



City of Abilene City Council Agenda

Kyle McAlister, Mayor Pro-tem
Travis Craver, Deputy Mayor Pro-tem
Shane Price, Council Member
Lynn Beard, Council Member
Robert Hanna, City Manager

Weldon Hurt, Mayor

Blaise Regan, Council Member
Brian Yates, Council Member
Stanley Smith, City Attorney
Shawna Atkinson, City Secretary

AMENDED

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on November 7, 2024, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Lynn Beard

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Service Awards:**

- Derrick Franklin - 25 Years - Police Department
- Eric Katona - 25 Years - Police Department
- Steven Valentine - 25 Years - Police Department
- Danny Tollison - 25 Years - Police Department
- Kelly McCoy - 25 Years - Parks & Recreation
- Jim Winward - 20 Years - Public Works

CONSENT AGENDA AND PUBLIC COMMENTS

All items listed in the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion or presentation of these items unless otherwise requested by a Council Member. In the event one or more Council Members remove an item from the

consent Agenda for separate discussion or presentation, the item or items removed will be considered in numerical order as part of the Regular Agenda and shall include a public hearing.

After the Council Members have requested any item on the consent Agenda be considered separately, the public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City Council nor staff will engage in discussion with the public during the public comments unless the item is listed on the Council agenda.

Members of the public will have a total time limit of three (3) minutes to speak during the public comments section.

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on October 17, 2024 **(Shawna Atkinson)**
4. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Appointing Members to Various Boards and Commissions per the City Charter **(Shawna Atkinson)**
 - Abilene-Taylor County Events Venue District Board
 - Abilene-Taylor County Public Health Board
 - Airport Development Board
 - Board of Adjustment
 - Board of Building Standards
 - Civil Service Commission
 - Landmarks Commission
 - Library Board
 - Mayor's Advisory Board for People with Disabilities
 - Visual Arts Jury
5. **Resolution:** Receive a Report, Hold a Discussion, and Take Action on Casting a Vote to Nominate a Member to the Taylor County Appraisal District Board of Directors **(Shawna Atkinson)**
6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the City Manager to Accept a Hazard Mitigation Grant for the Purchase of Facility Generators for Identified City Facilities **(Vincent Cantu)**.
7. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving a Professional Services Contract with Jacob and Martin, LLC for the Zoo Dam Safety Plan **(Rodney Taylor)**
8. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 7.8 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement **(Michael Rice)**
9. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 1.777 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City

- of Abilene; and Adopting a Service Plan Agreement (*Michael Rice*)
10. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 1802.91 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement (*Michael Rice*)
 11. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 5.9 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement (*Michael Rice*)
 12. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles And Traffic," Article XIII, "Schedules," Section 18-289.1, "One-Way Streets-Certain Times," of the Abilene Municipal Code to Change Traffic Restrictions at Crockett Early Head Start Facility (*Max Johnson*)
 13. **Ordinance (First Reading) CUP-2024-08:** Receive a Report, Hold a Discussion, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Allow Re-Construction of a 120' Tall Monopole Within General Retail (GR), Located at 920X Westview Drive (*Tim Littlejohn*)

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

14. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Contract with Abilene Environmental Landfill, Inc. for Solid Waste Disposal Services (*Michael Rice*)
15. **Ordinance (Final Reading) 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 East Lake Road (*Tim Littlejohn*)
16. **Ordinance (Final Reading) 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 to 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 (*Tim Littlejohn*)
17. **Ordinance (Final Reading) 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 (*Tim Littlejohn*)
18. **Ordinance (Final Reading) 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 (*Tim Littlejohn*)
19. **Ordinance (Final Reading) 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) that Proposes Townhomes with a Maximum of Two Dwelling Units, and Duplexes. Located at 898-991 Minda Street (Tim Littlejohn)

20. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion, Public Hearing and Take Action on Temporarily Suspending the Fluoridation of the City of Abilene's Water Supply, and **Discussion Only** regarding a Permanent Termination of Fluoridation of the City's Water Supply (Robert Hanna)

EXECUTIVE SESSION

21. **The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
8. PFAS Litigation
9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

22. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Adopting a Chapter 380 Agreement with Chick-Fil-A, Inc. for Construction of Public Improvements **(Robert Hanna)**

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please call 325-676-6208.

CERTIFICATION

I hereby certify the above Amended meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 4th day of November, 2024, at 8:15 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO:

FROM:

SUBJECT: 2. Service Awards:

- **Derrick Franklin - 25 Years - Police Department**
- **Eric Katona - 25 Years - Police Department**
- **Steven Valentine - 25 Years - Police Department**
- **Danny Tollison - 25 Years - Police Department**
- **Kelly McCoy - 25 Years - Parks & Recreation**
- **Jim Winward - 20 Years - Public Works**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None



**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on October 17, 2024
(*Shawna Atkinson*)

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on October 17, 2024

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 10-17-2024 Minutes - Regular - Morning

CITY COUNCIL MEETING
October 17, 2024 at 8:30 a.m.

CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

The City Council of the City of Abilene, Texas met in Regular Session on October 17, 2024, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Kyle McAlister, Deputy Mayor Pro-tem Travis Craver, and Councilmembers Shane Price, Lynn Beard, Blaise Regan, and Brian Yates. Also present were City Manager Robert Hanna, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Blaise Regan delivered the invocation.

Aalyah Hernandez and Deacon Alcorta, 5th graders from Alcorta Elementary led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Proclamations:
 - Disability Awareness Month – accepted by the Mayor’s Advisory Board for People with Disabilities.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 3-23. Item #18 was pulled for individual consideration. Item #5 was pulled from consideration prior to the meeting.

Items pulled from consideration:

- Item 5

Items pulled for individual consideration:

- Item 18 – Councilmember Regan

PUBLIC COMMENTS

Mayor Hurt opened the public comment period. With no speakers coming forward, the public comment period was closed.

CONSENT AGENDA

Mayor Pro-tem McAlister moved to approve the consent agenda now consisting of items 3-4, 6-17 & 19-23. Councilmember Regan the motion. Motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, Regan, and Yates

NAYS (0): None

3. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on September 26, 2024, and the Regular Meeting Held on October 3, 2024

4. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Donate the Carver Park Playground and Shade Structure to Abilene Volunteer Services Council
[ASSIGNED RESOLUTION NO. 238-2024]
6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Bid CB-2500 to 1st Priority Environmental Services, LLC. for the Polymer Gymnasium Floor Abatement at Cesar Chavez Recreation Center
[ASSIGNED RESOLUTION NO. 239-2024]
7. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve an Increase of the Car Rental Customer Facility Charge to \$4.50 Per Day
[ASSIGNED RESOLUTION NO. 240-2024]
8. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Change Order No. 1 to the Contract with Adventures Outback LP, dba AO Services, for the Possum Kingdom Drought Response Improvements RO Concentrate Pipeline Phase II Project
[ASSIGNED RESOLUTION NO. 241-2024]
9. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval to Purchase Hardware, Software and Services to Provision Additional Mobile Dispatch Computers for the Police Department from Dell Via the Contract Using the Texas Contract, DIR-TSO-3763
[ASSIGNED RESOLUTION NO. 242-2024]
10. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval to Purchase Additional Hardware and Services from RCN Technologies for the Police Department as a Provider of Wireless Communication Hardware Through the Texas State Contract DIR-CPO-4458 and the OMNIA Partners Contract #R200803
[ASSIGNED RESOLUTION NO. 243-2024]
11. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval to Purchase 21 Additional WatchGuard systems, Warranty Services, and Storage Services for the Police Department from Motorola Solutions as a Provider via Texas State Contract DIR-TSO-4101
[ASSIGNED RESOLUTION NO. 244-2024]
12. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Purchase of Annual Subscription Support Services from OpenGov for the Cartegraph Asset Management Software System
[ASSIGNED RESOLUTION NO. 245-2024]
13. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving an Interlocal Agreement with Taylor County and Betty Hardwick for Two Jail Navigator Position
[ASSIGNED RESOLUTION NO. 246-2024]
14. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Continue the Agreement with the Abilene Library Consortium
[ASSIGNED RESOLUTION NO. 247-2024]
15. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Approve Library Materials Purchases from Midwest Tape for Hoopla
[ASSIGNED RESOLUTION NO. 248-2024]

16. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Approve Library Materials Purchases from Baker & Taylor
[ASSIGNED RESOLUTION NO. 249-2024]
17. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Continue the Agreement with OverDrive
[ASSIGNED RESOLUTION NO. 250-2024]
19. Ordinance (First Reading) CUP-2024-09: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Allow an Antenna Tower – Commercial at 2588 East Lake Road
20. Ordinance (First Reading) TC-2024-02: Receive a Report, Hold a Discussion 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 to 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
21. Ordinance (First Reading) Z-2024-27: Receive a Report, Hold a Discussion 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
22. Ordinance (First Reading) Z-2024-28: Receive a Report, Hold a Discussion 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
23. Ordinance (First Reading) Z-2024-29: Receive a Report, Hold a Discussion 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) that Proposes Townhomes with a Maximum of Two Dwelling Units, and Duplexes. Located at 898-991 Minda Street

ITEMS PULLED FROM CONSIDERATION

5. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the City Manager to Enter into a Contract with Campos Engineering, Inc. for Building Commissioning Services, which is a Process that Checks Document Design, Installation, Testing, Training, and Operation of Building Systems
[NOT CONSIDERED]

This item was pulled from consideration prior to the meeting.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

18. Resolution: Receive a Report, Hold a Discussion and Take Action on Amending Resolution 192-2023 to Add Coleman County State Bank as an Approved Lender and to Amend the Incentive Payout for Major Renovations and Amend the Chapter 380 Agreement Forms
[ASSIGNED RESOLUTION NO. 251-2024]

Having pulled the item, Councilmember Regan asked for clarification on why the requirements are

changing from a straight 10% to \$20,000. Robert Hanna, City Manager, clarified that staff received feedback on the program and changing it to \$20,000 makes it more fair to everyone and helps the money go further.

Mayor Hurt opened the public comment period. With no speakers coming forward, the public hearing was closed.

Councilmember Price moved to approve the item as presented. Councilmember Regan seconded the motion; motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, Regan, and Yates

NAYS (0): None

REGULAR AGENDA

24. Ordinance (First Reading): Receive a Report, Hold a Discussion, Public Hearing and Take Action on Temporarily Suspending the Fluoridation of the City of Abilene's Water Supply, and **Discussion Only** regarding a Permanent Termination of Fluoridation of the City's Water Supply

Robert Hanna, City Manager, presented the item. Adoption of the item would temporarily suspend the fluoridation of the City of Abilene's water supply. Council also discussed the possibility of permanently ending fluoridation and the legal process to do so in the future.

Mayor Hurt opened the public comment period. The following indicated their support, or spoke in support of the item:

- Amanda Hardin – did not speak
- Jennifer Bell
- Anna Vail – did not speak
- Ashley Hurley – did not speak
- Tammy Fogle

With no other speakers coming forward, the public hearing was closed.

Deputy Mayor Pro-tem Craver moved to approve the item as presented, to temporarily suspend the fluoridation for 24 months. Councilmember Beard seconded the motion; motion carried.

AYES (7): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, Regan, and Yates

NAYS (0): None

25. Discussion: Receive a Report, Hold a Discussion and Public Hearing, and Take Direction on a Possible Amendment to the Sign Ordinance Regarding Off-Site Advertising.

Mayor Pro-tem McAlister had a conflict of interest on this item and left the room during discussion. A Conflict of Interest Affidavit was filled out before the meeting and filed with the City Secretary's office.

Tim Littlejohn, Director of Planning & Development Services, presented the item. Mr. Littlejohn went over the requirements for advertising, sister city examples, and staff's recommendation on this going forward. Council discussed the definitions of On-Site and Off-Site advertising and different possible

changes. The consensus of council was that we cannot regulate what is being advertised, but the actual sign regulations would need to be adhered to. Council's recommendation is for staff to take this to the Planning & Zoning Commission for direction before it comes to Council for a final decision.

Mayor Hurt opened the public hearing. The following spoke in support of the item:

- Greg Ehlers
- Tammy Fogle

With no other speakers coming forward, the public hearing was closed.

This item was for discussion only. No votes or action were taken.

