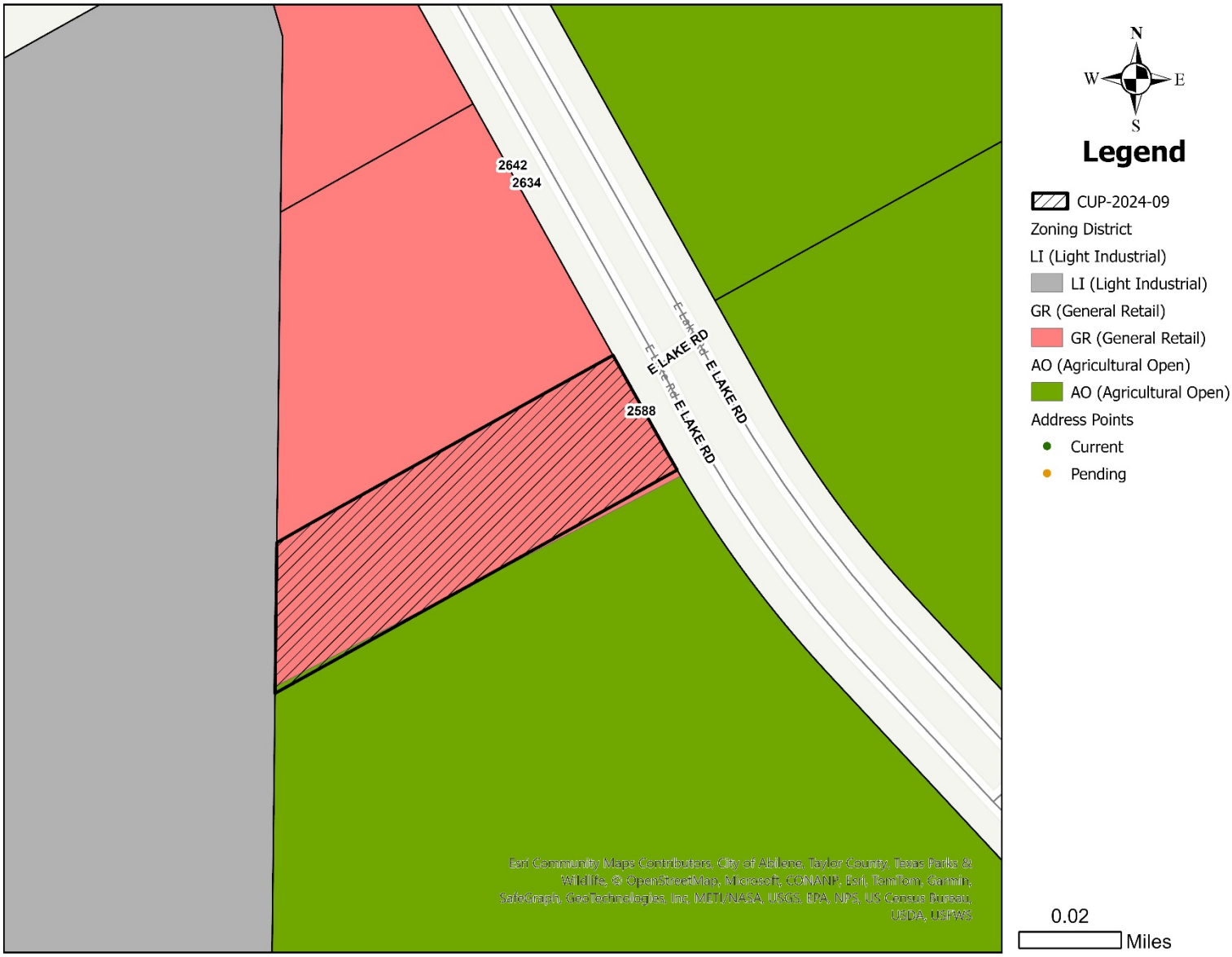
Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
BETTY ROSES HOLDINGS LLC	2588 E LAKE RD	1005127	
COCA COLA SOUTHWEST BEVERAGES LLC	1849 HWY 351	109208	
GFC LEASING CORP LLC	2634 E LAKE RD	1085046	
GFC LEASING CORP LLC	2642 E LAKE RD	1085046	
GO GROWTH ABILENE LLC		986209	
HORNE RE-ABILENE LLC		110630	
HORNE RE-ABILENE LLC		110629	

LOCATION MAP



ZONING MAP


2642
2634
2588
E LAKE RD
E LAKE RD
E LAKE RD
E LAKE RD
Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
N
W
E
S
Legend
CUP-2024-09
Zoning District
LI (Light Industrial)
LI (Light Industrial)
GR (General Retail)
GR (General Retail)
AO (Agricultural Open)
AO (Agricultural Open)
Address Points
Current
Pending
0.02
Miles

CONDITIONAL USE PERMIT

Case:	Z-2024-09
Agent:	Crafton Communications
Requests:	Conditional Use Permit to allow a new 150’ tall monopole tower
Location:	2588 East Lake Road
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	October 1, 2024
Council Hearing:	October 24, 2024
	November 7, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

N
W E
S

Legend

CUP-2024-09

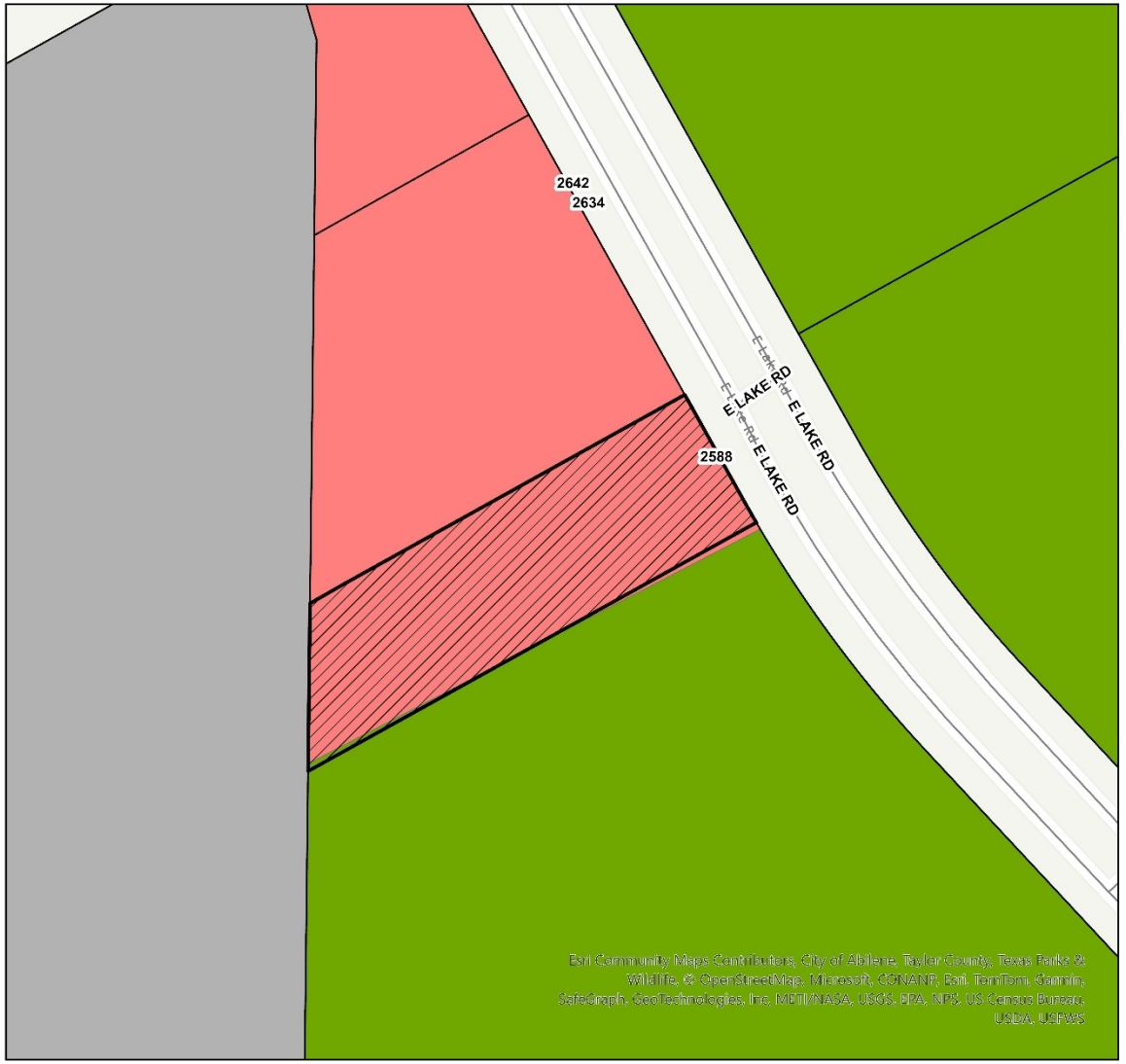
Address Points

- Current
- Pending

0.02 Miles

CITY OF ABILENE TEXAS

ZONING MAP



N
W E
S

Legend

CUP-2024-09

Zoning District

LI (Light Industrial)

LI (Light Industrial)

GR (General Retail)

GR (General Retail)

AO (Agricultural Open)

AO (Agricultural Open)

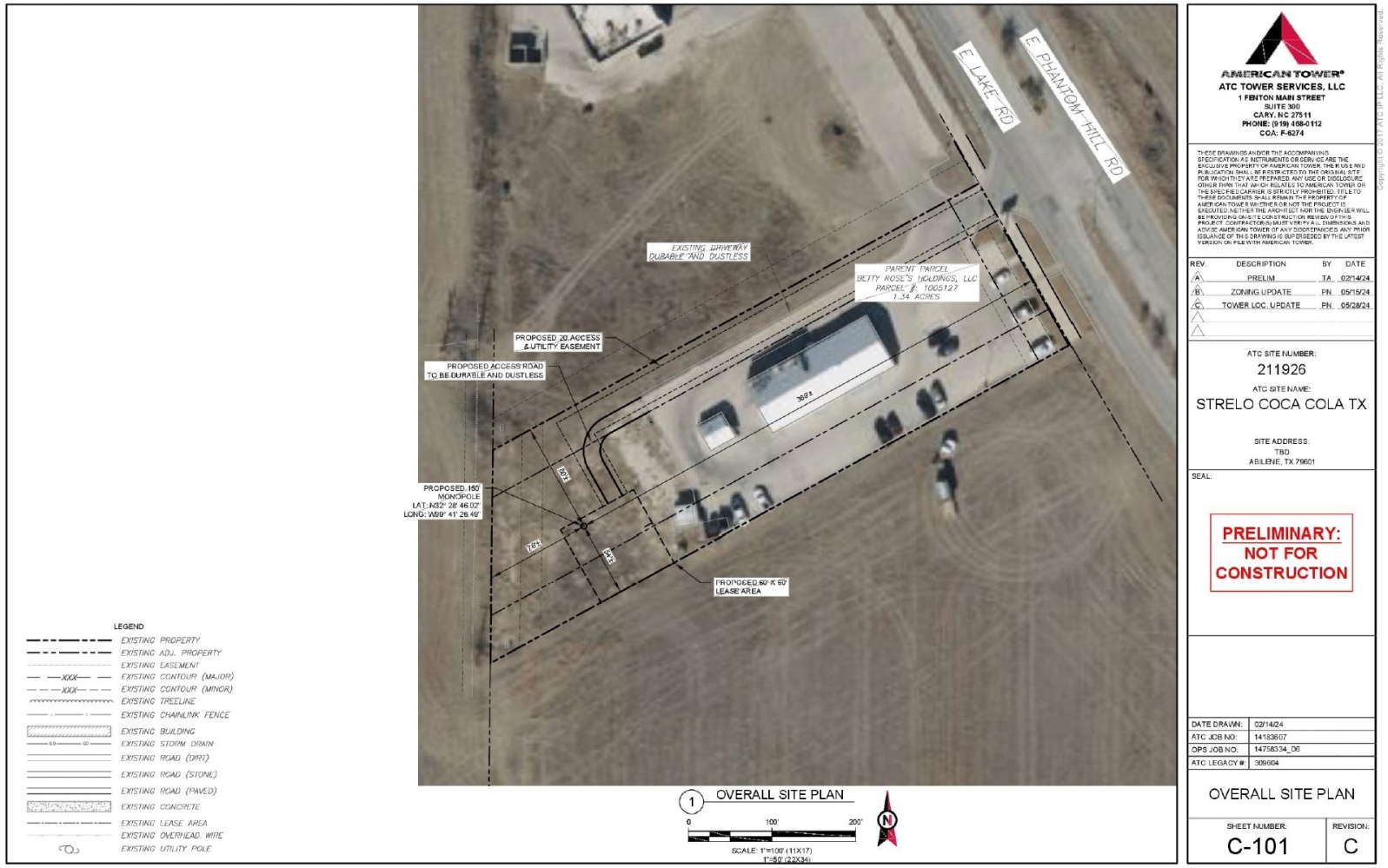
Address Points

- Current
- Pending

0.02 Miles

CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

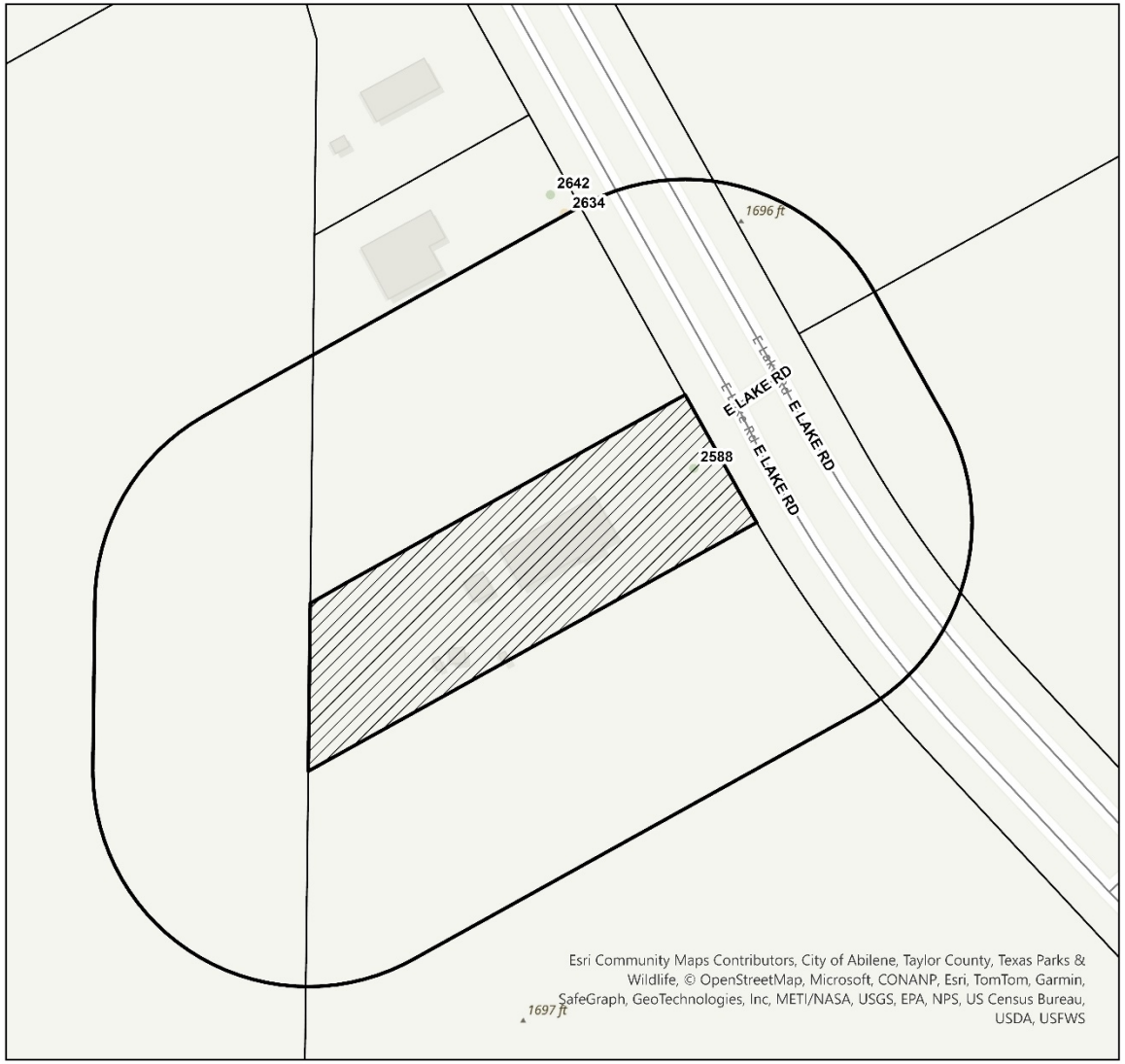
PROPERTY VIEWS

CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Notification Buffer
- CUP-2024-09

Address Points

- Current
- Pending

0.02 Miles

0- In Favor-

0- Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The use of the site for a new monopole telecommunications tower is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- The Criteria for Approval in the LDC; and
- Generally accepted planning principles.

Staff Recommendation:

Staff recommends **approval**.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE

1 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24
B	ZONING UPDATE	PN	05/15/24
C	TOWER LOC. UPDATE	PN	05/28/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

OVERALL SITE PLAN

SHEET NUMBER: C-101

REVISION: C

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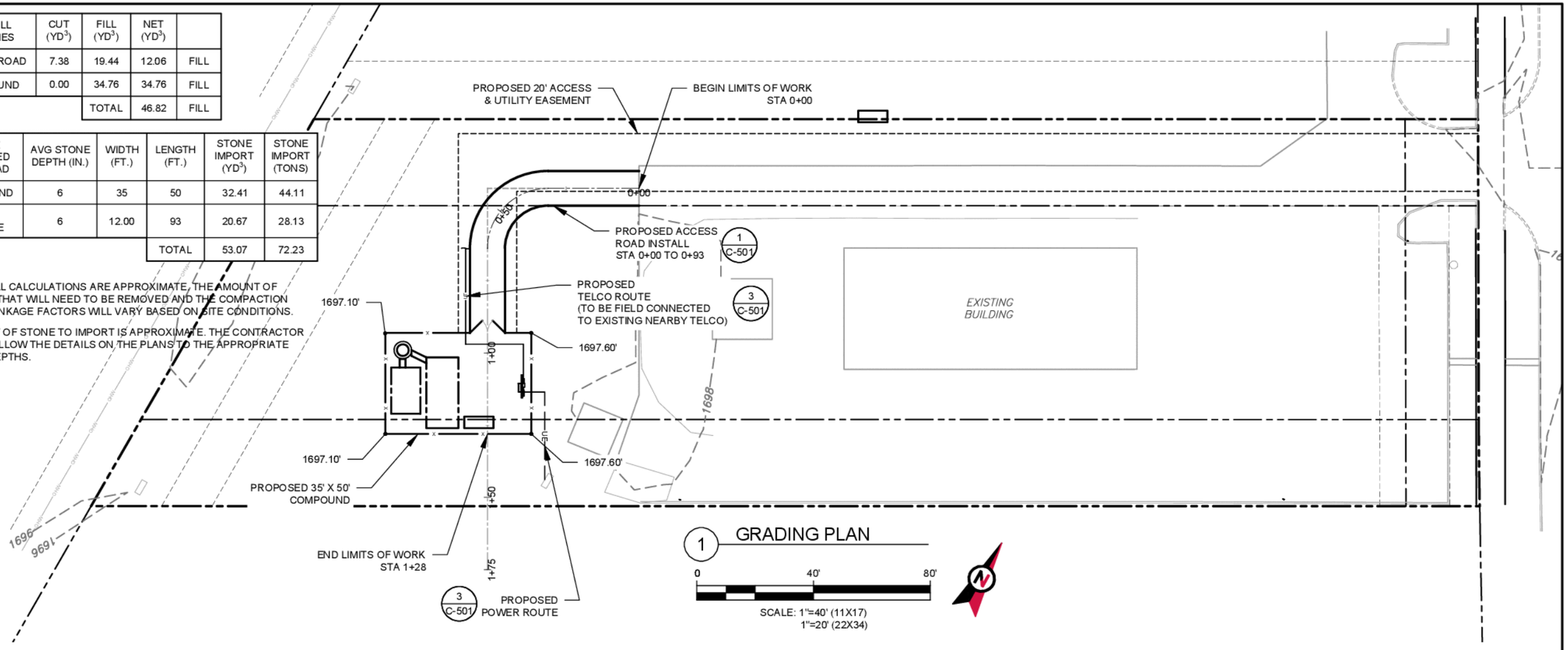
CUT/FILL VOLUMES	CUT (YD^3)	FILL (YD^3)	NET (YD^3)	
ACCESS ROAD	7.38	19.44	12.06	FILL
COMPOUND	0.00	34.76	34.76	FILL
		TOTAL	46.82	FILL

STONE REQUIRED FOR ROAD	AVG STONE DEPTH (IN.)	WIDTH (FT.)	LENGTH (FT.)	STONE IMPORT (YD^3)	STONE IMPORT (TONS)
COMPOUND	6	35	50	32.41	44.11
ROAD COARSE	6	12.00	93	20.67	28.13
			TOTAL	53.07	72.23

* CUT / FILL CALCULATIONS ARE APPROXIMATE, THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.

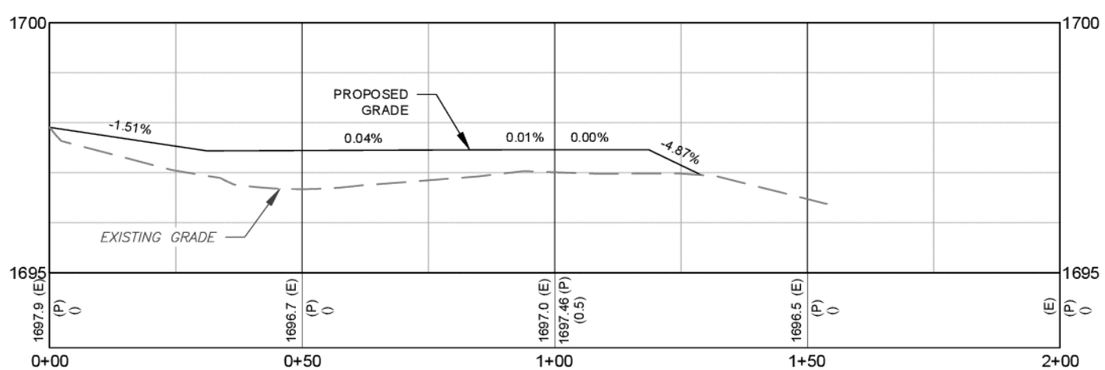
* AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS.



1 GRADING PLAN

0 40' 80'

SCALE: 1"=40' (11X17)
1"=20' (22X34)



2 PROFILE

0 30' 60'

SCALE: 1"=30' (11X17)
1"=15' (22X34)

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24
B	ZONING UPDATE	PN	05/15/24
C	TOWER LOC. UPDATE	PN	05/28/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

GRADING PLAN & PROFILE

SHEET NUMBER: C-201

REVISION: C

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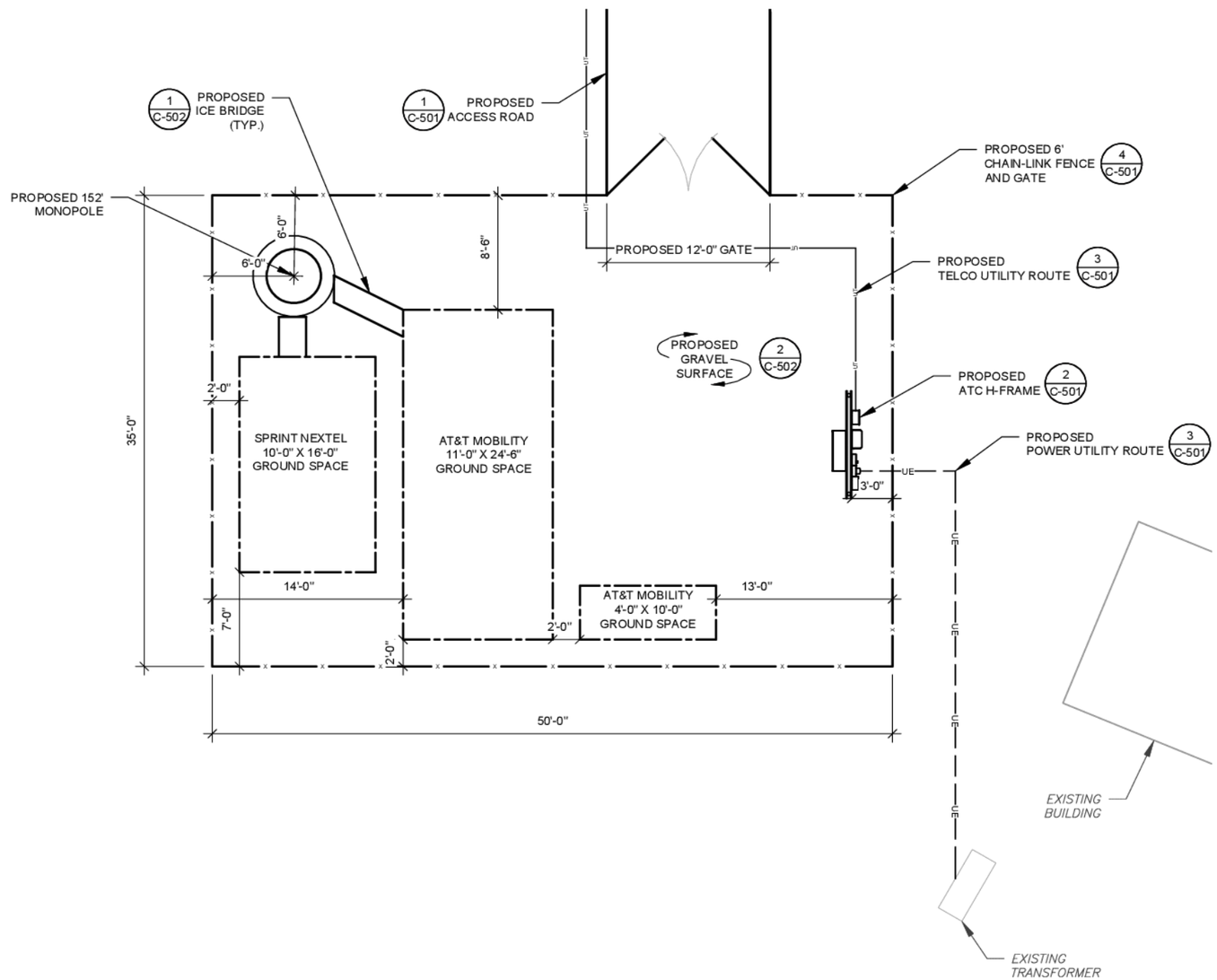

1 COMPOUND PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

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211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

COMPOUND PLAN

SHEET NUMBER: C-401

REVISION: C

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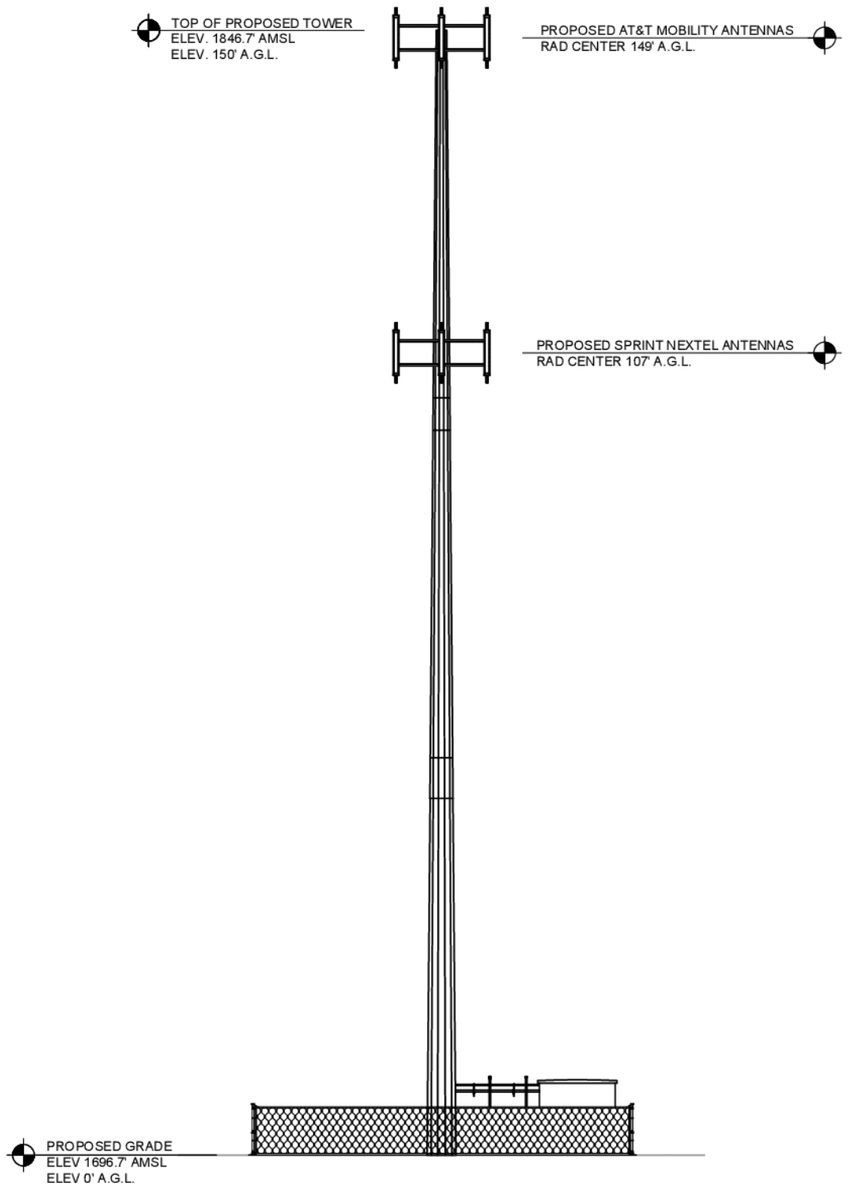
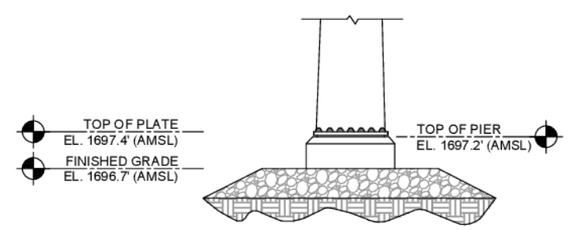


TOWER NOTE:

1. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.



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COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24
B	ZONING UPDATE	PN	05/15/24
C	TOWER LOC. UPDATE	PN	05/28/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

TOWER ELEVATION

SHEET NUMBER: C-402

REVISION: C

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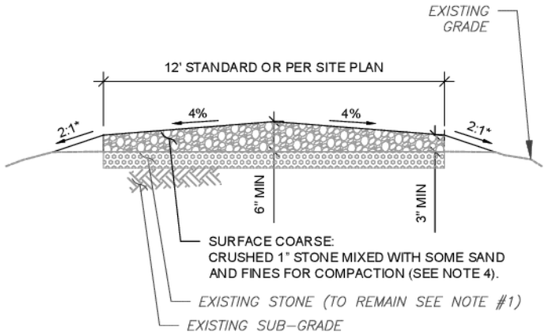
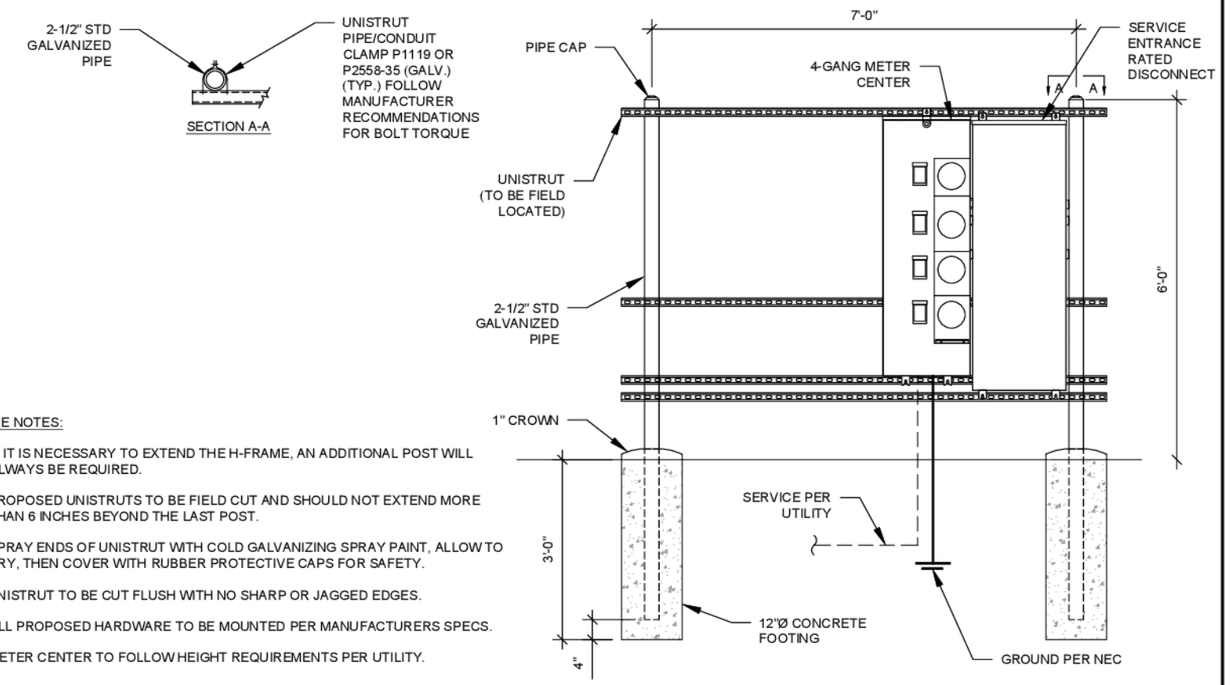


NOTES:
1. CONTRACTOR TO VERIFY EXISTING STONE DEPTH. A TOTAL STONE DEPTH AFTER ROAD REPAIR MUST BE A MINIMUM DEPTH OF 6".
2. TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
3. THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
4. REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
2. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

1 STA 0+00 - 0+93 ACCESS ROAD REPAIR

SCALE: NOT TO SCALE

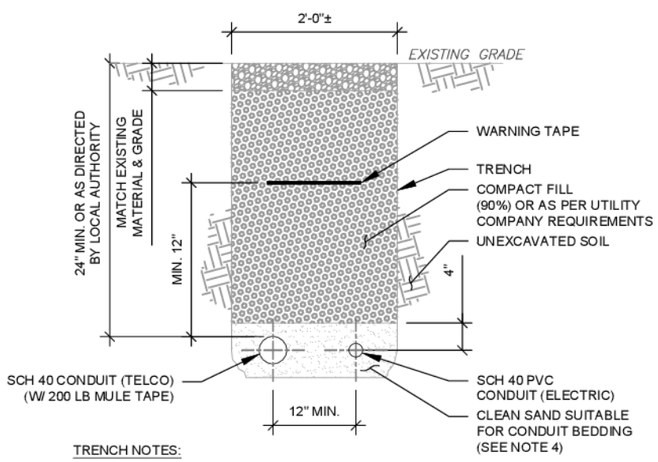


H-FRAME NOTES:

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.
6. METER CENTER TO FOLLOW HEIGHT REQUIREMENTS PER UTILITY.

2 UTILITY H-FRAME

SCALE: N.T.S.

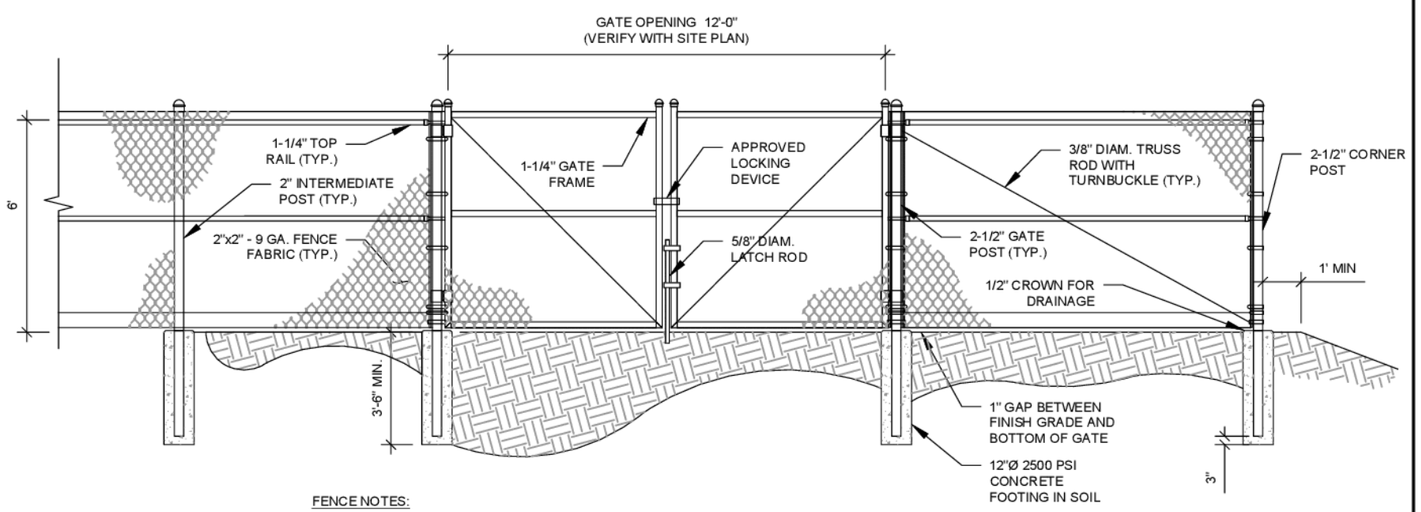


TRENCH NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
2. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
3. CONCRETE ENCASE CONDUIT IN MINIMUM 2" THICK ENVELOPE WHEN INSTALLING UNDER SITE ACCESS ROAD AND EXTEND 6" BEYOND ROAD.
4. CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

3 TELCO AND POWER JOINT TRENCH CONDUIT

SCALE: NOT TO SCALE



FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

4 GATE AND FENCE DETAIL

SCALE: NOT TO SCALE

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1 FENTON MAIN STREET
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SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

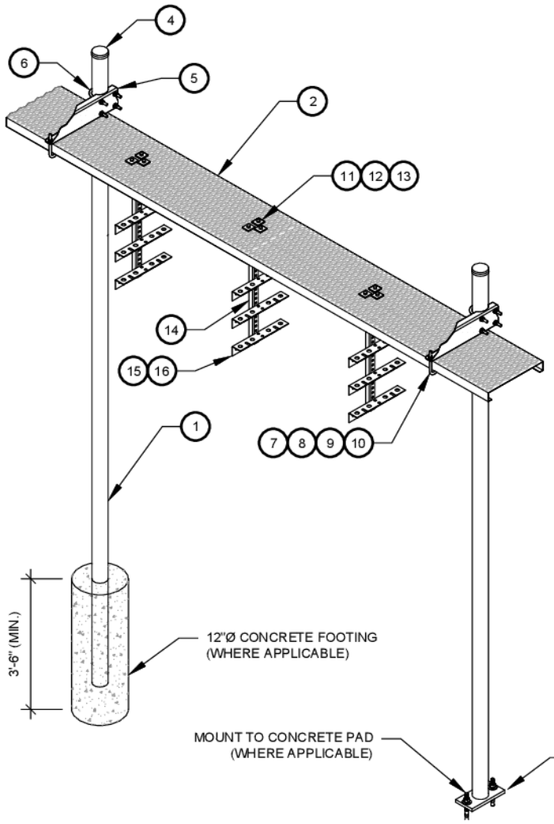
DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

CONSTRUCTION DETAILS

SHEET NUMBER: C-501
REVISION: C

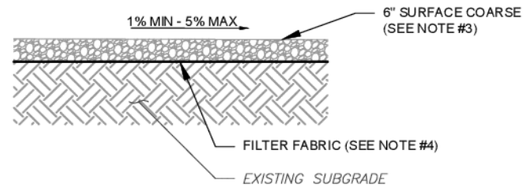
CONSTRUCTION NOTE:

1. WHERE POSSIBLE AND AS APPLICABLE, THE CONTRACTOR SHALL UTILIZE EXISTING ICE BRIDGE, CABLE LADDER, COAX SUPPORTS, AND COAX PORTS. BEFORE UTILIZING, CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW ICE BRIDGE, CABLE LADDER, COAX SUPPORT, AND COAX PORT, AS REQUIRED, WITH THE ATC CONSTRUCTION MANAGER.
2. INSTALL ICE BRIDGE TO ALLOW 7 FEET CLEARANCE ABOVE GRADE TO LOWEST APPURTENANCE.



WB-K210-B WAVEGUIDE BRIDGE KIT - BILL OF MATERIALS (INCLUDED WITH KIT UNLESS NOTED OTHERWISE)					
ITEM	PART NUMBER	DESCRIPTION	ITEM	PART NUMBER	DESCRIPTION
1	MF126.01 MF-130	10'-4" COLUMN & BASE SHOE* 13'-4" PIPE COLUMN	9	GWL-04	1/2" GALV LOCK WASHER
2	WB-CY210	SAFETY GRATING 24" X 10'	10	GN-04	1/2" GALV HEX NUT
3	WBK110BHK	HARDWARE KIT (ITEMS 4-16)	11	GB-03205	3/8" X 2" GALV BOLT KIT
4	PC-034	PIPE CAP 3-1/2"	12	MT-387	SQUARE WASHER, 1-1/2" X 1-1/2" W/ 7/16" HOLE
5	WBLB243.08	24" WAVEGUIDE BRIDGE SUPPORT BRACKET	13	GWF-03	3/8" GALV FLAT WASHER
6	GUB-4356	1/2" X 3-5/8" X 6" GALV U-BOLT	14	WBT243.01	VERTICAL TRAPEZE SECTION
7	WB-JB-6	1/2" J-BOLT	15	GB-03105	3/8" X 1" GALV BOLT KIT
8	GWF-04	1/2" GALV FLAT WASHER	16	WBT243.02	HORIZONTAL TRAPEZE SECTION
CONTRACTOR SHALL USE PARTS MANUFACTURED BY COMMSCOPE OR APPROVED EQUIVALENT. *BASE SHOE NOT INCLUDED IN WB-K210-B KIT, ORDER COLUMN SEPARATELY OR KIT WB-K210-S.					