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 10:00 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 26.A.551.071 (Consultation with Attorney)
 - 1. Alton H. Smith, Jr. and Alicia Malorie Smith
 - 2. Woodlands Pride, Inc
- 26.D.551.074 (Personnel Matters)
 - 1. City Manager
 - 2. Boards & Commissions

The Executive Session ended at 10:33 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:33 a.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____



**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 4.

**Resolution: Receive a Report, Hold a Discussion and Take Action on
Appointing Members to Various Boards and Commissions per the City Charter
(Shawna Atkinson)**

- Abilene-Taylor County Events Venue District Board
- Abilene-Taylor County Public Health Board
- Airport Development Board
- Board of Adjustment
- Board of Building Standards
- Civil Service Commission
- Landmarks Commission
- Library Board
- Mayor's Advisory Board for People with Disabilities
- Visual Arts Jury

GENERAL INFORMATION

The item provides for reappointment of members as well as appointing members to certain boards and commissions.

SPECIAL CONSIDERATIONS

Member terms vary per board and commission and are outlined in Exhibit A of the resolution.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF RECOMMENDATION

(Re)Appointment

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

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

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

PART 2: That this resolution shall take effect immediately from and after its passage.

PASSED this 7th day of November, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____
EXHIBIT "A"

Board	Term End Date
<i>Abilene-Taylor County Venue District Board</i>	
Shae Woodard-Hall [Reappointment]	November 2026
<i>Abilene-Taylor County Public Health Advisory Board</i>	
Leslie Hutchins [Reappointment]	November 2026
Randy Williams [Reappointment]	November 2026
<i>Airport Development Board</i>	
Randy Williams [Reappointment]	November 2026
Mark Perkins [Reappointment]	November 2026
Cindy Ramsay [Reappointment]	November 2026
<i>Board of Adjustment</i>	
Shawnda Rixey [Regular] [Reappointment]	November 2026
Josh Radar [Regular] [New]	November 2026
Chip Whitlock [Alternate] [Reappointment]	November 2026
<i>Board of Building Standards</i>	
Delbert Allred [Regular] [Reappointment]	November 2026
AJ Gretillat [Alternate] [Reappointment]	November 2026
<i>Civil Service Commission</i>	
Blair Schroeder [Reappointment]	November 2027
<i>Landmarks Commission</i>	
Johnna Partain [Alternate] [Reappointment]	November 2027
Chaile Allen [Regular] [New]	November 2027
<i>Library Advisory Board</i>	
Vicki House [New]	November 2027
Karen Turner [New]	November 2027
<i>Mayor's Advisory Board for People with Disabilities</i>	
Debra Turner [Reappointment]	October 2026
Mary Catom [Reappointment]	October 2026
Rani Burke [New]	October 2026
<i>Visual Arts Jury</i>	
Stephen Jones [New]	N/A



Resolution: Appointing Member(s) to various Boards and Commissions per the City Charter

- Abilene-Taylor County Events Venue District Board
- Abilene-Taylor County Public Health Board
- Airport Development Board
- Board of Adjustment
- Board of Building Standards
- Civil Service Commission
- Landmarks Commission
- Library Advisory Board
- Mayor's Advisory Board for People
with Disabilities
- Visual Arts Jury





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 5. Resolution: Receive a Report, Hold a Discussion, and Take Action on Casting a Vote to Nominate a Member to the Taylor County Appraisal District Board of Directors (*Shawna Atkinson*)

GENERAL INFORMATION

Casting votes for the Taylor County Central Appraisal District Board of Directors to Ms. Jessica Cantu.

SPECIAL CONSIDERATIONS

None

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. Resolution Taylor County
2. Taylor County Presentation Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, CASTING OUR VOTES FOR THE TAYLOR COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the Texas Property Tax Code allows tax jurisdictions to cast votes for a single nominee or up to five nominees to serve on the Board of the Central Appraisal District of Taylor County for a term of office of two years beginning January 1, 2025;

WHEREAS, the City of Abilene desires to cast votes to nominate a person to said board;

AND WHEREAS, said tax unit recognizes the importance of cost-effective operations of the Appraisal District;

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

SECTION 1: The City Council of the City of Abilene hereby resolves to cast our 1,342 votes for the following individual for a position on the Board of Directors of the Taylor County Appraisal District:

Jessica Cantu

PASSED AND APPROVED THIS THE 7th DAY OF NOVEMBER, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

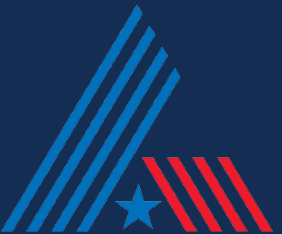
Resolution:

Casting a Vote to Nominate a Member to the
Taylor County Appraisal District Board of Directors:

- Jessica Cantu



QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Cande Flores, Fire Chief

SUBJECT: 6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the City Manager to Accept a Hazard Mitigation Grant for the Purchase of Facility Generators for Identified City Facilities (*Vincent Cantu*).

GENERAL INFORMATION

In 2021, the City of Abilene, along with the State of Texas, experienced a widespread winter weather event that resulted in the loss of electricity to several City facilities.

In response to this event, the Texas Department of Emergency Management (TDEM) created funding for municipalities to purchase and install facility generators in buildings identified as critical infrastructure.

SPECIAL CONSIDERATIONS

The City of Abilene was awarded the TDEM Grant on July 16, 2024, in the amount of \$769,598.00. This Grant has a match commitment of 10%, which equals \$76,959.80.

FUNDING/FISCAL IMPACT

Funding for this project will come from the City's MIP Fund.

The City's total commitment for this project is \$76,959.80.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution to authorize the City Manager to accept the

Hazard Mitigation Grant from the Texas Department of Emergency Management for the purchase and installation of facility generators for the City of Abilene.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution-TDEM Generator Grant
2. Grant Award Letter - SIGNED
3. Council Presentation - Generators

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
AUTHORIZING THE CITY MANAGER TO ACCEPT TEXAS DEPARTMENT OF
EMERGENCY MANAGEMENT (TDEM) HAZARD MITIGATION GRANT FOR THE
PURCHASE OF FACILITY GENERATORS FOR THE CITY OF ABILENE.**

WHEREAS, the Texas Department of Emergency Management (TDEM) created a Hazard Mitigation Program Grant following the state-wide freezing weather incident of 2021.

WHEREAS, the City of Abilene experienced a loss of electricity to several facilities during this weather event that could have been avoided with facility generators.

WHEREAS, the City of Abilene has received a subgrant, from TDEM, to purchase and install facility generators at several identified locations.

WHEREAS, this grant requires a 10% match of \$76,959.80, which will come from the City's MIP fund.

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

Part 1: The City Manager is hereby authorized to accept the TDEM Hazard Mitigation Grant for facility generators.

Part 2: This Resolution shall take effect immediately from and after passage.

ADOPTED and approved by the City Council on the 7th of November, 2024.

ATTEST:

Shawna Atkinson
City Secretary

William Hurt
Mayor

APPROVED:

Stanley Smith
City Attorney



August 19, 2024

Robert Hanna
City Manager
555 Walnut St.
Abilene, TX 79601

Subject: DR-4485 Texas Covid-19 Pandemic Sub-Grant Award

Dear Robert Hanna:

The Texas Division of Emergency Management (TDEM) has issued a sub-grant for the Hazard Mitigation Grant Program (HMGP), DR-4485, Texas Covid-19 Pandemic. The following is the information related to this award:

Sub-Recipient Information:

UEI Number: VXVLM73M8PA7
TINS Number: 75-6000440
FIPS Number: 441-01000-00

Award Information:

Catalog of Federal Domestic Assistance: 97.039
FEMA Project Number: 0050
Project Title: City of Abilene Generators
Period of Performance (POP): July 16, 2024 to June 30, 2026

PROJECT FUNDS OBLIGATIONS						
Version/ Amendment	Date	Total Subgrant Amount	Federal Share %	Federal Share Amount	Local Share %	Local Share Amount
0	7/16/2024	\$769,598.00	90%	\$692,638.20	10%	\$76,959.80

Please Note: This award is not for research or development as defined in 2 Code of Federal Regulations (C.F.R.) § 200.87.

The eligible management costs for a reimbursement request are calculated by multiplying the eligible direct project costs submitted by the percentage of obligated management costs (up to 5%) for the project. In some cases, the management costs submitted for a reimbursement

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will exceed the eligible management cost amount. In this instance, the management costs will be trapped until additional eligible direct project costs are submitted for reimbursement.

MANAGEMENT COSTS OBLIGATIONS						
Version/ Amendment	Date	Total Management Costs	Federal Share %	Federal Share Amount	Local Share %	Local Share Amount
0	7/16/2024	\$0	100%	\$0	0%	\$0

The approved Scope of Work (SOW) follows and the terms and conditions of this award are attached. It is important that the sub-recipient read, understand and comply with the SOW and all terms and conditions. It is also vital that this information be disseminated to sub-recipient’s staff and contractors involved in work related to this project.

The City of Abilene proposes the purchase and installation of six permanent diesel generators to enhance resilience against power loss due to natural hazards. These generators will be strategically placed to mitigate the impact of power outages at critical facilities, including one Senior Center, four Fire Stations, and the Fire Fleet Facility.

Each generator will be equipped with an automatic transfer switch to ensure a seamless transition to backup power during outages. Additionally, diesel fuel tanks will be installed alongside the generators, which will be mounted on concrete pads to ensure stability and durability. These installations aim to provide reliable emergency power, ensuring the continuity of essential services and operations at these locations.

The project will comply with the latest edition of codes and standards as required by Federal, State, and Local rules and regulations. The subrecipient must coordinate with the local floodplain administrator to obtain the necessary permits and must comply with any conditions of these permits prior to initiating work. All permits and related coordination activities must be retained by the subrecipient. At project closeout, submit all permits and documentation of coordination to FEMA. Additionally, the subrecipient must acquire all applicable Federal, State, Tribal, and/or Local permits.

Properties that have been approved as components in the project SOW are attached.

In accordance with FEMA Instruction 108-1-1 and DHS Instruction 023-01-001-01; this project has been determined to be Categorically Excluded (CATEX M13). FEMA concludes that the project is categorically excluded from the National Environmental Policy Act (NEPA)

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requirement to prepare further environmental documentation. No extraordinary conditions in accordance with DHS Instruction 023-01-001-01 exist involving this project.

Signing and returning this award letter indicates sub-recipient's acceptance of the SOW of the sub-award, the ability to pay the local cost share, and all grant terms and conditions outlined in the attached documents.

The sub-recipient must ensure that:

1. The initial quarterly progress report for the project is submitted at the end of the approving quarter. Please include the project number (provided above) in your future quarterly reports. Note that 44 C.F.R. § 206.438(c) indicates the state must provide a quarterly progress report to FEMA indicating the status and completion date for each project funded. The report must include any problems or circumstances affecting completion dates, SOW, or project cost that may result in non-compliance with the approved grant conditions.
2. In accordance with HMGP rules and policy, TDEM requires the submittal of all closeout documentation within 90 days of the project completion not to exceed the POP. The Governor's Authorized Representative (GAR) "shall certify that reported costs were incurred in the performance of eligible work, that the approved work was completed and that the mitigation measure is in compliance with the provisions of the FEMA-State Agreement" in accordance with 44 C.F.R. § 206.438(d).

If changes are needed to the SOW for the sub-award, period of performance or costs associated to the sub-award, the sub-recipient should immediately contact TDEM. No change to the sub-award will be considered approved until the sub-recipient is notified in writing by TDEM.

This signed and dated award letter and attached grant terms and conditions must be returned to TDEM before payment on the sub-award can be processed. Your signature is required on this award letter and on the last page of the attached grant terms and conditions. You must also initial each exhibit on the last page of the grant terms and conditions. Please sign, date, and return both the award letter along with the attached grant terms and conditions acknowledging acceptance of this sub-award via email to the assigned Mitigation Coordinator, Brandy Lacouture, at brandy.lacouture@tdem.texas.gov.

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DocuSigned by:



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Robert Hanna, City Manager

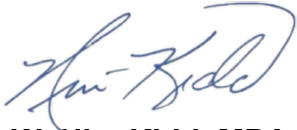
10/3/2024 | 10:09 AM CDT

Date

Should you wish to appeal any determination related to this sub-award you must do so within 60 days of receipt of the notice of the action. You will need to provide your appeal with any documentation supporting your position to your assigned TDEM Mitigation Coordinator within the allotted time.

If you have any questions please contact your Mitigation Coordinator, Brandy Lacouture, at 806-319-2746 or brandy.lacouture@tdem.texas.gov.

Respectfully,

**W. Nim Kidd, MPA, CEM®**

Chief - Texas Division of Emergency Management
Vice Chancellor for Disaster and Emergency Services
The Texas A&M University System

ATTACHMENTS: FEMA Approval Letter
Grant Terms and Conditions
Record of Environmental Considerations
Technical Recommendations
Property List

Copy: Vincent Cantu, Emergency Manager
vincent.cantu@abilenetx.gov

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Generator Grant

November 2024





NEED

- 2021 Artic Blast
 - Abilene experienced a loss of electricity to several City facilities
 - Loss of electricity lasted longer than 24 hours
 - AFD response capabilities were jeopardized during this period
 - City facilities identified as citizen shelters were also affected
- AFD Facilities affected
 - Fire Station 6
 - Fire Station 8
- City of Abilene Facility affected
 - Rose Park Recreation Center





Emergency Management Generator Project

Generators are used to power facilities affected by adverse weather conditions or a failure of the local power grid

- Potential threats and hazards impacting the City of Abilene:
 - Severe storms
 - Flooding
 - Tornados
 - Severe winter weather
- Loss of power caused by either:
 - Physical damage to power lines
 - Orchestrated blackouts





FIRE STATIONS

- Abilene Fire Stations
 - #2 – 901 ES 27th
 - #5 – 1250 EN 16th
 - #6 – 1482 S. Danville
 - #8 – 5680 Buffalo Gap Rd.
- Generators will power:
 - Living Quarters
 - Bay doors
 - Communications equipment
 - Computers, electronics, etc...





AFFF

- Abilene Fire Fleet Facility
 - 1805 Navajo Circle
 - Fire Apparatus repair and maintenance
- Generator required to ensure continued operation of all fire department apparatus. It is imperative that this support facility maintain readiness as to ensure the Fire Department is able to meet life saving objectives.





ROSE PARK

- Rose Park Senior Center
 - 2625 S. 7th
 - Facility capable of providing respite to large amounts of people.
- Generator required to support environmental systems, kitchen equipment and lighting





HAZARD MITIGATION GRANT

- Texas Department of Emergency Management (TDEM)
 - Hazard Mitigation Grant Program DR-4485
 - Project Title: City of Abilene Generators
- Grant Awarded on July 16, 2024
- Period of performance July 16, 2024 to June 30, 2026





FUNDING

PROJECT FUNDS OBLIGATIONS						
Version/ Amendment	Date	Total Subgrant Amount	Federal Share %	Federal Share Amount	Local Share %	Local Share Amount
0	7/16/2024	\$769,598.00	90%	\$692,638.20	10%	\$76,959.80

- City of Abilene funding obligation: \$76,959.80
- Funding will come from the City's MIP Fund





QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Rodney Taylor, Director

SUBJECT: 7. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Professional Services Contract with Jacob and Martin, LLC for the Zoo Dam Safety Plan (Rodney Taylor)

GENERAL INFORMATION

Water Utilities staff is requesting that the Abilene City Council approve a Professional Services Contract with Jacob & Martin LLC (JM) for the Zoo Dam Safety Plan (Contract) for the amount not to exceed \$75,000.00. This contract will provide for project startup and management, on-site inspection, development of a dam operation and maintenance plan, a hydrologic and hydraulic study, and a preliminary engineering report to address the requirements/recommendations provided by the Texas Commission on Environmental Quality (TCEQ) in the most recent Zoo Dam Inspection Report.

SPECIAL CONSIDERATIONS

On Dec. 11, 2023, the TCEQ performed an inspection of Zoo Lake No.1 Dam and provided a Safety Inspection Report on April 3, 2024. The report provided a list of requirements/recommendations that include the development of an operation and maintenance plan, a hydraulic study to confirm the designed storm rating, inspection by a dam safety engineer to determine any necessary repairs and clearing of excessive vegetation along the dam slopes. The clearing of the vegetation on the dam slopes has been completed by city staff.

FUNDING/FISCAL IMPACT

The Professional Services Contract will be paid utilizing Water Utilities funds designated for Professional Services.

STAFF RECOMMENDATION

Staff recommends that the Abilene City Council approve the Professional Services Contract with Jacob & Martin, LLC for the Zoo Dam Safety Project for an amount not to exceed \$75,000.00.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 2 - WrittenResolution-PSContract-JM-Zoo Dam Safety Plan
2. JM-Zoo Dam Safety Plan Contract
3. 3 - Presentation-PSContract-JM-Zoo Dam Safety Plan

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH JACOB &
MARTIN, LLC. FOR THE ZOO DAM SAFETY PLAN.**

WHEREAS, the City of Abilene (Abilene) owns and operates the Zoo Lake No.1 Dam;
and

WHEREAS, On Dec. 11, 2023, the TCEQ performed an inspection of Zoo Lake No.1
Dam and provided a Safety Inspection Report on April 3, 2024, that provided a list of
requirements/recommendations; and

WHEREAS, the Professional Services Contract with Jacob & Martin, LLC. (JM) for the
Zoo Lake Dam Plan will address the requirements/recommendations provided by TCEQ in an
amount not to exceed \$75,000.00; and

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

That the City Manager is authorized to execute a professional services contract with Jacob
& Martin, LLC. for the Zoo Lake Dam Plan for the amount not to exceed \$75,000.00.

ADOPTED this 7th day of November, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley E. Smith, City Attorney



PROFESSIONAL SERVICES CONTRACT

Engineers & Architects

This Contract, dated the 7th day of November, 2024, is between the City of Abilene, a home rule municipal corporation of the State of Texas (“City”), and Jacob & Martin, LLC, a Limited Liability Corporation organized under the laws of the State of Texas. (“Professional”).

The City is engaged in Zoo Dam Safety Plan and desires to engage the services of Professional, as an independent contractor and not as an employee, to assist in the project and to render his or her or its services on the terms and conditions provided in this Contract.

The Professional is a[n] qualified engineer properly licensed to practice in the State of Texas. Professional desires to render professional services to the City on the terms and conditions provided in this Contract.

The Professional must perform services with the professional skill and care ordinarily provided by competent engineers or architects practicing in the same or similar locality and under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

THEREFORE, the City engages the services of the Professional. In consideration of the mutual promises contained in this Contract, the parties agree as follows:

I. TERMS

In consideration of the compensation stated in paragraph II, the Professional must provide all services as described in Attachment A, which is incorporated by reference for all purposes. The Professional must complete all services by August 31, 2025.

II. FEE

For the services to be rendered under this Contract, the Professional will be entitled to a fee as described in Attachment B, which is incorporated by reference for all purposes.

III. FACILITIES

The Professional will furnish all facilities and equipment that may be necessary to perform services required under this Contract.

IV. ASSIGNMENT

The Professional may not assign, in whole or in part, any rights, duties, obligations, or interest arising from this Contract without the City's prior written consent. In the event of an assignment by the Professional to which the City has consented, the assignee or assignee's legal representative must agree in writing with the City to personally assume, perform, and be bound by all the provisions of this Contract. All of the terms and provisions of this Contract are binding on Professional's successors and assigns and may be enforced by the City against such successors and assigns.

V. STATUS OF PROFESSIONAL

The Professional is an Independent Contractor. Professional and Professional's employees are not the agents, servants, or employees of the City.

VI. AMENDMENT OR MODIFICATION

This Contract, including attachments, constitutes the entire agreement of the parties. Any statements, promises, or agreements made by either party or its agent which are not contained in this Contract are of no effect. This Contract may not be amended or modified except by both parties' written consent. This Contract supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Contract.

VII. OWNERSHIP OF DOCUMENTS AND MATERIALS

Ownership of Documents and Materials is according to Attachment C.

VIII. NONDISCLOSURE

The Professional may not show to any person or entity any documents, reports, plans, programs, reports, drawings, or any other material which Professional prepares or acquires in performing this Contract, including any duplicate copies kept by Professional. The Professional may not disclose to any person or entity any information regarding the City's activities. The City may, however, specifically authorize a limited disclosure at its discretion.

IX. INDEMNITY

A. Definitions

For the purpose of this section the following definitions apply:

“City” shall mean all officers, agents, and employees of the City of Abilene.

“Claims” shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings, and causes of action of every kind and description brought for damages.

“Damages” shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure, or loss of any and every nature, including but not limited to:

- (i) injury or damage to any property or right;**
- (ii) injury, damage, or death to any person or entity;**
- (iii) attorneys fees, witness fees, expert witness fees and expenses; and**
- (iv) all other costs and expenses of litigation.**

“Premise Defects” shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

“Professional” includes the person, corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

“Professional’s employees” shall mean any employees, officers, agents, subcontractors, licensees, and invitees of Professional.

B. Indemnity

The Professional shall indemnify, hold harmless and defend the City against liability for damage that is caused by or results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the Professional or the Professional’s employees, or another entity over which the Professional exercises control.

The Professional is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Professional must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Professional’s employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Professional or Professional’s employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Professional.

The City and Professional must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Professional or City. The City has the right to compromise and defend the same to the extent of its own interests.

X. INSURANCE

A. GENERAL REQUIREMENTS

The Professional agrees to maintain the type and amounts of insurance required in this Contract throughout the term of the Contract. The Professional is solely responsible for providing the required certificates of insurance. The City may terminate this Contract if the Professional fails to timely comply with the insurance requirements.

The required insurance must be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies are subject to examination and approval by the City for their adequacy as to content, form of protection, and providing company.

The required insurance naming the City as additional insured must be primary insurance and not contributing with any other insurance available to City, under any third party liability policy.

Before the City executes the notice to proceed with any work under this Contract, the Professional must provide the City Secretary with either an original certificate of insurance or a certified copy of the insurance policy evidencing the required insurance. Thereafter, the Professional must furnish new certificates or copies of the policy before the expiration date.

Texas Labor Code Section 406.096 requires a city to ensure that contractors carry workers' compensation for each employee when the city is a party to any "building or construction contract." The Code enumerates that "building and construction" includes:

- (A) erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;
- (B) remodeling, extending, repairing, or demolishing a structure; or
- (C) otherwise improving real property or an appurtenance to real property through similar activities.

B. ADDITIONAL REQUIREMENTS

The required liability insurances and their certificates must:

1. Name the City as an additional insured with respect to operations for which this Contract is made.

2. Provide for thirty (30) days advance written notice of cancellation or material change.

C. TYPES AND AMOUNTS OF INSURANCE

The types of insurance required in this Contract are those indicated by initials. If no initials appear on any of items 1 through 6, items 1 through 4 shall be required.

<u>Type</u>	<u>Amount</u>
☐ 1. Workers' Compensation Employer's Liability	Statutory \$100,000 per occurrence
☐ 2. Commercial (Public) Liability including, but not limited to: • Premises/Operations • Independent Contractors • Products/Completed Operations • Contractual Liability (insuring above indemnity) and where the exposures exist • Explosion Collapse and Underground	\$500,000 combined single limit for bodily injury and property damage (per occurrence)
☐ 3. Business Automobile Liability to include coverage for: • Owned/Leased Autos • Non-Owned Autos • Hired Cars	\$500,000 combined single limit for bodily injury and property damage (per occurrence)
☒ 4. Professional Liability	\$500,000 combined single limit (per occurrence)
☐ 5. See Addendum for Special Coverages and/or revisions	
☐ 6. No Insurance Required	

XI. VENUE, CHOICE OF LAW, AND INTERPRETATION

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

XII. TERMINATION

This Contract may be terminated at any time upon thirty (30) days written notice by City to Professional. In the event of termination, Professional will be compensated for work satisfactorily performed before the termination date. For any funding beyond the current fiscal year, the City reserves the right to immediately terminate this Contract by giving written notice, without liability to the City, in the event that funding for this Contract is discontinued or is no longer available. The City's fiscal year runs from October 1st to September 30th.

If, through any cause, the Professional fails to fulfill its obligations under this Contract, or if the Professional violates any of the agreements of this Contract, the City has the right to terminate the Contract by giving five (5) days written notice to the Professional. The Professional will be compensated for work satisfactorily performed before the termination date.