1 24" WAVEGUIDE BRIDGE KIT
SCALE: NOT TO SCALE



NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT IBC. REVIEW WITH PROJECT MANAGER AND GEOTECT PRIOR TO CONSTRUCTION.
3. SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 3/4" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE.
4. PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE:US FABRICS: US 230 OR APPROVED EQUIVALENT. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

2 COMPOUND CROSS SECTION
SCALE: NOT TO SCALE

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STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

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DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

CONSTRUCTION DETAILS

SHEET NUMBER: C-502
REVISION: A

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ATC CAUTION AND NO TRESPASSING SIGN

ATC RF WARNING AND FCC NUMBER SIGN

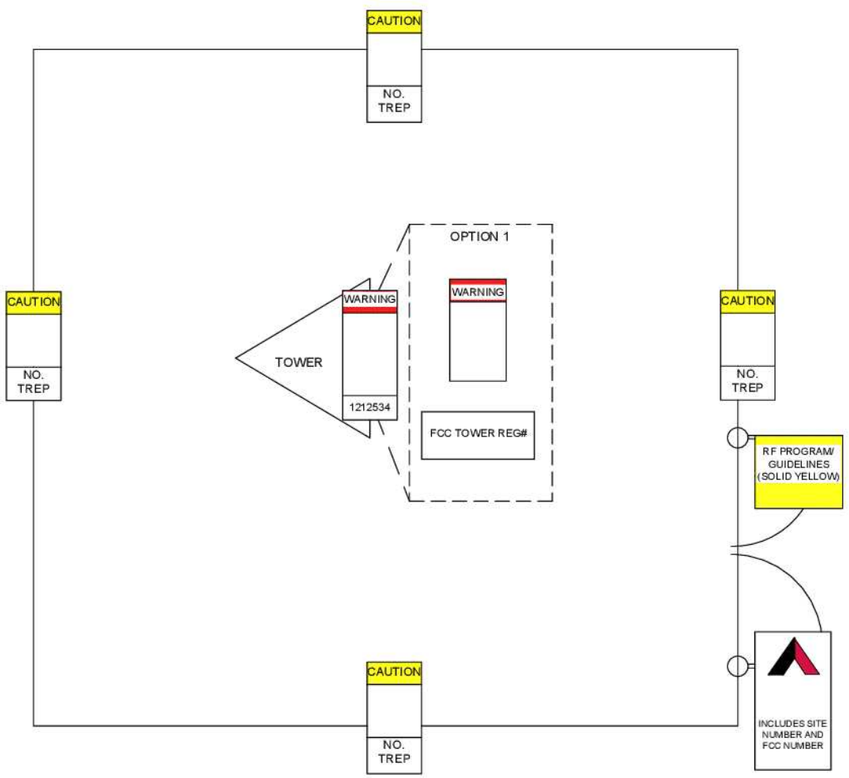
FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

ATC RF PROGRAM NOTICE SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

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SIGNAGE

SHEET NUMBER:	REVISION:
C-503	A

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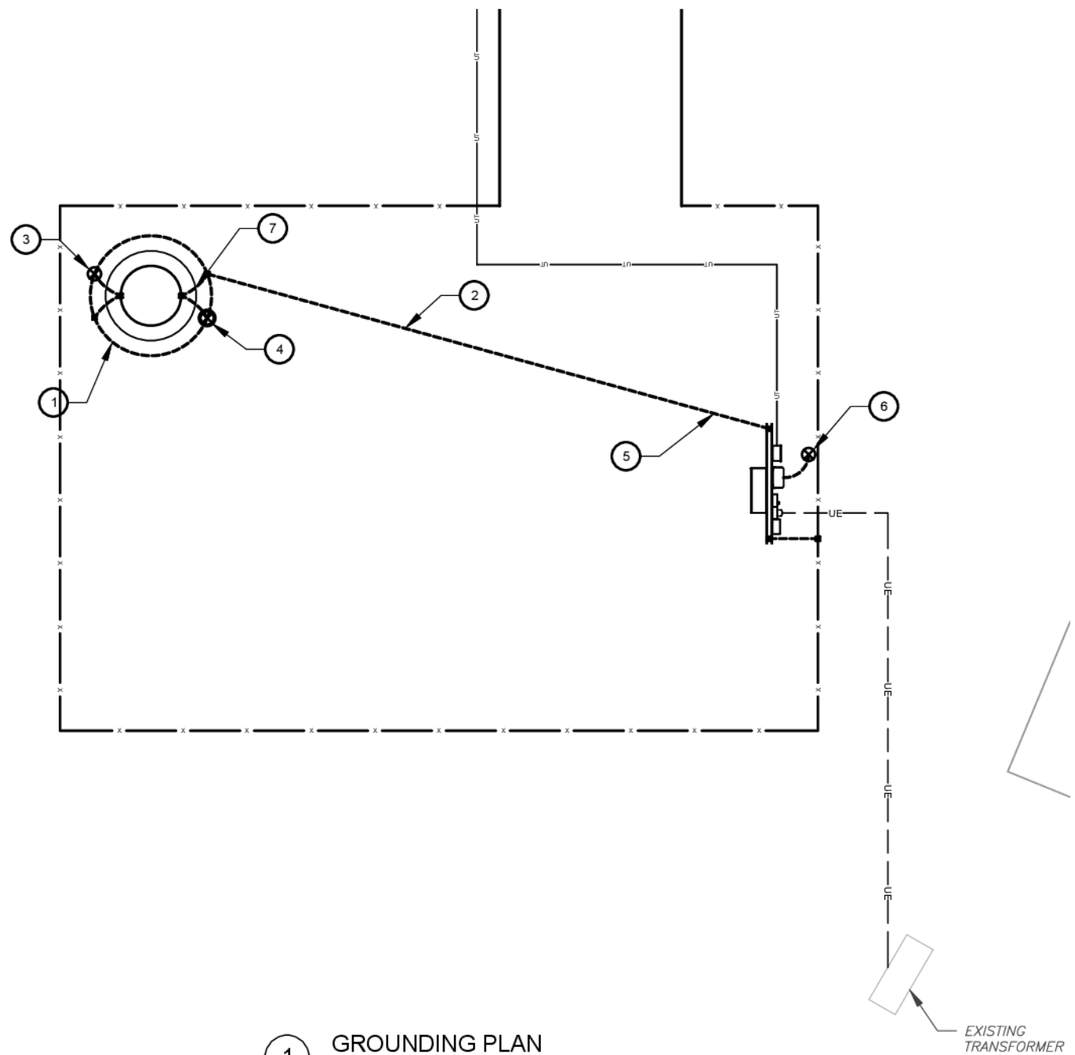

1 GROUNDING PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

1. #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
2. #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
3. 3/4Ø" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
4. 3/4Ø" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
5. BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
6. SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
7. TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
   1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOBILIZATION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE IS GREATER THAN 10 OHMS COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- GROUND WIRE
- EXOTHERMIC WELD
- MECHANICAL WELD
- COPPER GROUND ROD
- TEST WELL

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ATC LEGACY #:	309604

GROUNDING LAYOUT

SHEET NUMBER: E-401

REVISION: C

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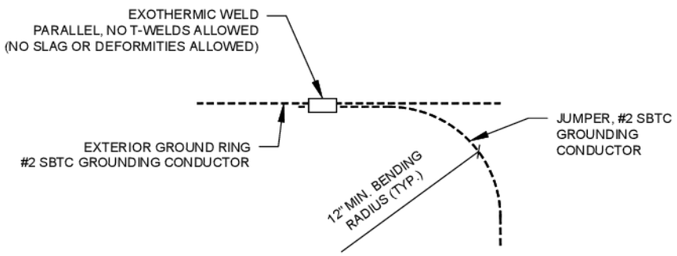
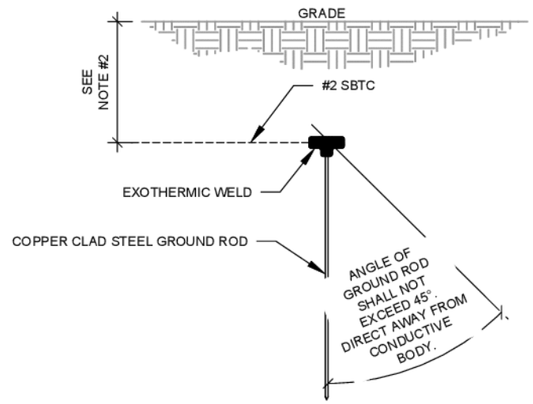
NOTES:

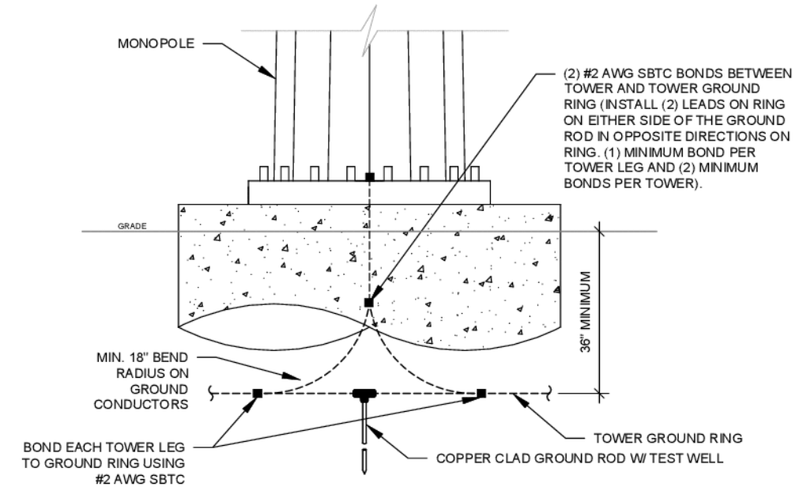
1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



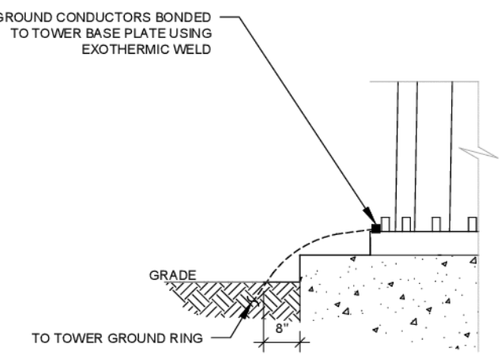
1 TIE CONNECTION DETAIL
SCALE: N.T.S.



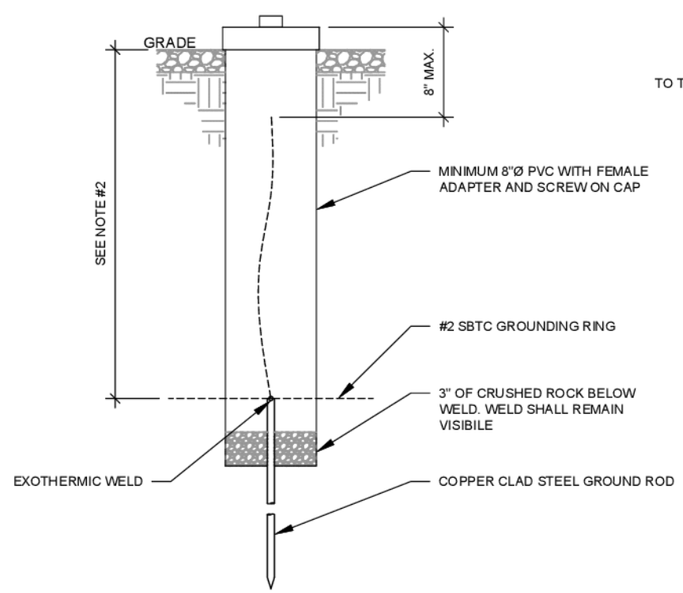
2 GROUND ROD DETAIL
SCALE: N.T.S.



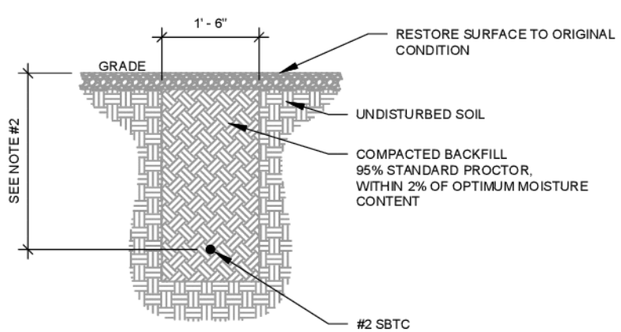
3 TOWER GROUNDING (FRONT)
SCALE: N.T.S.



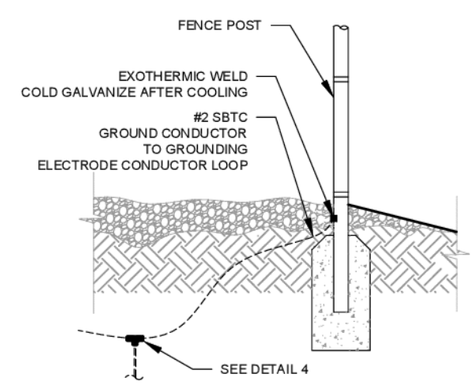
6 TOWER GROUNDING (SIDE)
SCALE: N.T.S.



5 TEST WELL DETAIL
SCALE: N.T.S.



4 GROUND CONNECTION TRENCH DETAIL (STD.)
SCALE: N.T.S.



7 FENCE GROUNDING DETAIL
SCALE: N.T.S.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

ELECTRICAL DETAILS

SHEET NUMBER: E-501
REVISION: A

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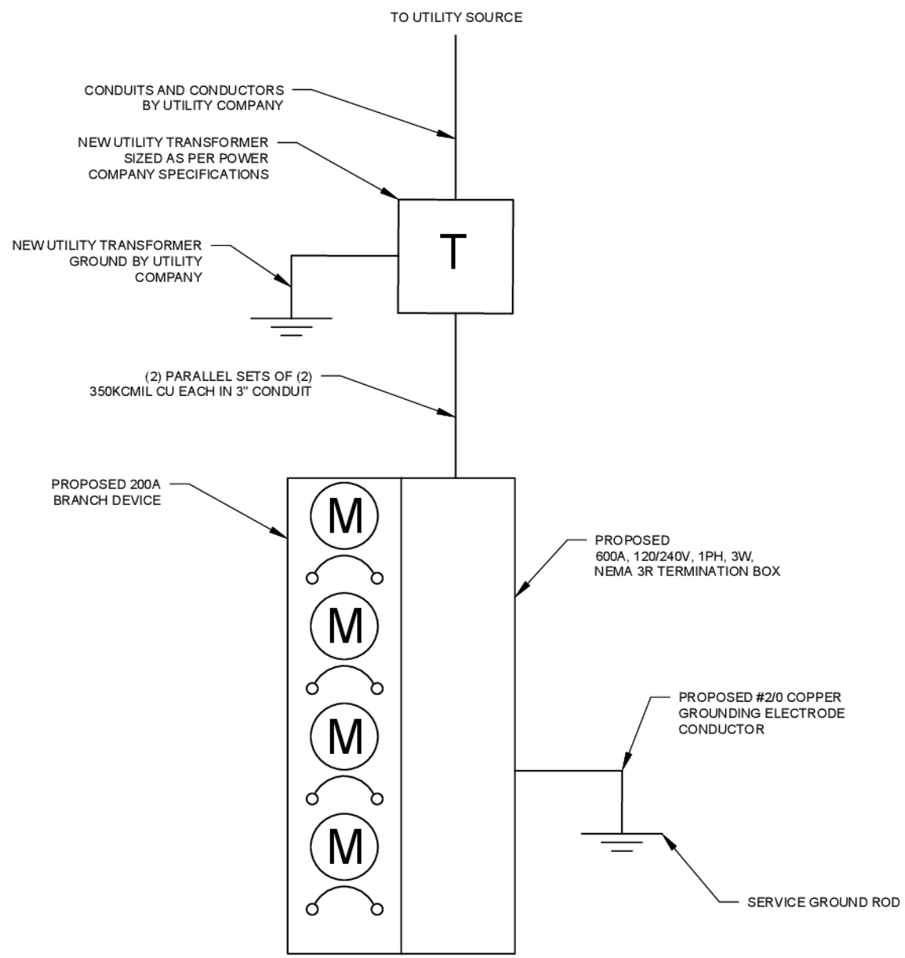

1 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

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A	PRELIM	TA	02/14/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER: E-601

REVISION: A

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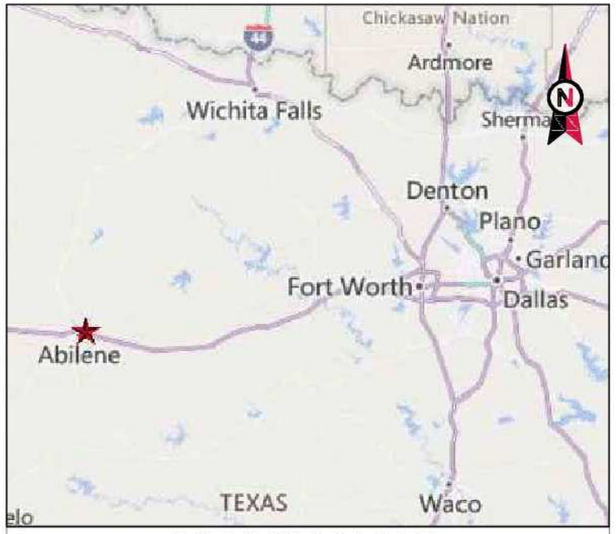

VICINITY MAP

AMERICAN TOWER®

SITE NAME: STRELO COCA COLA TX
SITE NUMBER: 211926
SITE ADDRESS: TBD
ABILENE, TX 79601

LOCATION MAP

STRATEGIC RELOCATION ZONING DRAWINGS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2015 INTERNATIONAL BUILDING CODE (IBC)
2. 2020 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

SURVEY INFORMATION

1. TOPOGRAPHY AND BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY PLAN DATED 12/06/23 BY POINT TO POINT LAND SURVEYORS

UTILITY COMPANIES

POWER COMPANY: UNKNOWN
PHONE: N/A

TELEPHONE COMPANY: UNKNOWN
PHONE: N/A

811
Know what's below.
Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

TBD
ABILENE, TX 79601
COUNTY: TAYLOR

GEOGRAPHIC COORDINATES:

LATITUDE: 32.47945
LONGITUDE: -99.69069167
GROUND ELEVATION: 1692' AMSL

ZONING INFORMATION:

JURISDICTION: TAYLOR COUNTY
PARCEL NUMBER: 1005127

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

BETTY ROSE'S HOLDINGS LLC
2588 E LAKE ROAD
ABILENE, TX 79601

ENGINEER:

ATC TOWER SERVICES
1 FENTON MAIN STREET SUITE 300
CARY, NC 27511

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR THE ZONING FOR THE CITY OF ALBIENE. THESE PLANS REPRESENT PROPOSED SITE DEVELOPMENTS.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50db AT THE PROPERTY LINES.

PROJECT LOCATION DIRECTIONS

FROM ABILENE:

HEAD EAST ON S 1ST STREET, AND USE THE LEFT 2 LANES TO TURN LEFT ONTO TREADAWAY BLVD. IN ABOUT 2 MILES, TURN RIGHT ONTO AMBLER AVE AND CONTINUE ONTO TX-351 E. IN ABOUT HALF A MILE, TURN RIGHT ONTO E LAKE RD/E PHANTOM HILL RD. DESTINATION SHOULD BE ON THE LEFT IN ABOUT 0.1 MILES.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	C	05/28/24	PN
G-002	GENERAL NOTES	A	02/14/24	TA
V-101	*ALTA SURVEY			
V-102	*EXISTING CONDITIONS & TOPOGRAPHY PLAN			
C-101	OVERALL SITE PLAN	C	05/28/24	PN
C-201	GRADING PLAN & PROFILE	C	05/28/24	PN
C-401	COMPOUND PLAN	C	05/28/24	PN
C-402	TOWER ELEVATION	C	05/28/24	PN
C-501	CONSTRUCTION DETAILS	C	05/28/24	PN
C-502	CONSTRUCTION DETAILS	A	02/14/24	TA
C-503	SIGNAGE	A	02/14/24	TA
E-401	GROUNDING LAYOUT	C	05/28/24	PN
E-501	ELECTRICAL DETAILS	A	02/14/24	TA
E-601	ELECTRICAL ONE LINE DIAGRAM	A	02/14/24	TA
R-601	SPECIAL INSPECTIONS WORKSHEET	A	02/14/24	TA

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24
B	ZONING UPDATE	PN	05/15/24
C	TOWER LOC. UPDATE	PN	05/28/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

TITLE SHEET

SHEET NUMBER: G-001
REVISION: C

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
3. A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
4. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
5. STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
7. ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
8. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
9. IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
10. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
11. FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
12. SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
13. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
14. THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
18. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING FENCE AS SHOWN ON SITE PLAN.
2. INSTALL GRAVEL.
3. INSTALL PROPOSED CHAIN-LINK FENCE AS SHOWN ON PLANS.
4. CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL ANY REQUIRED ICE BRIDGES PER ATC SPECIFICATIONS.
6. DECONSTRUCT EXISTING TOWER ONLY ONCE THE PROPOSED TOWER IS ERECTED AND IN FULL WORKING CONDITION.
7. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C-150, TYPE 1 OR 2
REINFORCEMENT:	ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS:	ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE:	ASTM C-33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
   A. CONCRETE CAST AGAINST EARTH: 3"
   B. ALL OTHER CONCRETE: 2"
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
14. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
15. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
16. UNLESS OTHERWISE NOTED:
   A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
17. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
19. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
22. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
25. SLAB ON GROUND
   A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
   B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

1. THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
2. ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
3. VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
4. INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
5. SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
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SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24
△			
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ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	A

CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.	Y	SI			✔		
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	Y	GC	✔				
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	Y	SI	✔				
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✔	✔	
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED.	N	SI					
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED.CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	N	SI					
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	N	SI					
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL.DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3"-6" CLEAN STONE).	N	SI					
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	N	SI					
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	N	SI					
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	Y	SI			✔	✔	
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	Y	GC / TA			✔		
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✔	✔	
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	Y	SI			✔	✔	
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✔	✔	
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✔		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	Y	SI			✔		
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✔		

NOTE:
1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.
2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

TABLE KEY:
SI - ATC APPROVED SPECIAL INSPECTOR
GC - GENERAL CONTRACTOR
CX - CONSTRUCTION
CM - CONSTRUCTION MANAGER
TA - 3RD PARTY TESTING AGENCY
ATC - AMERICAN TOWER CORPORATION

COMMENTS:

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ATC TOWER SERVICES, LLC
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SUITE 300
CARY, NC 27511
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REV.	DESCRIPTION	BY	DATE
A	PRELIM	TA	02/14/24

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
TBD
ABILENE, TX 79601

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER: R-601

REVISION: A

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PROJECT SUMMARY

FIELD SURVEY DATE: 12/06/2023

SITE ADDRESS: 2588 E LAKE RD, ABILENE, TX 79601

PARCEL INFORMATION:
OWNER: BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
ADDRESS: PO BOX 3101, ABILENE, TX 79604
APN: 1005127

TOTAL AREAS:
PARENT PARCEL: 1.345 ACRES ± (PER PLAT)
ATC AREA: 0.2296 ACRES ±

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 32°28'45.83" N (32.479387)
LONGITUDE: 99°41'20.24" W (-99.688622)
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 1696.7
*BUILDINGS ARE BASED ON GRID NORTH (TEXAS NC)

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X – AREA OF MINIMAL FLOOD HAZARD. COMMUNITY PANEL NO.: 48441C0227F DATED: 07/06/2012

*THIS SPECIFIC PURPOSE ALTA SURVEY IS FOR THE ATC AREA AND EASEMENTS ONLY AND WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON. BOUNDARY INFORMATION SHOWN HEREON WAS BEING COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED. THIS SURVEY IS NOT INTENDED TO BE USED OR RELIED UPON BY ANY PARTY OTHER THAN AMERICAN TOWER CORPORATION AND CANNOT BE USED BY ANY PARTY FOR ANY OTHER PURPOSE, INCLUDING RECORDING.

ENCROACHMENT STATEMENT
PORTION OF ATC AREA WITHIN 30' ZONING SETBACK ALONG SOUTHERN PROPERTY LINE.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE PARENT PARCEL VIA EAST LAKE ROAD, A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE PARENT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND/OR LEICA TS12. SEE GNSS NOTES FOR GNSS EQUIPMENT.

8. NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

9. BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

10. BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

VICINITY MAP

NTS

ZONING INFORMATION

ZONE: GR

*ALL SITE RESTRICTIONS SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

LEGAL DESCRIPTION

30' ACCESS & UTILITY EASEMENT – AS SURVEYED:

TOGETHER WITH A 30-FOOT WIDE EASEMENT LYING AND BEING IN SURVEY 25, ABSTRACT NO. 1008, BLIND ASYLUM LANDS, CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.345 ACRE TRACT SHOWN ON A PLAT TITLED LOT 1, BLOCK A, BETTY ROSE'S ADDITION AS RECORDED IN CABINET 4, SLIDE 239, TAYLOR COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 6859575.8513 E: 1601682.2550;

THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST LAKE ROAD, NORTH 29°18'53" WEST, 119.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 60°59'52" WEST, 339.40 FEET TO A POINT;

THENCE, SOUTH 29°00'08" EAST, 58.88 FEET TO THE ENDING AT A POINT.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

ATC AREA – AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEY 25, ABSTRACT NO. 1008, BLIND ASYLUM LANDS, CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.345 ACRE TRACT SHOWN ON A PLAT TITLED LOT 1, BLOCK A, BETTY ROSE'S ADDITION AS RECORDED IN CABINET 4, SLIDE 239, TAYLOR COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 6859575.8513 E: 1601682.2550;

THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST LAKE ROAD, NORTH 29°18'53" WEST, 119.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 60°59'52" WEST, 339.40 FEET TO A POINT;

THENCE, SOUTH 29°00'08" EAST, 58.88 FEET TO A POINT;

THENCE, NORTH 60°59'56" EAST, 15.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 29°00'04" EAST, 60.00 FEET TO A POINT;

THENCE, SOUTH 60°59'56" WEST, 60.00 FEET TO A POINT;

THENCE, NORTH 29°00'04" WEST, 60.00 FEET TO A POINT;

THENCE, NORTH 60°59'56" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0826 ACRES (3,600 SQUARE FEET), MORE OR LESS.

PARENT PARCEL – AS PROVIDED (PER OF NO. ATC-164863-C):

LOT 1, BLOCK A, BETTY ROSE'S ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET NO. 4, SLIDE NO. 239, PLAT RECORDS, TAYLOR COUNTY, TEXAS.

PARCEL ID 1005127 (GEO ID: 102503001100)

THIS BEING THE SAME PROPERTY CONVEYED TO BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM PAK HARRIS ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP IN A DEED, DATED OCTOBER 18, 2021 AND RECORDED OCTOBER 19, 2021 AS INSTRUMENT 2021 00023564.

NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 1, 2023, BEING OF NO ATC-164863-C. FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS. THE COMMITMENT CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

10(B) EASEMENT FOR UNDERGROUND FACILITIES DELIVERED KENNETH M. JOWN; AND SOUTHWESTERN BELL TELEPHONE COMPANY, DATED MAY 10, 1977 AND RECORDED MAY 11, 1977 IN (BOOK) 1057 (PAGE) 155 (INSTRUMENT) 7289, IN TAYLOR COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL – PLOTTABLE ITEMS SHOWN HEREON.]

10(D) INGRESS/EGRESS EASEMENT BETWEEN DOUG HORNE, AS THE CHIEF MANAGER OF HORNE RE-ABILENE, LLC; AND KENNETH L. MUSGRAVE, DATED JULY 9, 2012 AND RECORDED SEPTEMBER 20, 2012 IN (INSTRUMENT) 2012- 00015607, IN TAYLOR COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL – PLOTTABLE ITEMS SHOWN HEREON.]

10(I) INGRESS/EGRESS EASEMENT BETWEEN DOUG HORNE, AS THE CHIEF MANAGER OF HORNE RE-ABILENE, LLC; AND KENNETH L. MUSGRAVE, DATED JULY 9, 2012 AND RECORDED OCTOBER 11, 2012 IN (INSTRUMENT) 2012- 16729, IN TAYLOR COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL – PLOTTABLE ITEMS SHOWN HEREON.]

10(J) NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT AS SET FORTH, DEFINED, LOCATED AND RESERVED BY HORNE RE-ABILENE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, GRANTOR IN DEED GRANTED TO PAK HARRIS ENTERPRISES, LTD BY DOCUMENT DATED OCTOBER 15, 2015 RECORDED OCTOBER 16, 2015 UNDER CLERK'S DOCUMENT NO.2015-00016480 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF TAYLOR COUNTY, TEXAS

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL – PLOTTABLE ITEMS SHOWN HEREON.]

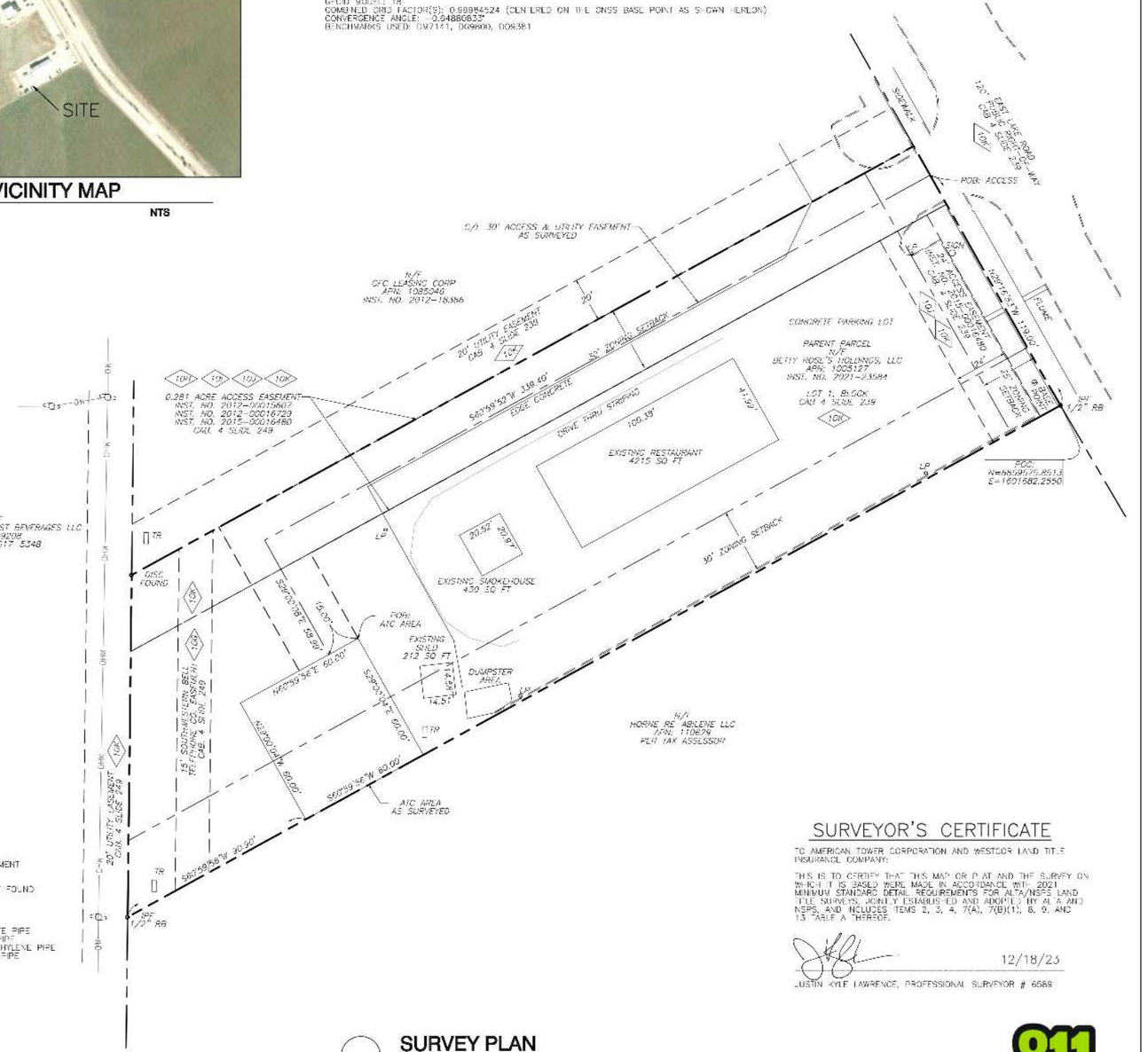
10(K) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED JUNE 26, 2015 AND RECORDED SEPTEMBER 21, 2015 IN (BOOK) 4 (PAGE) 239, (INSTRUMENT) 2015-00014767 IN TAYLOR COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL – PLOTTABLE ITEMS SHOWN HEREON.]

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.24 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATES OF SURVEY: 12/06/2023
DATUM / EPOCH: NAD 83(2011)(EPOCH: 2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99954524 (CENTERED ON THE GNSS BASE POINT AS SHOWN HEREON)
CONVERGENCE ANGLE: -0.6480833°
BENCHMARKS USED: DM7141, DG9900, DG8381



SURVEY LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
RB	REBAR
UP	UTILITY POLE
FH	FIRE HYDRANT
OU	OVERHEAD UTILITY
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
B	ICE BRIDGE
BP	ICE BRIDGE POLE
A/C	AIR CONDITIONING
TYP	TYPICAL
CP	CONCRETE PAD
GC	GROUND COVER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
R/W	RIGHT OF WAY
PCS	UTILITY POLE

EXISTING PROPERTY
EXISTING ADJ. PROPERTY
EXISTING EASEMENT
EXISTING CHAIN LINK FENCE
EXISTING BARB WIRE FENCE
EXISTING STORM DRAIN LINE
EXISTING OVER-HEAD WIRE
EXISTING GROUND SPACE

SURVEYOR'S CERTIFICATE

TO AMERICAN TOWER CORPORATION AND WESTCOR LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, AND 13 TABLE A THEREOF.

12/18/23

JUSTIN KYLE LAWRENCE, PROFESSIONAL SURVEYOR # 6589

SURVEY PLAN

0 60' 120'

SCALE: 1"=60' (11X17)
1"=30' (22X34)

811 Know what's below. Call before you dig.

AMERICAN TOWER ®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE, OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	INITIAL RELEASE	JSD	12/18/23

ATC SITE NUMBER:

211926

ATC SITE NAME:

STRELO COCA COLA TX

SITE ADDRESS:
2588 E LAKE ROAD,
ABILENE, TAYLOR COUNTY, TX 79601

STATE OF TEXAS REGISTERED JUSTIN KYLE LAWRENCE 6589 PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION; THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND; THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

TEXAS REGISTRATION NO. 10194197

SURVEY BY:
POINT TO POINT
LAND SURVEYORS
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(p) (678) 565-4440
(f) (678) 565-4497
(w) pointtopointsurvey.com

P2P JOB NO: 231563TX

DRAWN BY:	JSD
APPROVED BY:	JKL
DATE DRAWN:	12/18/23
ATC JOB NO:	211926

*ALTA SURVEY

SHEET NUMBER:	REVISION:
V-101	0
SHEET 1 OF 2	

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PROJECT SUMMARY

FIELD SURVEY DATE: 12/06/2023

SITE ADDRESS: 2588 E LAKE RD, ABILENE, TX 79601

PARCEL INFORMATION:
OWNER: BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
ADDRESS: PO BOX 3101, ABILENE, TX 79604
APN: 1005127

TOTAL AREAS:
PARENT PARCEL: 1.345 ACRES ± (PER PLAT)
A.C. AREA: 0.2296 ACRES ±

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 32°28'45.83" N (32.479397)
LONGITUDE: 99°41'20.24" W (-99.688022)
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 1696.7
*BEARINGS ARE BASED ON GRID NORTH (TEXAS NC)

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X – AREA OF MINIMAL FLOOD HAZARD. COMMUNITY PANEL NO.: 48441C0227F DATED: 07/06/2012

*THIS SPECIFIC PURPOSE EXISTING CONDITIONS AND TOPOGRAPHY PLAN IS FOR THE ATC AREA AND EASEMENTS ONLY AND WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR DIVIDING, IN FEE, THE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

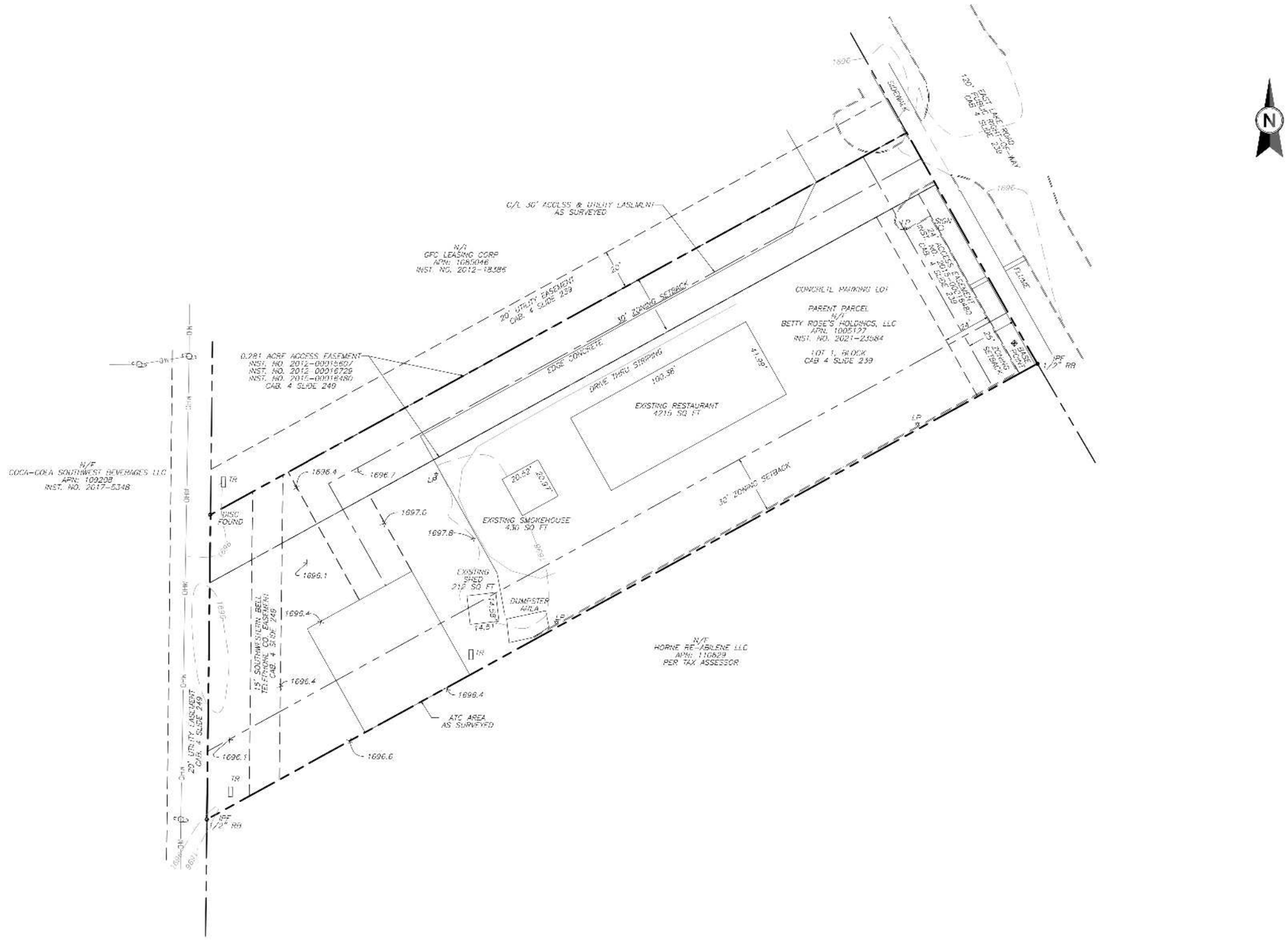
ENCROACHMENT STATEMENT
PORTION OF ATC AREA WITHIN 30' ZONING SETBACK ALONG SOUTHERN PROPERTY LINE.

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

ZONING INFORMATION

ZONE: GR

*ALL SITE RESTRICTIONS SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS



SURVEY LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
RS	RAILWAY
UP	UTILITY POLE
FH	FIRE HYDRANT
OU	OVERHEAD UTILITY
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
IB	ICE BRIDGE
IBP	ICE BRIDGE POLE
A/C	AIR CONDITIONING
TYP	TYPICAL
CP	CONCRETE PAD
GC	GROUND COVER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
R/W	RIGHT OF WAY
⊙U	UTILITY POLE

EXISTING PROPERTY
EXISTING ADJ. PROPERTY
EXISTING EASEMENT
EXISTING CHAIN LINK FENCE
EXISTING BARB WIRE FENCE
EXISTING STORM DRAIN LINE
EXISTING OVER-HEAD WIRE
EXISTING GROUND SPACE

EXISTING CONDITIONS PLAN

0 60' 120'

SCALE: 1"=60' (11X17)
1"=30' (22X34)

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SUITE 100
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0	INITIAL RELEASE	JSD	12/18/23

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

SITE ADDRESS:
2588 E LAKE ROAD,
ABILENE, TAYLOR COUNTY, TX 79601

STATE OF TEXAS REGISTERED JUSTIN KYLE LAWRENCE 6589 PROFESSIONAL LAND SURVEYOR

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TEXAS REGISTRATION NO. 10194197

SURVEY BY:
POINT TO POINT
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(w) pointtopointsurvey.com
P2P JOB NO: 231583TX

DRAWN BY:	JSD
APPROVED BY:	JKL
DATE DRAWN:	12/18/23
ATC JOB NO:	211926

*EXISTING CONDITIONS & TOPOGRAPHY PLAN

SHEET NUMBER:	REVISION:
V-102 SHEET 2 OF 2	0

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THOROUGHFARE CLOSURE TC-2024-02 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 24, 2024
City Council 2nd Reading: November 7, 2024

Applicant
City of Abilene

Case Manager
Adam Holland, Planner

Request
Abandonment of several portions of right-of-way along Oldham Lane (FM 1750) to convey to TxDOT.

Background
Oldham Lane is a state-maintained highway know as FM 1750. TxDOT is considering a project south of East Industrial Boulevard to improve FM 1750. Since TxDOT cannot construct any project on property that the State of Texas does not own, TxDOT has requested that the City of Abilene relinquish the subject sections of right-of-way to the State of Texas.

Assessment

The Development Review Committee reviewed this request and made no comments. The subject properties are currently used as public right-of-way and are proposed to continue to be used as public right-of-way.

Staff Recommendation

Staff recommends **approval** of this request.