The Professional, however, is not relieved of liability to the City for damages sustained by the City because of any breach of contract by Professional. The City may withhold any payments to Professional for the purpose of setoff until the exact amount of damages due the City from the Professional is determined and paid.

XIII. PROJECT REPRESENTATION

The City may appoint a Project Representative to assist in obtaining information from various City departments as requested by Professional and in coordinating, monitoring, and evaluating the project to its completion. The Project Representative has no control over the means, methods, techniques, or procedures employed by Professional. The City is interested only in the results obtained under this Contract; the manner and means of obtaining those results is solely under the Professional's control.

XIV. NOTICE

All notices must be in writing, hand-delivered or mailed by certified mail, to the other party at the address below. The name and address for notification may be changed by notice to the other party.

City – ATTN:
Rodney Taylor, Director of Water Utilities
P.O. Box 60
Abilene, TX 79604-0060

Professional – ATTN:
Kirt Harle, P.E.
3465 Curry Lane
Abilene, TX 79606

XV. COMPLIANCE WITH LAWS, CHARTER, ORDINANCES

Professional, its agents, employees, and subcontractors must comply with all applicable federal and state laws, the charter and ordinances of the City of Abilene, and with all applicable rules and regulations promulgated by local, state, and national boards, bureaus, and agencies. Professional must obtain all necessary permits and licenses required in completing the work contracted for in this agreement.

XVI. NO INDEBTEDNESS

Professional agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty, and interest. Professional is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset against any debt, claim, demand, or account owed by the City to any person, firm, or corporation in arrears to the City for any debt, claim, demand, or account of any nature whatsoever, including taxes, penalty, and interest.

XVII. EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the City to recruit, employ, and to provide compensation, promotion, and other conditions of employment without regard to race, color, religion, sex, age, national origin, or disability. The City affirms that employment decisions shall be made only on the basis of bona fide occupational qualifications. The City shall continually review its employment practices and personnel procedures and take positive steps to assure that equality of employment opportunity in the City of Abilene, Texas, is a fact, as well as an ideal.

XVIII. VERIFICATION OF EMPLOYMENT ELIGIBILITY

Professional must comply with the Immigration Reform and Control Act (IRCA) and may not knowingly obtain labor or services of an unauthorized alien. Professional, not the City, must verify eligibility for employment as required by IRCA.

XIX. MINORITY AND WOMEN BUSINESS ENTERPRISES

The City hereby gives notice that Minority and Women Business Enterprises will be afforded equal opportunities to submit bids for this Contract and will not be discriminated against on the grounds of race, ethnicity, color, sex, religion, or national origin in awarding the contract. Technical assistance is available to Minority and Women Business Enterprises through the Texas

Tech University Small Business Development Center, 749 Gateway St., #301, Building C, Abilene, Texas, 79602, 325-670-0300.

XX. SALES TAX

The City qualifies as an exempt agency under the Texas Limited Sales, Excise and Use Tax Act (the “Tax Act”), and is not subject to any State or City sales taxes on materials incorporated into the project. Labor used in the performance of this Contract is also not subject to State or City sales taxes. The City will provide an exemption certificate to the Professional. The Professional must have a sales tax permit issued by the Comptroller of Public Accounts and shall issue a resale certificate complying with the Tax Act, as amended, when purchasing said materials. The Professional is responsible for any sales taxes applicable to equipment purchases, rentals, leases, consumable supplies which are not incorporated into the project, tangible personal property purchased for use in the performance of this Contract and not completely consumed, or other taxable services used to perform this Contract, or other taxes required by law in connection with this Contract.

XXI. LEGAL CONSTRUCTION

In the event that any one or more of the provisions contained in this Contract is for any reason held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provisions, and the Contract will be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

XXII. STATUTORY VERIFICATIONS

Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term “company” does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of \$100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term “company” does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts

with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term “company” does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity’s constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller’s office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

Unless the Professional is not subject to a provision above, the signatory executing this Agreement on behalf of the Professional verifies that the Professional: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the State Comptroller’s office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

XXIII. SECTIONS AND OTHER HEADINGS

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

XIV. COUNTERPARTS

This Contract may be executed in two or more counterparts (including fax, email, or electronic PDF counterparts), each of which shall be deemed an original and all of which together shall constitute one instrument.

{Remainder of Page Intentionally Left Blank—Signature Page Follows}

IN WITNESS HEREOF, the parties hereto have executed this Contract effective as of the date written above:

CITY OF ABILENE

PROFESSIONAL

By:

By: 

Name:

Name: Kirt Harle, P.E.

Title:

Title: Senior Principal

Address: 3465 Curry Lane, Abilene, TX
79606

Phone Number: 325-695-1070

Federal Tax ID#: 75-1285782

ATTEST:

ATTEST: (if corporation)

City Secretary

Corporation's Secretary

APPROVED:

Corporate Seal (if available)

By: _____
City Attorney

ATTACHMENT A

Scope of Services

See Attached Exhibit A for Scope of Services

ATTACHMENT B

PAYMENT SCHEDULE

PARTIES TO INITIAL OPTION(S) SELECTED

OPTION 1 ____

Compensation is based on actual hours of work/time devoted to providing the described professional services and will be paid at a rate of \$Click or tap here to enter text. per hour, or per the attached schedule, not to exceed \$Click or tap here to enter text..

Professional must submit monthly invoices to City accompanied by an explanation of charges, professional fees, and services. City will pay invoices according to its normal payment procedures.

OPTION 2 __X__

Payment is in a lump sum amount of \$75,000.00 (See attached Exhibit B for a breakdown of compensation schedule per task as outlined in the Scope of Services) upon completion of the work and written acceptance by the City.

No mechanic, contractor, subcontractor, materialman, or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, if requested by the City, the Professional must execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Professional has been notified.

OPTION 3 ____

Payment is a fixed fee amount of \$Click or tap here to enter text. payable per Click or tap here to enter text. upon completion of the work and written acceptance by the City.

No mechanic, contractor, subcontractor, materialman, or other person can or will contract for or in any other manner have or acquire any lien upon any building or work covered by the contract or the land upon which the same is situated.

Before final acceptance of this project by the City, if requested by the City, the Professional shall execute and provide City with an Affidavit that all bills for labor, materials and incidentals incurred by subcontractors, materialmen, mechanics and suppliers under this agreement have been paid in full, and that there are no claims pending of which Professional has been notified.

ATTACHMENT C

OWNERSHIP OF DOCUMENTS AND MATERIALS

Parties to initial option chosen

(Option 1) ____

All documents and materials prepared by Professional under the terms of this Contract are the City's property from the time of preparation, and Professional must deliver the documents and materials to the City or make them available for inspection whenever requested. Professional has the right to make duplicate copies of such documents or materials for its own file or for other such purposes as the City authorizes in writing.

(Option 2) X

All documents and materials prepared by the Professional remain the property of the Professional; however, Professional must furnish City, at no additional cost, one set of reproducible mylars of the original drawings of the work and/or one copy of all documents prepared by the Professional pursuant to this Agreement.

ATTACHMENT D

STATE MANDATED WORKERS' COMPENSATION INSURANCE LANGUAGE

THIS ATTACHMENT IS ONLY APPLICABLE IF WORKERS' COMPENSATION COVERAGE IS PROVIDED

a. Definitions

Certificate of coverage ("certificate") - a copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

Duration of the project - includes the time from the beginning of the work on the project until the Professional's work on the project has been completed and accepted by the City.

Persons providing services on the project ("subcontractors" in 406.096) - includes all persons or entities performing all or part of the services the Professional has undertaken to perform on the project, regardless of whether that person contracted directly with the Professional and regardless of whether that person has employees. This includes, without limitation, independent contractors, subprofessionals, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitations, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service(s) related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

- b. The Professional shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Professional providing services on the project, for the duration of the project.
- c. The Professional must provide a certificate of coverage to the City prior to being awarded the contract.
- d. If the coverage period shown on the Professional's current certificate of coverage ends during the duration of the project, the Professional must, prior to the end of the coverage period, file a new certificate of coverage with the City showing that coverage has been extended.
- e. Professional shall obtain from each person providing services on a project and provide to City:
- (1) a certificate of coverage, prior to that person beginning work on the project, so the City will have on file certificates of coverage showing coverage for all persons providing services on the project; and

(2) no later than seven (7) days after receipt by the Professional, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

- f. The Professional shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.
- g. The Professional shall notify the City in writing by certified mail or personal delivery, within ten (10) days after the Professional knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.
- h. The Professional shall post on each project site a notice, in the text, form, and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.
- i. The Professional shall contractually require each person with whom it contracts to provide services on a project to:
 - (1) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 - (2) provide to the Professional, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing service on the project, for the duration of the project;
 - (3) provide the Professional, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - (4) obtain from each other person with whom it contracts, and provide to the Professional:
 - (a) a certificate of coverage, prior to the other person beginning work on the project; and
 - (b) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - (5) retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;
 - (6) notify the City in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing service on the project;

(7) contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.

- j. By signing this Contract or providing or causing to be provided a certificate of coverage, the Professional is representing to the City that all employees of the Professional who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Professional to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- k. The Professional's failure to comply with any of these provisions is a breach of contract by the Professional which entitles the City to declare the Contract void if the Professional does not remedy the breach within ten (10) days after receipt of notice of breach from the City.

EXHIBIT A

1. TASK 1 - PROJECT STARTUP AND MANAGEMENT

1.1. Kick-off Meeting

Hold a kick-off meeting with the City and include the following:

- Confirm goals, schedule, and deliverables for the project.
- Prepare and present any request for information to the City prior to the meeting.
- Prepare meeting minutes that document discussions and actions items.

1.2. Research and Data Collection

Review existing materials and reports, including those obtained from the City. The data reviewed will be used in the development of the project documents and will include, but not be limited to, the following, if available:

- Prior TCEQ dam inspection reports.
- Prior geotechnical reports or correspondence related to Zoo Lake #1 Dam.
- Prior hydrologic and hydraulic studies specifically the Hydraulic Adequacy Study prepared by Freese & Nichols in 2013.
- Record drawings.

1.3. Project Management

Professional will also perform the following:

- Develop a project management plan, including project objectives, project deliverables, project communication protocol, project schedule, project documentation, and work plan.
- Coordinate with team members and City's Professionals.
- Conduct internal reviews including QA/QC comments of deliverables with the comments incorporated prior to delivery to City.
- Provide the City with monthly project status reports including progress on work tasks and schedule throughout the project.
- Submit to the City detailed monthly invoices.

2. **TASK 2 - ON-SITE INSPECTION**

The Professional will conduct a thorough on-site visual inspection of Zoo Lake #1 Dam in accordance with TCEQ Guidelines for Operation and Maintenance of Dams in Texas to identify physical deficiencies including:

- Erosion on the dam slopes or crest.
- Visual signs of dam seepage.
- Concrete spillway condition.
- Downstream spillway channel.

Geotechnical inspections will consist of a visual inspection and desktop review. Subsurface investigations and soils testing are not included in the scope. Additional subsurface or soils testing may be recommended based on the initial geotechnical inspection. Additional subsurface or soil testing is not included under the base fee for Task 2. Professional shall prepare an inspection report and review inspection report with the City.

3. **TASK 3 - OPERATIONS AND MAINTENANCE PLAN**

An Operations and Maintenance (O&M) Plan will be developed based on TCEQ's Guidelines for Operation and Maintenance of Dams in Texas, latest version at the time of execution of this agreement.

Based on TCEQ guidelines, the O&M Plan will have the following sections or similar:

- A. Background Data
 - a. Vital dam statistics
 - b. Description of appurtenances

- B. Operating Instructions and Records
 - a. Operating instructions for operable mechanisms
 - b. Inspection instructions and forms
 - c. Monitoring instructions and forms
 - d. Maintenance instructions and forms
 - e. Bibliography
 - f. Telephone list
- C. Emergency Action Plan (It is understood that the City has a current EAP that will be included in the O&M plan, and a new EAP will not be created)

Following submission of the Operations and Maintenance (O&M) Plan, Professional will lead and participate in a meeting to discuss the plan with the City. The meeting will be held at the City's office, and Professional will incorporate comments from the City in the final plan.

4. TASK 4 –UPDATED HYDRAULIC ADEQUACY STUDY

Professional will undertake hydrologic and hydraulic modeling to estimate the anticipated wet weather flows associated with the reservoir and spillways to prepare an updated hydraulic adequacy study.

- Professional will gather hydrologic data and previously completed studies by the City, if any, and review for applicability to this study.
- Professional will determine rainfall depths for the Zoo Lake #1 watershed for storms up to the 1,000-year event from NOAA Atlas 14.
- Professional will determine the Probable Maximum Precipitation (PMP) rainfall depth for the Zoo Lake #1 watershed from the TCEQ PMP GIS tool. Professional will use the TCEQ Probably Maximum Precipitation (PMP) computation method as required by TCEQ since 2017.
- Professional will develop a hydrologic model of the Zoo Lake #1 watershed and reservoir based on publicly available lidar topography and survey data.
- Professional will review hydrologic results and make conceptual recommendations regarding spillway configuration required to pass the design flood event based on TCEQ damsafety criteria.
- Professional will review the updated hydraulic adequacy study with the City.
- Professional will submit the updated hydraulic adequacy study to the TCEQ for their review and approval and respond to any TCEQ questions and comments.
- No dam breach analysis or analysis of downstream conditions is included in this scope of services but can be provided as Extra Work.

5. TASK 5 - PRELIMINARY ENGINEERING REPORT

Following TCEQ approval of the Updated Hydraulic Adequacy Study, develop preliminary designs for dam and spillway improvements to safely pass the TCEQ minimum requirement of 75% of the Probable Maximum Flood without overtopping the dam. Prepare a preliminary engineering report including preliminary drawings for recommended dam and spillway improvements. Prepare a preliminary opinion of probable cost of recommended improvements. Review preliminary design documents with the City and submit preliminary design documents to TCEQ for review and approval. Address TCEQ review comments. A dam inspection report will be provided to outline the inspection findings, hydraulic adequacy, and any recommended actions needed to address deficiencies and comply with TCEQ safety criteria, which may include additional geotechnical investigation. An opinion of probable construction cost (OPCC) of expected construction cost for recommended improvements will be included. The preliminary engineering report is anticipated to include the following sections.

- Executive Summary
- Background
- Inspection Findings
- Hydraulic and Hydrologic Analysis
- Recommended Actions
- Opinion of Probable Construction Costs

Following approval of the preliminary design by TCEQ, final design documents must be prepared under a separate final design engineering contract and must be submitted to TCEQ for their review and approval prior to construction of any improvements.

6. PROJECT DELIVERABLES

The following will be submitted to the City:

- A. PDF format of the Operation and Maintenance Plan.
- B. PDF format of the Preliminary Engineering Report with opinion of probable construction costs.

7. EXTRA WORK

The following items are not included under this agreement but will be considered as extra work:

- A. Submittals or deliverables in addition to those listed herein.
- B. Design of recommended improvements.
- C. Subsurface investigation and soils testing.

- D. Environmental services or permitting
- E. Topographic survey.
- F. Dam breach analysis or any modeling/permitting associated with a medium- or high-risk dam classification.
- G. Development of an Emergency Action Plan.
- H. Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- I. Construction materials testing.
- J. Full-time construction observation.
- K. Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- L. Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- M. Services after construction, such as warranty follow-up, operations support,
- N. Funding/reimbursement applications or funding support.
- O. USACE permitting beyond non-reporting nationwide permit.
- P. Determination of critical habitats for threatened and endangered species.

Extra Work will be directed by the City in writing for an additional fee as agreed upon by the City and the Professional.

8. SCHEDULE

Professional shall begin work under this Agreement following issuance of a Notice to Proceed and shall complete the work in accordance with the schedule below:

Phase Description	Calendar Days
Task 1 – Project Startup and Management	Within 3 weeks of NTP
Taks 2 – On-Site Inspection	Within 3 weeks of NTP
Task 3 – Operations and Maintenance Plan	Within 3 weeks of NTP
Task 4 – Updated Hydraulic Adequacy Study	Within 2 months of NTP
Task 5 – Preliminary Engineering Report	Within 4 months of receiving TCEQ approval of the Updated Hydraulic Adequacy Study

EXHIBIT B
COMPENSATION AND PAYMENT SCHEDULE

Compensation for Basic Engineering Services as described in the Scope of Services for Tasks 1-5 shall be at a lump sum fee of \$75,000.00. Basic Engineering Services fee shall be paid to consultant according to the following payment schedule and following completion of each task listed:

- | | |
|--|-------------|
| • Task 1 – Project Startup and Management: | \$2,000.00 |
| • Taks 2 – On-Site Inspection: | \$6,000.00 |
| • Task 3 – Operations and Maintenance Plan: | \$7,000.00 |
| • Task 4 – Updated Hydraulic Adequacy Study: | \$30,000.00 |
| • Task 5 – Preliminary Engineering Report: | \$30,000.00 |

“EXHIBIT B”

**Approve a Professional Services Contract with Jacob & Martin, LLC.
for the Zoo Dam Safety Plan**





Zoo Dam Safety

- Approve a professional services contract with Jacob & Martin, LLC. for the Zoo Dam Safety Plan.
- Contract value not to exceed \$75,000.00.
- The contract provides for project startup and management, on-site inspection, development of a dam operations and maintenance plan, a hydrologic and hydraulic study, and a preliminary engineering report





Zoo Dam Safety

- On Dec. 11, 2023, the TCEQ performed an inspection of Zoo Lake No.1 Dam and provided a Safety Inspection Report on April 3, 2024.
- The report provided a list of requirements/recommendations that included:
 - the development of an operation and maintenance plan,
 - a hydraulic study to confirm the designed storm rating,
 - inspection by a dam safety engineer to determine any necessary repairs and,
 - clearing of excessive vegetation along the dam slopes.
- The clearing of the vegetation has been completed by city staff.





Zoo Dam Safety

- The Contract with Jacob & Martin, LLC. will address the requirements/recommendations provided by TCEQ.



Approve a Professional Services Contract with Jacob & Martin, LLC. for the Zoo Dam Safety Plan

QUESTIONS?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: **8. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 7.8 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement *(Michael Rice)*

GENERAL INFORMATION

Wylie Independent School District has requested that its property be annexed into the city limits of the City of Abilene. The property is described as being a 7.800 acre tract out of the A. Greenwall Survey No. 100, A-86, Taylor County, Texas, the same being out of a 24.576 acre tract conveyed to the Wylie Independent School District, recorded in Document No. 2010-17769, Official Public Records, Taylor County, Texas.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends that the City Council approve the annexation of the property.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Annexation Ordinance
2. Legal Description 7.8 acres
3. Wylie Annexation 2
4. 2024-09-10 - Wylie Independent School District - 7.8 Acre Tract of A. Greenwall Survey
No. 100
5. Annex WISD 7.8 tract ppt (1)

ORDINANCE NO. _____

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

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

WHEREAS, the property owner of approximately 7.8 acres of property filed a request for annexation with the City of Abilene;

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

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

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

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

PART 1. That the territory set out on Exhibit “A,” attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3rd day of November, 2024, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 21st day of November, 2024, to permit the public to be heard.

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

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

EXHIBIT B



Enprotec | Hibbs & Todd

**FIELD NOTES
FOR
A 7.800 ACRE TRACT
OUT OF
THE A. GREENWALL SURVEY NO. 100, A-86
TAYLOR COUNTY, TEXAS**

BEING a 7.800 acre tract out of the A. Greenwall Survey No. 100, A-86, Taylor County, Texas, same being out of a 24.576 acre tract conveyed to the Wylie Independent School District, recorded in Document No. 2010-17769, Official Public Records, Taylor County, Texas, and being more particularly described as follows:

*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on
GPS observation*

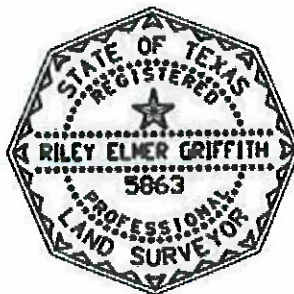
BEGINNING at a point for the intersection of the east line of said 24.576 acre tract and the current City Limits, a line five hundred (500') feet north of the calculated centerline of Antilley Road as called for in the South Tract Annexation recorded in City of Abilene Ordinance No. 53-1980, and being on the west line of Lot 1, Block "A", Wylie High School Addition, recorded in Cabinet 3, Slide 82, Plat Records, Taylor County, Texas, annexed in City of Abilene Ordinance No. 46-1995, for the southeast corner of this tract, where a found 1/2 inch iron rod with red plastic cap at the southeast corner of said 24.576 acre tract, same being the southwest corner of said Lot 1, bears 453.00' S 00°50'49" W;

THENCE North 89 degrees 00 minutes 28 seconds West, along the current City Limits, same being parallel with, and 500' perpendicular to, the calculated centerline of Antilley Road, a distance of 355.10 feet to a point for the southwest corner of this tract, where a set chiseled X in a concrete sidewalk bears 453.00' S 00°50'49" W, from which a found 1/2 inch iron rod at the southwest corner of said 24.576 acre tract bears 564.81' N 89°00'28" W;

THENCE North 00 degrees 50 minutes 49 seconds East, parallel with the east line of said 24.576 acre tract, a distance of 956.79 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" at the northwest corner of said 24.576 acre tract and this tract;

THENCE South 88 degrees 59 minutes 48 seconds East, along the north line of said 24.576 acre tract, a distance of 355.10 feet to a found 1/2 inch iron rod at the northeast corner of said 24.576 acre tract and this tract, same being the northwest corner of said Lot 1, and being a corner of the current City Limits;

THENCE South 00 degrees 50 minutes 49 seconds West, along the east line of said 24.576 acre tract, same being the west line of said Lot 1, and being the current City Limits, a distance of 956.73 feet to the Point of Beginning containing an area of 7.800 acres. Surveyed in July 2024.



Riley Elmer Griffith, RPLS No. 5863
Dated: 8/01/2024



 Abilene City Limits

1 Miles

MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ABILENE AND WYLIE INDEPENDENT SCHOOL DISTRICT

This Municipal Services Agreement ("Agreement") is entered into on this the 10th day of September, 2024, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Wylie Independent School District, ("Owner"). The term "Owner" includes all owners of the Property

RECITALS

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

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

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

WHEREAS, Owner owns certain parcels of land situated in Taylor County, Texas, which consist of approximately 7.8 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated July 2, 2024;

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

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

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

1. PROPERTY

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

2. INTENT

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

3. MUNICIPAL SERVICES

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

viii. Water and Wastewater

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

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

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

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

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

5. AUTHORITY

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

6. SEVERABILITY

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

7. INTERPRETATION

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

8. VENUE, CHOICE OF LAW AND INTERPRETATION

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

9. NO WAIVER

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

10. GOVERNMENTAL POWERS

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

11. COUNTERPARTS

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

12. SECTIONS AND OTHER HEADINGS

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

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

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

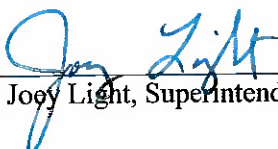
13. ENTIRE AGREEMENT

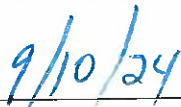
This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties.

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

OWNER

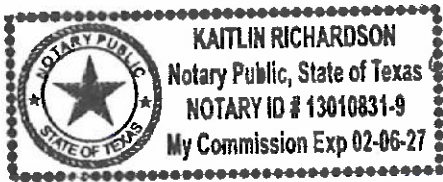
Wylie Independent School District

By: 
Joey Light, Superintendent


Date

THE STATE OF TEXAS
COUNTY OF TAYLOR

This instrument was acknowledged before me on the 10th day of September, 2024, by
Joey Light, Superintendent, on behalf of Wylie Independent School
District.