Notification

F- Favor
O- Opposed

Property Owner

OWNER	SITUS	PROP_ID	RESPONSE
ALCANTAR MARIO F &	4625 OLDHAM LN	52603	
ARCHER JERRY D & TERRY L	4273 OLDHAM LN	94926	
ARORA HARVINDER S & ISHMEET WALIA	4574 LA HACIENDA DR	108529	
BAKER MICHAEL	4701 BUNNY RUN	1001633	
BIXBY BRUCE D	4425 OLDHAM LN	982520	
BOSWELL JOHN WHITFIELD	5157 BUNNY RUN	1005218	
BRANDSTETTER NICHOLAS W	949 SWIFT WATER DR	110429	
CAMPBELL JIMMY WAYNE &		21057	
CARTER DAVID L & SUZANNE M	4557 OLDHAM LN	94933	
CASSELMAN ROBERT LAWRENCE &	4573 LA HACIENDA DR	108513	

CERDA JADEN RAY & ABBY KRISTYNE	950 SWIFT WATER DR	110445	
CLARK NORMA JEAN	4649 OLDHAM LN	20921	
DENSON MICHAEL RAY	4189 OLDHAM LN	94924	
DEROO ERIK SCOTT &	4733 BUNNY RUN	1001635	
EDWARDS LINDA	5173 BUNNY RUN	1005220	
EICKHOLT KIMBERLY S	5117 BUNNY RUN	1005234	
ERICKSON JULIA	5141 BUNNY RUN	1005216	
FAIRMAN TAVIA &	4817 BUNNY RUN	1001637	
FOX JAMES F & LINDA C	4933 BUNNY RUN	1001642	
HANNER HUNTER & JENNIFER		94928	
HANNER HUNTER & JENNIFER		94927	
HENDERSON SCOTT H & CHAYLA R	5125 BUNNY RUN	1005233	
HODGES NORYLEE	4717 BUNNY RUN	1001634	
HUDSON LAWRENCE M & DONNA F	3557 FM 1750	16043	
KINKADE JACOB WILLIAM & MISHA NICOLE	4257 OLDHAM LN	94925	
LAMBERT PAUL R III & ERIKA L	4502 OLDHAM LN	971140	
LAZAROFF DANIEL & LINDSAY	5165 BUNNY RUN	1005219	
LEACH ALEX JAMES & KATIE ELIZABETH	4949 BUNNY RUN	1001641	
LONGLEY DAVID W & CHARLOTTE R	958 CABALLO DR	971124	
MAYER PETER & FATIMA	4318 LA HACIENDA DR	971130	
MC GUFF KURT	5109 BUNNY RUN	1005235	
MC LEOD WANDA	889 HARDISON LN	75057	
OLDHAM LANE CHURCH	5049 OLDHAM LN	21193	
OLDHAM LANE CHURCH	4709 OLDHAM LN	1061991	
PACK SADDLE PRAIRIE LLC	4833 BUNNY RUN	1001638	
PACK SADDLE PRAIRIE LLC		1005232	
PEREZ JIMMY LEE	958 SWIFT WATER DR	110446	
POWELL GARRISON & BRIANA LOUVIER	4801 BUNNY RUN	1001636	
RED ARMADILLO HOLDINGS LLC	1002X E INDUSTRIAL BL	1010726	
RED ARMADILLO HOLDINGS LLC	948 E INDUSTRIAL BL	1089117	
RL LANDSCAPING LLC	4202 OLDHAM LN	55954	
RL LANDSCAPING LLC	4308 OLDHAM LN	56890	
ROBERTS KENNETH DONALD	5101 BUNNY RUN	1005236	
RYAN JENNIFER &	5025 BUNNY RUN	1005237	
SKEEN TRAVIS & JENNIFER BROOKE	4317 LA HACIENDA DR	971129	
STEVE WEST HOMES LLC	957 SWIFT WATER DR	110428	
STOCKARD RYAN L & DEIDRE A	958 PRADO VERDE DR	108519	
TIDMORE RUSTON KRAIG &	5001 BUNNY RUN	1001640	
TRANTHAM CLARENCE MICHAEL & ETTA	4457 OLDHAM LN	94929	
VAN TRAN NGOC	5017 BUNNY RUN	1001639	
WALKER SAMUEL & KELSEY	4641 OLDHAM LN	206411	
WEST TX STASH LLC	949 E INDUSTRIAL BL	56270	
WILLIS TOMMY L & JILL	4602 OLDHAM LN	108518	

Property ID

OWNER	SITUS	PROP_ID	RESPONSE
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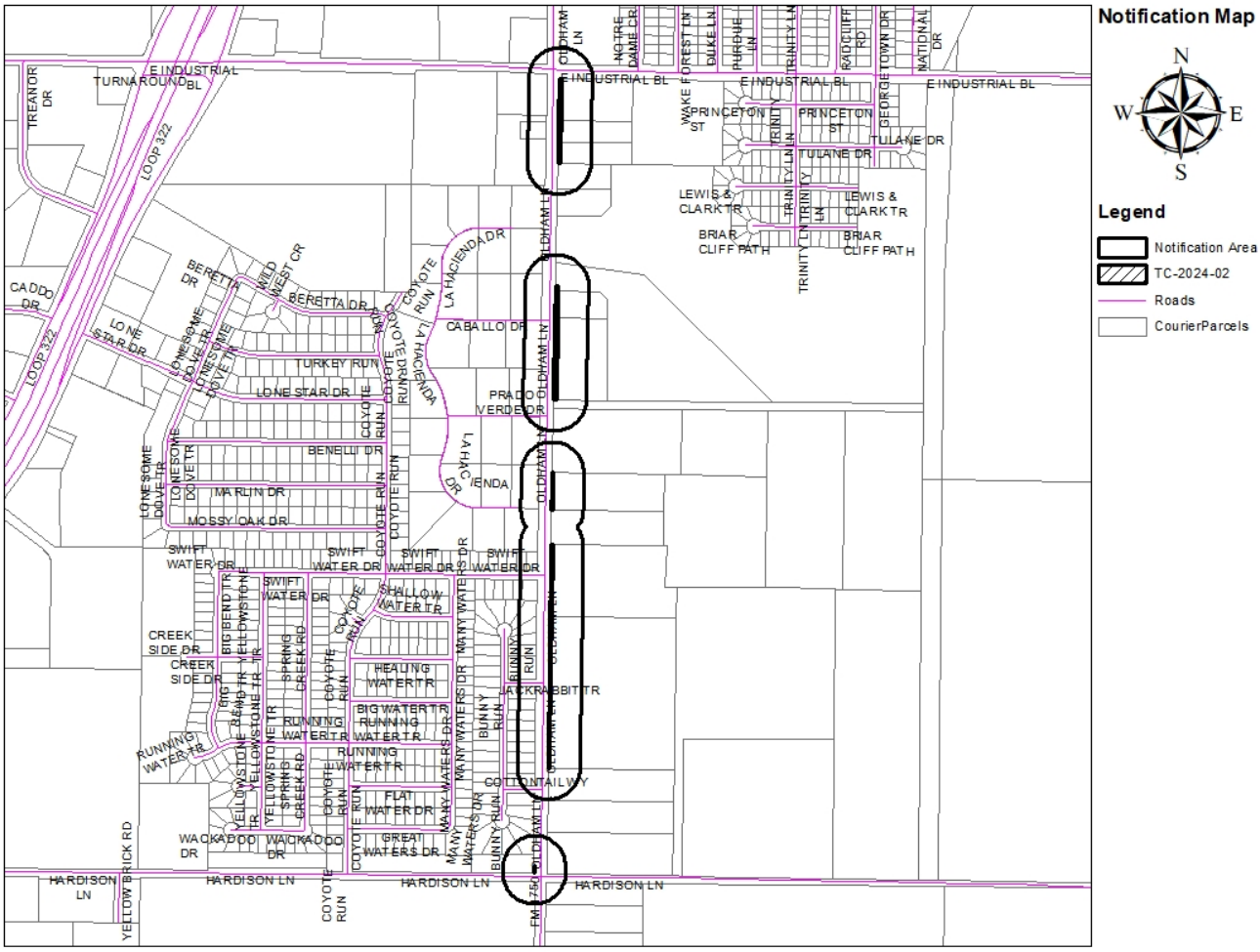
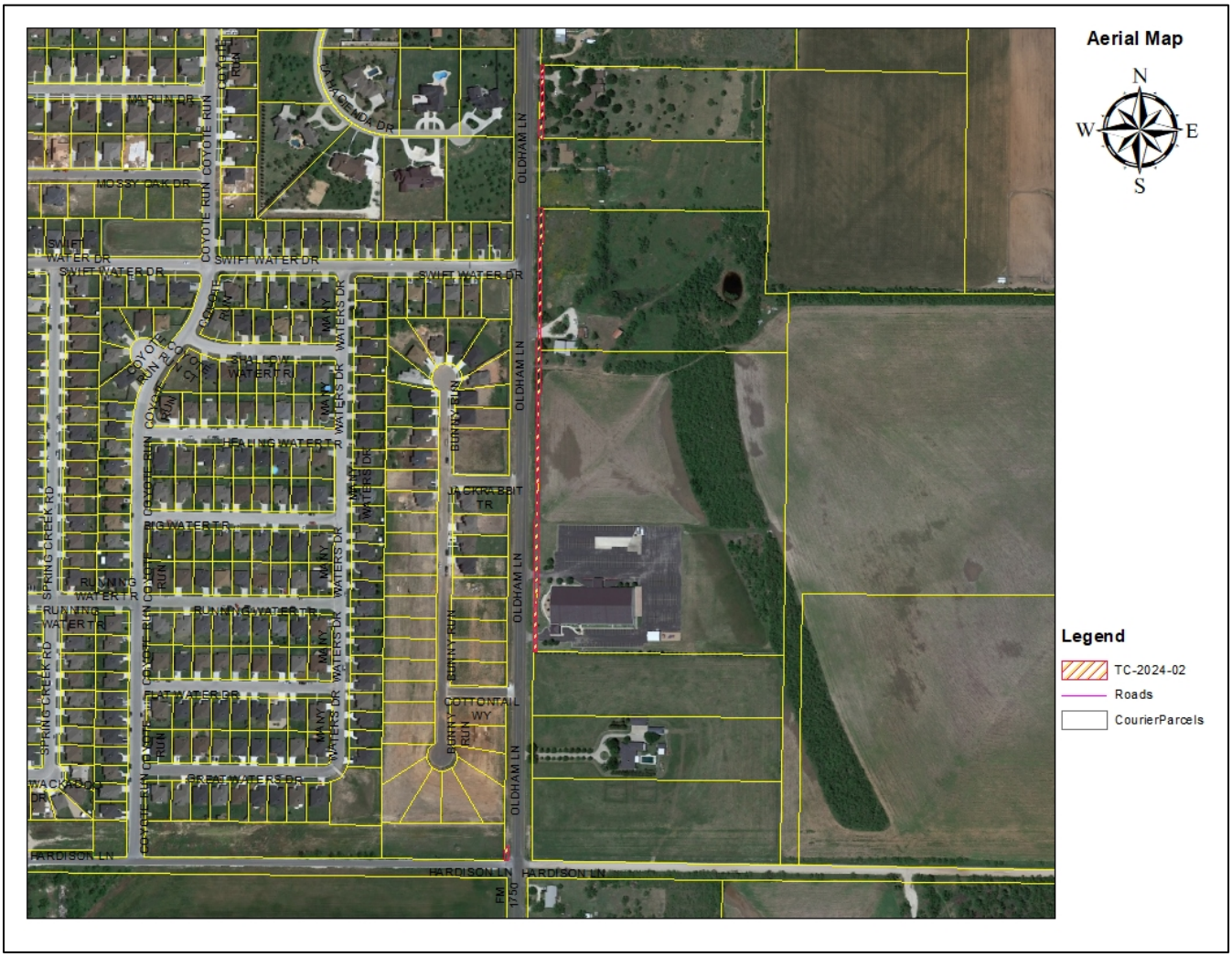
LOCATION MAP



Case # TC-2024-02
September 20, 2024


Aerial Map
N
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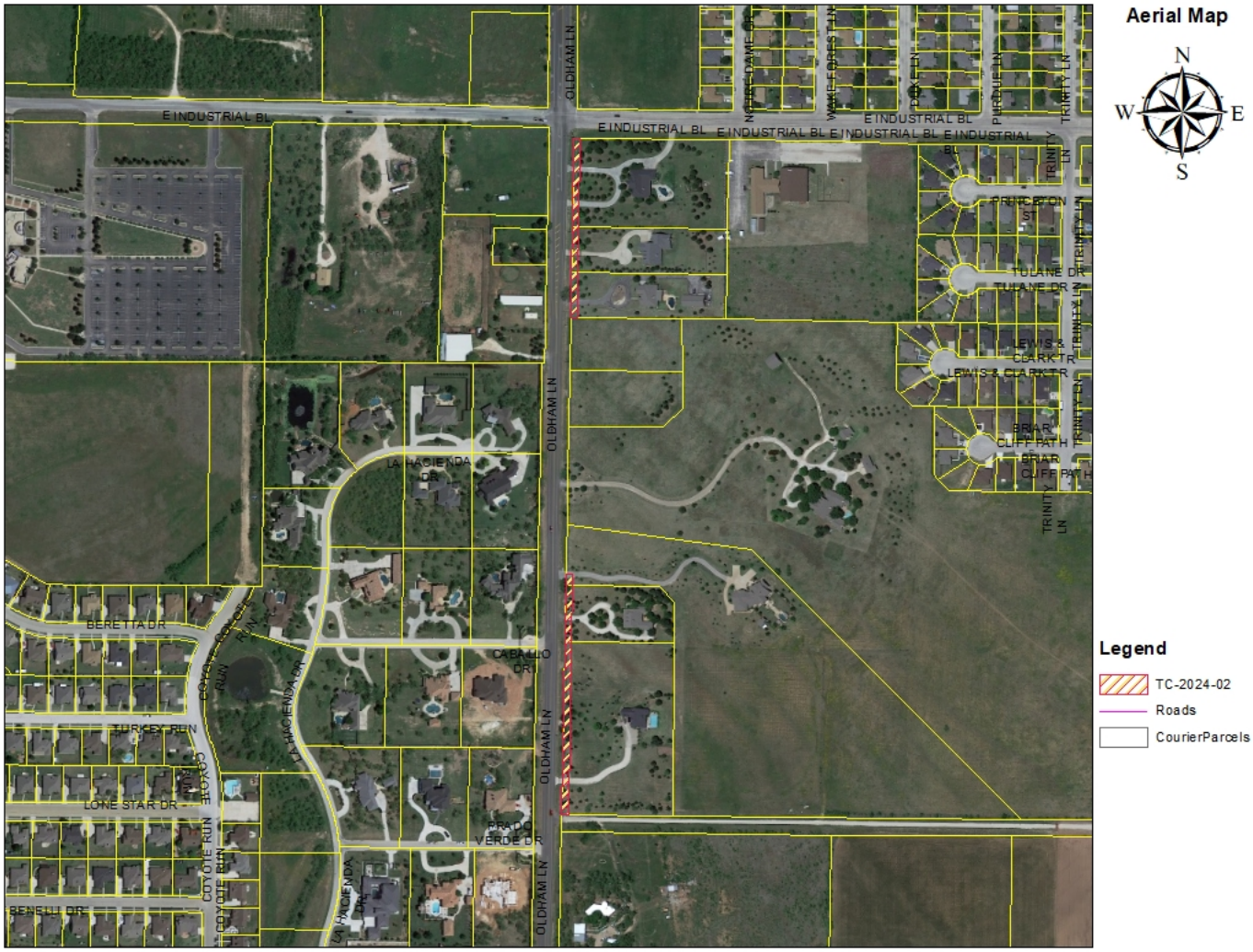
Legend
TC-2024-02
Roads
CourierParcels
OLDHAM LN
HARDISON LN
SWIFT WATER DR
COYOTE RUN
MOSSY OAK DR
SPRING CREEK RD
RUNNING WATER TR
FLOWING WATER TR
BIG WATER TR
MANY WATERS DR
BUNNY RUN
JACKRABBIT TR
COTTONTAIL WY
GREAT WATERS DR
FM 1704


Aerial Map
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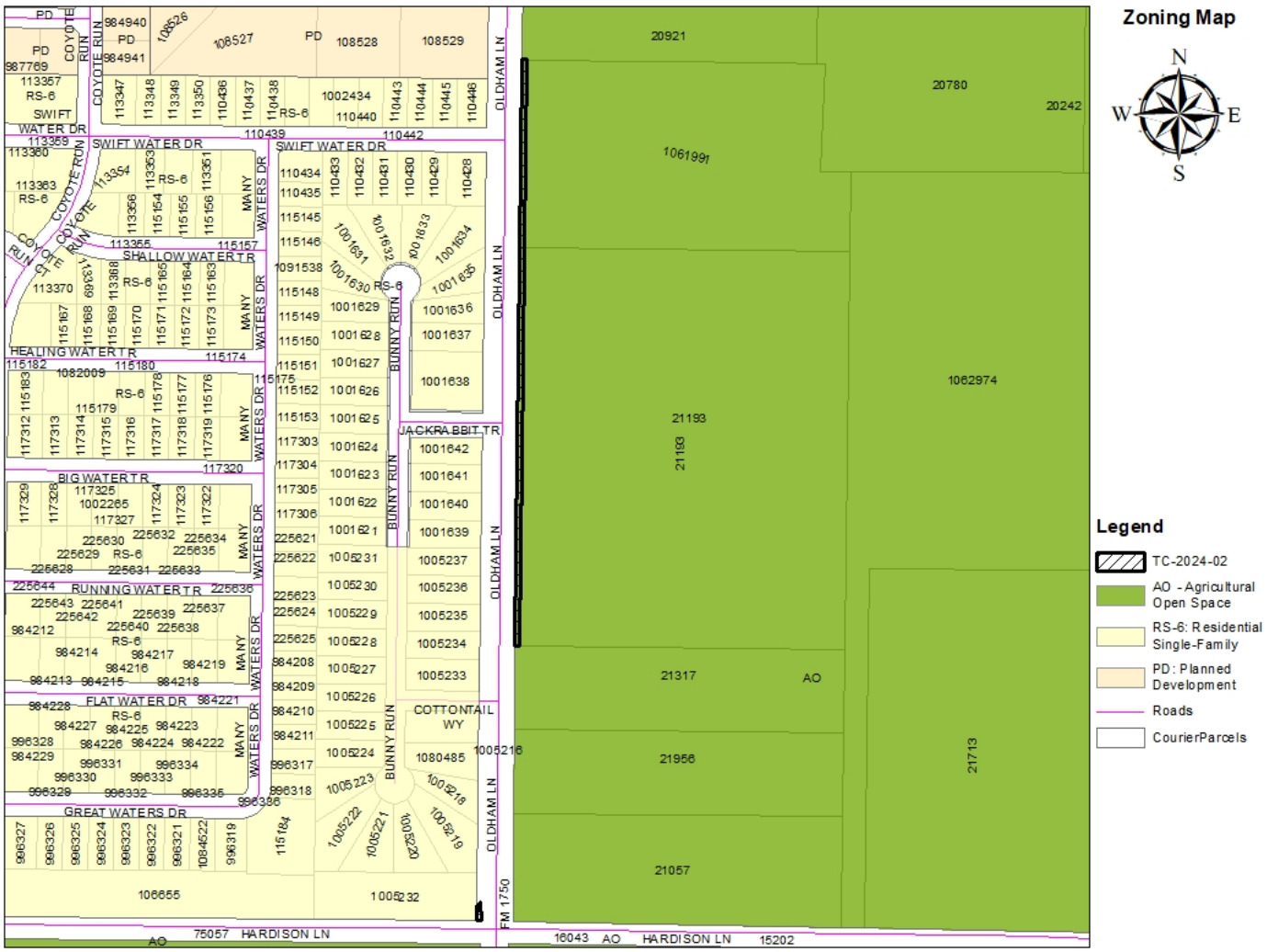
E INDUSTRIAL BL
OLDHAM LN
PRINCETON
TULANE DR
LEWIS & CLARK TR
BRIAR CLIFF PATH
TRINITY LN
LA HACIENDA DR
BERETTA DR
CABALLO DR
TURKEY RUN
LONE STAR DR
PRADO VERDE DR
COYOTE RUN
Legend
TC-2024-02
Roads
CourierParcels

ZONING MA



Case # TC-2024-02
September 20, 2024

Zoning Map
N
W
E
S
Legend
TC-2024-02
AO - Agricultural Open Space
RS-6: Residential Single-Family
CU: College/University
PD: Planned Development
Roads
CourierParcels
LA HACIENDA DR
OLDHAM LN
CABALLO DR
PRADO VERDE DR
COYOTE RUN
BERETTA DR
TURKEY RUN
LONE STAR DR
BENELLI DR
MARLIN DR
MOSSY OAK DR
BRIAR CLIFF PATH
AO
RS-6
CU
PD

Zoning Map
N
W
E
S
Legend
TC-2024-02
AO - Agricultural Open Space
RS-6: Residential Single-Family
MD: Medium Density Residential
CU: College/University
NR: Neighborhood Retail
GC: General Commercial
PD: Planned Development
Roads
CourierParcels
E INDUSTRIAL BL
OLDHAM LN
NOTRE DAME CR
DUKE LN
PURDUE LN
RS-6
TULANE DR
LEWIS & CLARK TR
BRIAR CLIFF PATH
LA HACIENDA DR
COYOTE RUN
BERETTA DR
TURKEY RUN
CABALLO DR
AO
GC
NR
CU
PD
MD

THOROUGHFARE ABANDONMENT REQUEST

Case:	TC-2024-01
Applicant:	City of Abilene
Request:	Abandon certain portions of R.O.W. along Oldham Lane (F.M. 1750) to convey to TxDOT
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	October 1, 2024
City Council Hearing:	October 25, 2024
	November 9, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP 1

Aerial Map

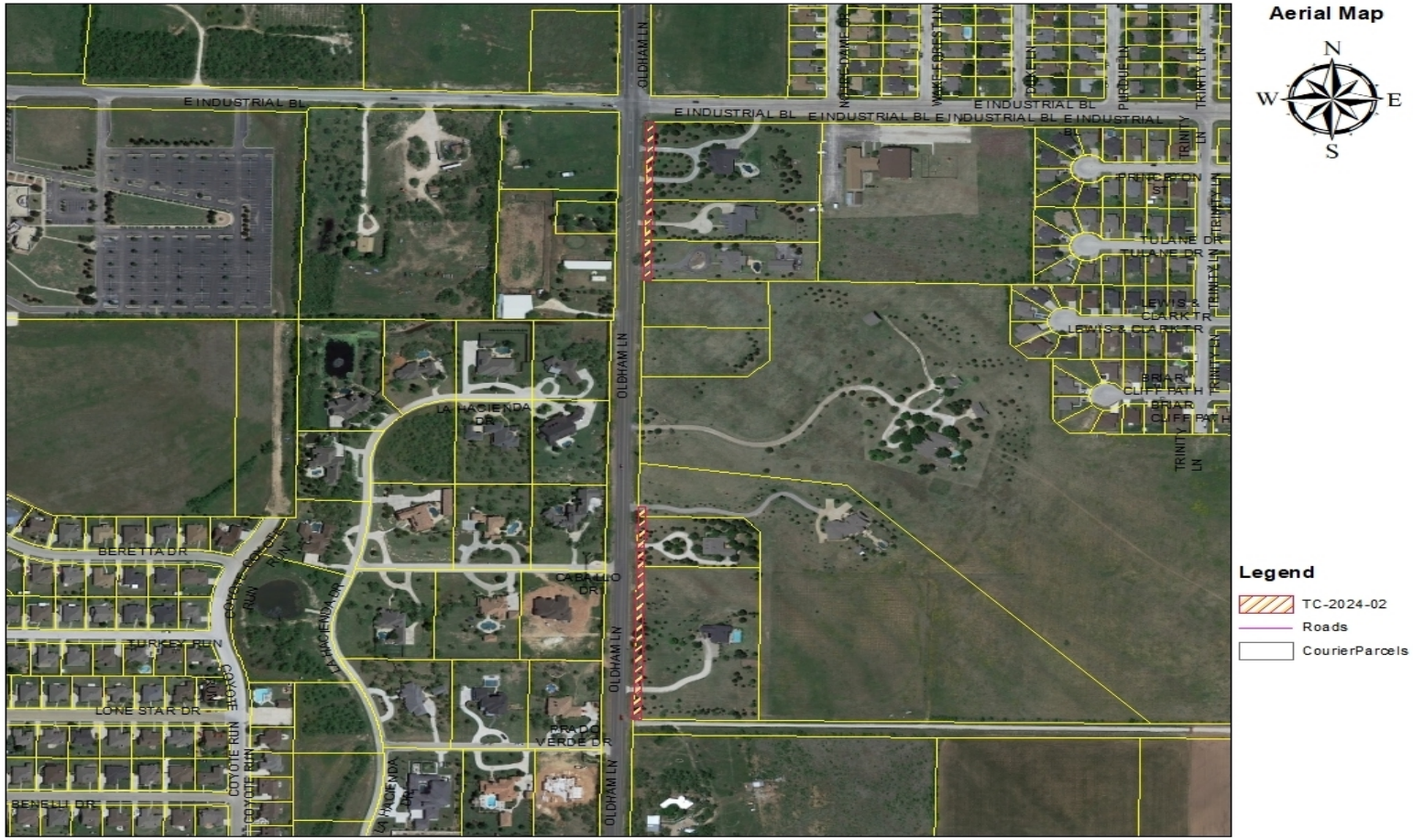
N
W E
S

Legend

- TC-2024-02
- Roads
- CourierParcels

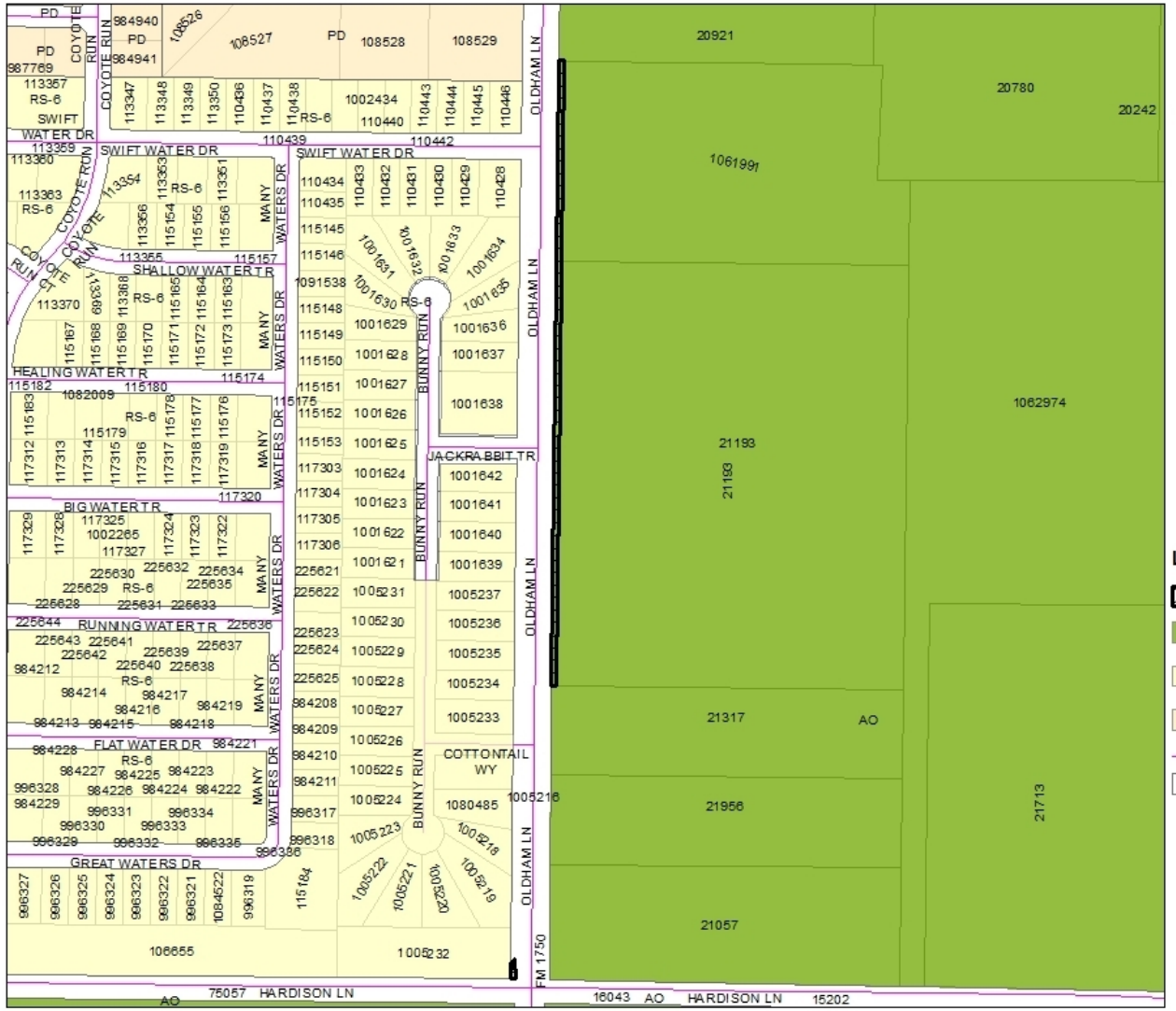
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP 2



CITY OF ABILENE TEXAS

ZONING MAP



Zoning Map

N
W E
S

Arterial

Legend

- TC-2024-02
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- PD: Planned Development
- Roads
- CourierParcels

CITY OF ABILENE TEXAS

ZONING MAP

CITY OF ABILENE TEXAS

ZONING MAP

CITY OF ABILENE TEXAS

VIEWS OF SUBJECT PROPERTY

Subject Property

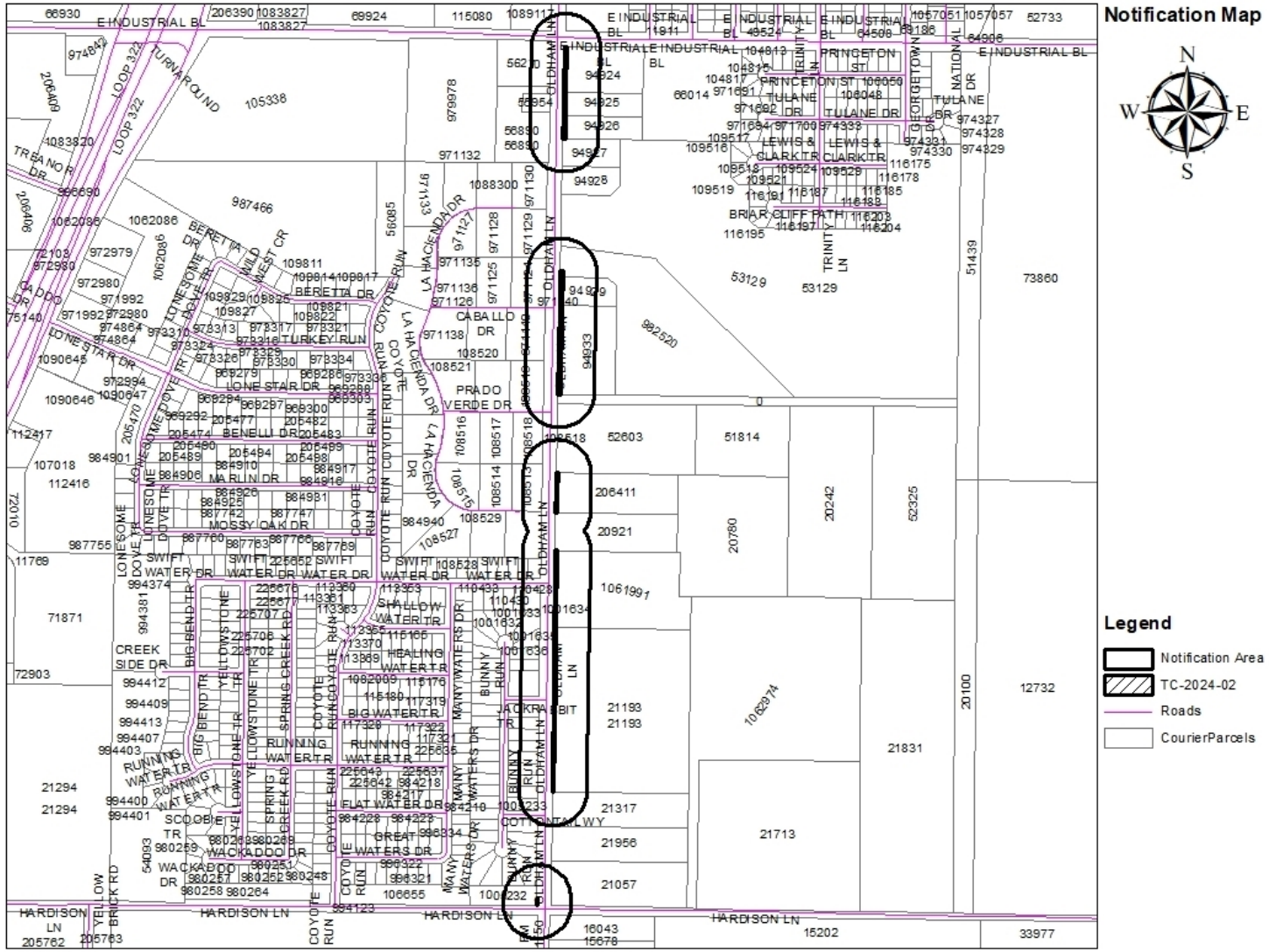
Subject property

Subject Property Hardison

Subject Property E. Industrial Blvd.

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



0- In Favor-

0- Opposed-

0% Opposed

CITY OF ABILENE TEXAS

FINDINGS & RECOMMENDATION

- The purpose of the request is to convey existing right-of-way held by the City of Abilene to the State of Texas to allow TxDOT to make improvements to F.M. 1750.
- The Development Review Committee reviewed this request and had no comments.

Staff recommends **approval.**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ORDINANCE NO. _____

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 24th 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 24th day of October, 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

ORDINANCE NO._____

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.

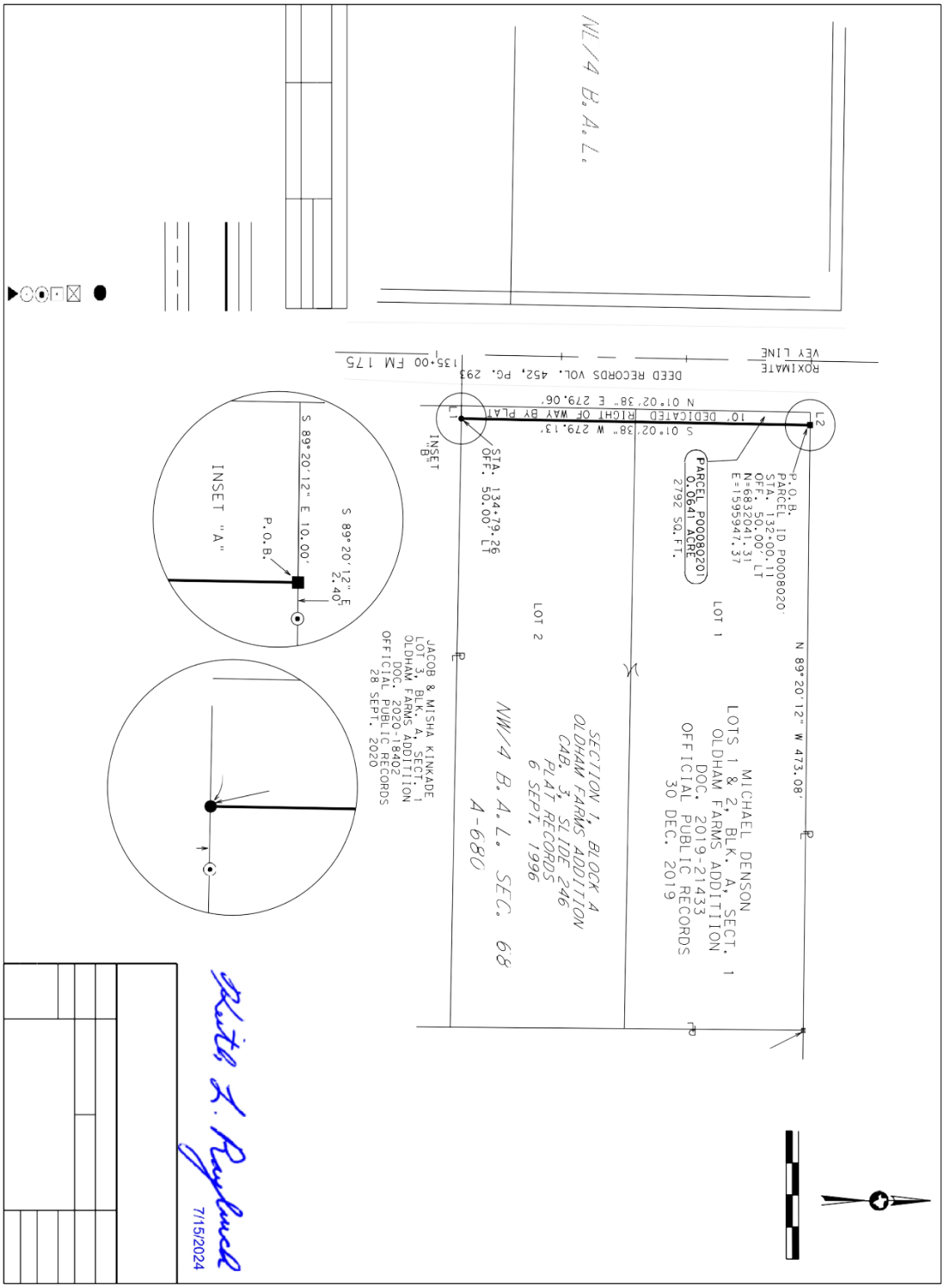
1) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 279.13 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 2, the north line of Lot 3 of said Oldham Farms 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;

ORDINANCE NO._____



ORDINANCE NO._____

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;

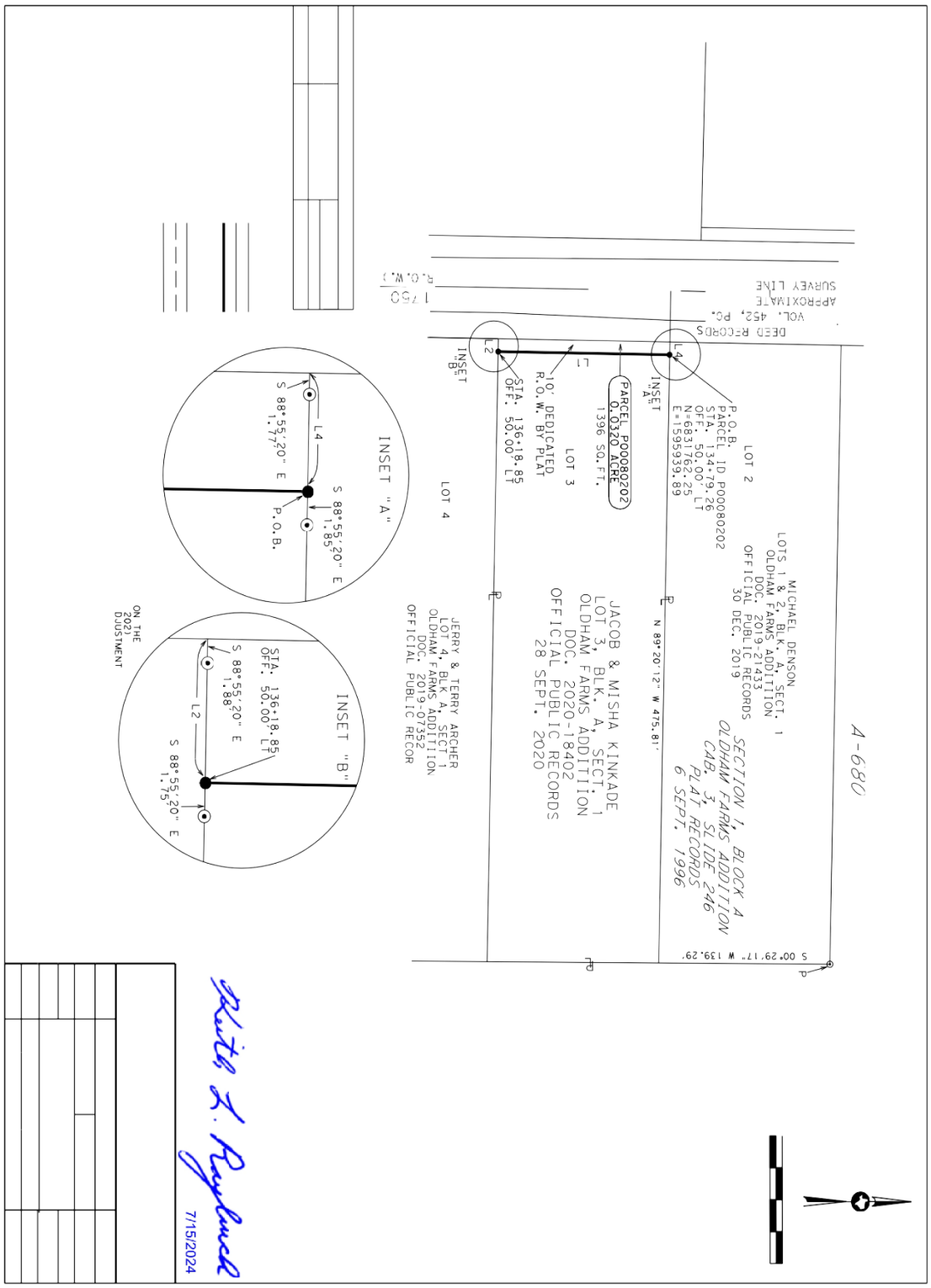
1) THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 139.59 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 3, the north line of Lot 4 of said Oldham Farms 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;

ORDINANCE NO._____



ORDINANCE NO._____

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;