[Signature]
Notary Public, State of Texas

CITY OF ABILENE

Robert Hanna
Robert Hanna, City Manager

Sep 10, 2024
Date

ATTEST:

[Signature]
City Secretary

APPROVED AS TO FORM:

Kelly Messer
City Attorney

Exhibit A

**FIELD NOTES
FOR
A 7.800 ACRE TRACT
OUT OF
THE A. GREENWALL SURVEY NO. 100, A-86
TAYLOR COUNTY, TEXAS**

BEING a 7.800 acre tract out of the A. Greenwall Survey No. 100, A-86, Taylor County, Texas, same being out of a 24.576 acre tract conveyed to the Wylie Independent School District, recorded in Document No. 2010-17769, Official Public Records, Taylor County, Texas, and being more particularly described as follows:

*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on
GPS observation*

BEGINNING at a point for the intersection of the east line of said 24.576 acre tract and the current City Limits, a line five hundred (500') feet north of the calculated centerline of Antilley Road as called for in the South Tract Annexation recorded in City of Abilene Ordinance No. 53-1980, and being on the west line of Lot 1, Block "A", Wylie High School Addition, recorded in Cabinet 3, Slide 82, Plat Records, Taylor County, Texas, annexed in City of Abilene Ordinance No. 46-1995, for the southeast corner of this tract, where a found 1/2 inch iron rod with red plastic cap at the southeast corner of said 24.576 acre tract, same being the southwest corner of said Lot 1, bears 453.00' S 00°50'49" W;

THENCE North 89 degrees 00 minutes 28 seconds West, along the current City Limits, same being parallel with, and 500' perpendicular to, the calculated centerline of Antilley Road, a distance of 355.10 feet to a point for the southwest corner of this tract, where a set chiseled X in a concrete sidewalk bears 453.00' S 00°50'49" W, from which a found 1/2 inch iron rod at the southwest corner of said 24.576 acre tract bears 564.81' N 89°00'28" W;

THENCE North 00 degrees 50 minutes 49 seconds East, parallel with the east line of said 24.576 acre tract, a distance of 956.79 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" at the northwest corner of said 24.576 acre tract and this tract;

THENCE South 88 degrees 59 minutes 48 seconds East, along the north line of said 24.576 acre tract, a distance of 355.10 feet to a found 1/2 inch iron rod at the northeast corner of said 24.576 acre tract and this tract, same being the northwest corner of said Lot 1, and being a corner of the current City Limits;

THENCE South 00 degrees 50 minutes 49 seconds West, along the east line of said 24.576 acre tract, same being the west line of said Lot 1, and being the current City Limits, a distance of 956.73 feet to the Point of Beginning containing an area of 7.800 acres. Surveyed in July 2024.



Riley Elmer Griffith, RPLS No. 5863
Dated: 8/01/2024





September 9, 2024

Mr. Joey Light
Superintendent
Wylie Independent School District
6251 Buffalo Gap Road
Abilene, Texas 79606

RE: Non-Annexation Development Agreement City of Abilene and Wylie Independent School District

Dear Mr. Light:

On or about July 2, 2024, you informally requested the annexation of two properties for Wylie's new elementary school into the City of Abilene, Texas. Attached hereto is the legal description of one of the tracts you have provided to the City, totaling 7.8 acres to be annexed into the city limits of the City of Abilene, Texas.

Section 43.016 of the Texas Local Government Code requires the city to offer your client another option. However, you are not required to enter into any development agreement with the city. That section provides that, before the city annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the city shall offer to make a "non-annexation" development agreement with the property owner in lieu of annexation.

The development agreement must provide that the property will retain its extraterritorial status for up to 45 years or until any type of subdivision plat or related development document is filed with the city for the property, whichever occurs first. The agreement must provide that the city may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber.

During the time the property remains outside the city limits, it is not subject to city property taxes, but also may not receive tax-supported services from the city such as police, fire, and others. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. **If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.**

City Attorney's Office
555 Walnut Street, Suite 208
Abilene, Texas 79601
325.676.6251
ABILENETX.GOV



Please note that a municipality that enters into a development agreement waives immunity from suit for the purpose of adjudicating a claim for breach of the contract, pursuant to Section 212.172 of the Texas Local Government Code.

We have enclosed the Chapter 43 Development Agreement we are offering for your client's consideration. Your client has three options regarding the development agreement: (1) all owners may accept it as printed, and sign it with the notary acknowledgments provided; (2) they may negotiate new language by indicating the words that they wish to change, add, or delete in the agreement; or (3) the owners may decline the offer of this agricultural, wildlife management or timber development agreement.

The Development Agreement must be returned, indicating your choice of one of the three options, on or before October 1, 2024. If you have questions or are unable to return the agreement by that date, please contact Michael Rice, Assistant City Manager. Please consult with your legal counsel as well.

We have also enclosed a proposed **Municipal Services Agreement** pursuant to Texas Local Government Code Chapter 43, Subchapter C-3, regarding annexation of an area on request of the landowners.. **This agreement outlines the municipal services the City proposes to offer if your client rejects the Development Agreement and would like to proceed with voluntary annexation.**

Annexation at your request will not occur until the City Council approves an agreed upon Municipal Services Agreement, holds a public hearing and adopts an annexation ordinance.

Please let us know if you have any questions or concerns regarding the proposed Municipal Services Agreement and if your client wishes to proceed with annexation.

Sincerely,

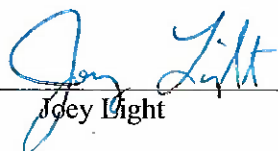


ROBERT HANNA
City Manager, City of Abilene, Texas

Wylie Independent School District hereby requests that the City of Abilene, Texas annex into the city limits the land owned by Wylie Independent School District as described in this letter and attached hereto. Wylie Independent School District hereby declines any Developer "Non-Annexation" Wildlife Management or Timber Development Agreement pursuant to Section 43.016 of the Texas Local Government Code

Date: Sept. 10, 2024

Wylie Independent School District

By: 
Joey Light

Superintendent

ORDINANCE ANNEXING 7.8 ACRES OWNED BY WYLIE INDEPENDENT SCHOOL DISTRICT





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: **9. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 1.777 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement *(Michael Rice)*

GENERAL INFORMATION

Wylie Independent School District has requested that its property be annexed into the city limits of the City of Abilene. The property is described as being a 1.777 acre tract out of the William E. Vaughan Section 104, A-418, Taylor County, Texas, out of a 21.13 acre tract recorded as a Correction Instrument Warranty Deed in Document No. 2024-11476.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends that the City Council approve the annexation of the property.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Annexation Ordinance2
2. Legal Description 1.777 acres
3. Wylie Annexation1
4. 2024-09-10 - Wylie independent School District - 1.77 Acre Tract of William E. Vaughan
Section 104
5. Annex WISD 1.777 tract ppt

ORDINANCE NO. _____

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

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

WHEREAS, the property owner of approximately 1.777 acres of property filed a request for annexation with the City of Abilene;

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

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

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

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

PART 1. That the territory set out on Exhibit “A,” attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3rd day of November, 2024, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 21st day of November, 2024, to permit the public to be heard.

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

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

EXHIBIT B



Enprotec | Hibbs & Todd

**FIELD NOTES
FOR
A 1.777 ACRE ANNEXATION TRACT
TAYLOR COUNTY, TEXAS**

BEING a 1.777 acre annexation tract out of William E. Vaughan Section 104, A-418, Taylor County, Texas, out of a 21.13 acre tract recorded as Correction Instrument Warranty Deed in Document No. 2024-11476, and being more particularly described as follows:

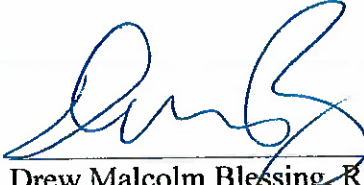
*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone
based on GPS observations*

BEGINNING at a point in the west boundary line of said 21.13 acre tract for the northwest corner of this tract, same point being in the south line of the City Limits per Ordinance No. 53-1980, same point being five hundred feet parallel and perpendicular to the south right of way of FM 707 (a.k.a. Beltway South), where a found 1/2 inch iron rod with plastic cap marked "H&T" at an angle point in the south boundary line of said 21.13 acre tract bears 1285.19' N 71°31'28" W;

THENCE South 89 degrees 11 minutes 12 seconds East, along said south line of City Limits and five hundred feet parallel and perpendicular to the south right of way of FM 707, a distance of 750.58 feet to a point for the northeast corner of this tract, where a found 1/2 inch iron rod with plastic cap marked "H&T" in the south right of way of FM 707 at the northeast corner of said 21.13 acre tract bears 558.57' N 27°17'12" E;

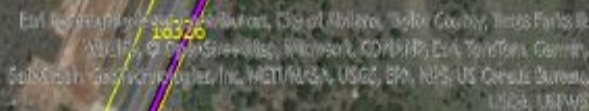
THENCE South 27 degrees 17 minutes 12 seconds West a distance of 230.45 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" for the southern corner of this tract, same being the southern corner of said 21.13 acre tract;

THENCE North 71 degrees 31 minutes 28 seconds West a distance of 679.90 feet to the Point of Beginning containing an area of 1.777 acres. Surveyed in July 2024.

Drew Malcolm Blessing, RPLS No. 7069
Dated: 7/23/2024



 Abilene City Limits

Miles

MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ABILENE AND WYLIE INDEPENDENT SCHOOL DISTRICT

This Municipal Services Agreement ("Agreement") is entered into on this the 10th day of September, 2024, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Wylie Independent School District, ("Owner"). The term "Owner" includes all owners of the Property

RECITALS

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

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

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

WHEREAS, Owner owns certain parcels of land situated in Taylor County, Texas, which consist of approximately 1.777 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated July 2, 2024;

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

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

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

1. PROPERTY

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

2. INTENT

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

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.
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 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
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 - 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.
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c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes applicable divisions and any subsequent City departments that will provide the same or similar services.

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6. SEVERABILITY

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

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

13. ENTIRE AGREEMENT

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

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

OWNER

Wylie Independent School District

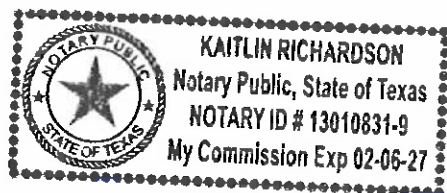
By: 
Joey Light, Superintendent

9/10/24
Date

THE STATE OF TEXAS

COUNTY OF TAYLOR

This instrument was acknowledged before me on the 10th day of September, 2024, by
Socoy Light, Superintendent, on behalf of Wylie Independent School
District.



[Signature]
Notary Public, State of Texas

CITY OF ABILENE

[Signature]
Robert Hanna, City Manager

Sep 10, 2024
Date

ATTEST:

[Signature]
City Secretary

APPROVED AS TO FORM:

[Signature]
City Attorney

Exhibit A



Enprotec | Hibbs & Todd

**FIELD NOTES
FOR
A 1.777 ACRE ANNEXATION TRACT
TAYLOR COUNTY, TEXAS**

BEING a 1.777 acre annexation tract out of William E. Vaughan Section 104, A-418, Taylor County, Texas, out of a 21.13 acre tract recorded as Correction Instrument Warranty Deed in Document No. 2024-11476, and being more particularly described as follows:

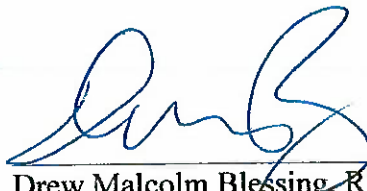
*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone
based on GPS observations*

BEGINNING at a point in the west boundary line of said 21.13 acre tract for the northwest corner of this tract, same point being in the south line of the City Limits per Ordinance No. 53-1980, same point being five hundred feet parallel and perpendicular to the south right of way of FM 707 (a.k.a. Beltway South), where a found 1/2 inch iron rod with plastic cap marked "H&T" at an angle point in the south boundary line of said 21.13 acre tract bears 1285.19' N 71°31'28" W;

THENCE South 89 degrees 11 minutes 12 seconds East, along said south line of City Limits and five hundred feet parallel and perpendicular to the south right of way of FM 707, a distance of 750.58 feet to a point for the northeast corner of this tract, where a found 1/2 inch iron rod with plastic cap marked "H&T" in the south right of way of FM 707 at the northeast corner of said 21.13 acre tract bears 558.57' N 27°17'12" E;

THENCE South 27 degrees 17 minutes 12 seconds West a distance of 230.45 feet to a found 1/2 inch iron rod with plastic cap marked "H&T" for the southern corner of this tract, same being the southern corner of said 21.13 acre tract;

THENCE North 71 degrees 31 minutes 28 seconds West a distance of 679.90 feet to the Point of Beginning containing an area of 1.777 acres. Surveyed in July 2024.

Drew Malcolm Blessing, RPLS No. 7069
Dated: 7/23/2024





September 9, 2024

Mr. Joey Light
Superintendent
Wylie Independent School District
6251 Buffalo Gap Road
Abilene, Texas 79606

RE: Non-Annexation Development Agreement City of Abilene and Wylie Independent School District

Dear Mr. Light:

On or about July 2, 2024, you informally requested the annexation of two properties for Wylie's new elementary school into the City of Abilene, Texas. Attached hereto is the legal description of one of the tracts you have provided to the City, totaling 1.777 acres to be annexed into the city limits of the City of Abilene, Texas.

Section 43.016 of the Texas Local Government Code requires the city to offer your client another option. However, you are not required to enter into any development agreement with the city. That section provides that, before the city annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the city shall offer to make a "non-annexation" development agreement with the property owner in lieu of annexation.

The development agreement must provide that the property will retain its extraterritorial status for up to 45 years or until any type of subdivision plat or related development document is filed with the city for the property, whichever occurs first. The agreement must provide that the city may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber.

During the time the property remains outside the city limits, it is not subject to city property taxes, but also may not receive tax-supported services from the city such as police, fire, and others. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. **If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.**

City Attorney's Office
555 Walnut Street, Suite 208
Abilene, Texas 79601
325.676.6251
ABILENETX.GOV



Please note that a municipality that enters into a development agreement waives immunity from suit for the purpose of adjudicating a claim for breach of the contract, pursuant to Section 212.172 of the Texas Local Government Code.

We have enclosed the Chapter 43 Development Agreement we are offering for your client's consideration. Your client has three options regarding the development agreement: (1) all owners may accept it as printed, and sign it with the notary acknowledgments provided; (2) they may negotiate new language by indicating the words that they wish to change, add, or delete in the agreement; or (3) the owners may decline the offer of this agricultural, wildlife management or timber development agreement.

The Development Agreement must be returned, indicating your choice of one of the three options, on or before October 1, 2024. If you have questions or are unable to return the agreement by that date, please contact Michael Rice, Assistant City Manager. Please consult with your legal counsel as well.

We have also enclosed a proposed **Municipal Services Agreement** pursuant to Texas Local Government Code Chapter 43, Subchapter C-3, regarding annexation of an area on request of the landowners.. **This agreement outlines the municipal services the City proposes to offer if your client rejects the Development Agreement and would like to proceed with voluntary annexation.**

Annexation at your request will not occur until the City Council approves an agreed upon Municipal Services Agreement, holds a public hearing and adopts an annexation ordinance.

Please let us know if you have any questions or concerns regarding the proposed Municipal Services Agreement and if your client wishes to proceed with annexation.

Sincerely,

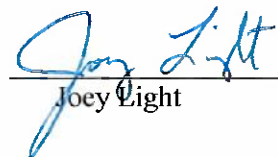


ROBERT HANNA
City Manager, City of Abilene, Texas

Wylie Independent School District hereby requests that the City of Abilene, Texas annex into the city limits the land owned by Wylie Independent School District as described in this letter and attached hereto. Wylie Independent School District hereby declines any Developer "Non-Annexation" Wildlife Management or Timber Development Agreement pursuant to Section 43.016 of the Texas Local Government Code

Date: _____, 2024

Wylie Independent School District

By:  _____
Joey Light

Superintendent

ORDINANCE ANNEXING 1.777 ACRES OWNED BY WYLIE INDEPENDENT SCHOOL DISTRICT





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: **10. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 1802.91 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement *(Michael Rice)*

GENERAL INFORMATION

The City of Abilene seeks to annex property owned by the City, generally described as 1802.91 acres located in Jones and Shackelford counties.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends that the City of Abilene annex the property into the city limits.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Annexation Ordinance
2. Water Utilities Annexation Description_240926_153155
3. Northeast Annexation
4. Municipal Services Agreement executed - Hamby tract
5. Non-annexation agmt - Hamby tract
6. Hamby A Tract Survey Plat Map (3)
7. Annex Hamby tract ppt

ORDINANCE NO. _____

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

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

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

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

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

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

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

PART 1. That the territory set out on Exhibit “A,” attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3rd day of November, 2024, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 21st day of November, 2024, to permit the public to be heard.

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

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

EXHIBIT B



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

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

JONES COUNTY
SHACKELFORD COUNTY
STATE OF TEXAS

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

DESCRIBED IN TWO PARTS.

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

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

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

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

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

~SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

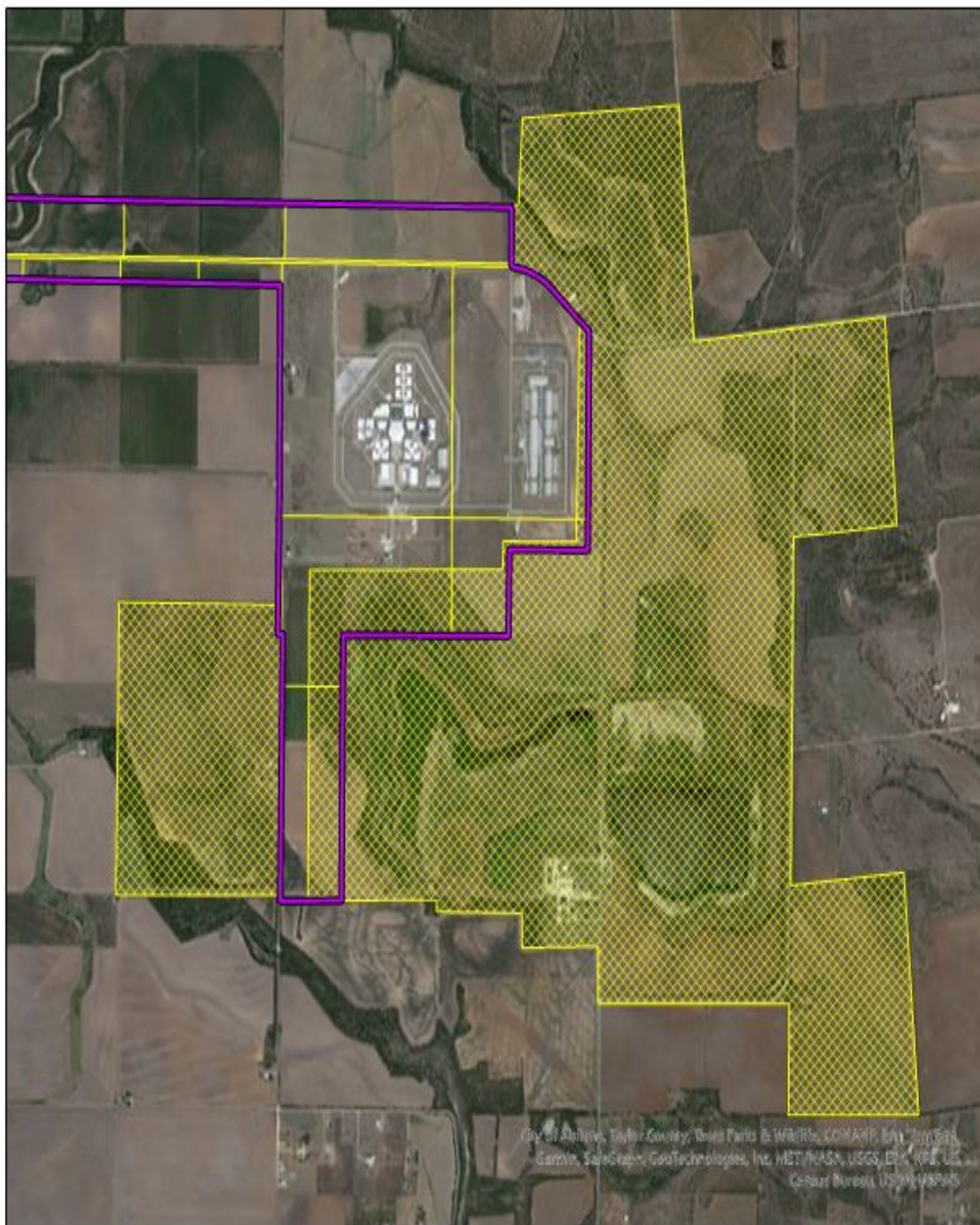
THENCE N 00°28'08" E ALONG THE COMMON LINE BETWEEN SECTION NUMBER 3 (J-A-530, J-A-1696) AND SECTION NUMBER 4 (J-A-519, J-A-531), BLIND ASYLUM LANDS, BEING ALSO UP JONES COUNTY ROAD 311, FOR A DISTANCE OF 476.13' TO A POINT, THIS POINT BEING ON THE LINE AS DESCRIBED IN CITY OF ABILENE ORDINANCE 24-1990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

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



Legend

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



0.35

Miles

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

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

RECITALS

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

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

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

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

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

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

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

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

1. PROPERTY

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

2. INTENT

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

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.

i. Fire – The City’s Fire Department will provide emergency and fire protection services.

ii. Police – The City’s Police Department will provide protection and law enforcement services.

iii. Emergency Medical Services – The City’s Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.

iv. Planning, Zoning and Building – The City’s Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.

v. Publicly Owned Parks, Facilities and Buildings.

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.

2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.

vii. Streets – The City’s Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

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

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

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

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

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

5. AUTHORITY

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

6. SEVERABILITY

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

7. INTERPRETATION

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

8. VENUE, CHOICE OF LAW AND INTERPRETATION

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

9. NO WAIVER

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

10. GOVERNMENTAL POWERS

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

11. COUNTERPARTS

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

12. SECTIONS AND OTHER HEADINGS

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

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

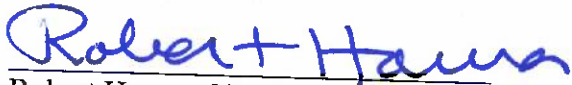
This Agreement is binding on and inures to the benefit of both parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

13. ENTIRE AGREEMENT

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

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

CITY OF ABILENE


Robert Hanna, City Manager

10/2/24
Date

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary



Exhibit A



SHEPPARD SURVEYING COMPANY, INC.

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

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

JONES COUNTY
SHACKELFORD COUNTY
STATE OF TEXAS

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

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

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

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

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

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

~SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



October 1, 2024

Non-Annexation Development Agreement
City of Abilene for City Land

Dear Mr. Hanna:

On or about October 1, 2024, the City is formally requesting the annexation of land owned by the City of Abilene, into the city limits of the City of Abilene, Texas. Attached hereto is the legal description of one of the tracts you have provided to the City, totaling an approximate net total 1802.9 acres to be annexed into the city limits of the City of Abilene, Texas.

Section 43.016 of the Texas Local Government Code requires the city to offer your client another option. However, you are not required to enter into any development agreement with the city. That section provides that, before the city annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the city shall offer to make a "non-annexation" development agreement with the property owner in lieu of annexation.

The development agreement must provide that the property will retain its extraterritorial status for up to 45 years or until any type of subdivision plat or related development document is filed with the city for the property, whichever occurs first. The agreement must provide that the city may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber.

During the time the property remains outside the city limits, it is not subject to city property taxes, but also may not receive tax-supported services from the city such as police, fire, and others. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. **If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.**

Please note that a municipality that enters into a development agreement waives immunity from suit for the purpose of adjudicating a claim for breach of the contract, pursuant to Section 212.172 of the Texas Local Government Code.

We have enclosed the Chapter 43 Development Agreement we are offering for your client's consideration. Your client has three options regarding the development agreement: (1) all owners may accept it as printed, and sign

City Manager's Office
555 Walnut Street, Suite 203
Abilene, Texas 79601
325.676.6206
ABILENETX.GOV



it with the notary acknowledgments provided; (2) they may negotiate new language by indicating the words that they wish to change, add, or delete in the agreement; or (3) the owners may decline the offer of this agricultural, wildlife management or timber development agreement.

The Development Agreement must be returned, indicating your choice of one of the three options. If you have questions or are unable to return the agreement by that date, please contact Michael Rice, Assistant City Manager. Please consult with your legal counsel as well.

We have also enclosed a proposed **Municipal Services Agreement** pursuant to Texas Local Government Code Chapter 43, Subchapter C-3, regarding annexation of an area on request of the landowners.. **This agreement outlines the municipal services the City proposes to offer if your client rejects the Development Agreement and would like to proceed with voluntary annexation.**

Annexation at your request will not occur until the City Council approves an agreed upon Municipal Services Agreement, holds a public hearing and adopts an annexation ordinance.

Please let us know if you have any questions or concerns regarding the proposed Municipal Services Agreement and if your client wishes to proceed with annexation.