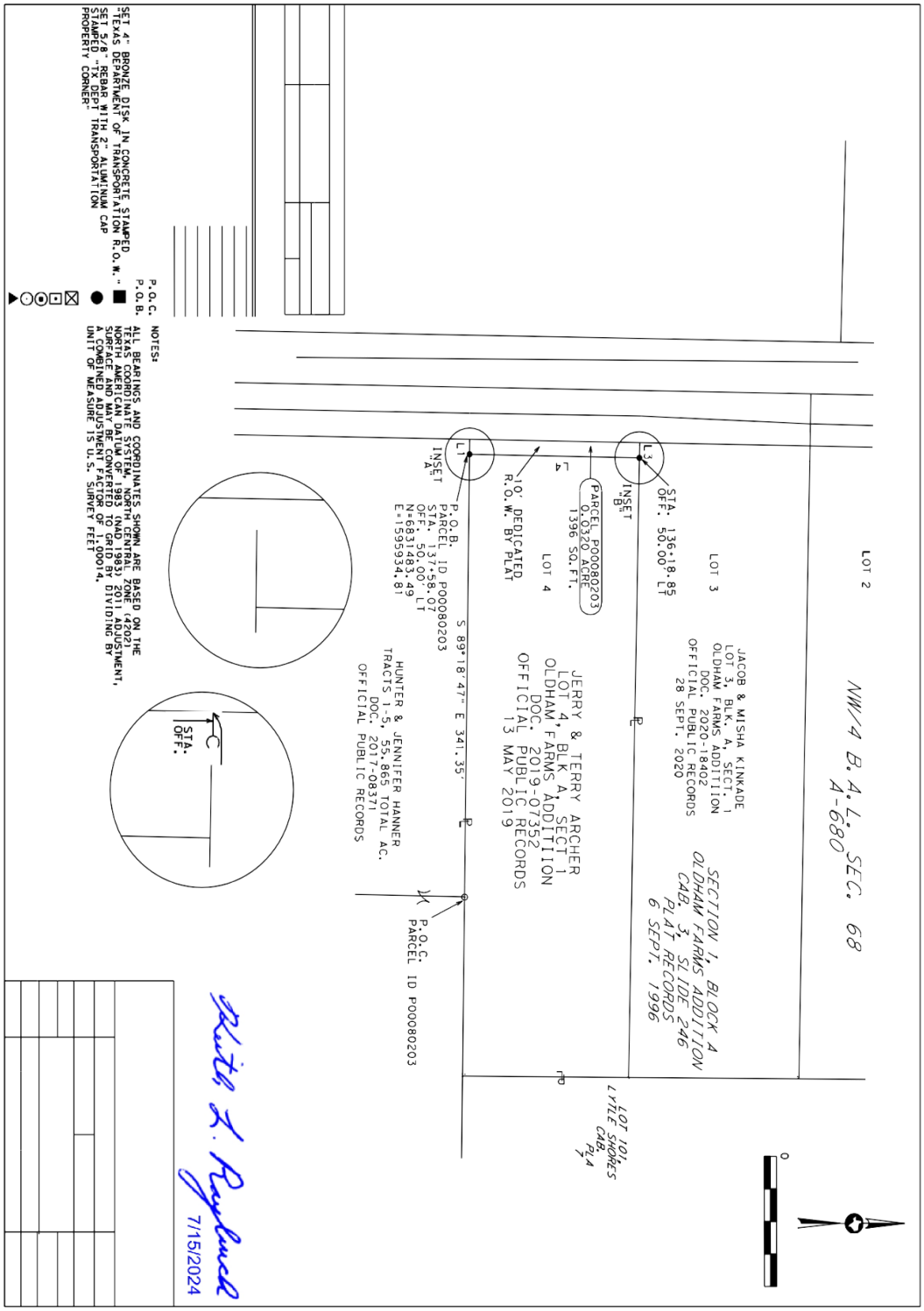
THENCE, North 89 degrees 18 minutes 47 seconds West with the south line of Lot 4, the north line of Lot 5, for a distance of 341.35 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set on the proposed east right of way (R.O.W.) line of FM 1750 for 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;


NWVA B. A. L. SEC. 68
A-680
LOT 2
LOT 3
LOT 4
JACOB & MISHA KINKADE
LOT 3, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2020-18402
OFFICIAL PUBLIC RECORDS
28 SEPT. 2020
SECTION 1, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
PLAT RECORDS
6 SEPT. 1996
LOT 101
LYLE SIMMONS
CAB. 4
PL. 4
STA. 136+18.85
OFF. 50.00' LT
INSET "B"
PARCEL P00080203
0.0320 ACRE
1396 SQ.FT.
10' DEDICATED
R.O.W. BY PLAT
JERRY & TERRY ARCHER
LOT 4, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2019-07352
OFFICIAL PUBLIC RECORDS
13 MAY 2019
S 89°18'47" E 341.35'
P.O.B.
PARCEL ID P00080203
STA. 137+58.07
OFF. 50.00' LT
N=6831483.49
E=1595934.81
INSET "A"
HUNTER & JENNIFER HANNER
TRACTS 1-5, 55.865 TOTAL AC.
DOC. 2017-08371
OFFICIAL PUBLIC RECORDS
P.O.C.
PARCEL ID P00080203
STA.
OFF.
0
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
NOTES:
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE DISTANCES ARE CONVERTED TO GRID BY A COMBINED ADJUSTMENT FACTOR OF 1.00014, DIVIDING BY UNIT OF MEASURE IS U.S. SURVEY FEET
7/15/2024

ORDINANCE NO._____

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.;

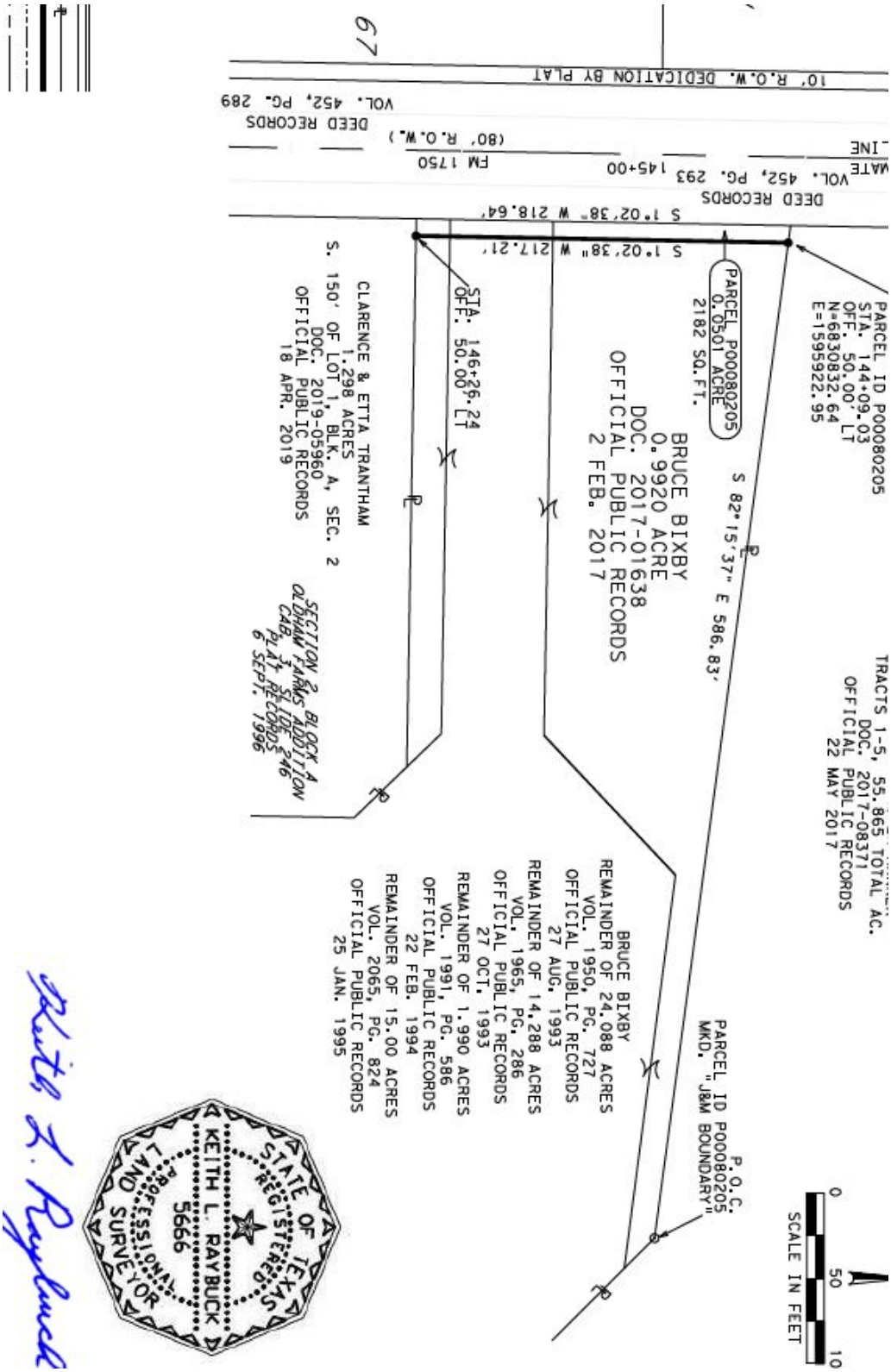
THENCE, North 82 degrees 15 minutes 37 seconds West with the north line of the 0.9920-acre tract, the most northerly south line of the 41.029-acre tract, for a distance of 586.83 feet to a 5/8- inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east 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;



ORDINANCE NO._____

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;

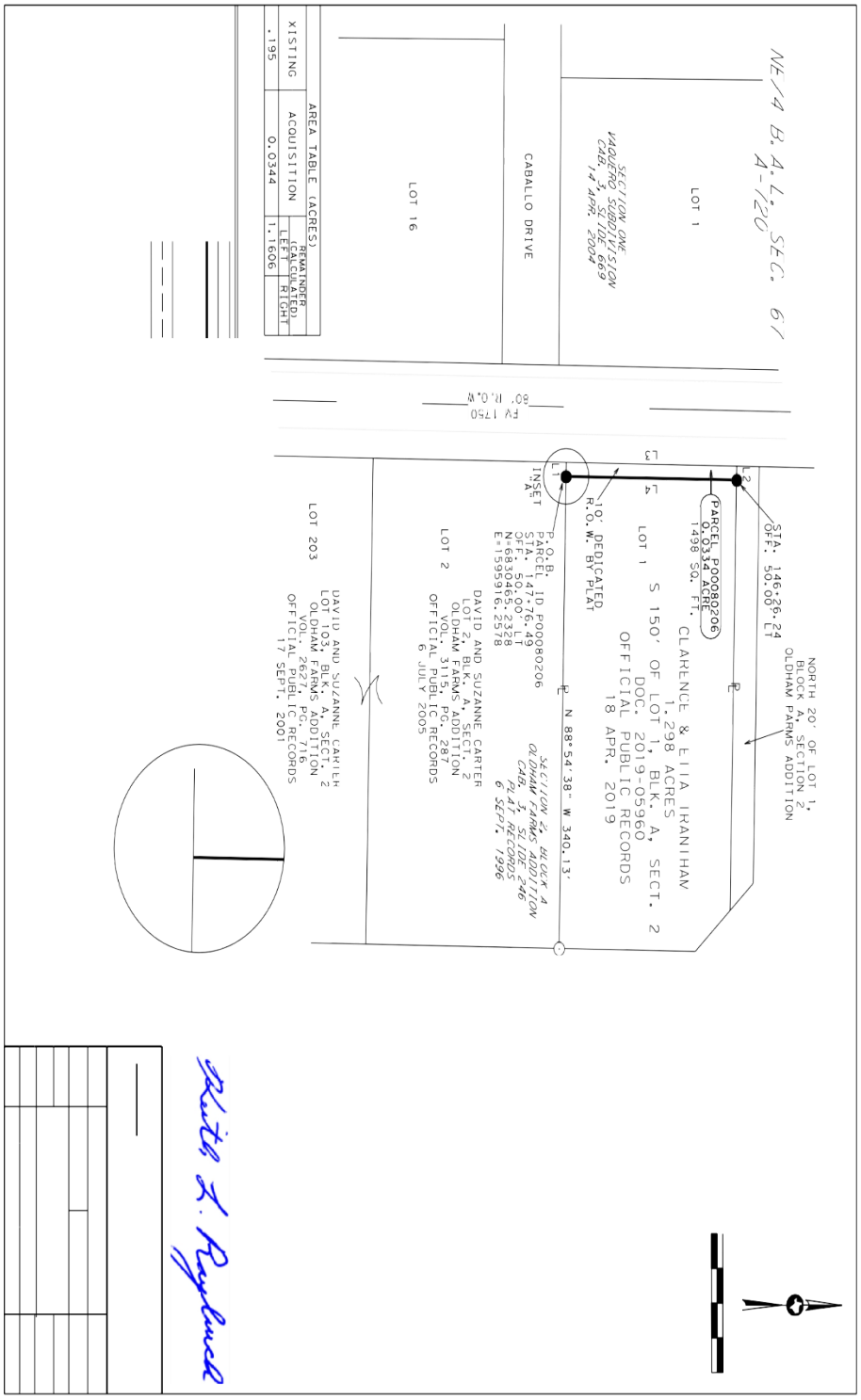
1) THENCE, North 88 degrees 54 minutes 38 seconds West with the south line of Lot 1, the north line of Lot 2, for a distance of 10.00 feet to a 1/2-inch rebar recovered on the existing east R.O.W. line of FM 1750, for the southwest corner of Lot 1, the northwest corner of Lot 2, and the southwest corner 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;

ORDINANCE NO._____



ORDINANCE NO._____

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;

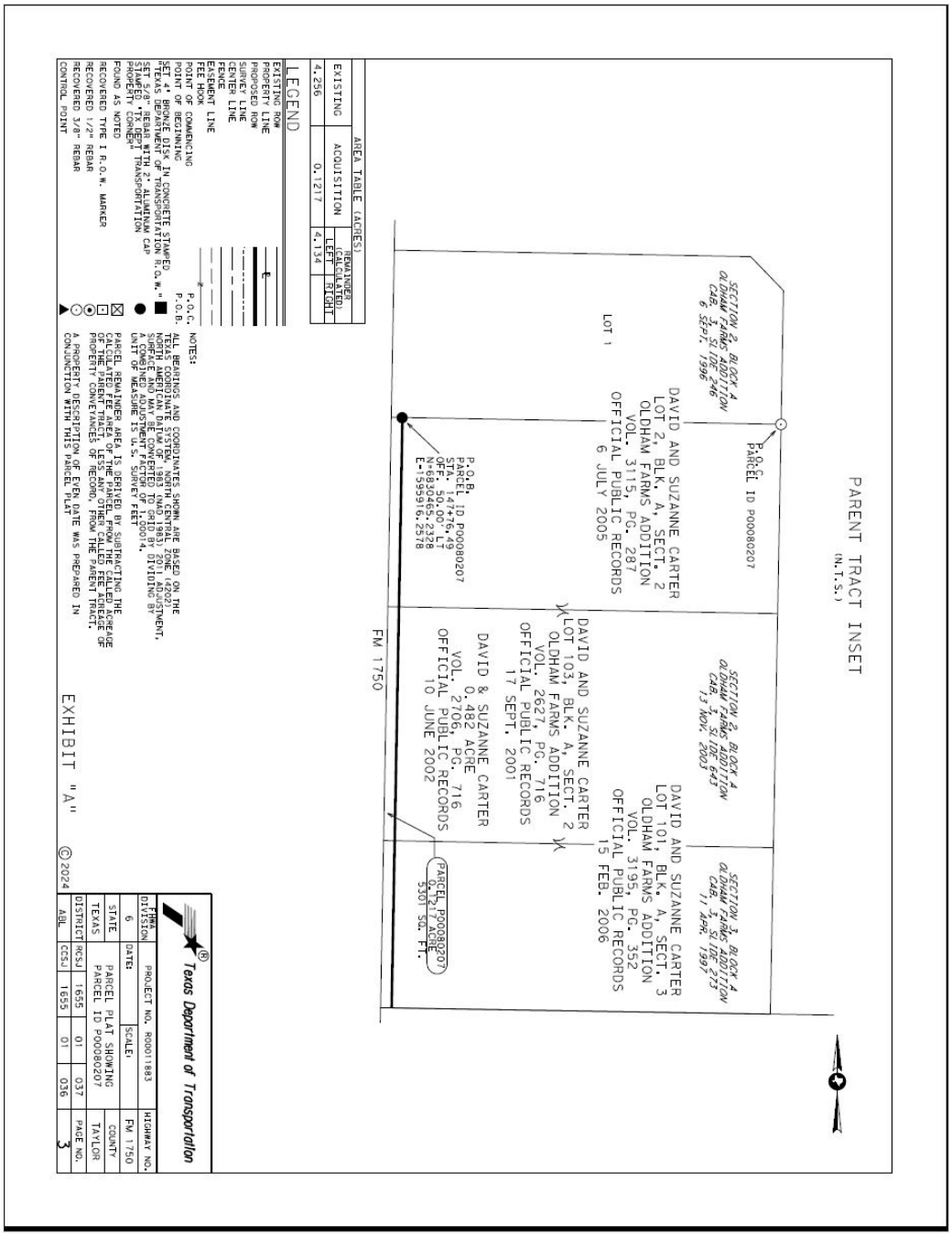
THENCE, North 88 degrees 54 minutes 38 seconds West with the north line of Lot 2, the south line of Lot 1, for a distance of 340.13 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east R.O.W. line of FM 1750 for the POINT OF BEGINNING 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 FM 1750, the west line of Lots 2, 203, and 101, for a distance 530.07 feet to a 1/2-inch rebar recovered for the northwest corner of Lot 2, the southwest corner of Lot 1, and the northwest corner of this parcel;

THENCE, South 88 degrees 54 minutes 38 seconds East with the north line of Lot 2, the south line of Lot 1, for a distance of 10.00 feet, to the POINT OF BEGINNING and containing 0.1217 acre (5301 square feet) of land



ORDINANCE NO._____

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;

6) THENCE, South 89 degrees 01 minutes 44 seconds East with the north line of Lot 1, the south line of the 2.00-acre tract, for a distance of 10.00 feet, to the POINT OF BEGINNING and containing 0.0556 acre (2422 square feet) of land;

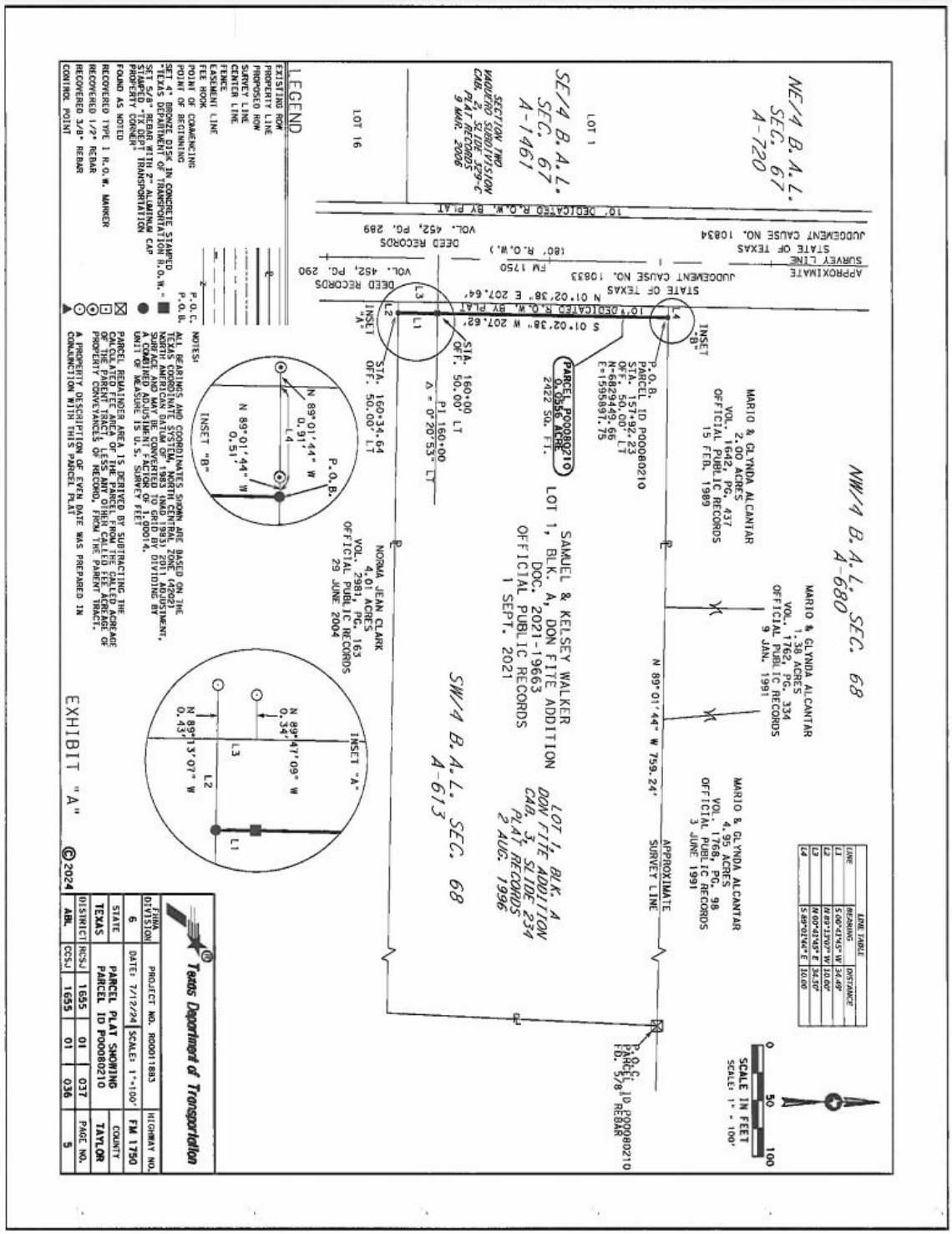


EXHIBIT "G"

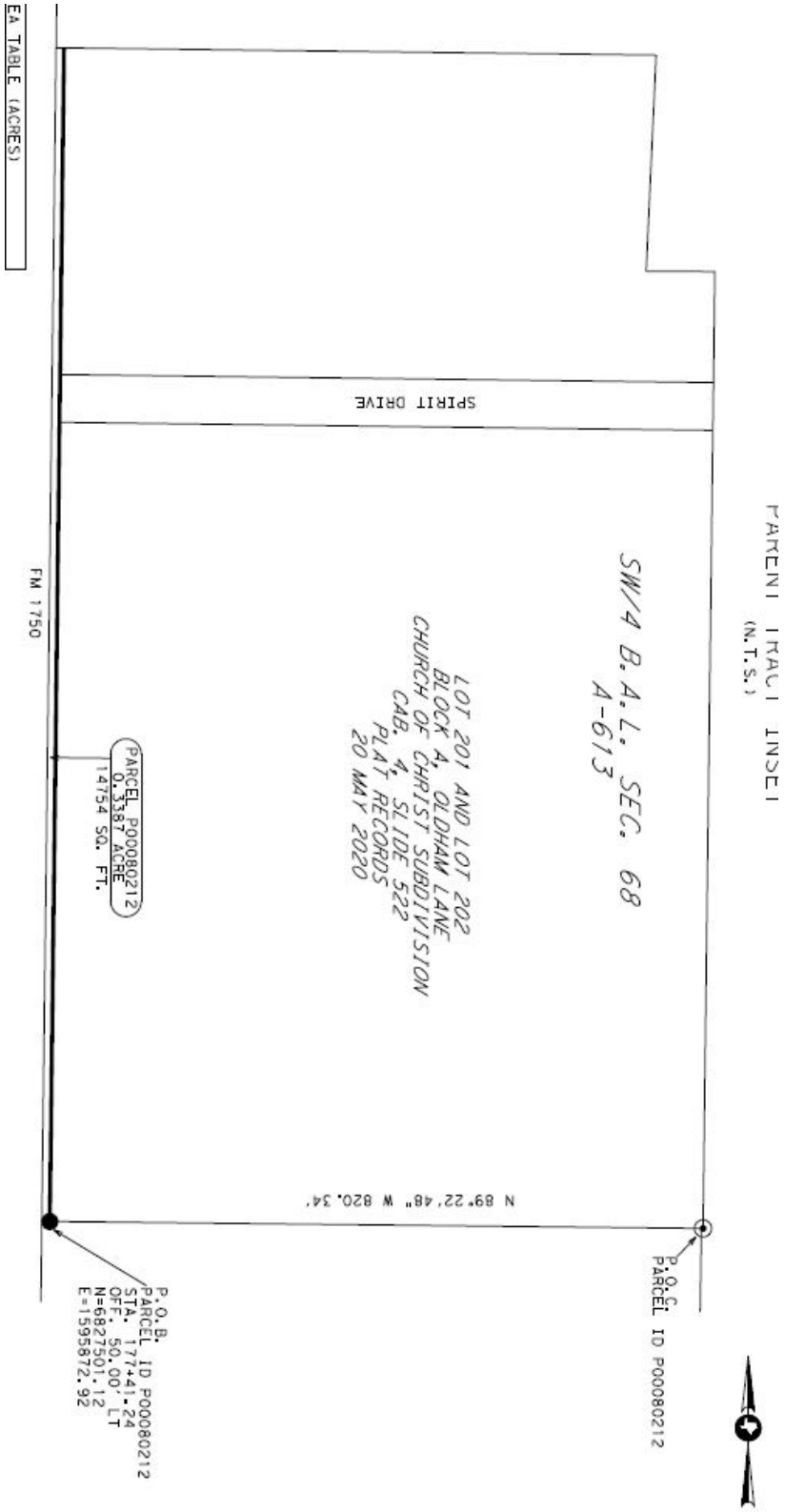
Property Description for Parcel P00080212

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;



ORDINANCE NO._____

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:

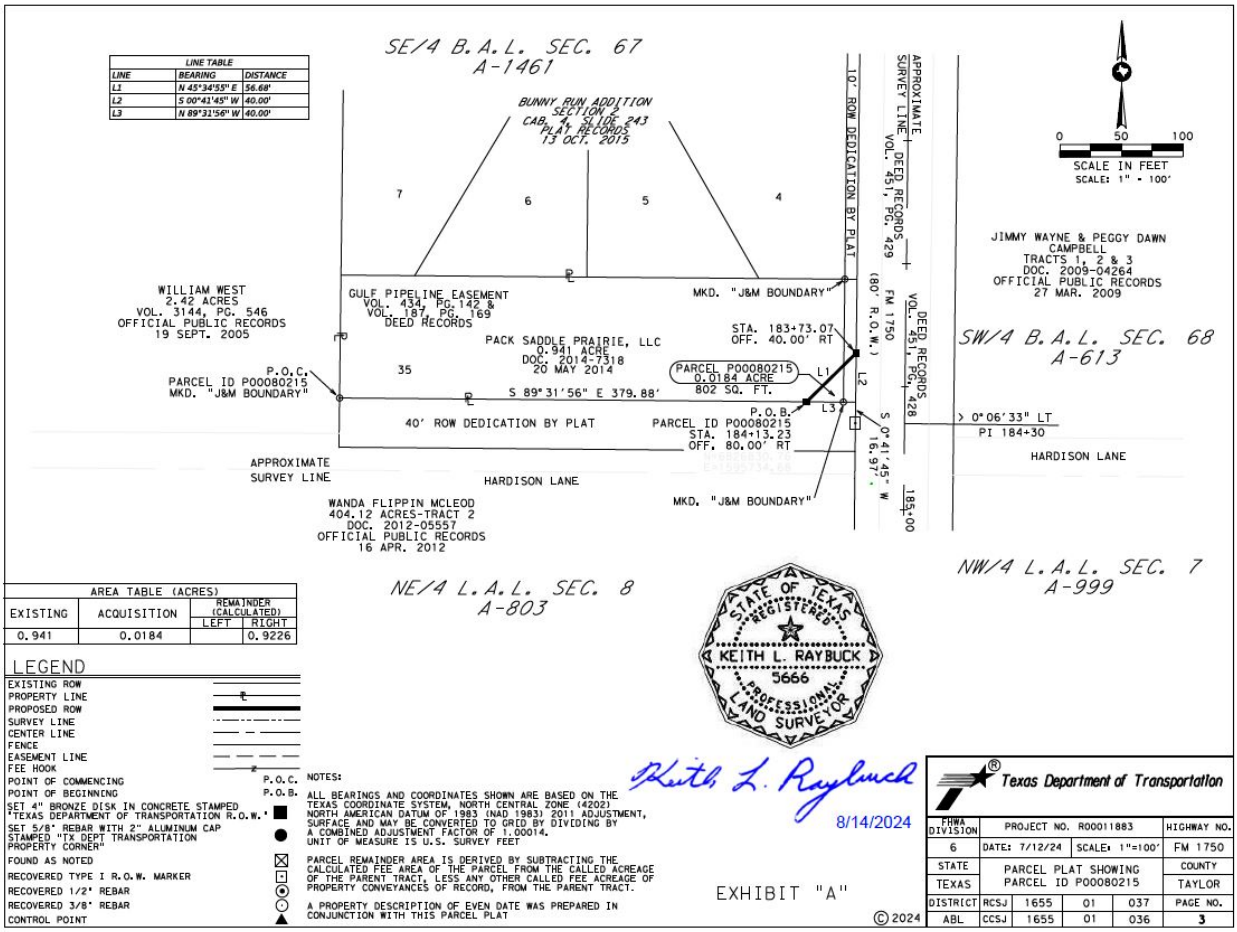
COMMENCING at a 1/2-inch rebar with cap stamped "J&M BOUNDARY" recovered on the north line of a 40-foot R.O.W. dedication for Hardison Lane as shown on the aforesaid plat of Section 2, Bunny Run Addition, for the southwest corner of Lot 35 and the southeast corner of a 2.42-acre tract as described in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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°34'55" E	56.68'
L2	S 00°41'45" W	40.00'
L3	N 89°31'56" W	40.00'

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED) LEFT	REMAINDER (CALCULATED) RIGHT
0.941	0.0184		0.9226

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
8/14/2024

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080215			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3

-END-

Texas Department of Transportation

4250 North Clack, Abilene, TX 79601 / (325) 676-6800 / WWW.TXDOT.GOV

July 19, 2024

ROW CSJ: 1655-01-037

Parcels: P00080201, P00080202, P00080203, P00080204, P00080205, P00080206, P00080207, P00080210, P00080212, P00080215 and P00080219

County: Taylor Highway: FM 1750

Limits: From: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)

City of Abilene
Attn: Travis McClure
PO Box 60
555 Walnut Street
Abilene Texas 79604

The Texas Department of Transportation (TxDOT) is currently in the ROW acquisition phase of the above referenced projects. At this time TxDOT is requesting portions of properties as identified above be released and abandoned by the City of Abilene for incorporation into the FM 1750 Highway right of way.

If you have any questions, please do not hesitate to contact me at 512-708-9884.

Thank you for your attention and assistance in this project.

Sincerely,

Lyndi Gary

Lyndi Gary
ROW Agent
Texas Department of Transportation

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

June 25, 2024

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

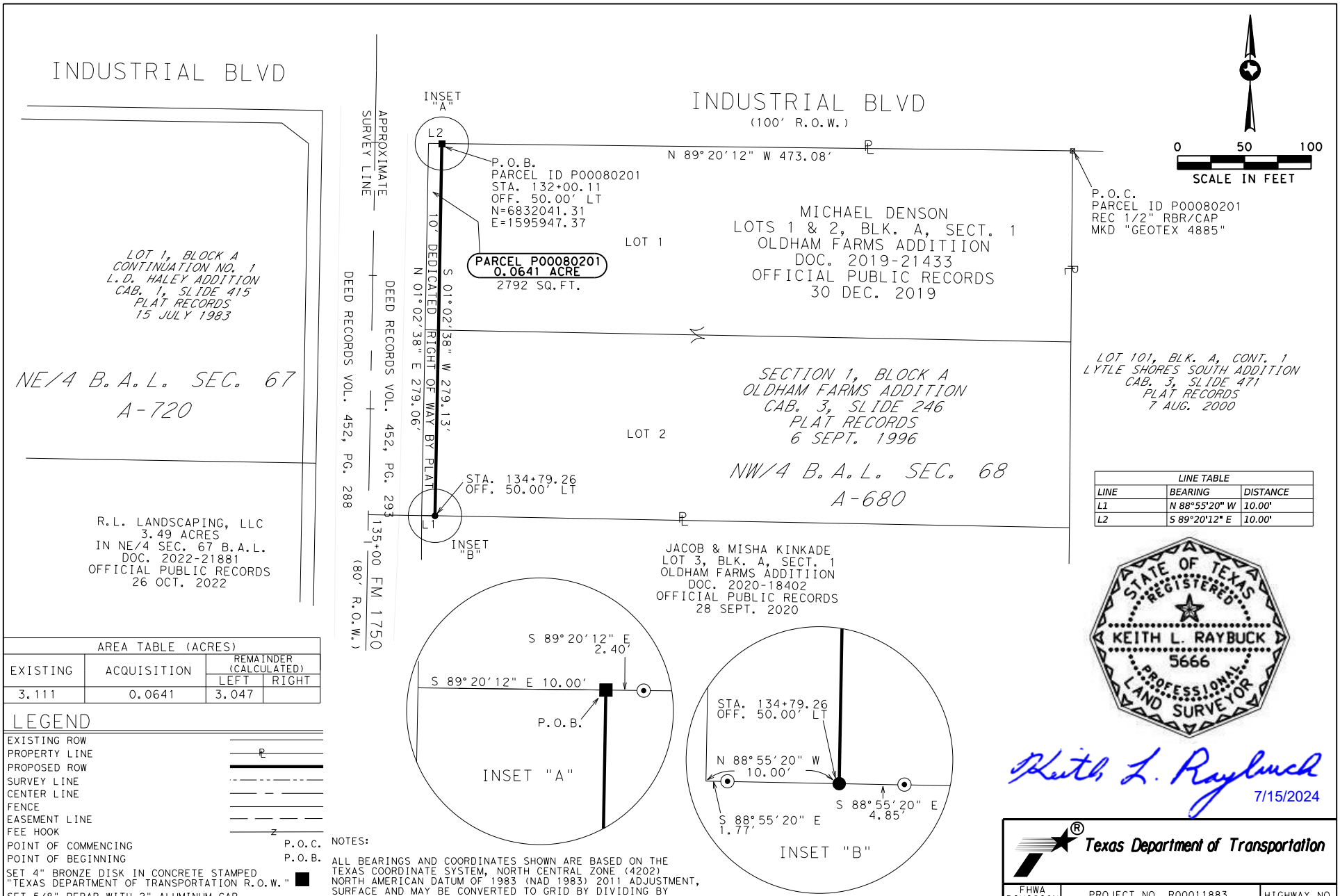
A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck 7/15/2024

Keith L. Raybuck, R.P.L.S. Date
Texas Registration No. 5666

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°55'20" W	10.00'
L2	S 89°20'12" E	10.00'

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
3.111	0.0641	3.047	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080201			COUNTY
TEXAS				TAYLOR
DISTRICT	5	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

June 25, 2024

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

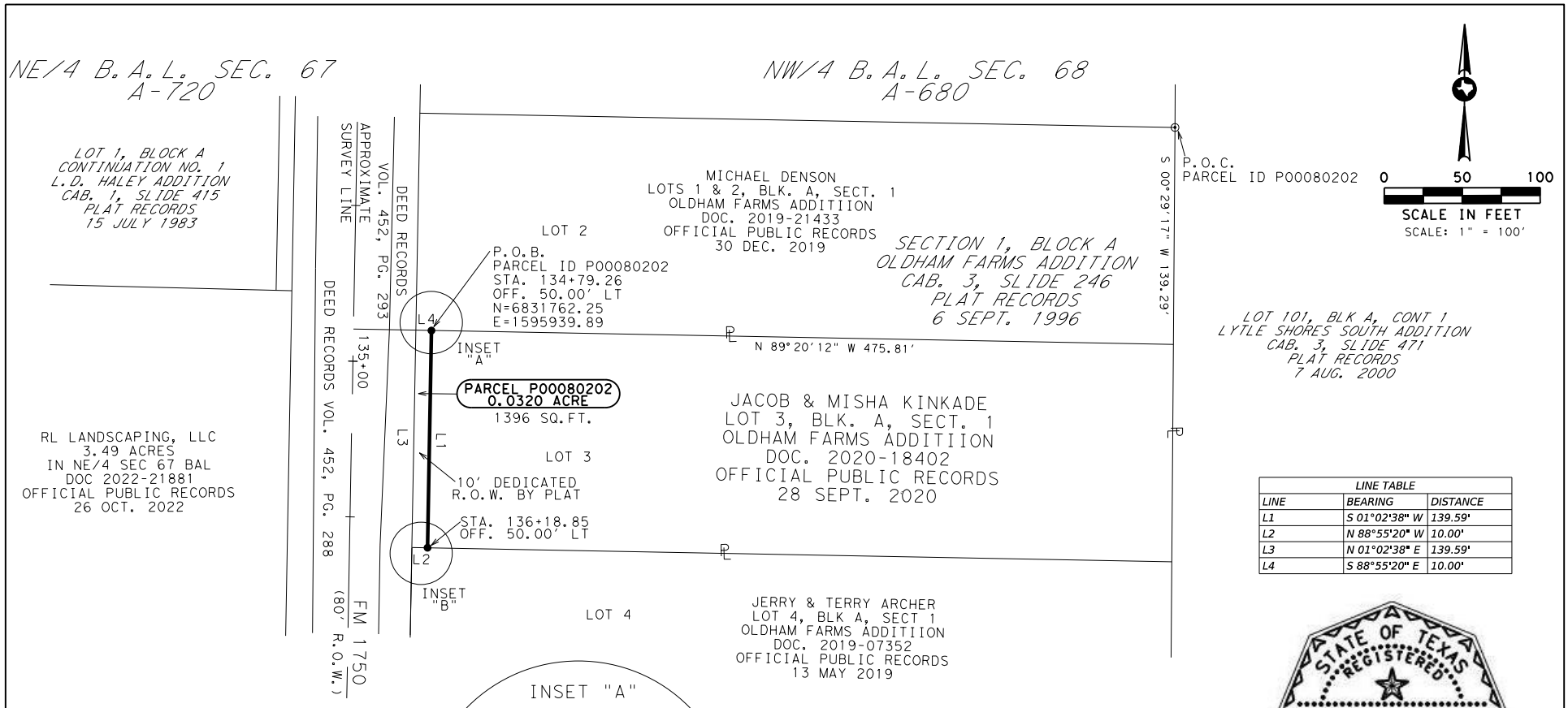
Keith L. Raybuck

7/15/2024

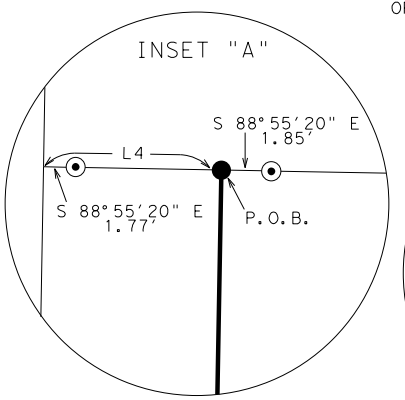
Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

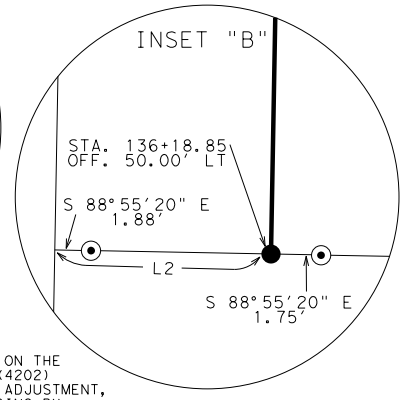
Date

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°02'38" W	139.59'
L2	N 88°55'20" W	10.00'
L3	N 01°02'38" E	139.59'
L4	S 88°55'20" E	10.00'





AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.553	0.0320	1.5210	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

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STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080202			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

June 25, 2024

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;

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) June 25, 2024
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

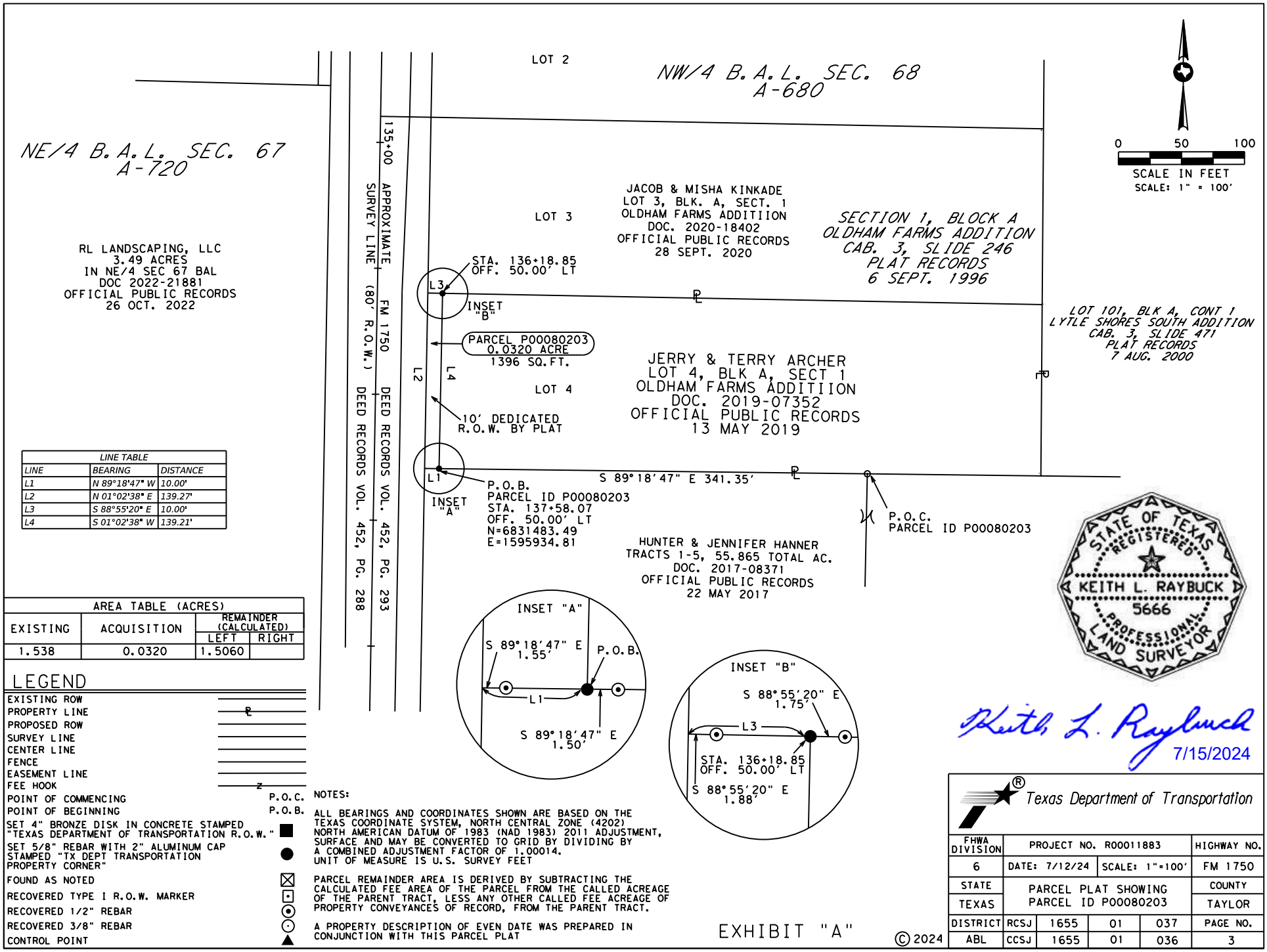
A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck 7/15/2024

Keith L. Raybuck, R.P.L.S. Date
Texas Registration No. 5666

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°18'47" W	10.00'
L2	N 01°02'38" E	139.27'
L3	S 88°55'20" E	10.00'
L4	S 01°02'38" W	139.21'

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.538	0.0320	1.5060	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080203			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) June 27, 2024
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck

7/15/2024

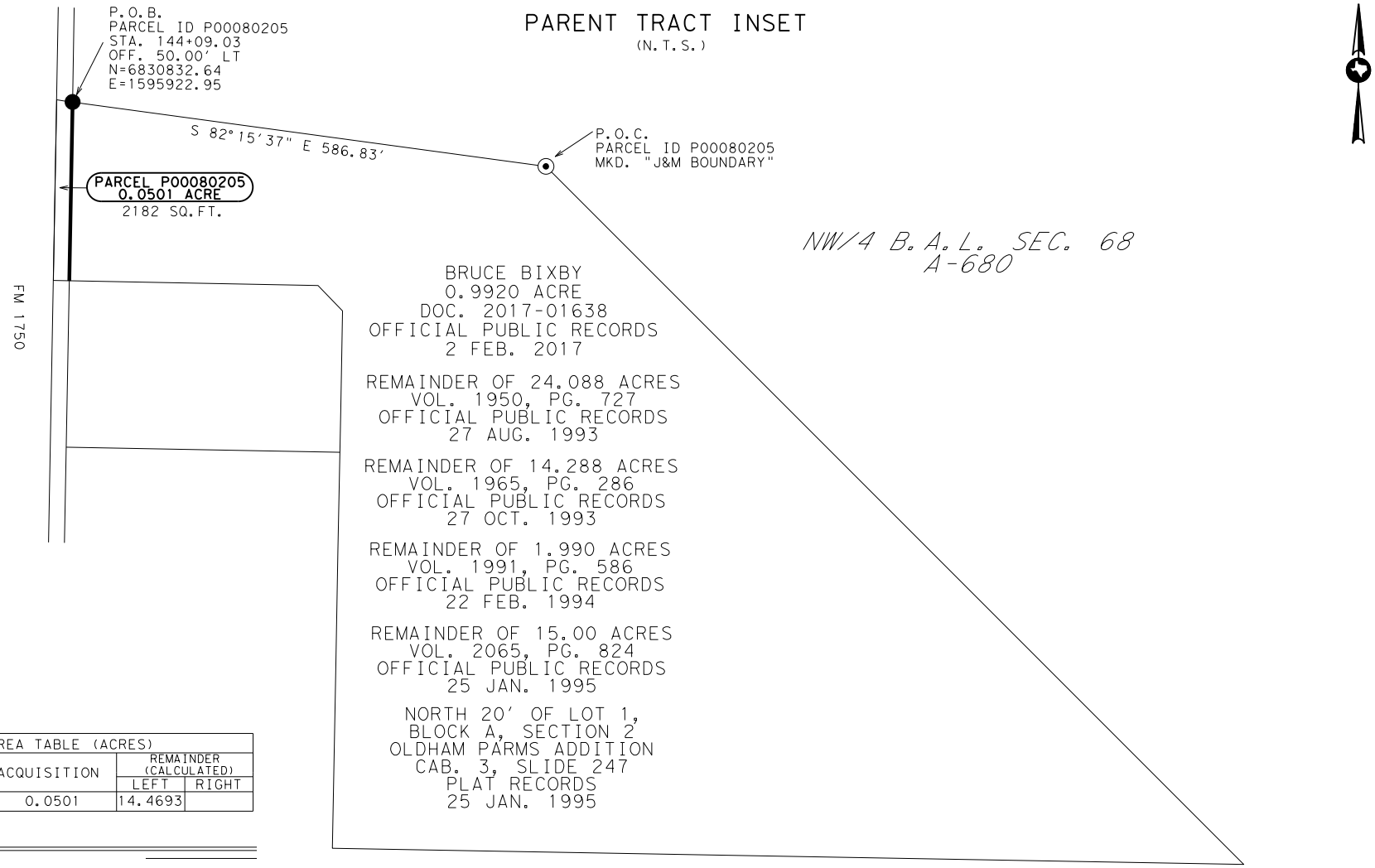
Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

Date

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

PARENT TRACT INSET

(N.T.S.)