Sincerely,



MICHAEL RICE

Assistant City Manager, City of Abilene, Texas

The City of Abilene hereby requests that the City of Abilene, Texas annex into the city limits the land owned by the City of Abilene as described in this letter and attached hereto. The City of Abilene hereby declines any Developer "Non-Annexation" Wildlife Management or Timber Development Agreement pursuant to Section 43.016 of the Texas Local Government Code

Date: 10/2, 2024

CITY OF ABILENE

By: 
Robert Hanna, City Manager

ORDINANCE ANNEXING 1802.91 ACRES OWNED BY THE CITY OF ABILENE





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: **11. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on an Ordinance of the City of Abilene, Texas, and Providing for the Extension of the Boundary Limits of the City of Abilene, Texas, and for the Annexation of Certain Territory - 5.9 acres - Lying Adjacent and Contiguous to the Present Boundary Limits of the City of Abilene, and Granting to All the Inhabitants of Territory, all the Rights and Privileges of other Citizens and Binding the Inhabitants by All of the Acts, Ordinances, Resolutions and Regulations of the City of Abilene; and Adopting a Service Plan Agreement *(Michael Rice)*

GENERAL INFORMATION

Lancium, LLC has requested that its property be annexed into the city limits of the City of Abilene. The property is described as APPROXIMATELY 5.9 ACRES OUT OF A PORTION OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 25.01 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-15428, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends that the City Council approve the annexation of the property into the city limits.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Annexation Ordinance
2. FIELD NOTES FOR ANNEXATION OF APPROXIMATELY 5.9 ACRES
3. Lancium Annexation
4. Municipal Services Agreement - Lancium 2
5. Non-annexation agmt - Lancium 2
6. Survey
7. Annex Lancium 5.9 tract ppt (2)

ORDINANCE NO. _____

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

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

WHEREAS, the property owner of approximately 5.9 acres of property filed a request for annexation with the City of Abilene;

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

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

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

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

PART 1. That the territory set out on Exhibit “A,” attached hereto and made part of this Ordinance for all purposes, lying adjacent and contiguous to the present boundaries of the City of

Abilene, Texas, is hereby added and annexed to the City of Abilene, Texas, and said territory described in Exhibit “A” shall be included within the boundary limits of the City of Abilene and the present boundary limits of the City of Abilene, at various points contiguous to the area described in Exhibit “A” are altered and amended so as to include the area within the corporate limits of the City of Abilene, Texas.

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

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

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3rd day of November, 2024, the same being on or after the 20th day but before the 10th day before the public hearing being held in the Council Chamber of City Hall in Abilene, Texas, on the 21st day of November, 2024, to permit the public to be heard.

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

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

EXHIBIT B

Exhibit A

FIELD NOTES FOR ANNEXATION OF APPROXIMATELY 5.9 ACRES OUT OF A PORTION OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 25.01 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-15428, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN THE SOUTH RIGHT OF WAY OF F.M. 2404 (A.K.A. OLD ANSON ROAD), AND BEING THE NORTHWEST CORNER OF SAID 25.01 ACRE TRACT;

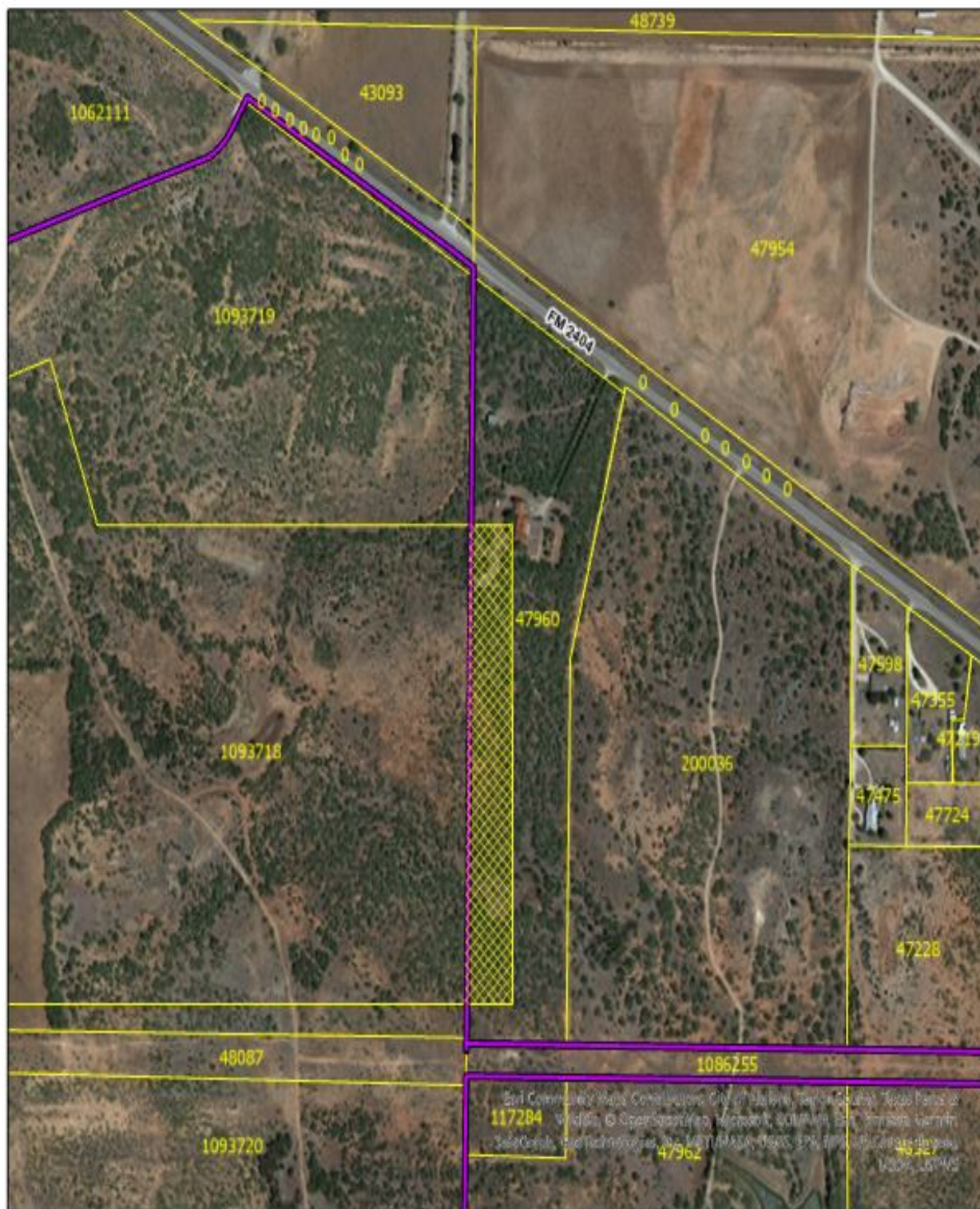
THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 756.26 FEET TO THE **POINT OF BEGINNING**, A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T";

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 169.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T", WHERE A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT BEARS 589.92' N 46°21'43" E;

THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST A DISTANCE OF 1444.47 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN ANGLE POINT IN THE EAST BOUNDARY LINE OF THIS TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST A DISTANCE OF 185.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN INTERIOR CORNER IN THE EAST BOUNDARY LINE OF THIS TRACT;

THENCE NORTH 00 DEGREES 37 MINUTES 26 SECONDS EAST A DISTANCE OF 1444.56 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 5.9 ACRES MORE OR LESS.



Legend

- Proposed Annexation
- Abilene City Limits

0.09

Miles

**MUNICIPAL SERVICES AGREEMENT BETWEEN THE
CITY OF ABILENE, AND LANCIMUM LLC**

This Municipal Services Agreement ("Agreement") is entered into on this the 3rd day of October, 2024, by and between the City of Abilene, Texas, a home rule municipality of the State of Texas, ("City") and Lancium LLC ("Owners").

RECITALS

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

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

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

WHEREAS, Owners own certain parcels of land situated in Taylor County, Texas, which consist of approximately 5.9 acres of land in the City's extraterritorial jurisdiction, such Property being more particularly described as set forth in Exhibit A, attached and incorporated herein by reference ("Property");

WHEREAS, Owners have filed a written request with the City for full-purpose annexation of the Property, identified as a petition for annexation dated September 5, 2024;

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

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

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

1. PROPERTY

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

2. INTENT

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

3. MUNICIPAL SERVICES

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, "providing services"

includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations and policies.

i. Fire – The City's Fire Department will provide emergency and fire protection services.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Emergency Medical Services – The City's Fire Department and Metrocare (or other entity holding a certificate of convenience and necessity) will provide emergency medical services.

iv. Planning, Zoning and Building – The City's Planning and Development Services Department will provide comprehensive planning, land development, land use and building inspection services in accordance with all applicable ordinances, laws, rules and regulations.

v. Publicly Owned Parks, Facilities and Buildings.

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities, (including community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City.

2. In the event the City acquires any other parks, facilities or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

vi. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee. The fees will cover the direct and indirect costs of stormwater management services.

vii. Streets – The City's Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with City policies and procedures and applicable laws.

viii. Water and Wastewater

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

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

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

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

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

5. AUTHORITY

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

6. SEVERABILITY

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

7. INTERPRETATION

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

8. VENUE, CHOICE OF LAW AND INTERPRETATION

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

9. NO WAIVER

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

10. GOVERNMENTAL POWERS

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

11. COUNTERPARTS

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

12. SECTIONS AND OTHER HEADINGS

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

12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND

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

13. ENTIRE AGREEMENT

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

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

OWNER

Lancium LLC

By: 

Date

10/3/29

Michael McWanna

THE STATE OF TEXAS
COUNTY OF TAYLOR

This instrument was acknowledged before me on the 3 day of Oct, 2024, by
Michael McNamara CEO, TITLE, on behalf of Lancium LLC.



Brenda Overstreet
Notary Public, State of Texas

CITY OF ABILENE

Robert Hanna
Robert Hanna, City Manager

Date

APPROVED AS TO FORM:

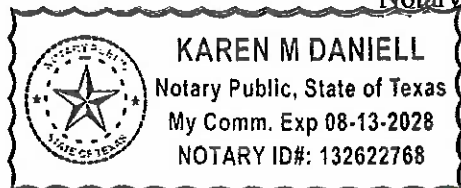
Kelley Messer
City Attorney

ATTEST:

[Signature]
City Secretary

This instrument was acknowledged before me on the 26th day of September, 2024, by
Robert Hanna City, Manager.

Karen M. Daniell
Notary Public, State of Texas



5

Exhibit A

FIELD NOTES FOR ANNEXATION OF APPROXIMATELY 5.9 ACRES OUT OF A PORTION OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 25.01 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-15428, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN THE SOUTH RIGHT OF WAY OF F.M. 2404 (A.K.A. OLD ANSON ROAD), AND BEING THE NORTHWEST CORNER OF SAID 25.01 ACRE TRACT;

THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 756.26 FEET TO THE POINT OF BEGINNING, A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T";

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 169.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T", WHERE A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT BEARS 589.92' N 46°21'43" E;

THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST A DISTANCE OF 1444.47 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN ANGLE POINT IN THE EAST BOUNDARY LINE OF THIS TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST A DISTANCE OF 185.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN INTERIOR CORNER IN THE EAST BOUNDARY LINE OF THIS TRACT;

THENCE NORTH 00 DEGREES 37 MINUTES 26 SECONDS EAST A DISTANCE OF 1444.56 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 5.9 ACRES MORE OR LESS.



September 25, 2024

Lancium LLC
6006 Thomas Road
Houston, TX 77041

Re: Non-Annexation Development Agreement
City of Abilene and Lancium, LLC and Municipal Services Agreement

Dear Sir/Madam:

On or about August 2, 2024, by email communication, you requested the annexation of approximately 5.9 acres of your land. Attached hereto is the legal description of one of the tracts you have provided to the City, totaling 5.9 acres to be annexed into the city limits of the City of Abilene, Texas.

Section 43.016 of the Texas Local Government Code requires the city to offer your client another option. However, you are not required to enter into any development agreement with the city. That section provides that, before the city annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the city shall offer to make a "non-annexation" development agreement with the property owner in lieu of annexation.

The development agreement must provide that the property will retain its extraterritorial status for up to 45 years or until any type of subdivision plat or related development document is filed with the city for the property, whichever occurs first. The agreement must provide