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
14.519	0.0501	14.4693	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

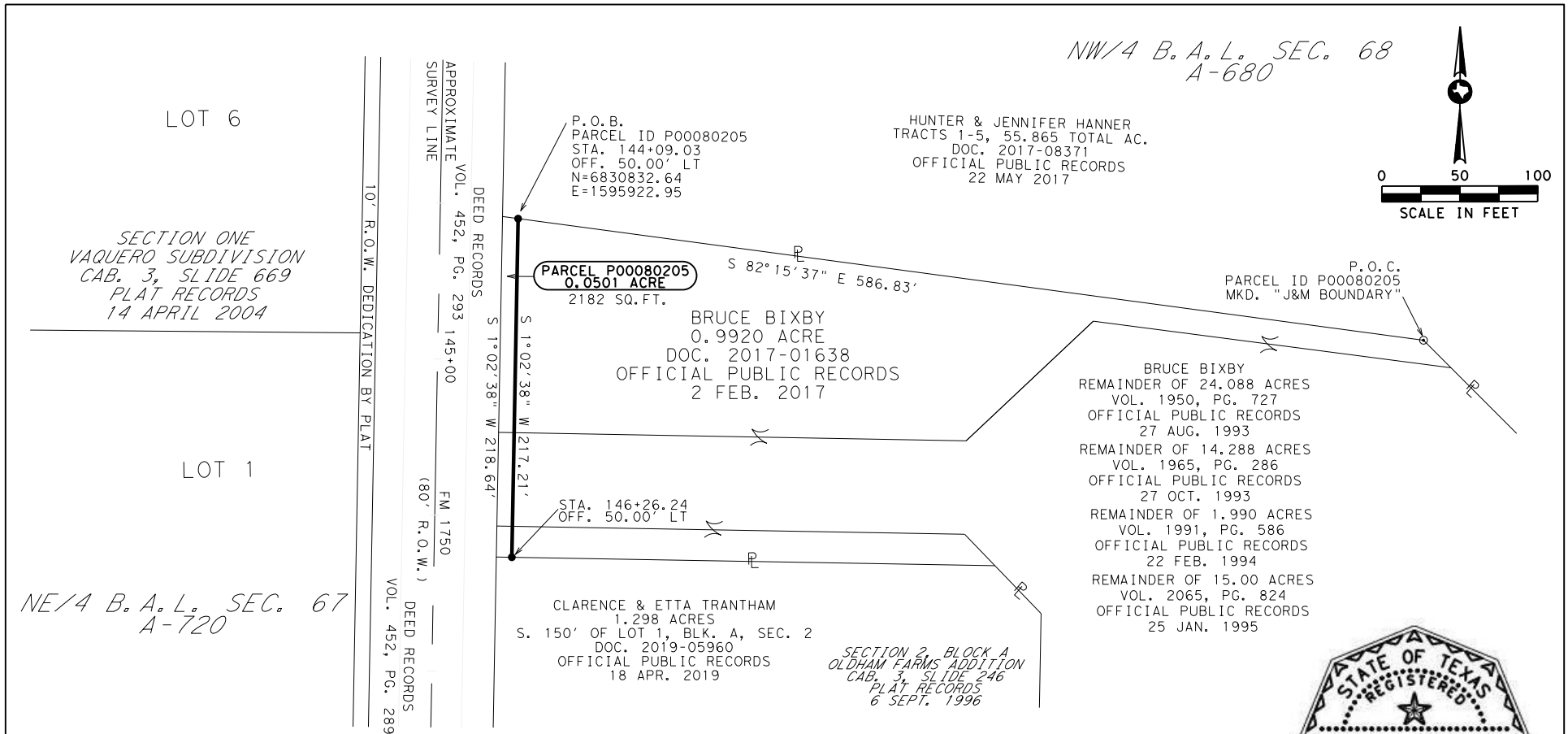
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883				HIGHWAY NO.
6	DATE: 7/13/24	SCALE: 1 TO 100			FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080205				COUNTY
TEXAS					TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3



STATE OF TEXAS REGISTERED
KEITH L. RAYBUCK
5666
PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⦿
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

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Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/13/24	SCALE: 1 TO 100		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080205			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	4

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) June 27, 2024
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck

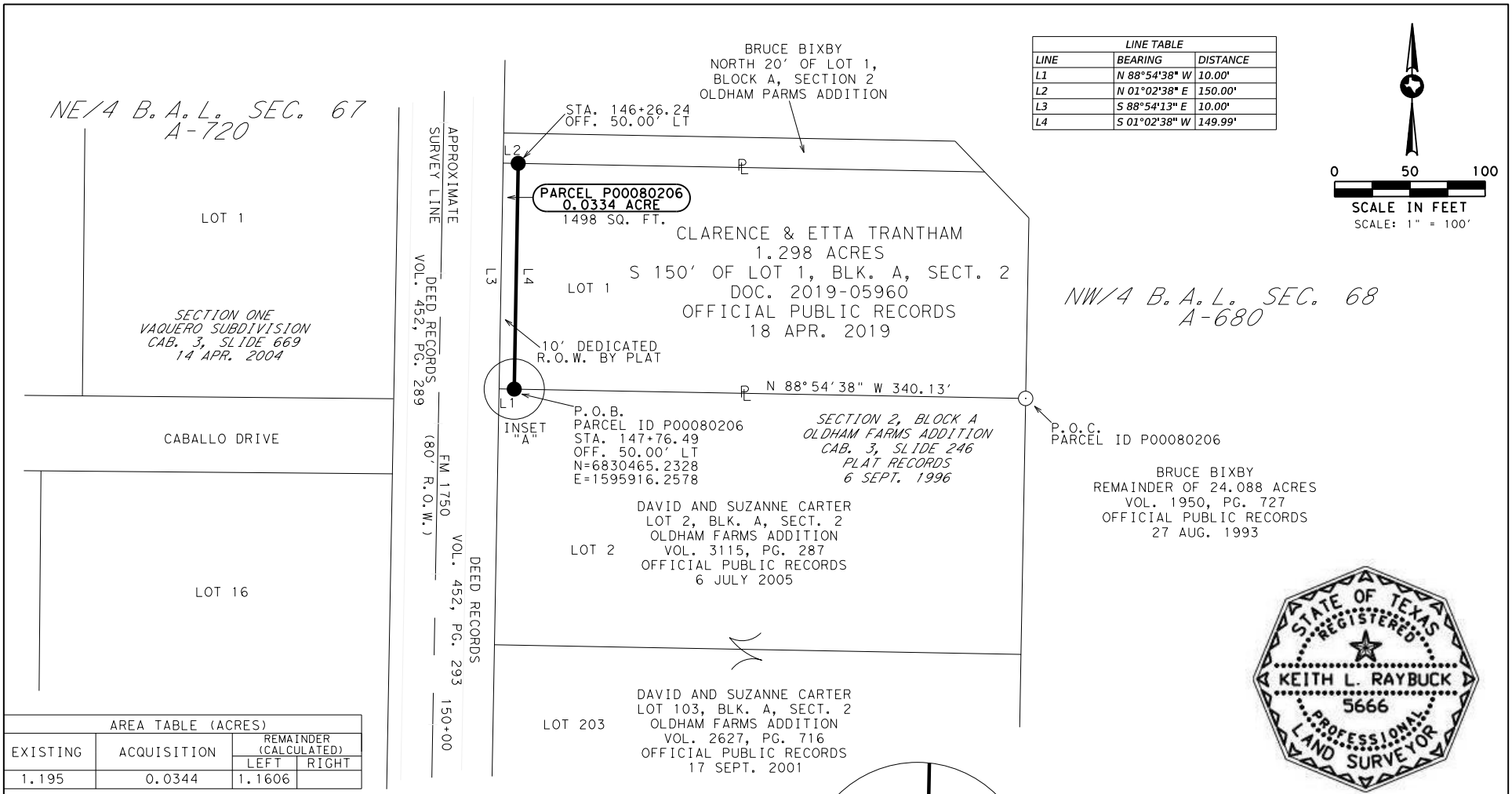
7/15/2024

Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

Date

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°54'38" W	10.00'
L2	N 01°02'38" E	150.00'
L3	S 88°54'13" E	10.00'
L4	S 01°02'38" W	149.99'



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
1.195	0.0344	1.1606	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080206			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) June 27, 2024
R.O.W. Project No.: R00011883
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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;

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 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;

2) 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;

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 Lots 2, 203, and 101, for a distance 530.07 feet to a 1/2-inch rebar recovered for the northwest corner of Lot 2, the southwest corner of Lot 1, and the northwest corner of this parcel;

4) THENCE, South 88 degrees 54 minutes 38 seconds East with the north line of Lot 2, the south line of Lot 1, for a distance of 10.00 feet, to the POINT OF BEGINNING and containing 0.1217 acre (5301 square feet) of land;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck

7/15/2024

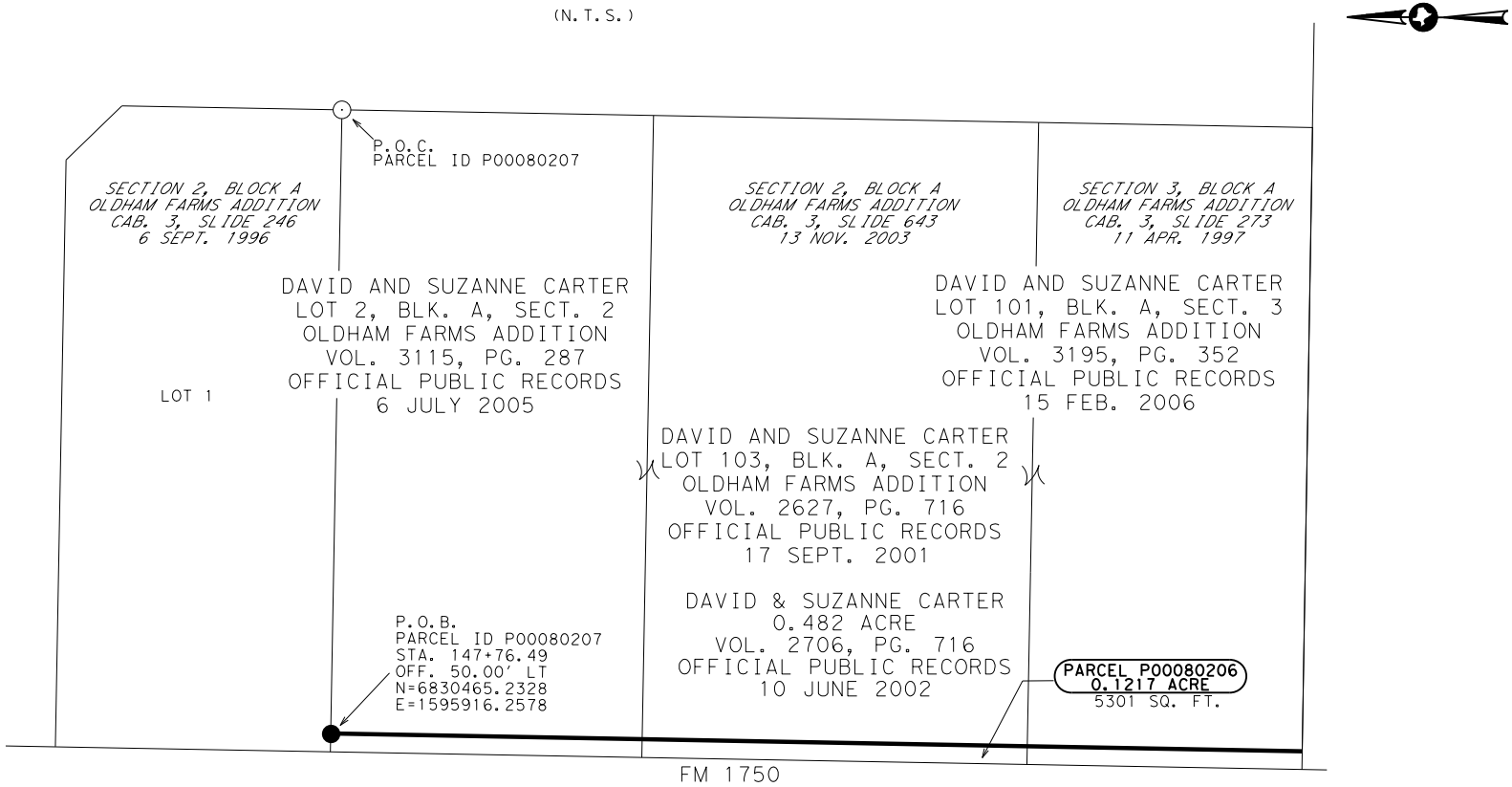
Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

Date

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

PARENT TRACT INSET

(N.T.S.)



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
4.256	0.1217	4.134	

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

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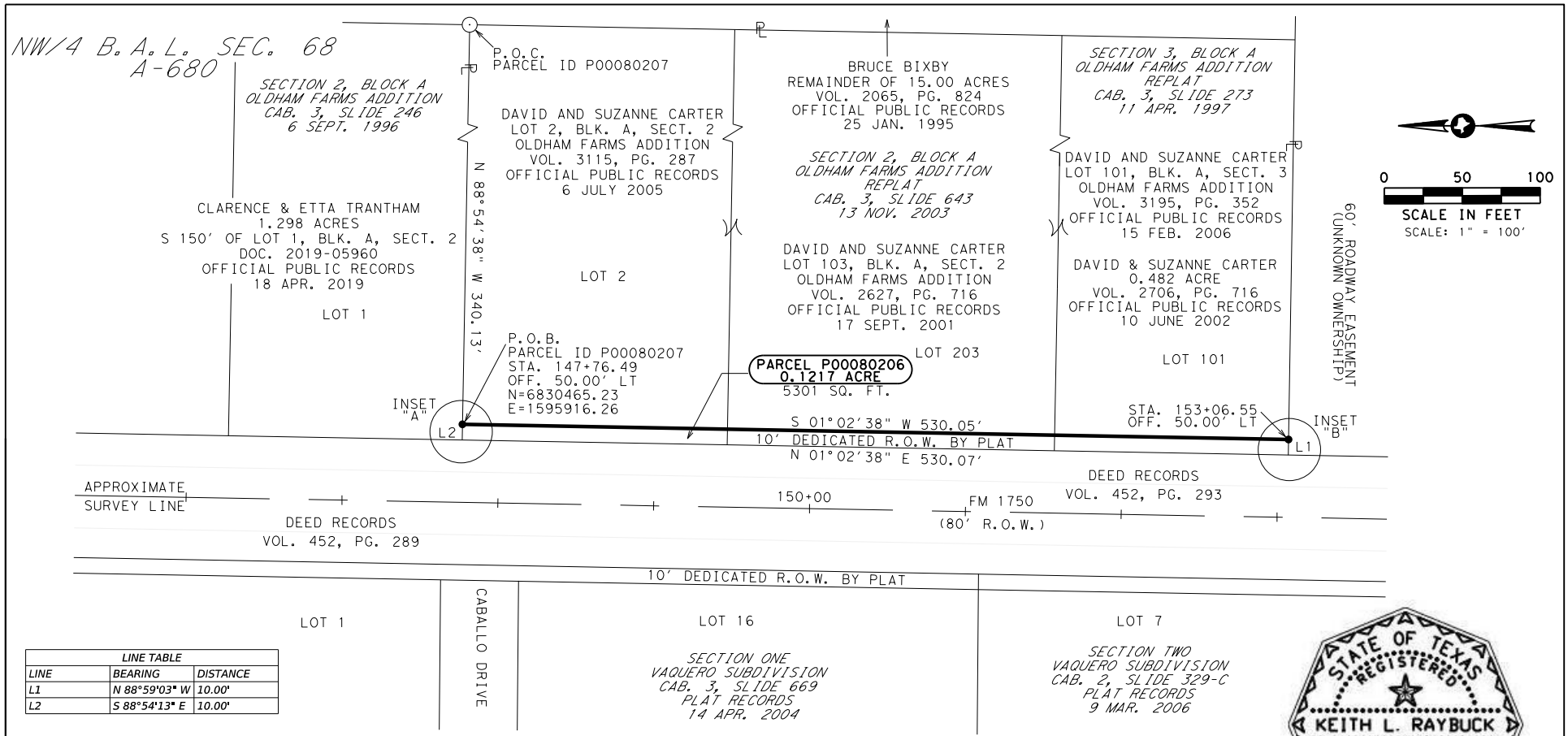
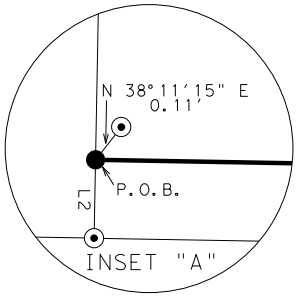
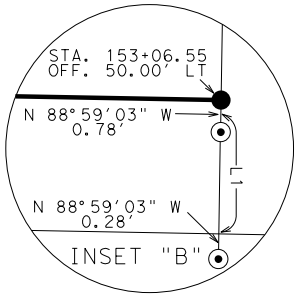
Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE:	SCALE:		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080207			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°59'03" W	10.00'
L2	S 88°54'13" E	10.00'





STATE OF TEXAS
REGISTERED
KEITH L. RAYBUCK
5666
PROFESSIONAL
LAND SURVEYOR

Keith L. Raybuck
7/15/2024

LEGEND

EXISTING ROW	
PROPERTY LINE	PL
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080207			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	4

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111)
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

June 27, 2024

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;

6) THENCE, South 89 degrees 01 minutes 44 seconds East with the north line of Lot 1, the south line of the 2.00-acre tract, for a distance of 10.00 feet, to the POINT OF BEGINNING and containing 0.0556 acre (2422 square feet) of land;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

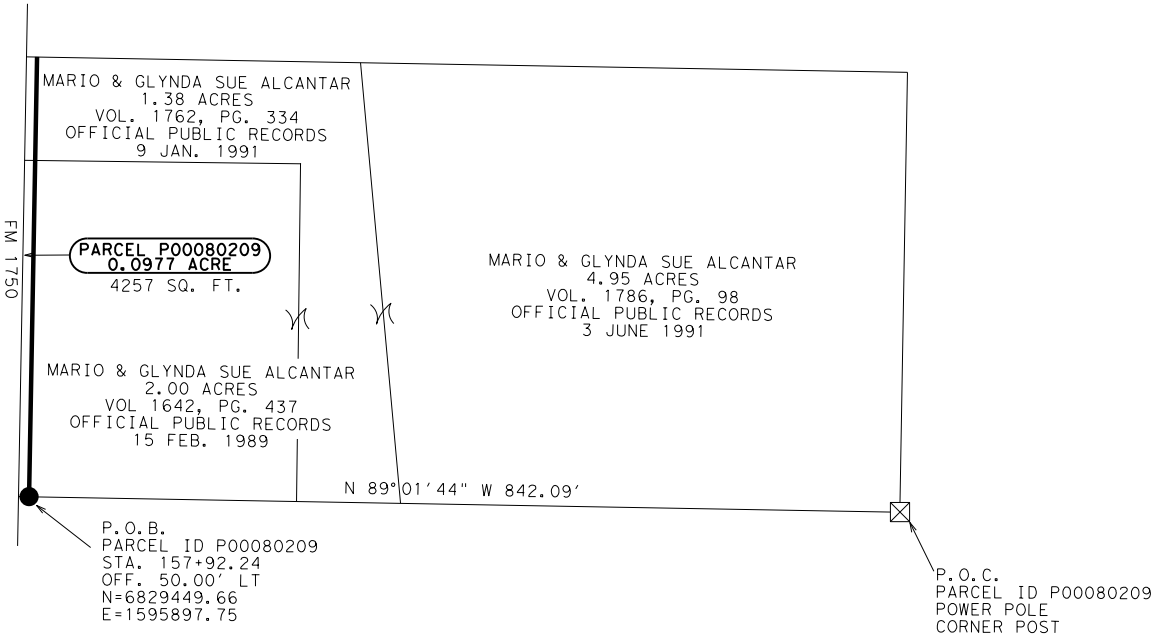
Keith L. Raybuck 7/15/2024

Keith L. Raybuck, R.P.L.S. Date
Texas Registration No. 5666

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

PARENT TRACT INSET

(N.T.S.)



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
8.33	0.0977	8.232	

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

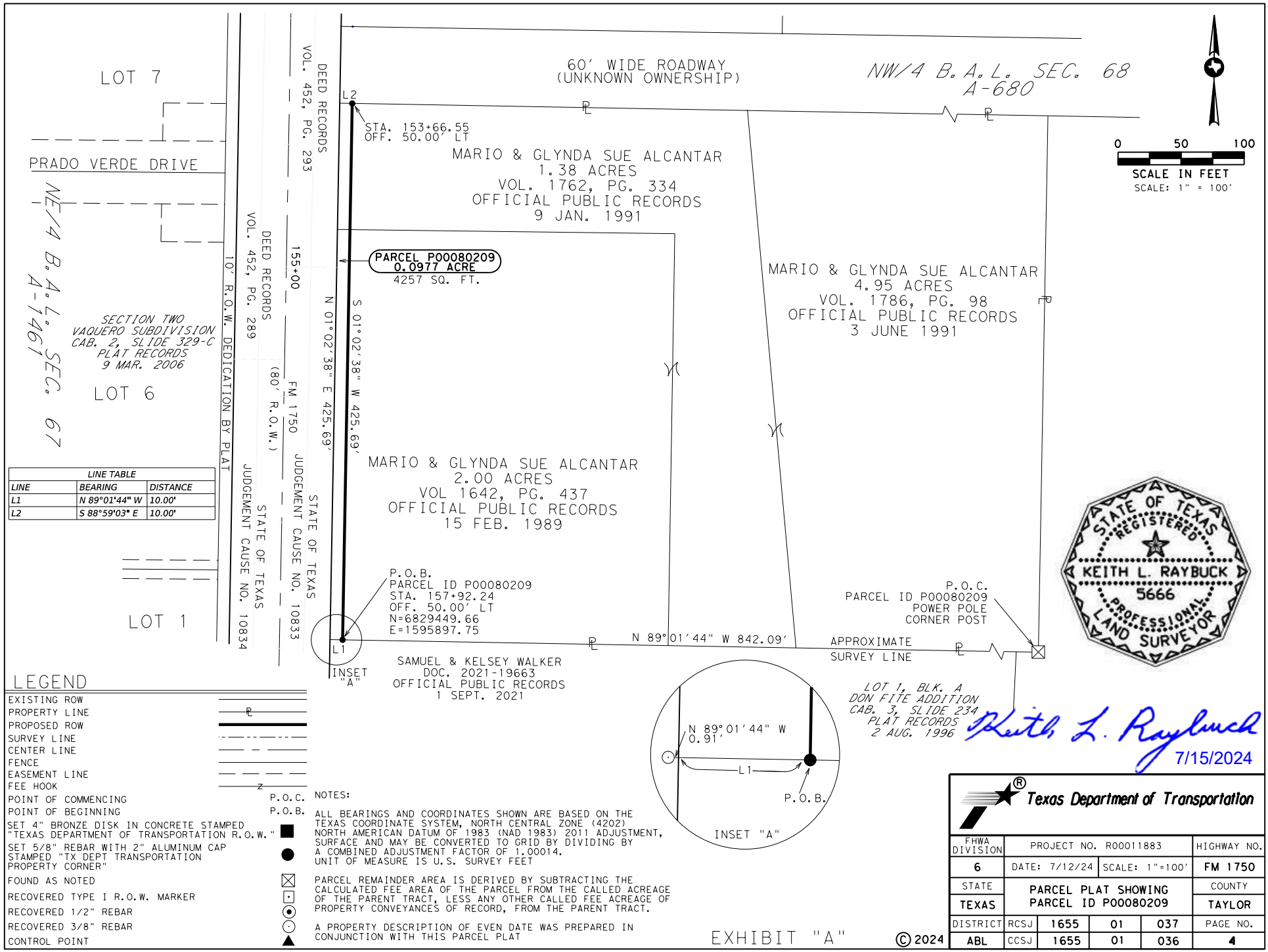
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883				HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'			FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080209				COUNTY
TEXAS					TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°01'44" W	10.00'
L2	S 88°59'03" E	10.00'

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

© 2024

Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080209			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	4

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) July 2, 2024
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck

7/15/2024

Keith L. Raybuck, R.P.L.S.
Texas Registration No. 5666

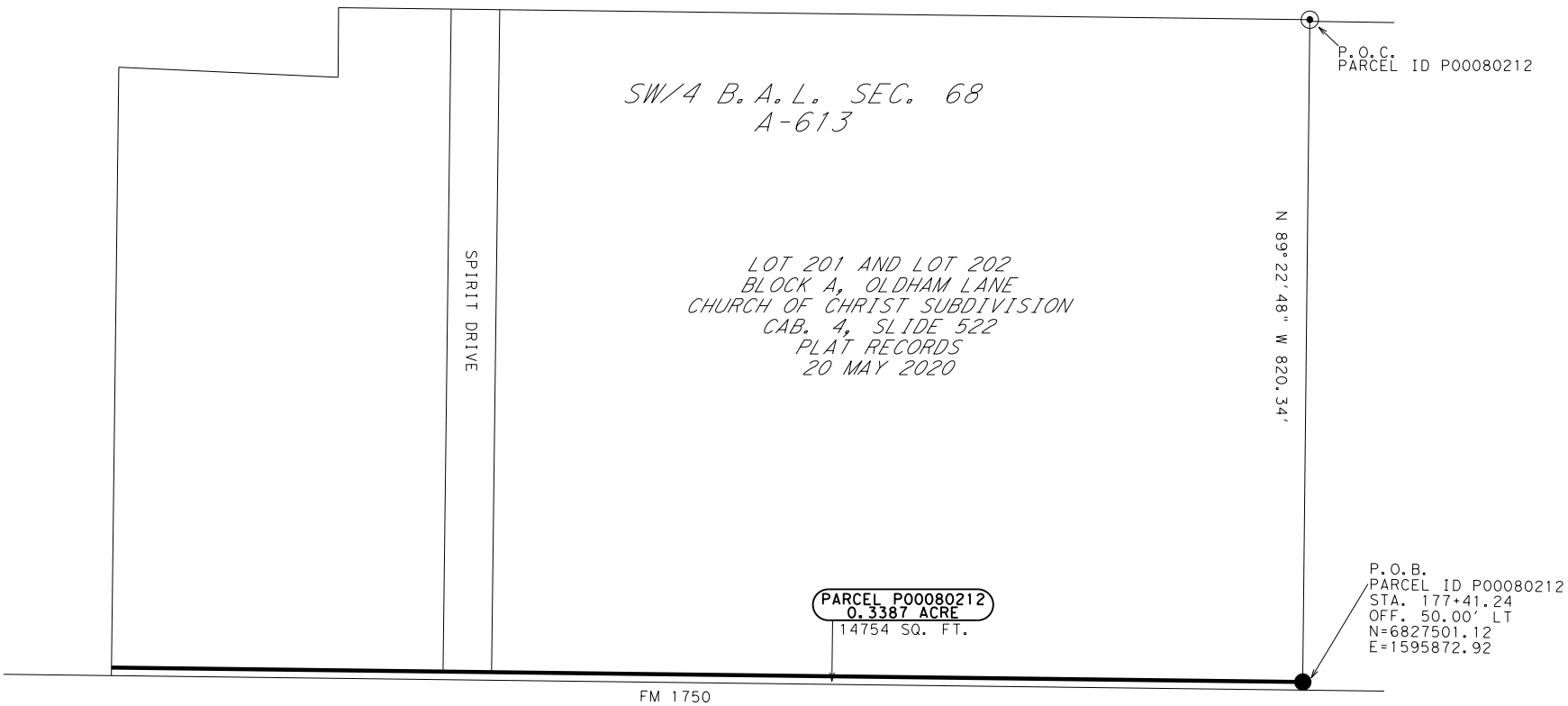
Date

STATE OF TEXAS
REGISTERED
KEITH L. RAYBUCK
5666
PROFESSIONAL
LAND SURVEYOR

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

PARENT TRACT INSET

(N.T.S.)



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
27.39	0.3387	27.0513	

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00014. UNIT OF MEASURE IS U.S. SURVEY FEET

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT

EXHIBIT "A"

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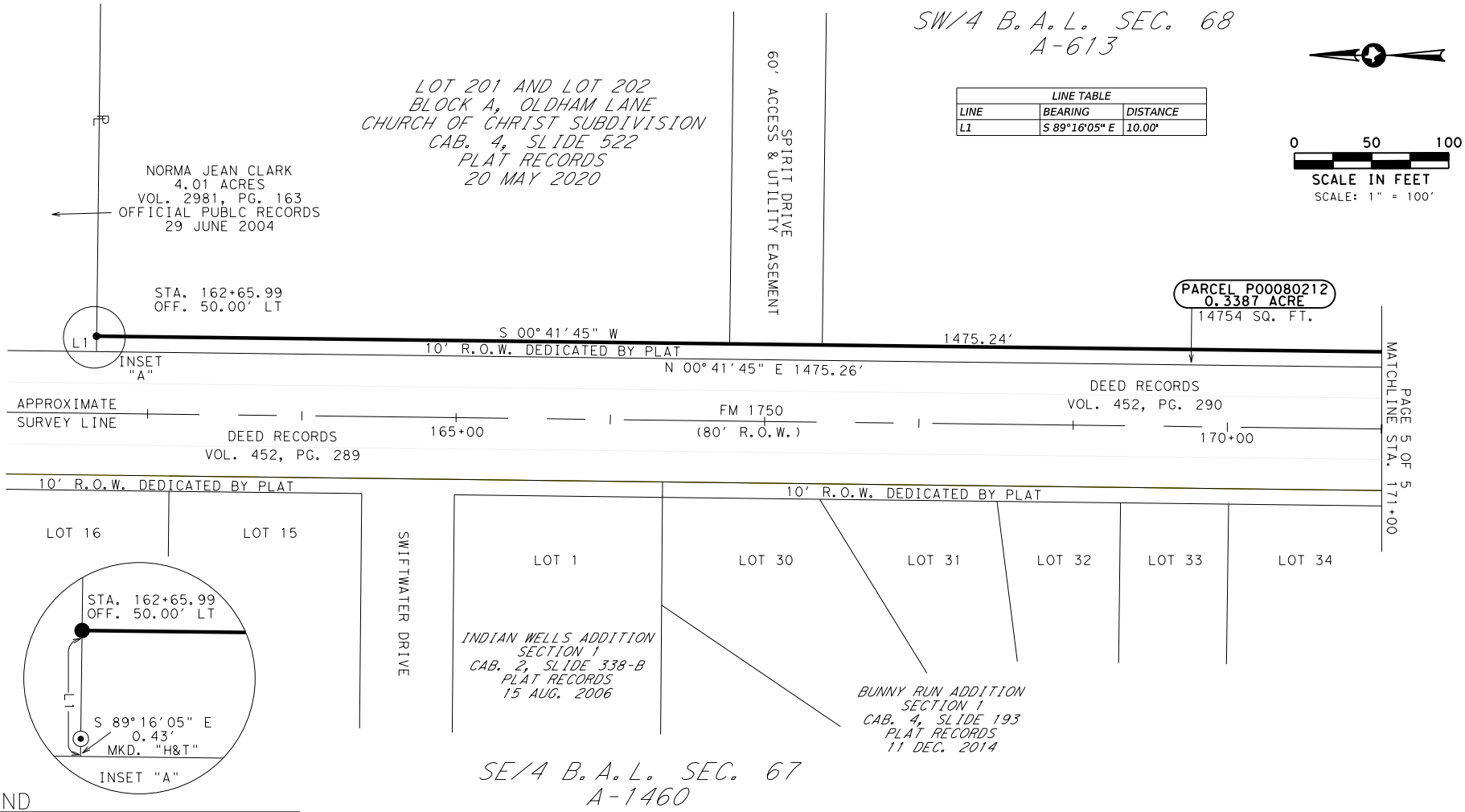
Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883				HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'			FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080212				COUNTY
TEXAS					TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°16'05" E	10.00'

LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

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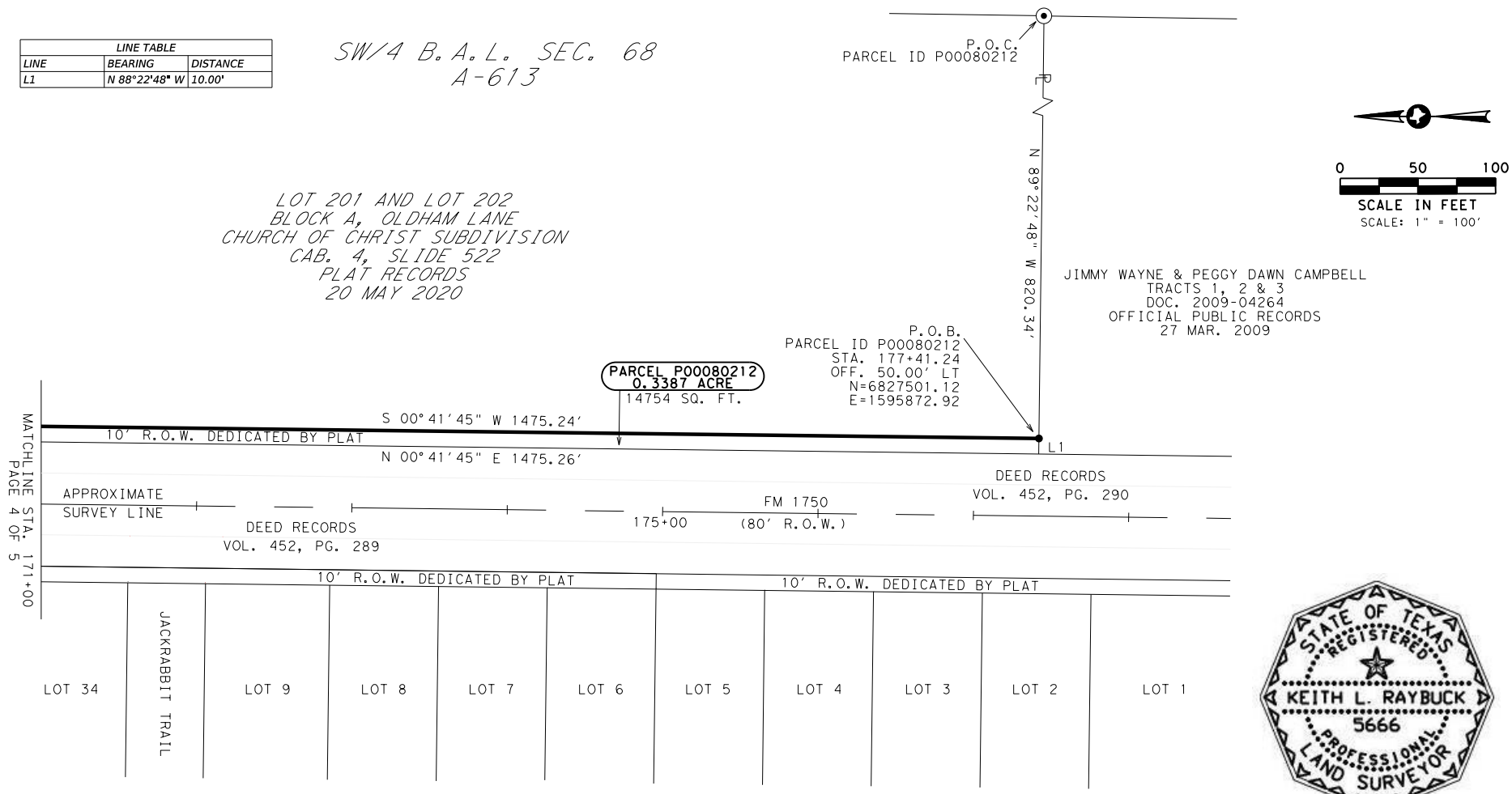
TEXAS				TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°22'48" W	10.00'



STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⊙
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

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Texas Department of Transportation

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6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080212			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	5

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) July 2, 2024
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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 R.O.W. line of Hardison Ln., for the southwest corner of Lot 35, 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 R.O.W. line of Hardison Ln., 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, for a 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 Lot 35, for a distance of 40.00 feet to a point at the intersection of the north R.O.W. line of Hardison Ln. and the west R.O.W. line of FM 1750, for the southeast corner of Lot 35, and the southeast corner of this parcel;

3) THENCE, North 89 degrees 31 minutes 56 seconds West with the north R.O.W. line of Hardison Ln., the south line of Lot 35, for a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.0184 acre (802 square feet) of land;

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) July 2, 2024
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD 83) 2011 Adjustment, EPOCH 2010. All distances and coordinates shown are surface and may be converted to grid by dividing by the combined scale factor of 1.00014. Unit of measure is U.S. Survey Foot.

Date of Survey: January 2024 through May 2024

A parcel plat of even date was prepared in conjunction with this property description.

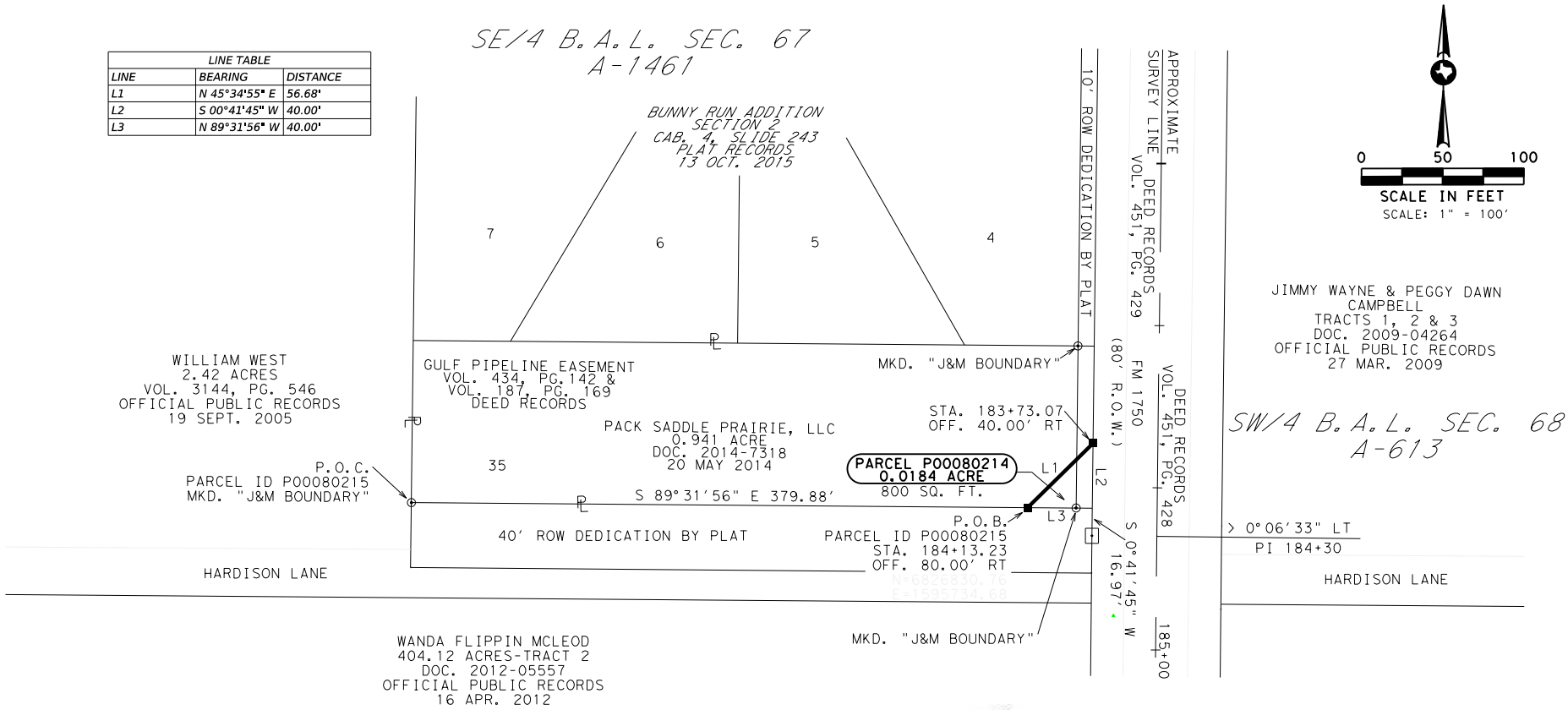
I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Keith L. Raybuck 7/15/2024

Keith L. Raybuck, R.P.L.S. Date
Texas Registration No. 5666

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°34'55" E	56.68'
L2	S 00°41'45" W	40.00'
L3	N 89°31'56" W	40.00'



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.941	0.0184		0.9226

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- CENTER LINE
- FENCE
- EASEMENT LINE
- FEE HOOK
- POINT OF COMMENCING — P.O.C.
- POINT OF BEGINNING — P.O.B.
- SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"
- FOUND AS NOTED
- RECOVERED TYPE I R.O.W. MARKER
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- CONTROL POINT

NOTES:

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STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck

7/15/2024

EXHIBIT "A"

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Texas Department of Transportation

FHWA DIVISION	PROJECT NO. R00011883			HIGHWAY NO.
6	DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080215			COUNTY
TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	3

Exhibit "A"

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) July 2, 2024
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

Property Description for Parcel P00080219

BEING 0.0184 acre of land in the Northeast Quarter of the Lunatic Asylum Lands, Section 14, Abstract No. 639, Taylor County, Texas, and being out of Lot 1, Block A, Section 1, Colonial Hills, a 5.98-acre tract conveyed from Brian and Martha Carr to Brookshire Wells, LLC recorded in Document No. 2020-14015, Official Public Records, Taylor County, Texas, filed August 5, 2020. Section 1, Colonial Hills Subdivision recorded in Cabinet 3, Slide 501, Plat Records, Taylor County, Texas, filed March 31, 2001. 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 recovered on the south R.O.W. line of Colony Hill Rd. for the northwest corner of Lot 1 and the northeast corner of Lot 13, Block A, Section 1, Colonial Hills Subdivision;

THENCE, South 89 degrees 44 minutes 05 seconds East with the south R.O.W. line of Colony Hill Rd., the north line of Lot 1, for a distance of 495.97 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 northwest corner of this parcel and being 80.00 feet right of centerline station 237+87.96 of FM 1750. Northing 6,821,456,.46 Easting 1,595,671.16.

1) THENCE, South 89 degrees 44 minutes 05 seconds East with the south R.O.W. line of Colony Hill Rd., the north line of Lot 1, for a distance of 40.00 feet to a point at the intersection of the south R.O.W. line of Colony Hill Rd. and the existing west R.O.W. line of FM 1750, for the northeast corner of Lot 1 and the northeast corner of this parcel;

2) THENCE, South 00 degrees 40 minutes 01 seconds West with the existing west R.O.W. line of FM 1750, the east line of Lot 1, for a distance of 1.65 feet to a TxDOT Type I Monument recovered for an angle point in this parcel;

3) THENCE, South 00 degrees 48 minutes 15 seconds West with the existing west R.O.W. line of FM 1750, the east line of Lot 1, for a distance of 38.35 feet to a TxDOT Type II Monument set on the existing west R.O.W. line of FM 1750, the east line of Lot 1, for the south corner of this parcel and being 40.00 feet right of centerline station 238+27.78 of FM 1750;

4) THENCE, North 44 degrees 28 minutes 05 seconds West with the proposed west R.O.W. line of FM 1750 for a distance of 56.30 feet to the POINT OF BEGINNING and containing 0.0184 acre (802 square feet) of land;

County: Taylor
Highway: FM 1750
Limits: From Industrial Blvd. To 1200' South of Colony Hill Rd. (CR 111) July 2, 2024
R.O.W. Project No.:
RCSJ: 1655-01-037
CCSJ: 1655-01-036

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Date of Survey: January 2024 through May 2024

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I, Keith L. Raybuck, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

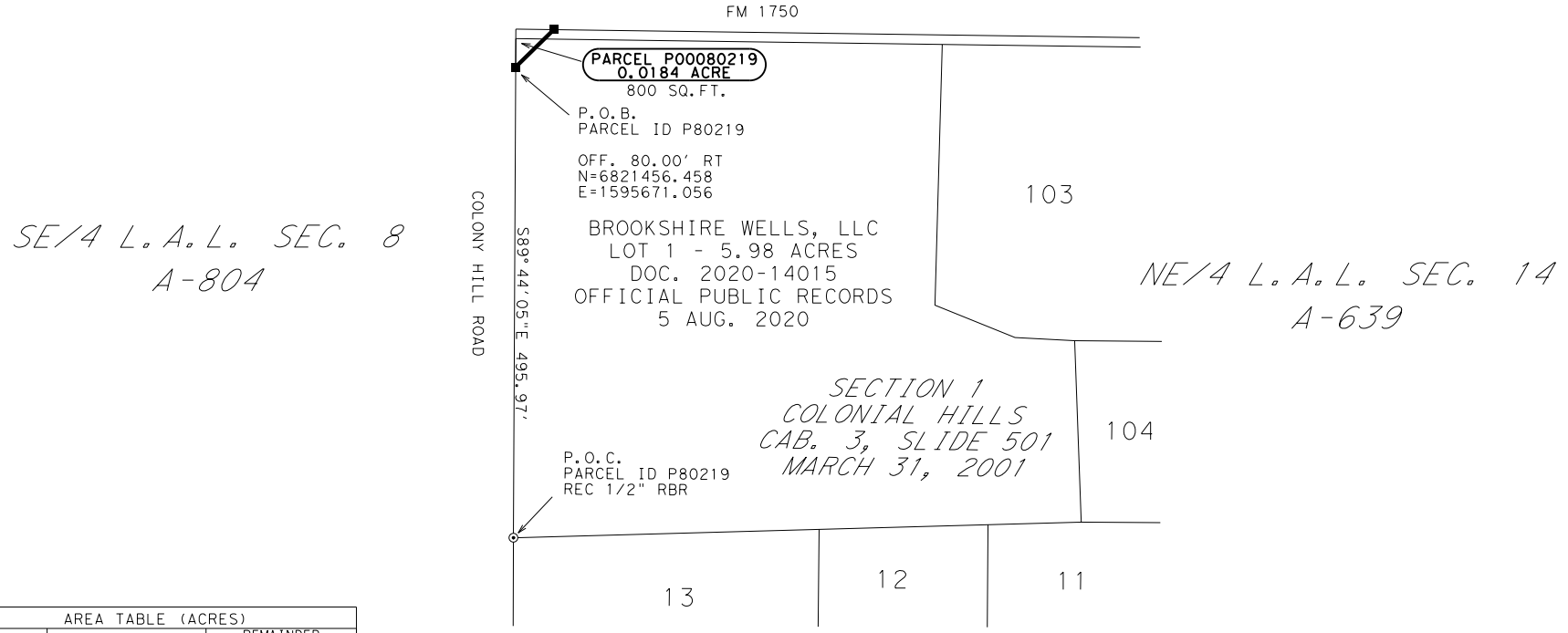
Keith L. Raybuck 7/15/2024

Keith L. Raybuck, R.P.L.S. Date
Texas Registration No. 5666

Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

PARENT TRACT INSET

(N.T.S.)



AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
5.98	0.0184		5.962

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	■
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY CORNER"	●
FOUND AS NOTED	⊠
RECOVERED TYPE I R.O.W. MARKER	⊡
RECOVERED 1/2" REBAR	⦿
RECOVERED 3/8" REBAR	⊙
CONTROL POINT	▲

NOTES:

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PAGE 3 OF 4

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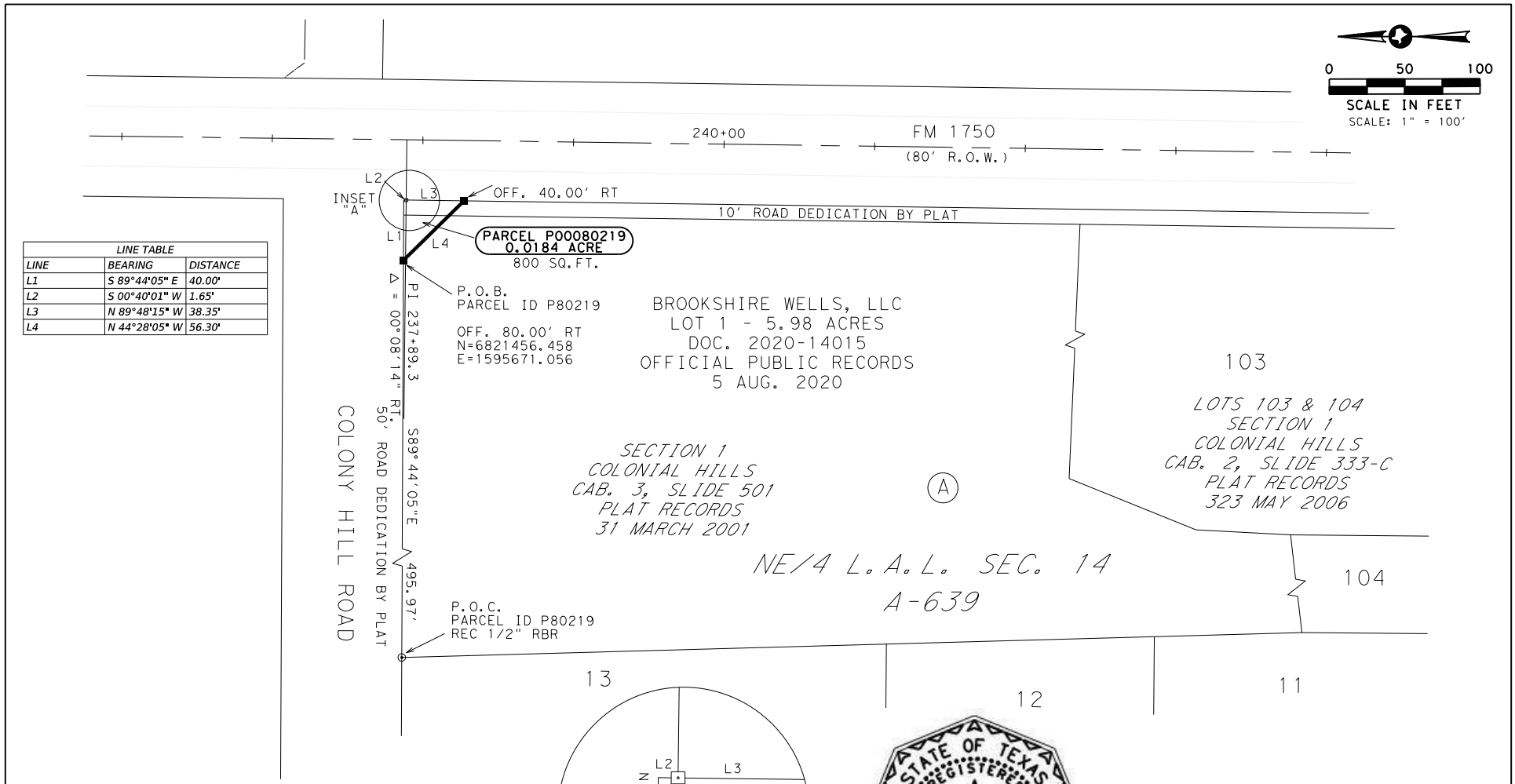
6	DATE:	SCALE:			FM 1750
STATE	PARCEL PLAT SHOWING PARCEL ID P00080219				COUNTY
TEXAS					TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°44'05" E	40.00'
L2	S 00°40'01" W	1.65'
L3	N 89°48'15" W	38.35'
L4	N 44°28'05" W	56.30'

LEGEND

EXISTING ROW	
PROPERTY LINE	℄
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	Z
POINT OF COMMENCING	P.O.C.
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STATE OF TEXAS REGISTERED KEITH L. RAYBUCK 5666 PROFESSIONAL LAND SURVEYOR

Keith L. Raybuck
7/15/2024

EXHIBIT "A"
PAGE 4 OF 4

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Texas Department of Transportation

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TEXAS				TAYLOR
DISTRICT	RCSJ 1655	01	037	PAGE NO.
ABL	CCSJ 1655	01	036	4

ZONING CASE Z-2024-27
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 24, 2024
City Council 2nd Reading: November 7, 2024

Applicant
Owner: Richard Books
Agent: Chaile Allen

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 0.49 acres from Central Business to Planned Development District 189 (PDD-189) to allow the outdoor storage of freight containers.

Location
Legal description being Lots 7-9, Block 131, Original Town Abilene, Abilene, Taylor County, Texas. Located at 633 and 641 Pecan Street.

Background
The owner proposes to rezone the subject property allow freight containers as a principal use. The owner will be using the containers to store materials used for his metal fabrication/mechanic shop at 809 South 7th Street.

Zoning, Existing and Proposed Land Use
Properties to the north, east, and west are all zoned Central Business (CB). Properties south across South 7th Street are zoned Heavy Commercial (HC).

Single-family residential uses are located immediately north and east of the subject property. Commercial uses are located south and west of the subject property.

The applicant requests a Planned Development (PDD-189) to allow freight container storage as the principal use of the property. The owner has indicated that his long-term plan is to expand his fabrication business located at 809 South 7th Street to this property and to build a new warehouse. The current request, as submitted and advertised, would not allow either use because the CB district does not allow either use and PDD-189 does specify either use. A PD Amendment is required to allow those uses.

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.

The Future Land Use Map (FLUM) of the Comprehensive Plan recommends Central Business District for the subject property and that the property be used for residential, financial, commercial, governmental, professional, cultural, and related activities.

Freight containers are allowed as an accessory use on commercially zoned properties but not in the CB zoning district. The proximity of commercially zoned properties which allow freight containers as well as the intend of the Comprehensive Plan make the use of freight containers as primary use a transitional non intensive use to have next to residential uses.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed use would be compatible with the existing uses located west and south of the subject property. The storage of freight containers would have minimal impact on the neighborhood to the north and east in terms of traffic, noise, and the intensity of the use. However, the freight containers are required to be screed from the public right-of-way and the adjacent properties to minimize the visual impact on the area.

If this request is approved, the applicant will be required to submit a site plan that demonstrates that all applicable LDC requirements will be satisfied before freight containers can be stored on the subject property.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The subject property has access to all required utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

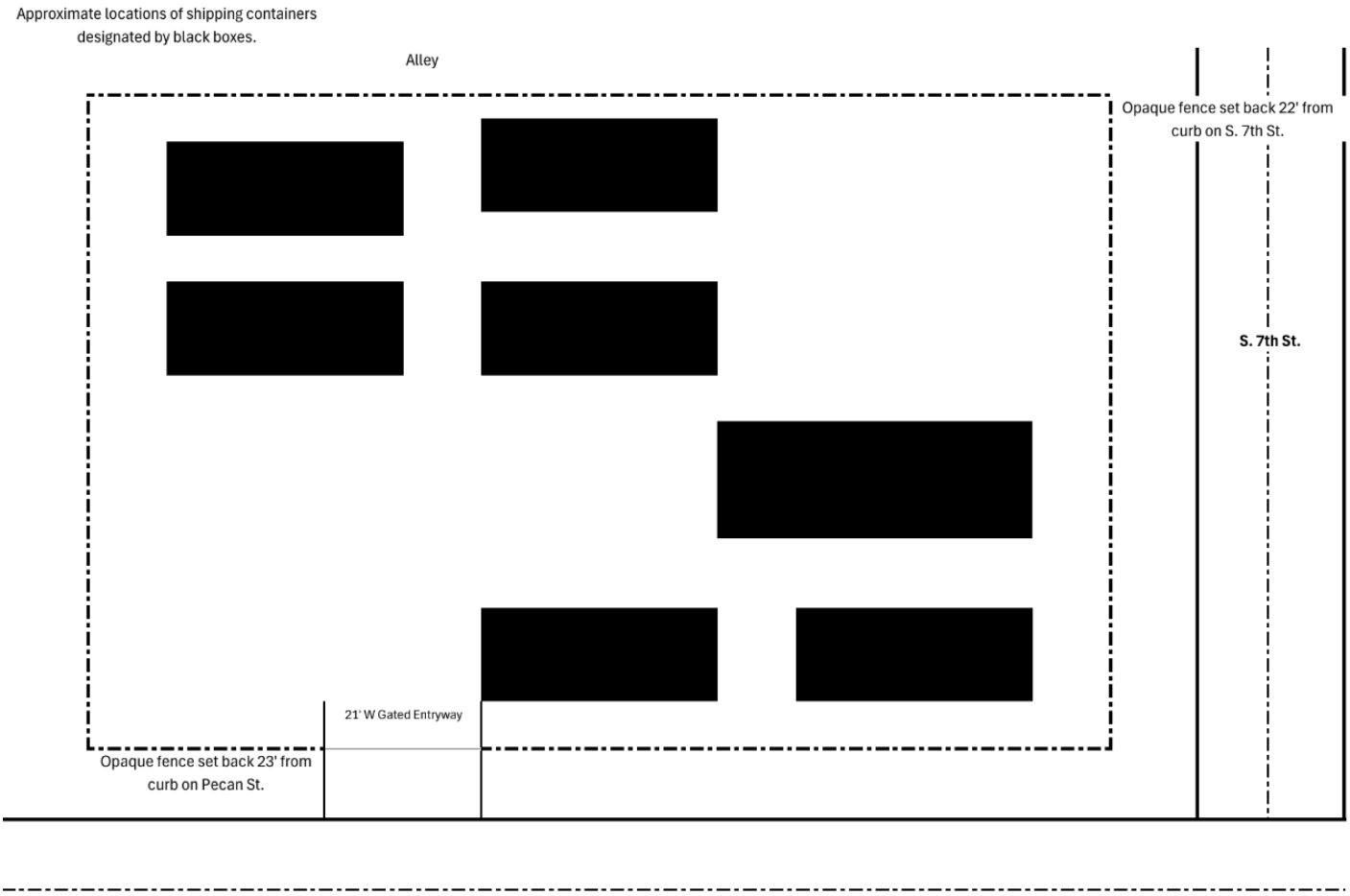
None.

Staff Recommendation

Staff recommends **approval** subject to site plan and plat approval before freight containers are stored on the subject property.

Attachments

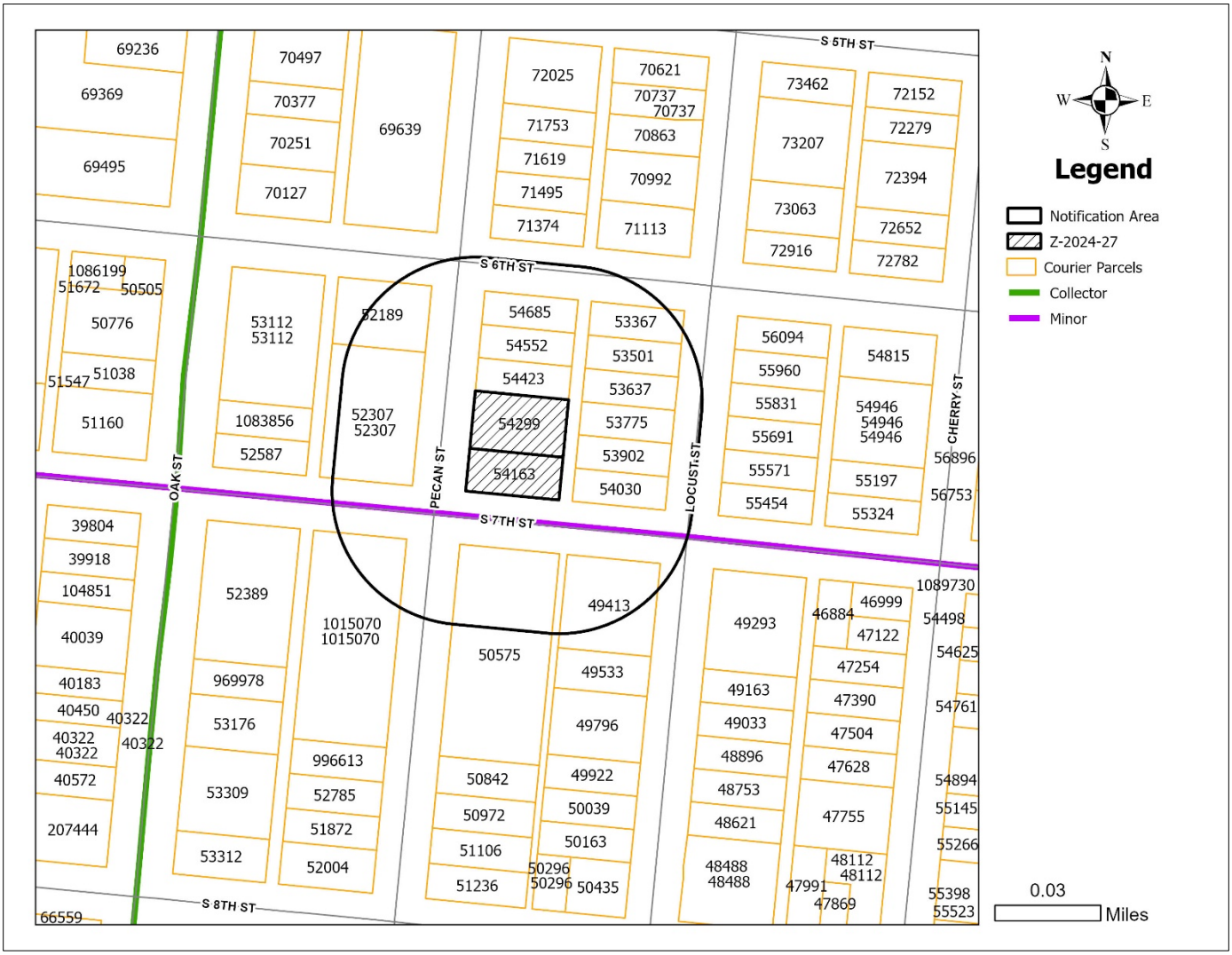
- Proposed Concept Plan



NOTIFICATIONS

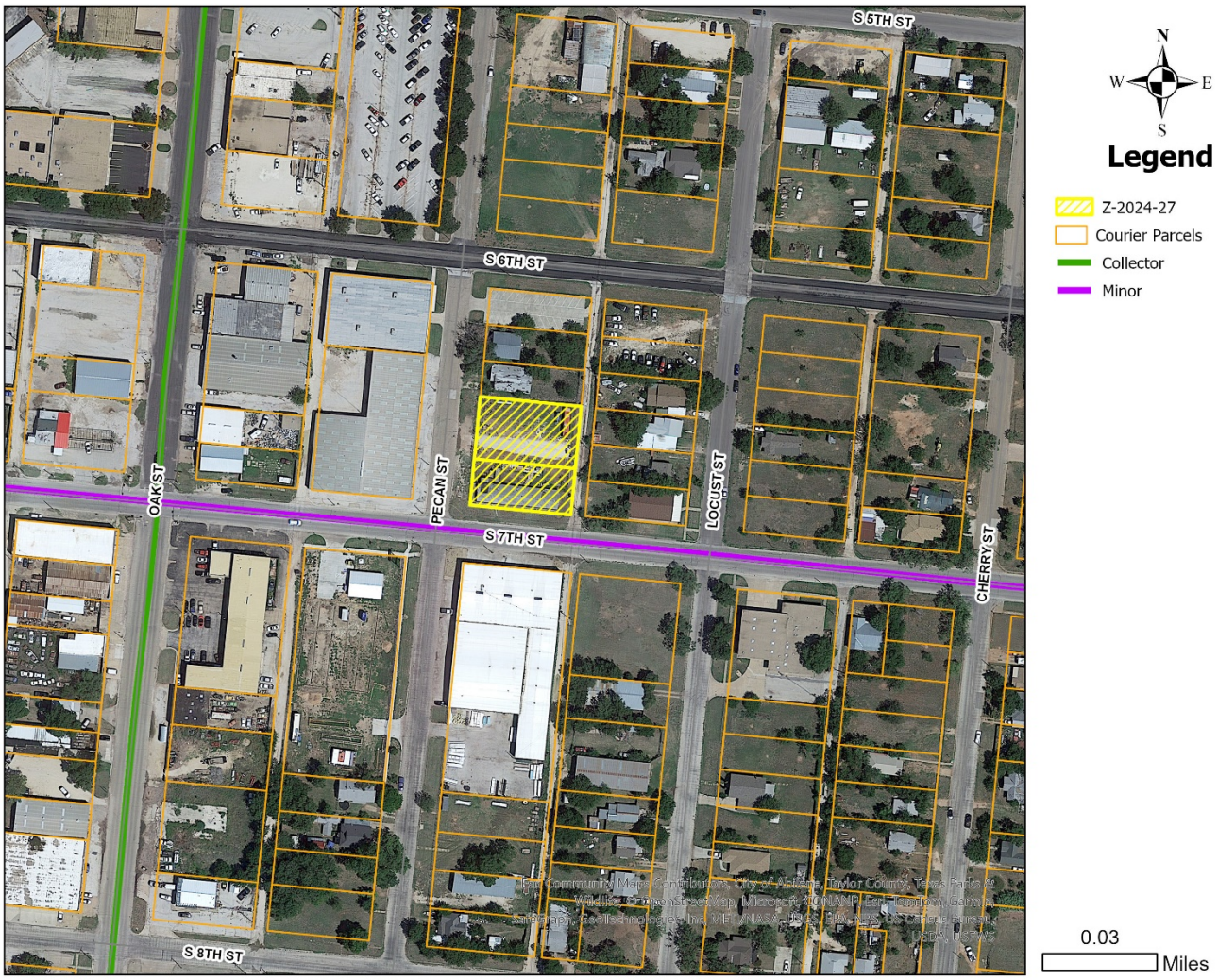
Legend:
O- Opposed
F- In Favor

Owner	Situs	Property ID	Response
WHOLESALERS PROPERTY CO LLC	702 LOCUST ST	49413	
WHOLESALERS PROPERTY CO LLC	701 PECAN ST	50575	
TAYLOR COUNTY	600 PECAN ST	52189	
PHILLIPS DAVID	618 PECAN ST	52307	
PHILLIPS DAVID	818 S 7TH ST	52307	
KEY CITY SEPTIC SERVICE INC	602 LOCUST ST	53367	
KEY CITY SEPTIC SERVICE INC	610 LOCUST ST	53501	
DENNEY MICHAEL R &	618 LOCUST ST	53637	
BAUCUM PAULETTE ANNA	626 LOCUST ST	53775	
MONSIVAIZ ANNA MARIE	634 LOCUST ST	53902	
LOCUST CHURCH OF CHRIST	642 LOCUST ST	54030	
JIMENEZ DANIEL GONZALES	617 PECAN ST	54423	
JIMENEZ DANIEL GONZALES	609 PECAN ST	54552	
TAYLOR COUNTY	601 PECAN ST	54685	
ABILENE INDUSTRIAL SERVICES INC	718 PECAN ST	1015070	
ABILENE INDUSTRIAL SERVICES INC	809 S 7TH ST	1015070	

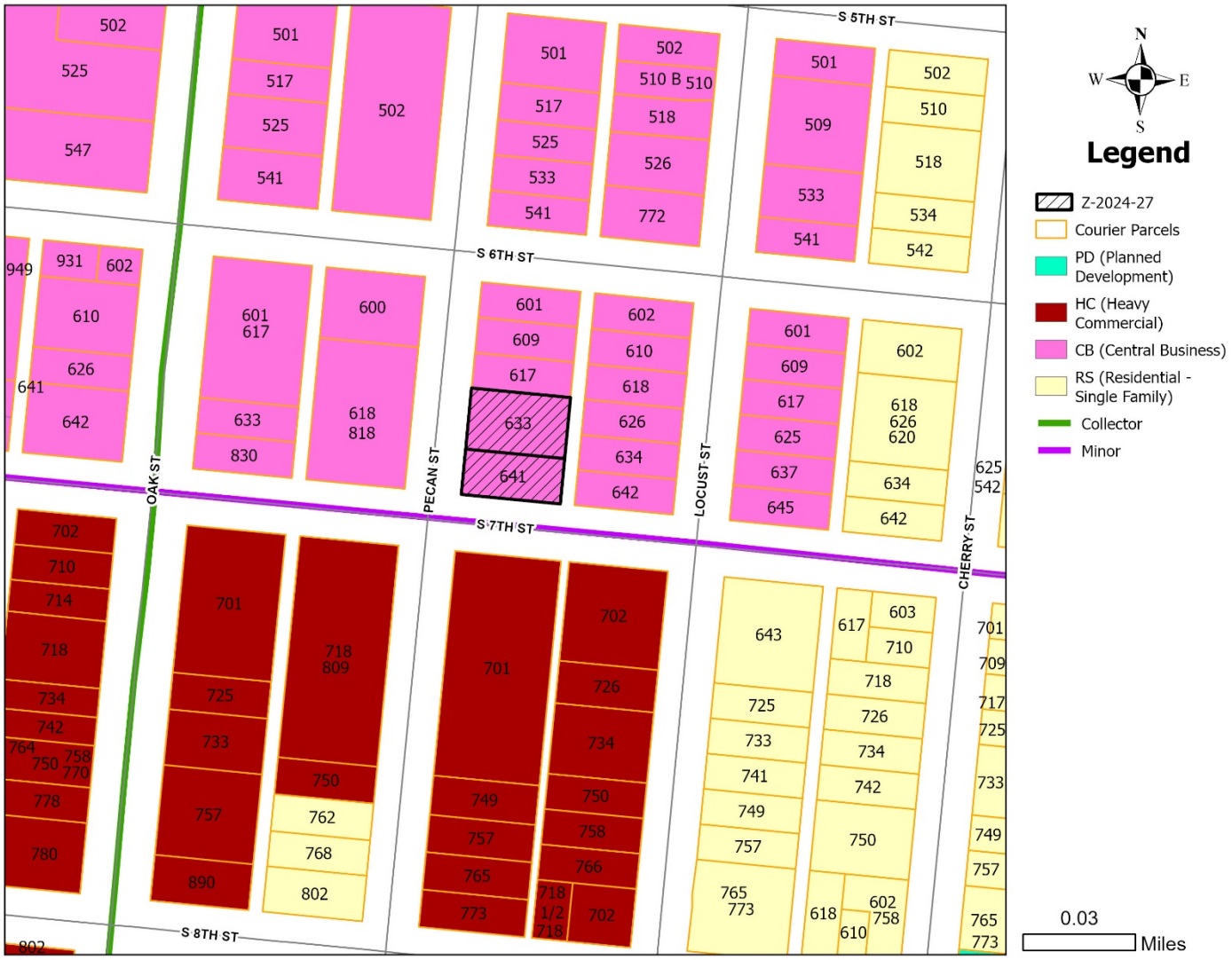


Case # Z-2024-27
September 23, 2024

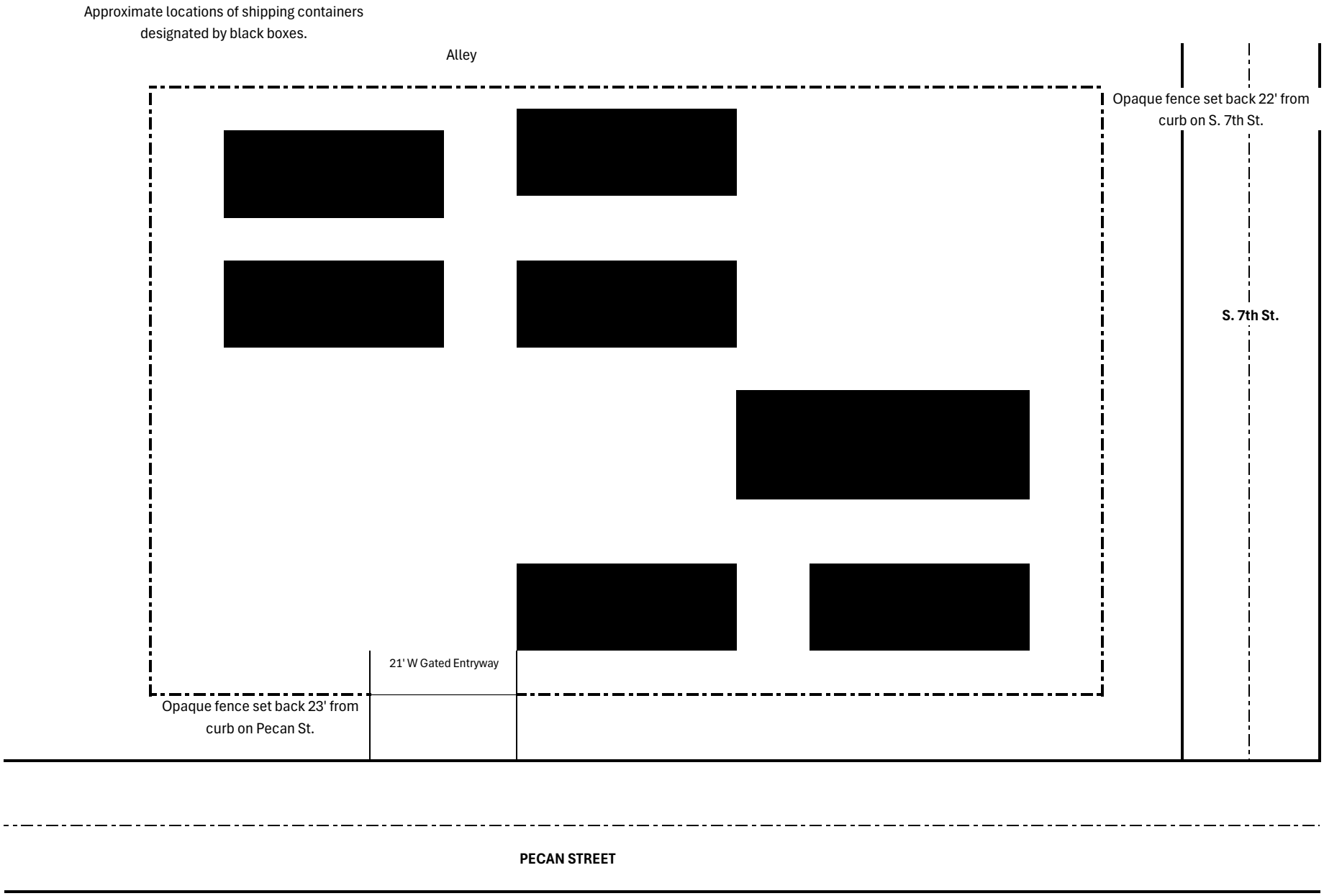
LOCATION MAP



ZONING MAP



Case # Z-2024-27
September 23, 2024

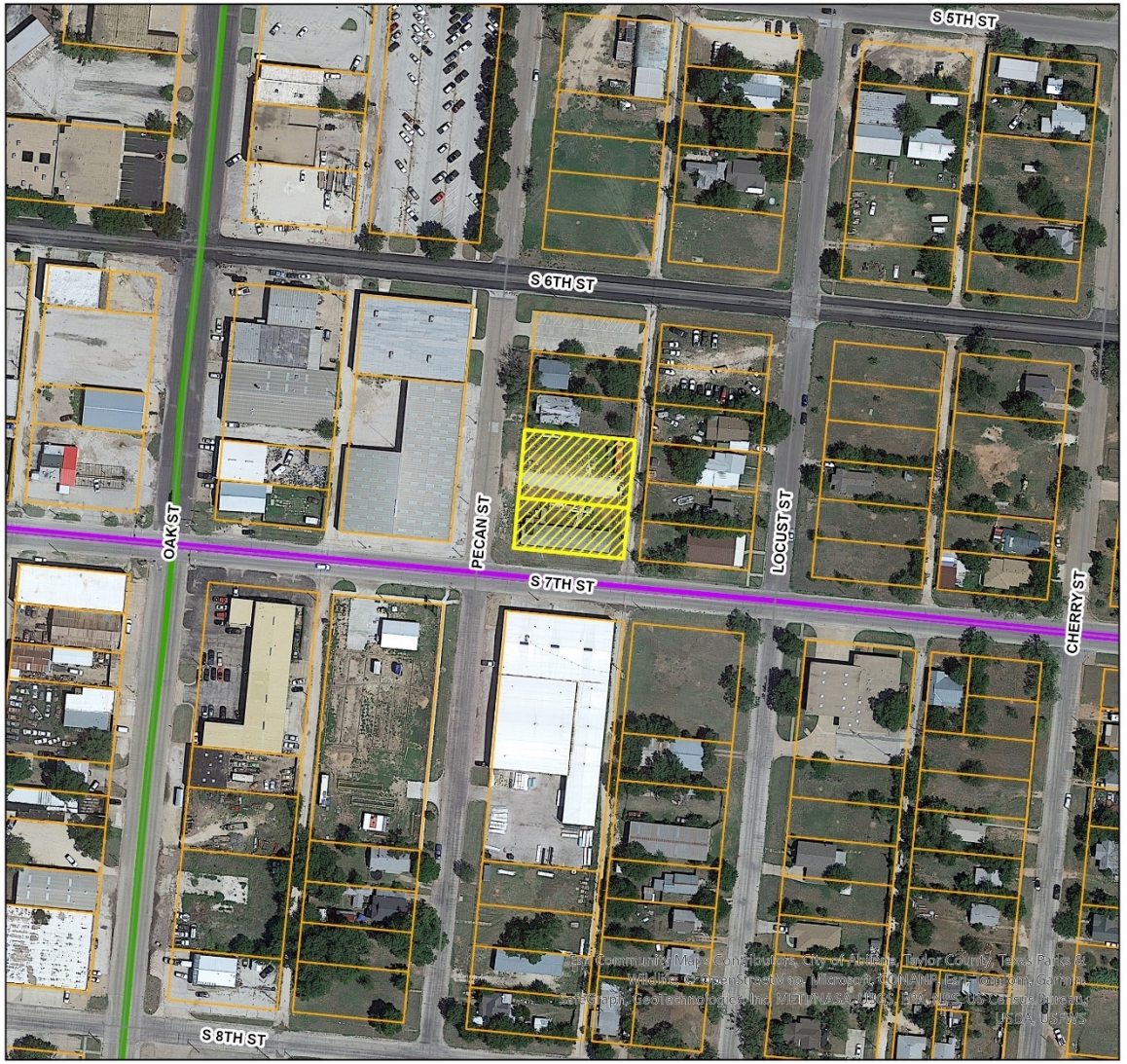

Approximate locations of shipping containers designated by black boxes.
Alley
Opaque fence set back 22' from curb on S. 7th St.
S. 7th St.
21' W Gated Entryway
Opaque fence set back 23' from curb on Pecan St.
PECAN STREET

REZONE REQUEST

Case:	Z-2024-27
Agent:	Chaile Allen
Requests:	Change the zoning of approximately 0.49 acres from Central Business to Planned Development District 189 to allow the outdoor storage of freight containers.
Location:	633 and 641 Pecan Street
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	October 1, 2024
Council Hearing:	October 24, 2024
	November 7, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

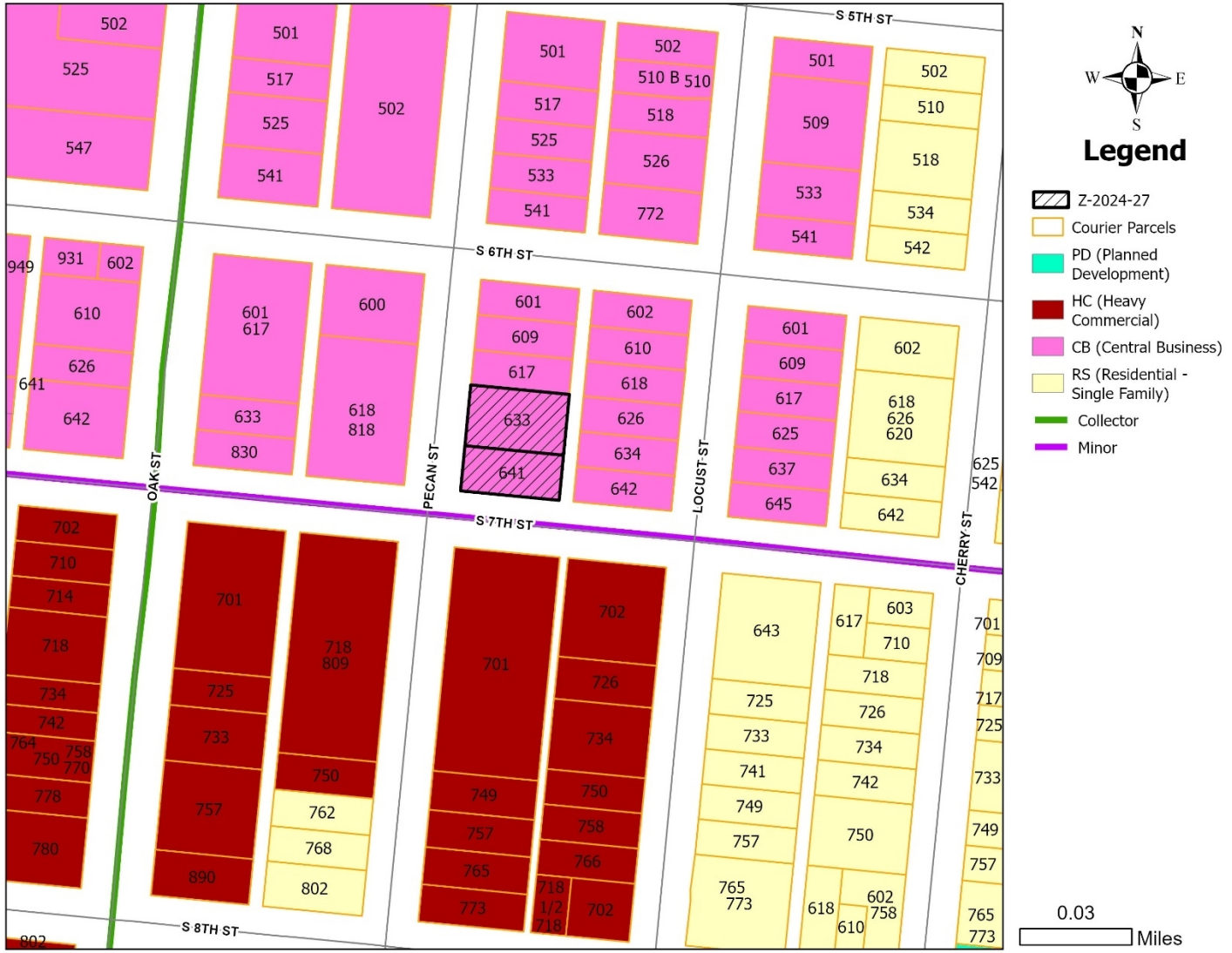
Legend

- Z-2024-27
- Courier Parcels
- Collector
- Minor

0.03 Miles

CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

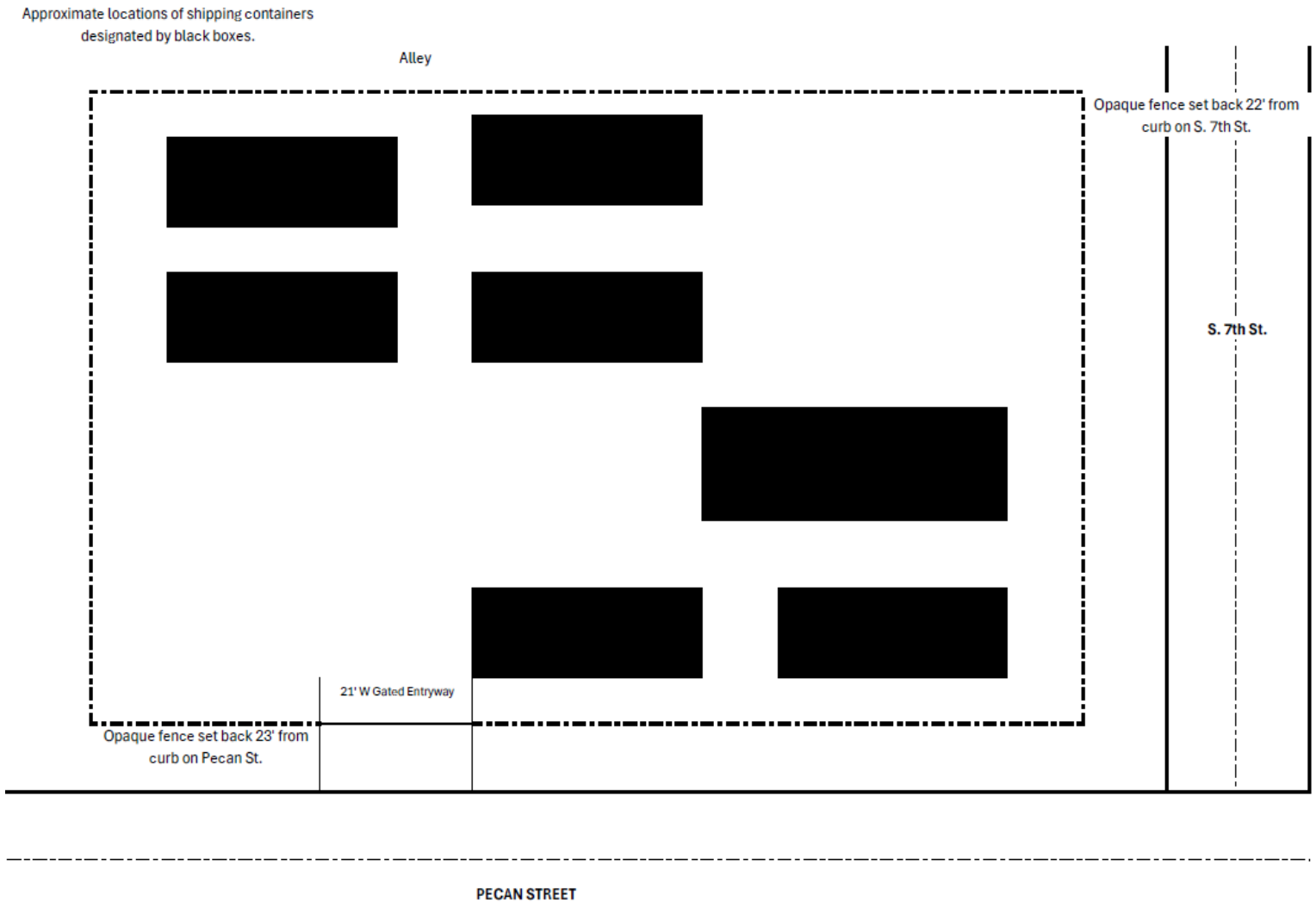
PROPERTY VIEWS

CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS

CITY OF ABILENE TEXAS

Concept Plan



CITY OF ABILENE TEXAS

USES IN CENTRAL BUSINESS ZONING

RESIDENTIAL USES:

P	Bed & Breakfast
P	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Institutional
P	Dwelling – Multiple-Family
P	Dwelling – Single-Family Detached
P	Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P/C	Day Care Operation – Home-Based
C	Drive-Thru Facility
TP	Field Office or Construction Office (temporary)
C	Fuel Sales
P	Garage Sale
P	Home Occupation
TP	Itinerant Business
P	Manufacturing (incidental)
TP	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage and parking)
P	Subdivision Sales Office (Temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
C	Travel Trailers (accessory to hospitals)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

P	Civic, Social, and Fraternal Organization
P	Cultural Facilities
P	Recreation – Outdoors (passive)
P	Recreation and Commercial Entertainment – Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Ambulance Service
P	Fire/Police Station
C	Homeless/Emergency Shelter
P	Hospital
P	Medical/Dental Laboratory
P	Post Office
C	Rehabilitation Facility
P	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Arts School
P	Church or Place of Worship
P	Day-Care Operation - Center-Based
P	Educational and Scientific Research
P	School: Public/Private
P	Trade/Business School
P	University/College

SERVICE:

P	Funeral Home/ Mortuary/Morgue
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
P	Printing, Copying, Reproduction, Publishing
C	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Storage - Self-Service Units
C	Tattoo Parlor*
P	Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – RETAIL USES:

P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
P	Liquor Store (On Premises Consumption) *(Defined under Liquor Store)*
P	Restaurant, Brew Pub
P	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (indoor)
C	Retail Sales/Rental (outdoors, non-vehicle)

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

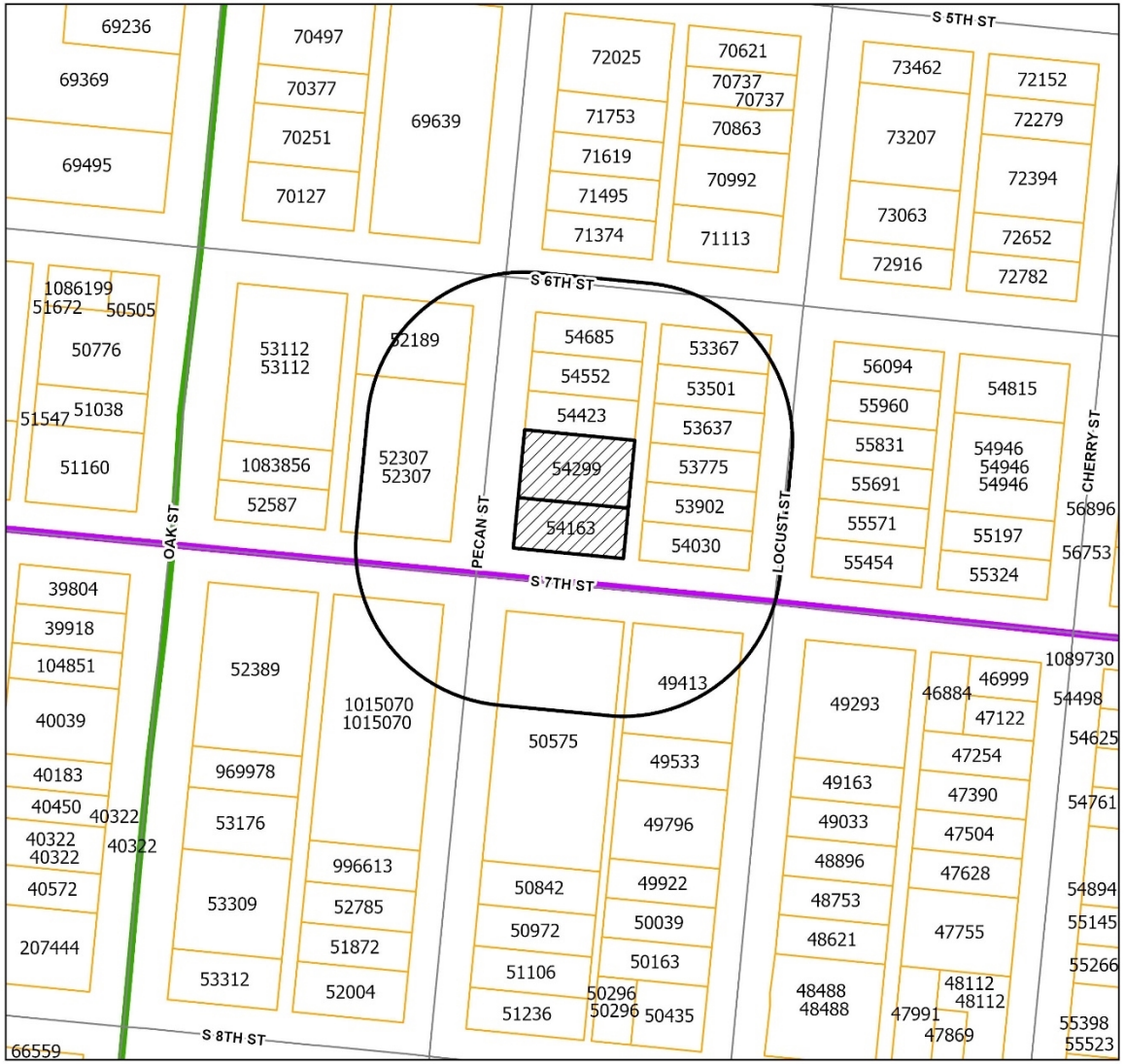
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Passenger Ground Transportation Terminal
P	Public Utility Facility

CITY OF ABILENE TEXAS

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

NOTIFICATION AREA MAP



N
W E
S

Legend

- Notification Area
- Z-2024-27
- Courier Parcels
- Collector
- Minor

0.03 Miles

0 - in Favor -

0 - in Opposition -

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval** subject to site plan and plat approval.

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE Z-2024-28
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 24, 2024
City Council 2nd Reading: November 7, 2024

Applicant
Owner: Alvaro De Lima Santos

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 0.30 acres from Residential Single-Family (RS-6) to Heavy Commercial (HC).

Location
Legal description being Lots 5 and 6, Block 1, College Drive Replat, Abilene, Taylor County, Texas. Located at 602 and 610 North 16th Street.

Background
The owner proposes to rezone the subject property to expand the existing business located at 1602 North Treadaway Boulevard to allow the use a freight container to store material/equipment associated with the business. 602/610 has been used for storage since approximately 2003. The only trigger for the zone change clean up was the addition of the freight container.

Zoning, Existing and Proposed Land Use
Properties to the west and directly south are zoned Residential Single-Family (RS-6). Properties to the east and southeast are zoned Heavy Commercial (HC). Property to the north is zoned Medical Use (MU).

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The Future Land Use Map (FLUM) of the Comprehensive Plan recommends Medium Density Residential use for the subject property.

The Comprehensive Plan shows that the subject property in a "Transitional Area". This is being driven by the conversion of SFR lots to medical uses to the north and along Pine Street..

The Official Zoning Map shows that most properties along North Treadaway Boulevard in this area are zoned Commercial or Industrial and back-up to lots zoned Residential. This request, if approved, would extend HC farther west.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The subject property was platted as two (2) SFR lots. The proximity of the lots to North Treadway Boulevard may have made the lots undesirable for residential uses, as evidenced by the fact that the lots have remained vacant.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
The subject property has access to all required utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None.

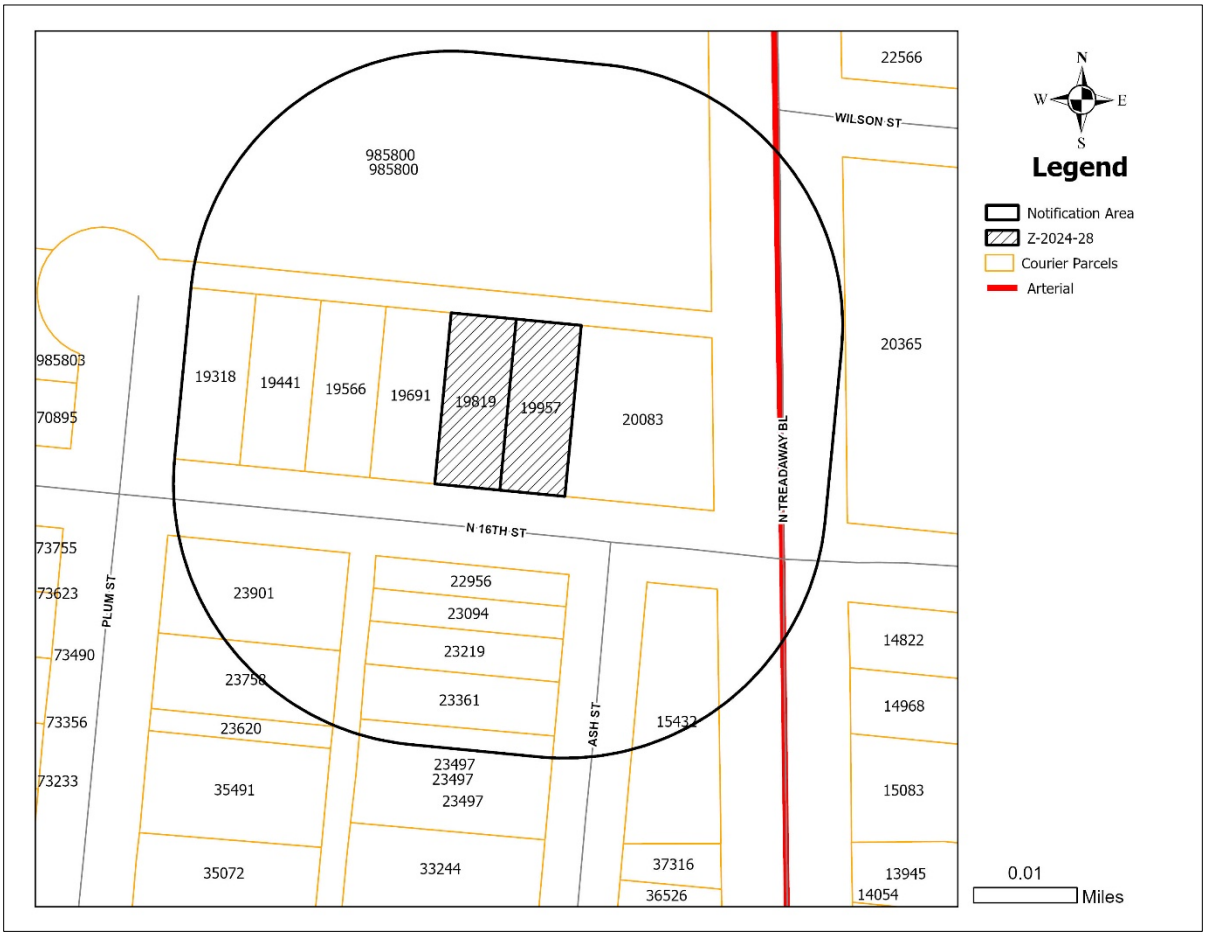
Staff Recommendation

Staff recommends **approval.**

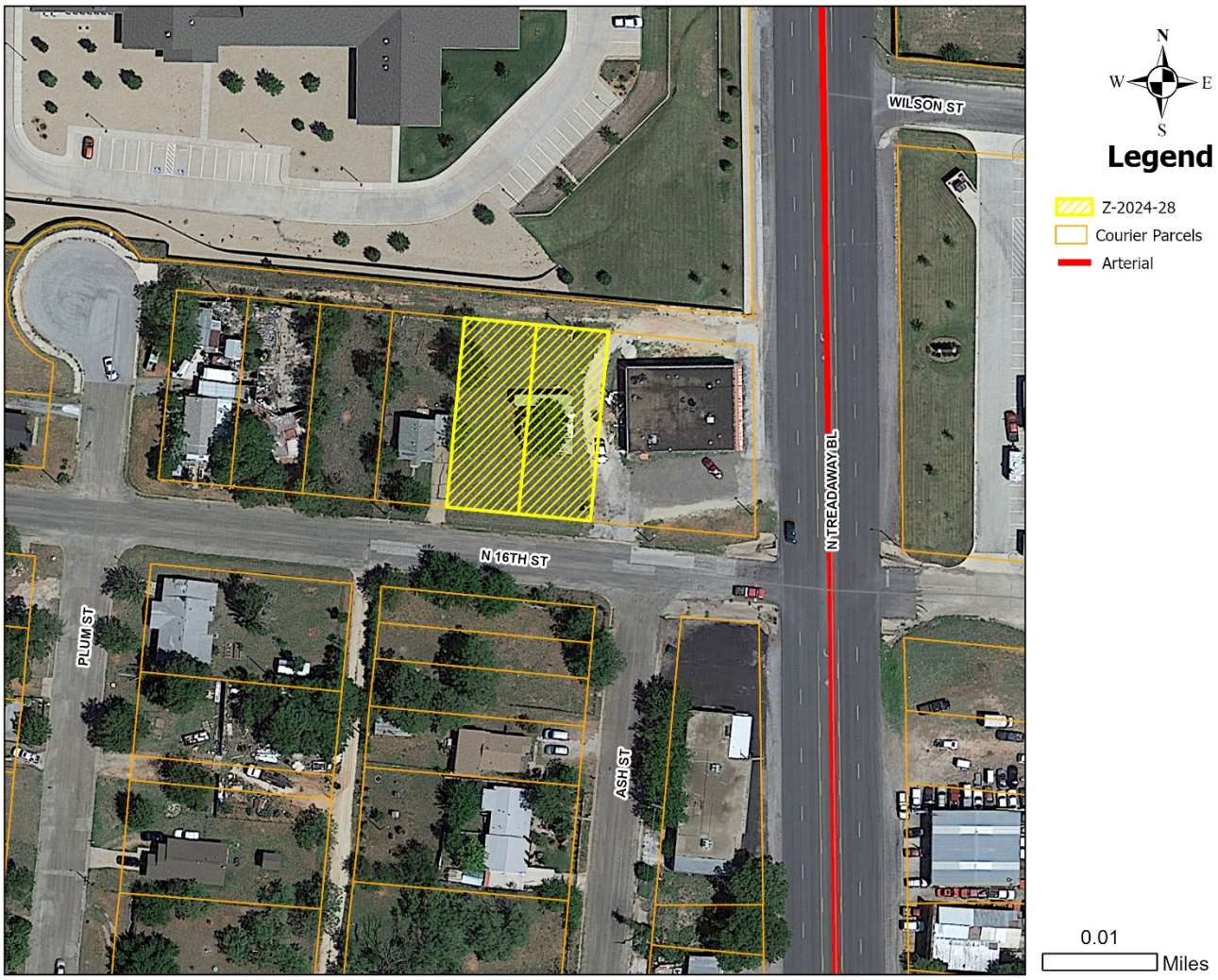
NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

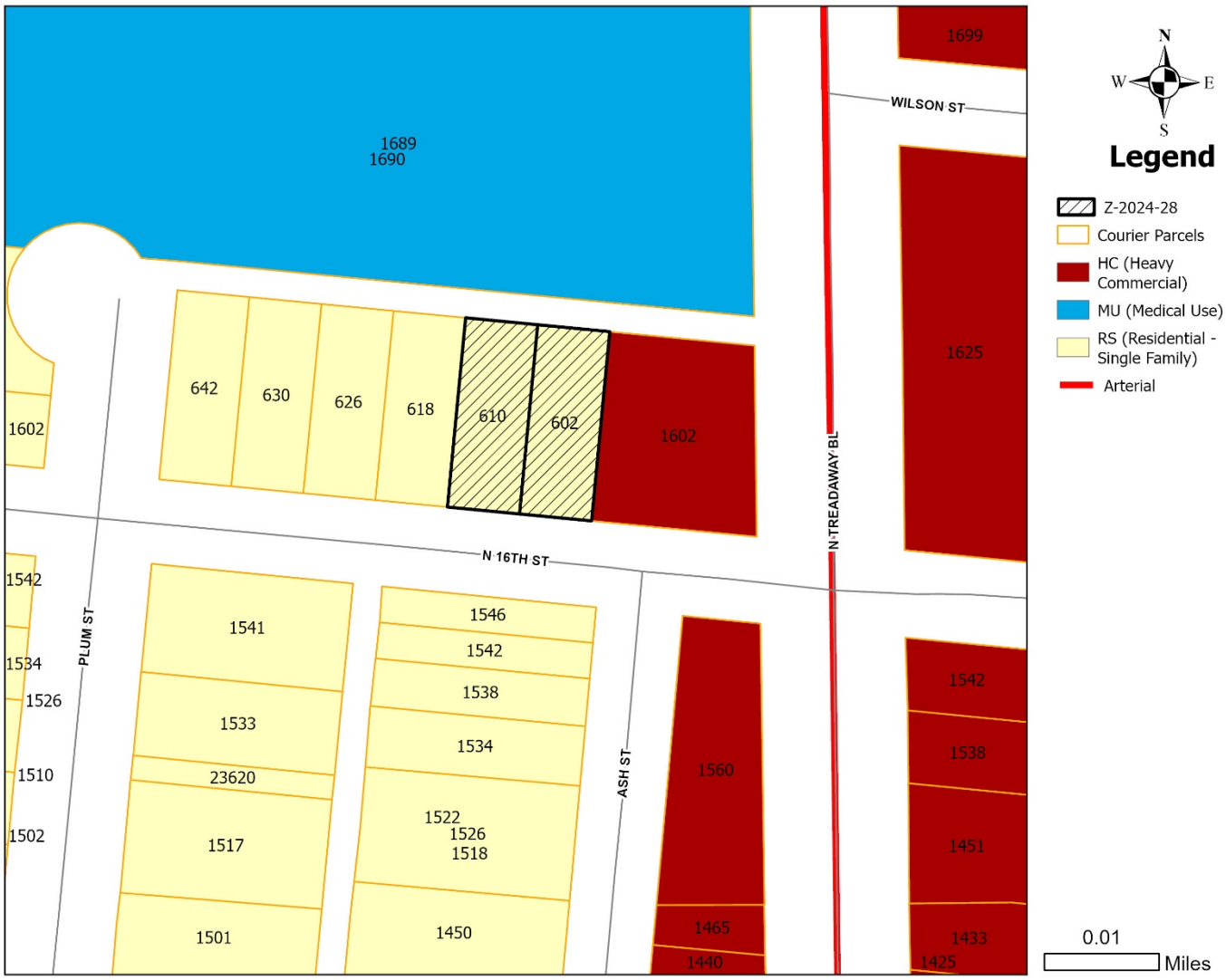
Owner	Situs	Property ID	Response
SMITH DEBRA C & CLYDE L	1560 N TREADAWAY BL	15432	
JOHNSON ERNEST REV LIV TR	642 N 16TH ST	19318	
RCGA LLC	630 N 16TH ST	19441	O
JOHNSON GEORGE	626 N 16TH ST	19566	
PORATH NATHAN WILLIAM	618 N 16TH ST	19691	
DOS SANTOS ALVARO LIMA	1602 N TREADAWAY BL	20083	
GONZALES RUBY P	1546 ASH ST	22956	
GONZALES RUBY P	1542 ASH ST	23094	
GONZALES RUBY P	1538 ASH ST	23219	
CAMACHO HERMON TONY &	1534 ASH ST	23361	
ABILENE RENTAL #1 LLC	1526 ASH ST	23497	
GUTIERREZ ANITA	1533 PLUM ST	23758	
OLIPHANT CHARLES CLIFFORD	1541 PLUM ST	23901	
ABILENE NH LTD	1689 MESQUITE ST	985800	
ABILENE NH LTD	1690 N TREADAWAY BL	985800	



LOCATION MAP



ZONING MAP


1689
1690
1699
WILSON ST
1625
642
630
626
618
610
602
1602
1602
N TREADAWAY BL
N 16TH ST
1542
1534
1526
1510
1502
PLUM ST
1541
1533
23620
1517
1501
1546
1542
1538
1534
1522
1526
1518
1450
ASH ST
1560
1465
1440
1542
1538
1451
1433
1425
N
W
E
S
Legend
Z-2024-28
Courier Parcels
HC (Heavy Commercial)
MU (Medical Use)
RS (Residential - Single Family)
Arterial
0.01
Miles

2024 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use
- ☐ Special Exceptions
- ☒ Rezoning
- ☐ Variance
- ☐ PDD Amendment
- ☐ Street Name Change
- ☐ Thoroughfare Abandonment
- ☐ Easement Release

Relief Procedures

- ☐ Petition for Relief
- ☐ Proportionality Appeal
- ☐ Vested Rights Petition
- ☐ Appeal

Other:

Project Name: ALVARO DE LIMA SANTOS

Address: 602 & 610 N. 16th Number of Lots: 2 Acreage:

Legal Description: COLLEGE DRIVE REPLAT REP BLK 33

Subdivision Name: Block: X Lot: 5 + 6

Current Zoning: RESIDENTIAL Proposed Zoning (if applicable): HC

OWNER AND AUTHORIZATION

Owner Name: Alvaro de Lima Santos

Address: 1602 N. Treadaway Blvd

City, State, Zip: Abilene TX 79601 Fax:

Phone: 325 677 8811 Email:

Agent Name:

Address:

City, State, Zip: Fax: 325-677-8108

Phone: 325-260-3419 Email: jameslb1602@gmail.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Date: 8-26-24

FOR OFFICE USE ONLY		
Received:	Fee: $	Receipt No.:
Case No.:		Reviewed By:

2024 Development Application

Zoning Application Page 2 of 3

Existing Zoning

☐ AO	Agricultural Open Space	☐ GR	General Retail
☐ RR	Rural Residential RR-5 & RR-1	☐ MU	Medical Use
☐ RS-12	Residential Single-Family – 12,000 sq. ft lots	☐ CB	Central Business
☐ RS-8	Residential Single-Family – 8,000 sq. ft lots	☐ MX	Mixed Use
☑ RS-6	Residential Single-Family – 6,000 sq. ft lots	GC	General Commercial
☐ PH	Single-Family Residential Patio Home	☐ HC	Heavy Commercial
☐ TH	Residential Townhouse	☐ LI	Light Industrial
☐ MD	Residential Medium Density	☐ HI	Heavy Industrial
☐ MH	Manufactured/Mobile Home	☐ PD	Planned Development District
☐ CU	College & University	☐	Empowerment Overlay
☐ NO	Neighborhood Office		
☐ O	Office		
☐ NR	Neighborhood Retail		

Reason for Zoning Change

Using together with 1602 N. Treadaway as commercial.

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

https://abilenetx.gov/563/Fee-Schedule

Fees can be paid online with credit card.

2024 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

Please answer these questions in order to assist staff with the processing of your zoning request.

1. Does the proposed zoning map amendment implement the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map?

YES

2. Is the use permitted by the proposed change in the zoning district's classification? Are the standards applicable to such uses appropriate in the immediate area of the land to be reclassified?

YES

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

YES

4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

NO

Other Required Forms - Disclosure of Interest (See Attached)

2024 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of $120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: 8-23-24

2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: COLLEGE DRIVE
Zoning Classification(s): RESIDENTIAL
Location: 602 + 610
Total Number of Acres: .3
Total Number of Lots: 2 LOTS

Property Owner Information & Authorization

Name/Company: ALVARO DE LIMA SANTOS
Address: 602 + 610 NOTT 16.
City: ABILENE State: TX Zip Code: 79601
Phone: 325 260 3419 Email: JAMESLB1602@GMAIL.COM

Project Representation (check one):

☒ I will represent the application myself; OR

☐ I hereby designate _____ (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: _____ **Date:** 8-20 2024

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Alvaro De Lima Santos (*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 26 day of August, 2024

MELISSA E. FARR
Notary Public, State of Texas
NOTARY ID # 1187872-9
My Commission Exp 08-08-27

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*): _____

Name: _____ Company: _____
Address: _____ City: _____ State: _____
Zip Code: _____ Number: _____ Email: _____

REZONE REQUEST

Case:	Z-2024-28
Agent:	Alvaro De Lima Santos
Request:	Change the zoning of approximately 0.30 acres from Residential Single-Family (RS-6) to Heavy Commercial (HC).
Location:	602 and 610 N 16th Street
Notification:	0 in Favor, 1 Opposed
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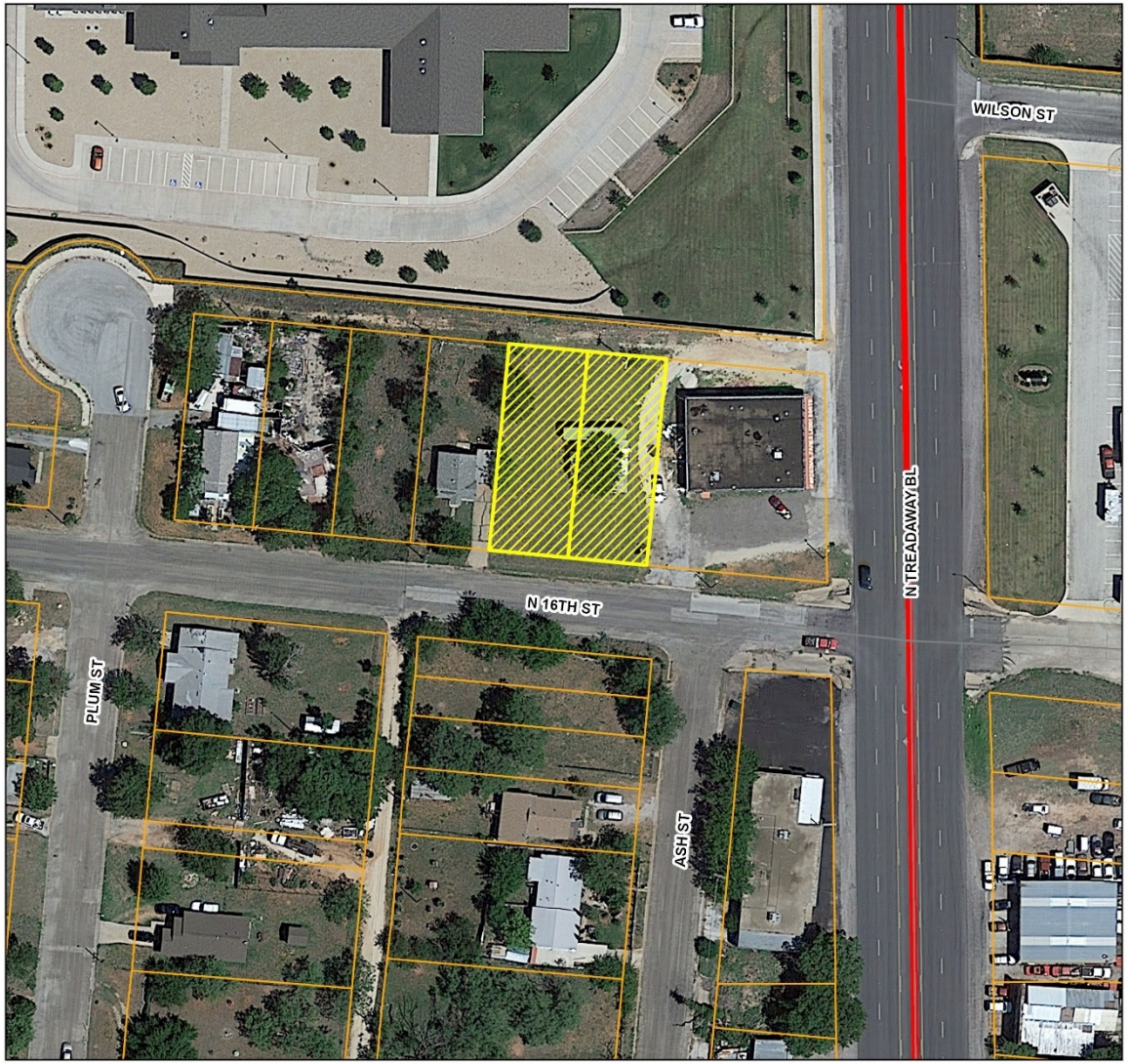
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
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S

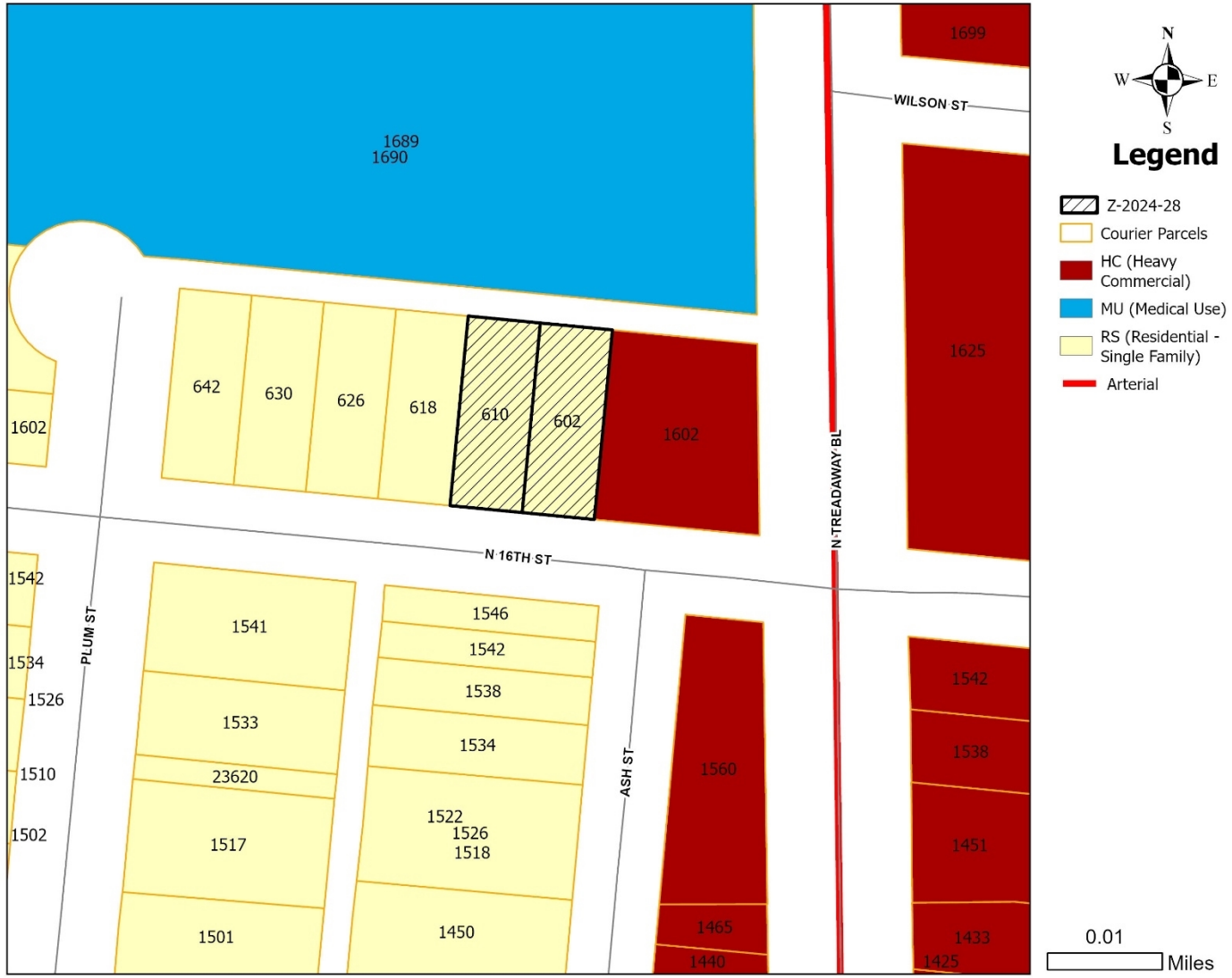
Legend

- Z-2024-28
- Courier Parcels
- Arterial

0.01 Miles

CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

CITY OF ABILENE TEXAS

USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
C	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Single-Family Detached
C	Group Home

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
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P/C	Day Care Operation – Home-Based
P	Dwelling – Accessory
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
TP	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

C	Civic, Social, and Fraternal Organization
C	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station
C	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Church or Place of Worship
P	School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

CITY OF ABILENE TEXAS

USES IN HEAVY COMMERCIAL ZONING

RESIDENTIAL USES:

C Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

P Accessory Structure (Also see Division 4 of this article)
P Antenna, Non-Commercial/Amateur
P ATM's, Self-Serve Kiosks, and Similar Facilities
P Drive-Through Facility
TP Field Office or Construction Office (temporary)
P Freight Container
P Fuel Sales
TP Itinerant Business
P Manufacturing (incidental)
C Mobile Home (permanent security residence)
TP Mobile Home (temporary security residence)
P Mobile Home or Temporary Building (office for sales and service)
P Recycling Collection Point
C Travel Trailers (accessory to hospitals)
P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

C Adult Entertainment Enterprise
P Civic, Social, and Fraternal Organization
P Cultural Facilities
P Drive-in Theater
C Motorized Racing
P Recreation – Outdoors (active)
P Recreation – Outdoors (passive)
P Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P Ambulance Service
C Correction, Detention, or Penal Facilities
P Fire/Police Station
P Homeless/Emergency Shelter
P Hospital
P Medical/Dental Laboratory
P Military and Armed Forces Reserve Center
P Post Office
P Rehabilitation Facility
C Sanitary Landfill
P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P Arts School
C Cemetery, Crematorium, and Mausoleum
P Church or Place of Worship
P Educational and Scientific Research
P School: Public/Private
P Trade/Business School

TRADE – RETAIL USES:

P Aircraft and Accessories
P ATM's, Self-Serve Kiosks, and Similar Facilities
P Fuel Sales
P Head Shop
P Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
P Liquor Store (On Premises Consumption) *(Defined under Liquor Store)*
P Restaurant, Brew Pub
P Restaurant, Fast Food
P Restaurant, Standard
P Retail Sales/Rental (automobile/small truck)
P Retail Sales/Rental (indoor)
P Retail Sales/Rental (outdoors, non-vehicle)
P Retail Sales/Rental (trucks and other large vehicles and equipment)

SERVICE:

P/C Automobile Wash
P Contractor Services
P Funeral Home/ Mortuary/Morgue
P Kennel (With Outdoor Pens)
P Kennel (Without Outdoor Pens)
P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
P Laundry/Dry Cleaning Services & Facilities
P Office (general, professional, financial)
P Printing, Copying, Reproduction, Publishing
P Recycling Collection and Processing Center
P Repair and Maintenance Services - Automobile/Small Truck (major)
P Repair and Maintenance Services - Automobile/Small Truck (minor)
P Repair and Maintenance Services (indoor)
P Repair and Maintenance Services (outdoors)
P Repair and Maintenance Services (truck and other large vehicles)
P Scales (public)
P Storage - Self-Service Units
P Tattoo Parlor
P Taxidermist
P Veterinary Service (all size animals)
P Veterinary Service (small animals)
P Wrecker/Towing

TRADE – WHOLESALE USES:

P Liquor, Wholesale/Distribution
P Wholesaling and Storage (indoor)
C Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
C Antenna Tower - Commercial
P Automobile Parking Lot or Structure - Commercial
P Broadcast Studio
P Passenger Ground Transportation Terminal
P Pressure Control Station
P Public Utility Facility
C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

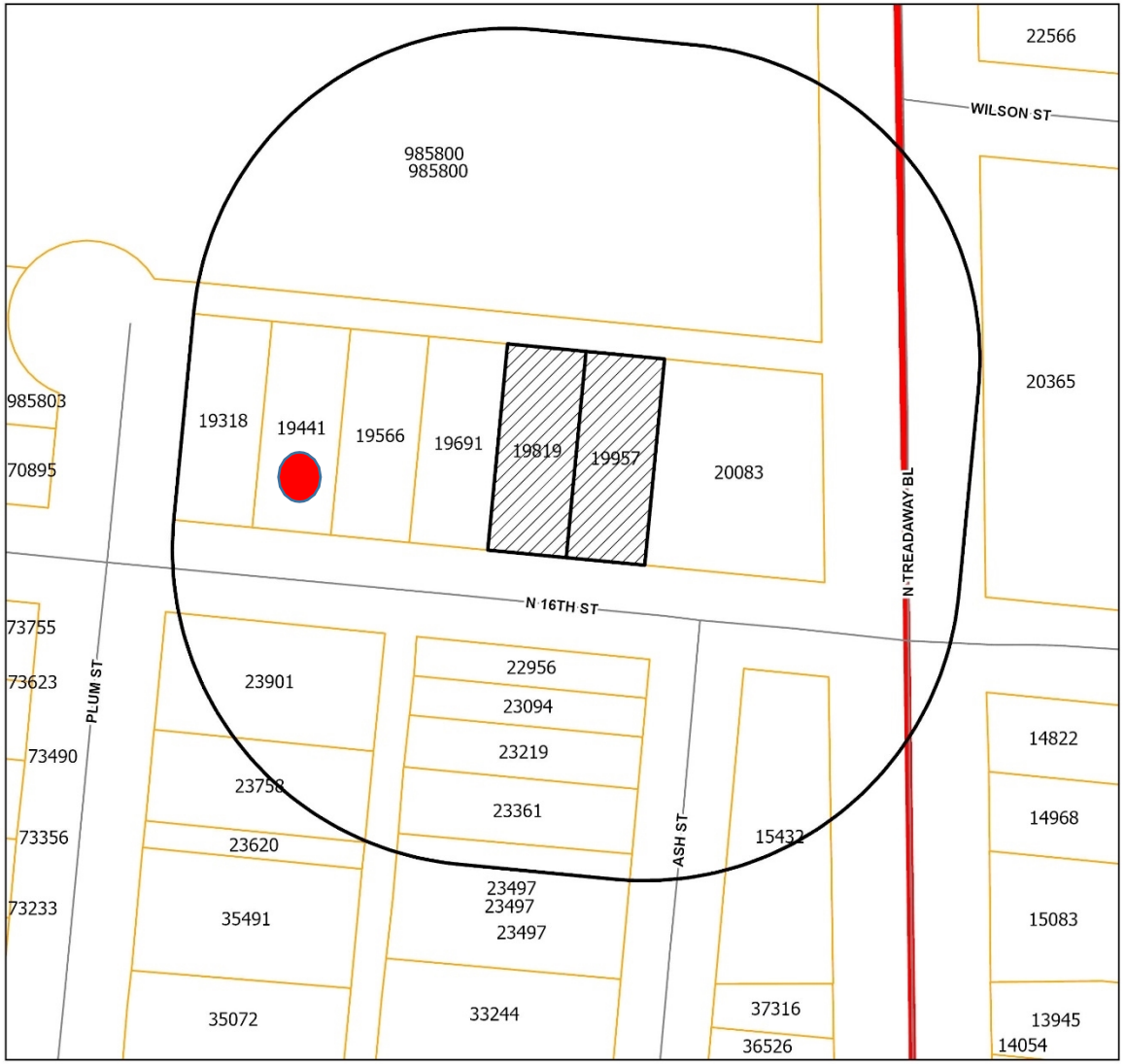
P Petroleum or Gas Well
C Manufacturing (light)
P Urban Garden

LEGEND

P **Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C **Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP **Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Notification Area
- Z-2024-28
- Courier Parcels
- Arterial

0.01 Miles

0 - In Favor-

1 - Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

- Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE Z-2024-29 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: October 1, 2024
City Council 1st Read: October 24, 2024
City Council 2nd Read: November 7, 2024

Applicant
Owner: IWS2 Investments LLC
Agent: Jacob & Martin

Case Manager
Mason Teegardin – Planner

Request
Rezone approximately 4.78 acres from Multi-Family (MF) to a Planned Development District (PDD-188) with a base zoning of Townhome (TH). The purpose of this request is to allow the construction of townhomes with a maximum of two dwelling units and duplexes.

Location
The subject property is located at 898-991 Minda Street. Legal description being Block 23, 24, and the east 250 feet of the south 160 feet of Block 25, Williams Estate Subdivision, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City of Abilene in 1957 and has remained vacant. The property was rezoned from Single Family Residential (RS-6) to Multi-Family (MF) in July 2023. The property is in the process of being re-platted, which includes the extension of water and sewer lines and road improvements to Hailey Street.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HI	Steel Company
East	HI	Church
South	RS-6	Residences
West	RS-6	Residences

Criteria Assessment
Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.
The Future Land Use Map recommends low density residential use, which isn't necessarily compatible with the request. However, the Comprehensive Plan identifies this area as being a transitional area due to the industrial uses to the north, and residential uses to the south and west. Transitional areas encourage varying housing options, which

would be consistent with the recommendation of the Comprehensive Plan and is also more appropriate than the current zoning, given the nature of the surrounding uses.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning is consistent with the uses surrounding the subject property. The requested two dwelling unit townhomes and duplexes serve as a respectable transition between the industrial and residential uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is in the process of getting adequately served by utilities and public infrastructure. By the time development occurs, the subject properties will be adequately serviced.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Staff Recommendation

Staff recommends **approval.**

Attachments

- PDD Ordinance
- Final draft of Plat
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 16, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABERNATHY JEFFREY & SHAWNA	62660	933 MINDA ST	
ALEXANDER GARY & CHERYL	974964	857 HAILEY ST	
ALEXANDER GARY & CHERYL	974964	849 HAILEY ST	
BATISTE PROPERTIES LLC	974966	858 MINDA ST	
BLANTON ANGELINA LF EST	63682	926 LUZON ST	
CAMPBELL CHRISTOPHER	64454	974 LUZON ST	
CONNER BOBBY RAY	64333	966 LUZON ST	
DESCENDANTS LAND LLC	63948	942 LUZON ST	
DRONES FRANK & DOROTHY J	62791	925 MINDA ST	
EBENGO IBADIYE MAMIE &	61621	1009 MINDA ST	
ELLIOTT SAMMY LEE &	64207	958 LUZON ST	
FLORES JUANITA &	63063	909 MINDA ST	
GINDRATT ISIAH JR ET AL	61344	1025 MINDA ST	
GONZALES FELECITY MAUVE	61881	981 MINDA ST	
GUAJARDO MICHAEL ANTHONY	106931	889 HAILEY ST	
GUAJARDO MICHAEL ANTHONY	106931	897 HAILEY ST	
GUERRERO MONICA ANN	56495	897 MINDA ST	
HEGER THOMAS P & YING L	64709	1002 LUZON ST	

HILL CHARLES	64585	982 LUZON ST	
IWS2 INVESTMENTS LLC	974961	968 MINDA ST	
IWS2 INVESTMENTS LLC	974962	978 MINDA ST	
IWS2 INVESTMENTS LLC	980717	957 HAILEY ST	
IWS2 INVESTMENTS LLC	980717	951 HAILEY ST	
IWS2 INVESTMENTS LLC	980717	943 HAILEY ST	
IWS2 INVESTMENTS LLC	980717	935 HAILEY ST	
IWS2 INVESTMENTS LLC	980717	922 MINDA ST	
IWS2 INVESTMENTS LLC	980717	932 MINDA ST	
IWS2 INVESTMENTS LLC	980717	940 MINDA ST	
IWS2 INVESTMENTS LLC	980717	950 MINDA ST	
IWS2 INVESTMENTS LLC	980717	962 MINDA ST	
IWS2 INVESTMENTS LLC	113619		
IWS2 INVESTMENTS LLC	980718	898 MINDA ST	
IWS2 INVESTMENTS LLC	980718	904 MINDA ST	
IWS2 INVESTMENTS LLC	980718	912 MINDA ST	
IWS2 INVESTMENTS LLC	974959	991 HAILEY ST	
IWS2 INVESTMENTS LLC	974959	979 HAILEY ST	
JOHNSON RONDA L	63314	902 LUZON ST	
KIMMEL KAX INC	974960	965 HAILEY ST	
KING SOLOMON BAPTIST	59145	1074 MINDA ST	
MC LAMORE HARLAN F &	107518	909 HAILEY ST	
MINDA ST CHURCH OF CHRIST	974973	855 MINDA ST	
MINDA ST CHURCH OF CHRIST	974973	701 MINDA ST	
MITCHELL MISTI GAYLE	62008	973 MINDA ST	
MITCHELL PAMELA GAYLE	62263	957 MINDA ST	
MORGAN RODNEY	1083634	910 LUZON ST	
MUDAGIRI SHEMU &	62389	949 MINDA ST	
MUSONERA EVARISTE &	62133	965 MINDA ST	
NTAWUKENASHAKA SERGE &	62527	941 MINDA ST	
PELUSO-MILLER BLAINE P	62925	917 MINDA ST	
RAMIREZ ROY	63188	901 MINDA ST	
RICHARDSON MANUELA J	61762	1001 MINDA ST	
RODRIGUEZ LUCILLA	64843	1010 LUZON ST	
ROYAL AURORA	974965	866 MINDA ST	
ROYAL AURORA ANNETTE	974963	890 MINDA ST	
SERRANO PEDRO	56763	618 SUNRISE AV	
STOFFELS DOLAN M & ANN	63566	918 LUZON ST	
TAYLOR LAWANDA	61477	1017 MINDA ST	
W&W AFCO STEEL LLC	47073		
W&W AFCO STEEL LLC	44197		
W&W AFCO STEEL LLC	974937		
WASHINGTON WILLIE L	64081	950 LUZON ST	
WINNING CIRCLE REAL ESTATE SOLUTIONS LLC	63817	934 LUZON ST	
YOUNG MAE DELL LIFE ESTATE	56632	610 SUNRISE AV	

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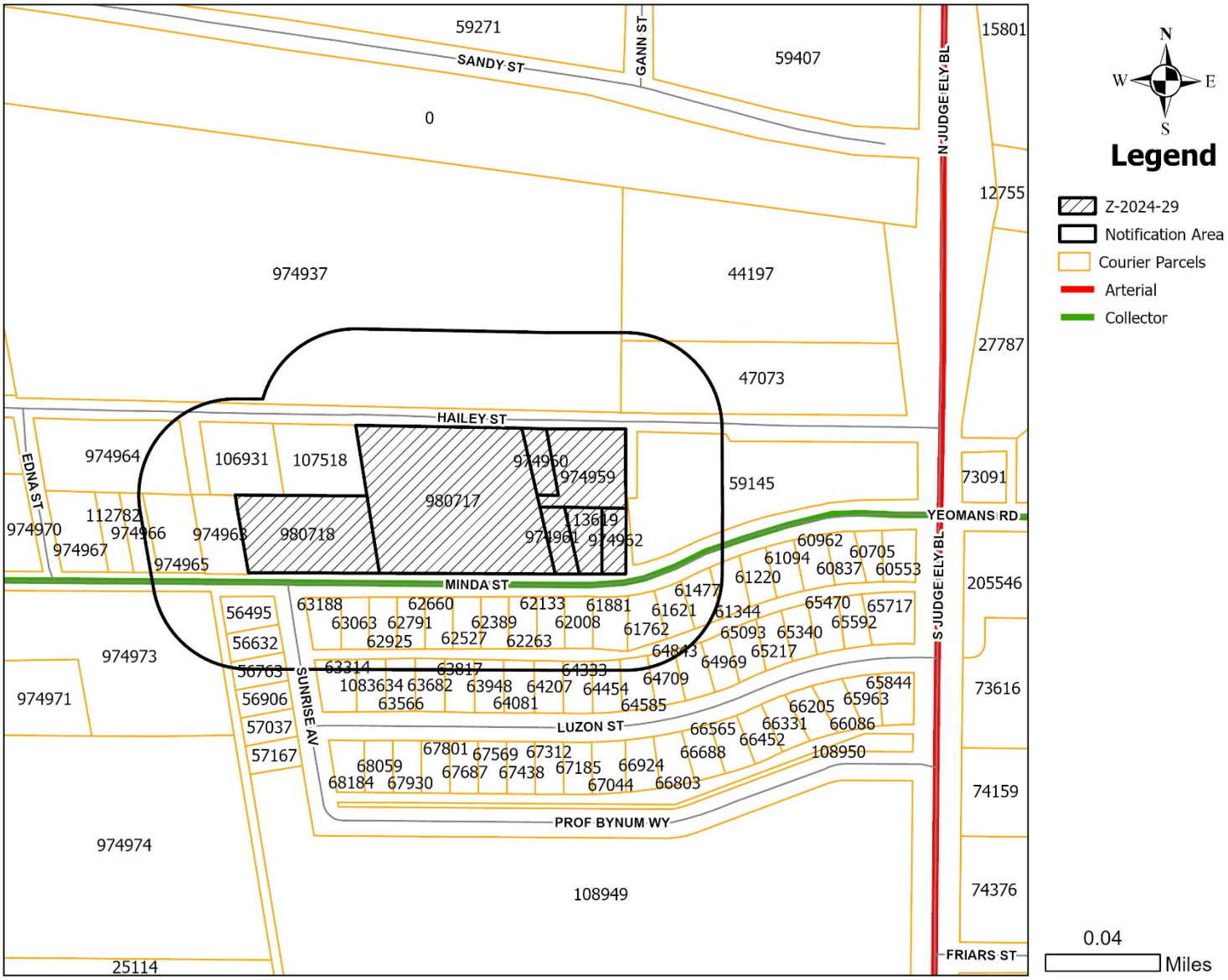
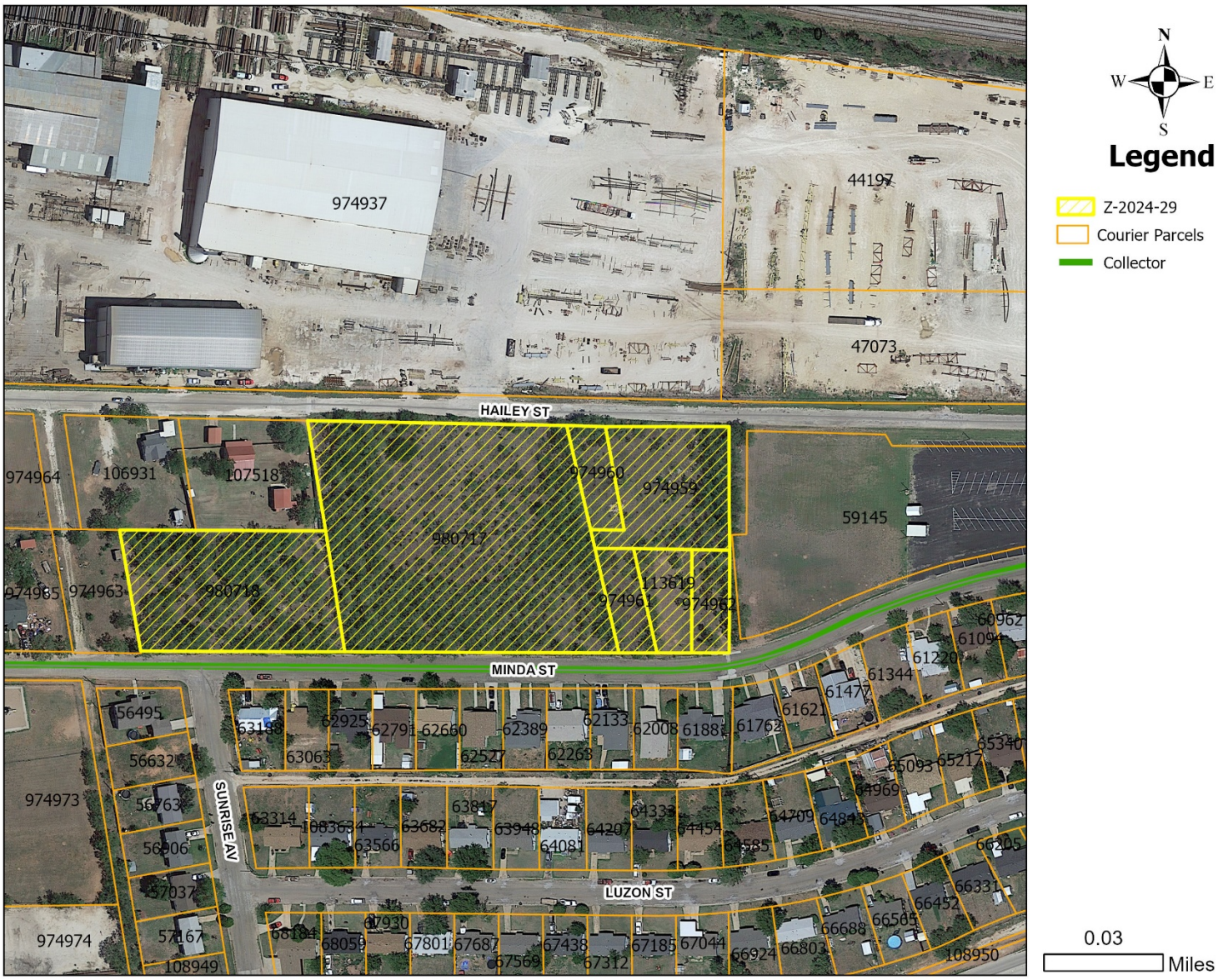
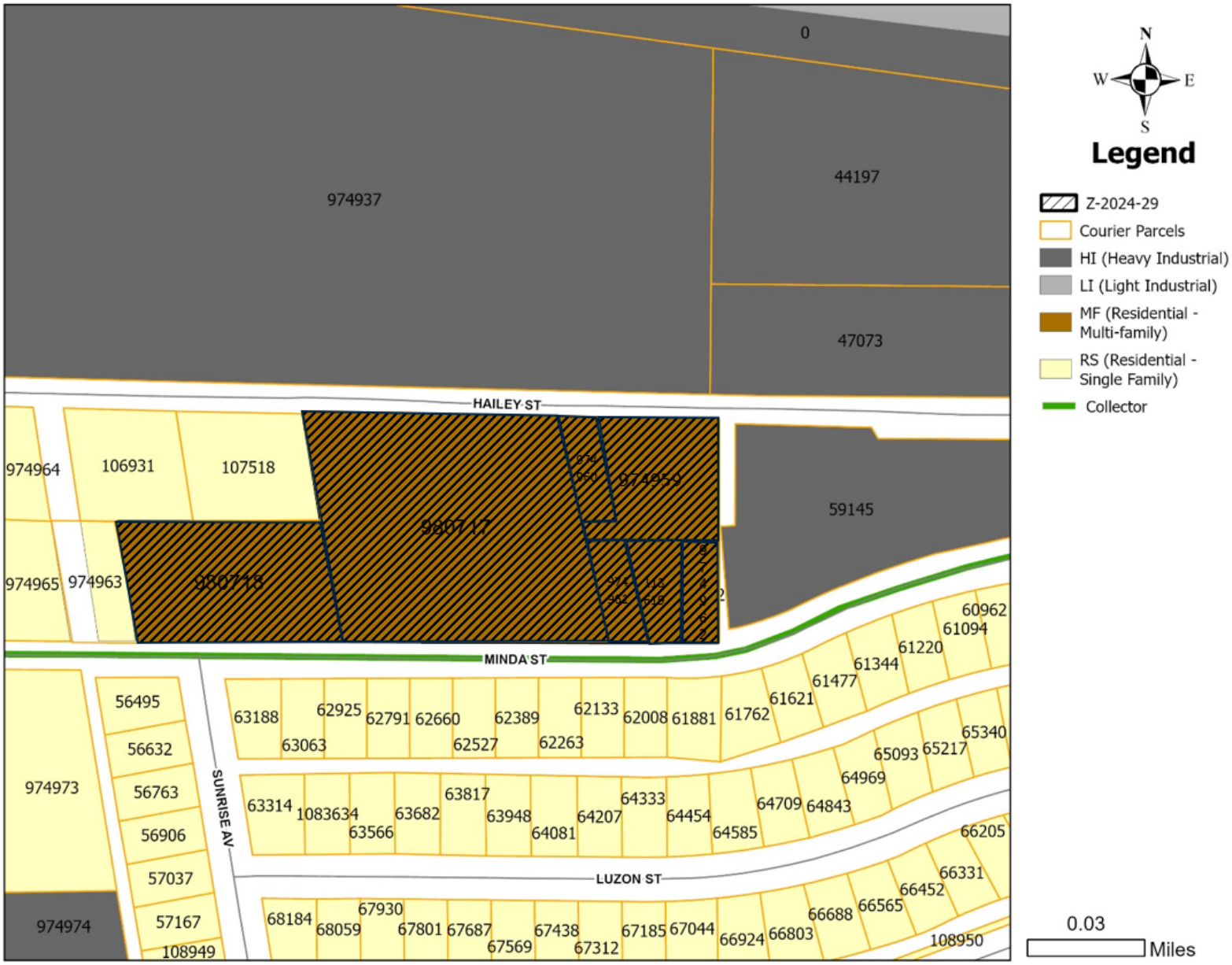
NOTIFICATION MAP



LOCATION MAP



ZONING MAP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67687
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68059
68184
LUZON ST
108950
N
W
E
S
Legend
Z-2024-29
Courier Parcels
HI (Heavy Industrial)
LI (Light Industrial)
MF (Residential - Multi-family)
RS (Residential - Single Family)
Collector
0.03
Miles

Purpose: The purpose of the Planned Development District (PDD) is to allow for development of townhomes with only two units instead of the usual three or more; as well as traditional duplex developments.

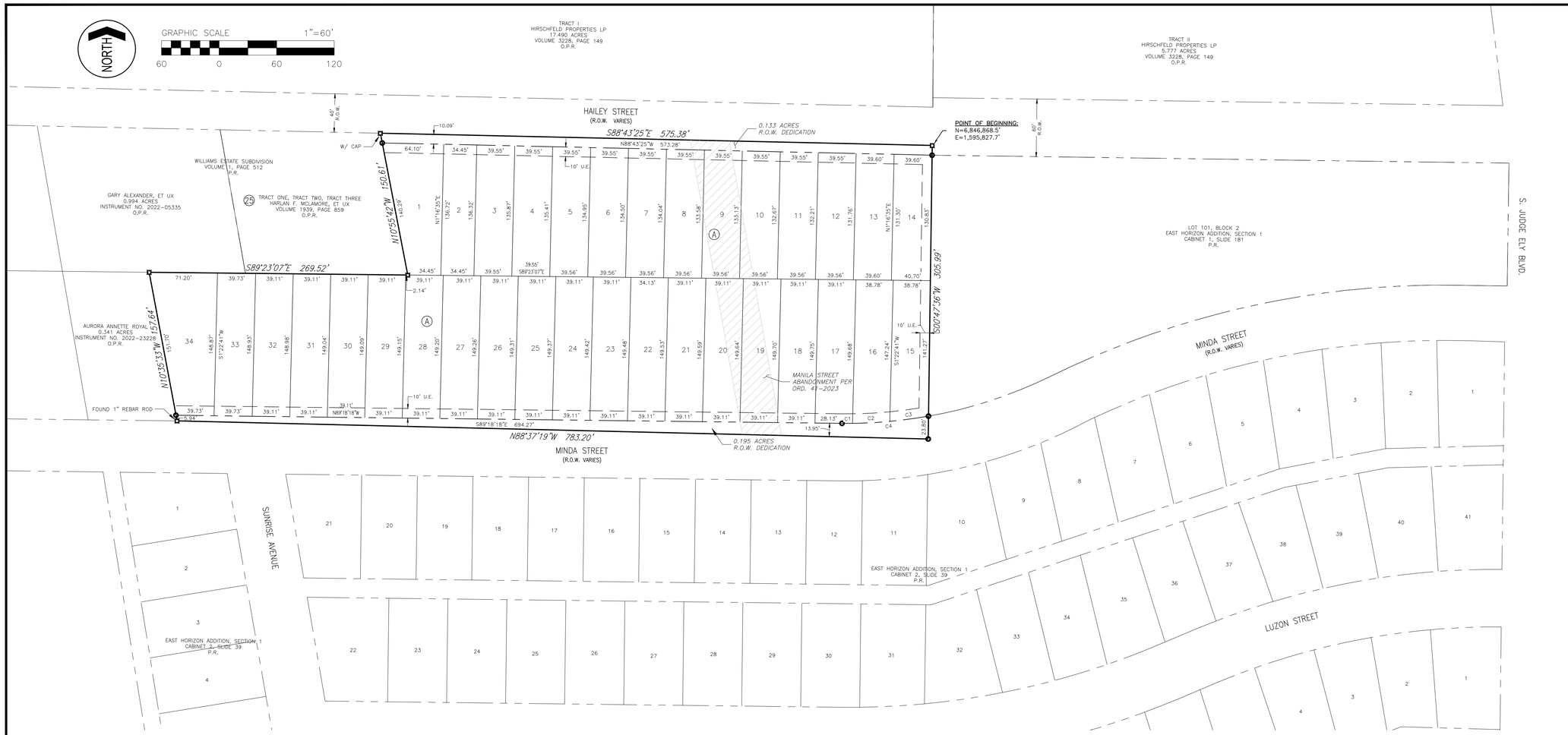
Specific Modifications:

This Planned Development District shall be subject to the requirements of the Residential Town Home (TH) zoning district, except as modified below:

1. Permitted Uses and Specific Regulations
    a. All residential uses ordinarily permitted within Residential Town Home (TH) Zoning in addition to the following modifications:
        i. DWELLING -TOWNHOME
            1. The definition of DWELLING — TOWNHOME amended to be "one of a group of no less than two (2) nor more than two (2) attached dwelling units, separated by a fire-rated wall." NOTE: Ordinarily, no less than three (3) attached dwelling units are required.
        ii. DWELLING — DUPLEX
2. Site Layout & Building Requirements:
    a. DWELLING — TOWNHOME
        i. All site layout and building requirements ordinarily applicable within Residential Townhome (TH) Districts, except as otherwise specified within this section.
        ii. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of two (2) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units.
        iii. Town home developments of no more than two units shall be exempt from the requirement of major Site Plan review by Abilene's Development Review Committee.
        iv. Setbacks:
            1. Minor Street: 10-feet
            2. Collector Street: 20-feet
            3. Arterial Street: 30-feet
            4. Side Yard: 6-feet
            5. Rear Yard: 20-feet

    b. DWELLING — DUPLEX
        i. All site layout and building requirements ordinarily applicable within Medium Density (MD) Districts shall apply.

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Town Home (TH) zoning classification.



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP
- FOUND 3/8 INCH REBAR ROD (UNLESS OTHERWISE NOTED)

U.E. = UTILITY EASEMENTS
D.E. = DRAINAGE EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
W.L.E. = WATER LINE EASEMENTS
P.R. = PLAT RECORDS, TAYLOR CO., TX.
D.R. = DEED RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10.98'	474.40'	1°19'36"	5.49'	S89°58'06"E	10.98'
C2	38.90'	474.40'	4°41'53"	19.46'	N87°01'10"E	38.89'
C3	40.75'	474.40'	4°55'18"	20.39'	N82°12'35"E	40.74'
C4	90.63'	474.40'	10°56'46"	45.45'	N85°13'19"E	90.49'

BLOCK A

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	6,750	0.155	375.57'
2	4,703	0.108	341.94'
3	5,383	0.124	351.30'
4	5,365	0.123	350.39'
5	5,347	0.123	349.47'
6	5,329	0.122	348.56'
7	5,311	0.122	347.65'
8	5,293	0.122	346.74'
9	5,275	0.121	345.82'
10	5,257	0.121	344.91'
11	5,239	0.120	344.00'
12	5,221	0.120	343.08'
13	5,208	0.120	342.26'
14	5,262	0.121	342.44'
15	5,712	0.131	368.04'
16	5,767	0.132	374.60'
17	5,857	0.134	377.65'

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
18	5,855	0.134	377.67'
19	5,853	0.134	377.56'
20	5,851	0.134	377.45'
21	5,849	0.134	377.34'
22	5,847	0.134	377.23'
23	5,845	0.134	377.12'
24	5,843	0.134	377.01'
25	5,841	0.134	376.91'
26	5,838	0.134	376.80'
27	5,836	0.134	376.69'
28	5,834	0.134	376.58'
29	5,832	0.134	376.47'
30	5,830	0.134	376.36'
31	5,828	0.134	376.25'
32	5,826	0.134	376.14'
33	5,915	0.136	377.27'
34	8,254	0.189	411.50'

METES & BOUNDS DESCRIPTION:

BEING a **4.783 acre** zoning tract of land being out of and a part of Block 23, 24, & 25 of the Williams Estate Subdivision of a part of Sections 37 & 38, Blind Asylum Lands, Taylor County, Texas, as shown per plat recorded in Volume 1, Page 512, Plat Records, Taylor County, being all of those certain tracts of land known as Tract One through Tract Ten, as described in that certain Warranty Deed with Vendor's Lien to IWS2 Investments, LLC, filed of record in Instrument Number 2023-00406, Official Public Records of Taylor County, Texas. Said **4.783 acre** zoning tract being more particularly described by metes and bounds as follows:

BEGINNING at a point (N=6,846,868.5', E=1,595,827.7') for the northeast corner of this described tract and said IWS2 tracts, same being located in the south right-of-way line of Hailey Street;

THENCE S00°47'36"W, a distance of 305.99 feet with the east line of this described tract and said IWS2 tracts, and along the a west right-of-way line of said Hailey tract, the west line of Lot 101, Block 2 of the East Horizon Addition, Section 1, as shown per plat recorded in Cabinet 1, Slide 181, Plat Records, Taylor County, Texas and a west right-of-way line of Minda Street to a point for the southeast corner of this described tract and said IWS2 tracts;

THENCE N88°37'19"W, a distance of 783.20 feet with the south line of this described tract and said IWS2 tracts, and along the north right-of-way line of said Minda Street to a point for the southwest corner of this described tract and said IWS2 tract, and being the southeast corner of a 0.341 acre tract of land described in a deed to Aurora Annette Royal recorded in Instrument No. 2022-23228, Official Public Records, Taylor County, Texas;

THENCE N10°35'33"W, a distance of 157.64 feet with the most southerly west line of this tract and said IWS2 tract, and along the east line of said Royal tract to a point for the most westerly northwest corner of this described tract and said IWS2 tract, same being the northeast corner of said Royal tract and being located in the south line of a 0.994 acre tract of land described in a deed to Gary Alexander, et ux recorded in Instrument No. 2022-05335, Official Public Records, Taylor County, Texas;

THENCE S89°23'07"E, a distance of 269.52 feet with the most westerly north line of this tract and said IWS2 tract, and along the south line of said Alexander tract and the south line of a tract of land, known as Tract One, Tract Two and Tract Three, described in a deed to Harlan F. McLamore, et ux recorded in Volume 1939, Page 859, Official Public Records, Taylor County, Texas, to a point for the an interior corner of this described tract and said IWS2 tract, same being the southeast corner of said McLamore tract;

THENCE N10°55'42"W, a distance of 150.61 feet with the most northerly west line of this tract and said IWS2 tract, and along the east line of said McLamore tract to a point for the most northerly northwest corner of this described tract and said IWS2 tract, same being the northeast corner of said McLamore tract and being located in the south right-of-way line of said Hailey Street;

THENCE S88°43'25"E, a distance of 575.38 feet with the north line of this tract and said IWS2 tract and the south right-of-way line of said Hailey Street to the **POINT OF BEGINNING**. Subject zoning tract contains a total of **4.783 acres** of land, more or less.

PLAT NOTES:

1. AREA OF SUBDIVISION = 4.783 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 0.328 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441C0229F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

DEVELOPER/SUBDIVIDER:

IWS2 INVESTMENTS, LLC
901 INDUSTRIAL BLVD.
ABILENE, TX 79602

A FINAL PLAT OF SANFORD ADDITION

BEING A REPLAT OF ALL OF BLOCK 23, BLOCK 24, & 0.896 ACRES OUT OF THE S/2 OF BLOCK 25, OUT OF THE WILLIAMS ESTATE SUBDIVISION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

A FINAL PLAT OF
SANFORD ADDITION
BEING A REPLAT OF ALL OF BLOCK 23,
BLOCK 24, & 0.896 ACRES OUT
OF THE S/2 OF BLOCK 25, OUT OF
THE WILLIAMS ESTATE SUBDIVISION,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2024

IRA SANFORD, JR
IWS2 INVESTMENTS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

IRA SANFORD, JR

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

IWS2 INVESTMENT, LLC

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2024

NOTARY PUBLIC TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE: 4.783 ACRES

SCALE: 1"=60' SMALLEST LOT: 0.108 ACRES LARGEST LOT: 0.189 ACRES

LOT WIDTH: MIN. 34.45' MAX. 71.20' LOT DEPTH: MIN. 130.83' MAX. 149.70'

CONCRETE MONUMENT FOUND (SYMBOL) CENTERLINE MARKER SET (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION: A FINAL PLAT OF SANFORD ADDITION BEING A REPLAT OF ALL OF BLOCK 23, BLOCK 24, & 0.896 ACRES OUT OF THE S/2 OF BLOCK 25, OUT OF THE WILLIAMS ESTATE SUBDIVISION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be recorded for any purpose.

SIGNATURE

(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

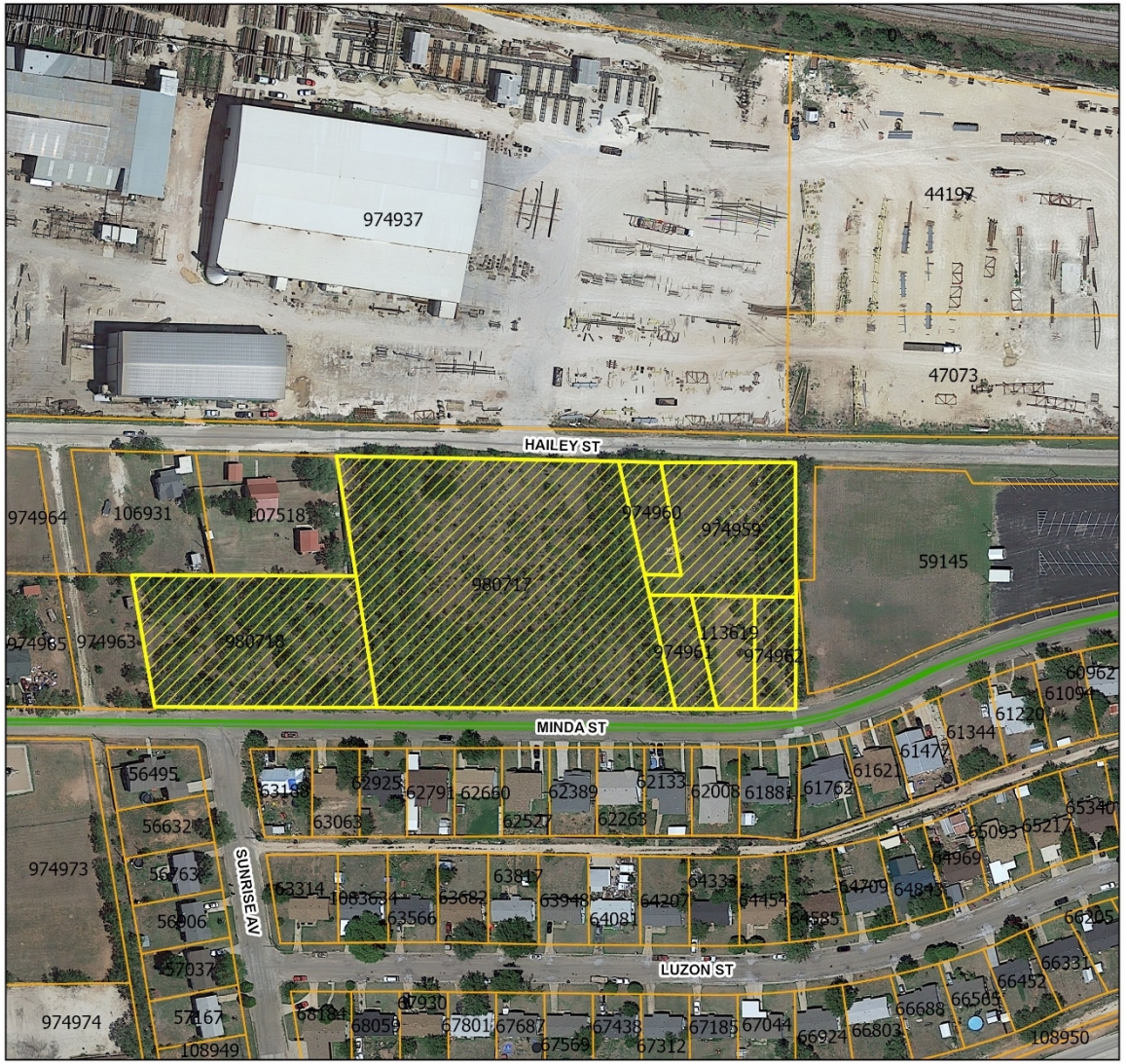
JACOB MARTIN
TBPELS FIRM # 10194493
3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

REZONE REQUEST

Case:	Z-2024-29
Agent:	Jacob & Martin
Request:	Rezone approximately 4.78 acres from Multi-Family (MF) to Planned Development District (PDD-188) with a base zoning of Townhome (TH). The purpose of this request is to allow the construction of townhomes with a maximum of two dwelling units and duplexes.
Location:	898-991 Minda Street
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	October 1, 2024
Council Hearing:	October 24, 2024
	November 7, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

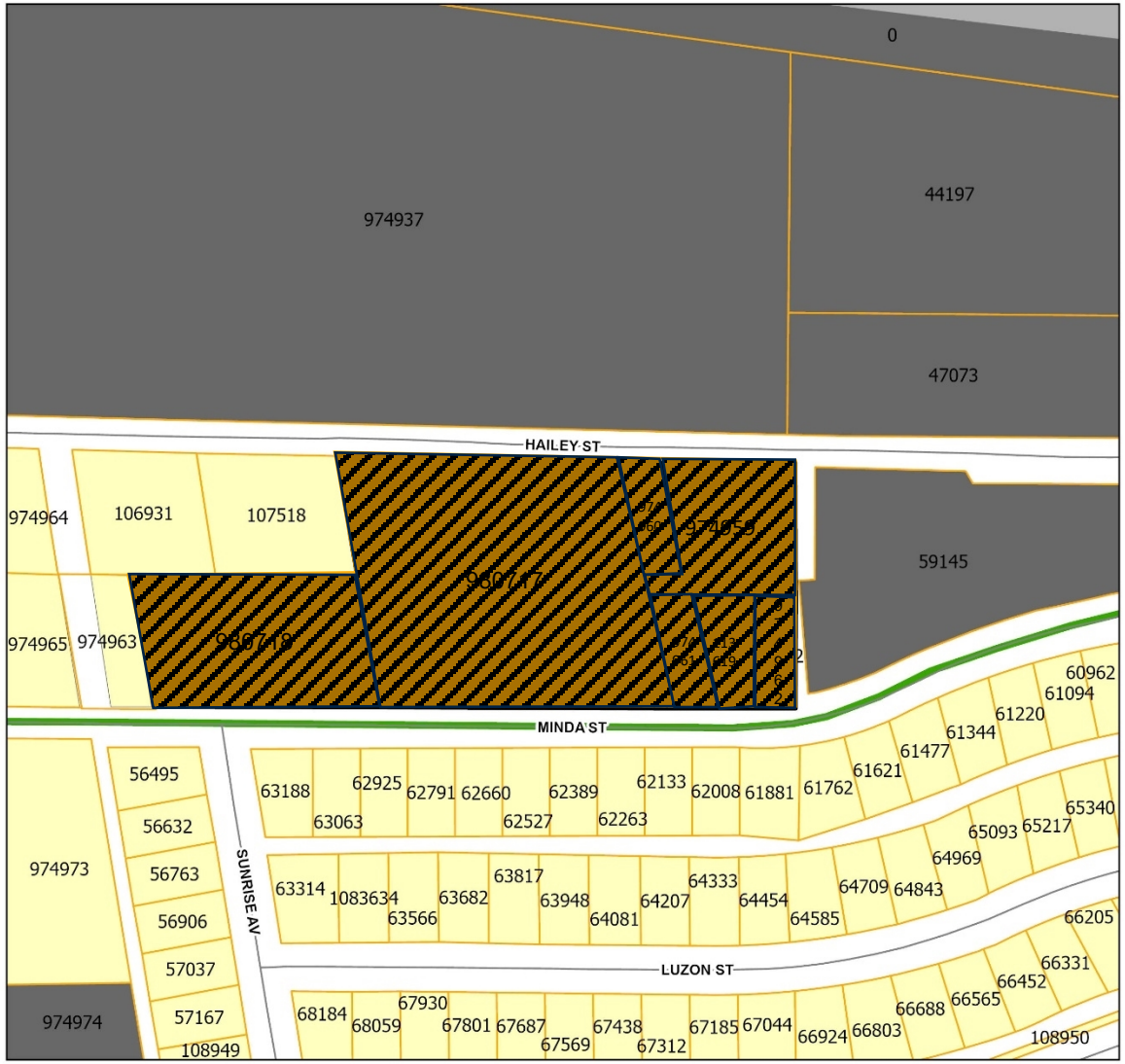
Legend

- Z-2024-29
- Courier Parcels
- Collector

0.03 Miles

CITY OF ABILENE TEXAS

ZONING MAP



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Legend

- Z-2024-29
- Courier Parcels
- HI (Heavy Industrial)
- LI (Light Industrial)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Collector

0.03 Miles

CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF
ABILENE
TEXAS

SURROUNDING PROPERTY VIEWS

CITY OF ABILENE TEXAS

USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
P	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Institutional
P	Dwelling – Multiple-Family
P	Dwelling – Single-Family Detached
C	Group Home

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P/C	Day Care Operation – Home-Based
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
TP	Subdivision Sales Office (temporary)
P	Swimming Pool, Private (accessory to residential use)
P	Tennis Court, Private (accessory to residential use)
P/SE	Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

C	Civic, Social, and Fraternal Organization
C	Recreation – Outdoors (active)
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station
C	Homeless/Emergency Shelter
C	Personal Care Facility
C	Rehabilitation Facility
C	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Church or Place of Worship
C	Day-Care Operation - Center-Based
P	School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

CITY OF ABILENE TEXAS

LEGEND

P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

USES IN TOWNHOME ZONING

RESIDENTIAL USES:

C	Bed & Breakfast
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Single-Family Detached
P	Dwelling – Townhome

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P/C	Day Care Operation – Home-Based
TP	Field Office or Construction Office (temporary)
P	Garage Sale
P	Home Occupation
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CITY OF ABILENE TEXAS

LEGEND

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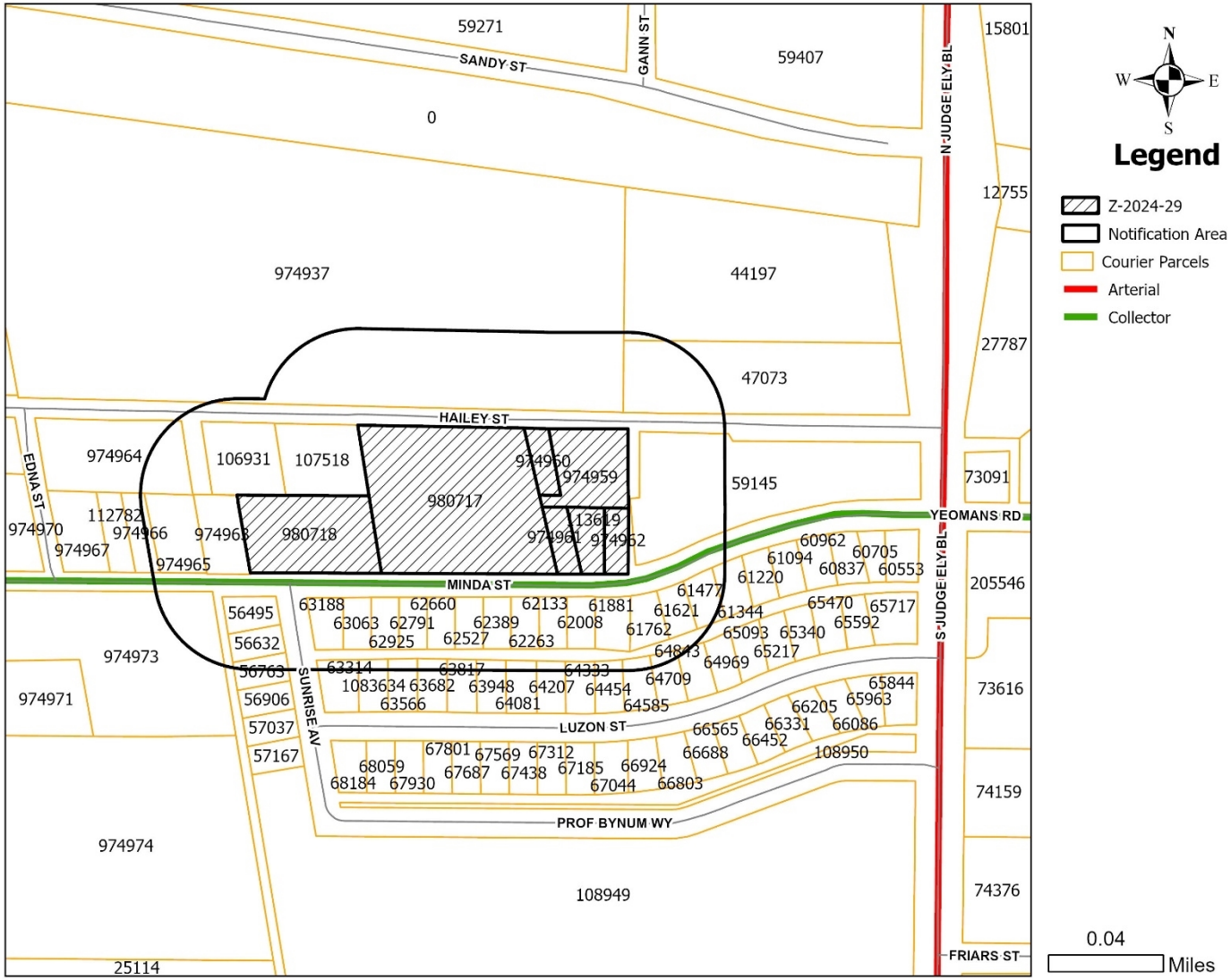
TP	**Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment**

NOTIFICATION AREA MAP



Legend

- Z-2024-29
- Notification Area
- Courier Parcels
- Arterial
- Collector

0 - in Favor -

0 - in Opposition -

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS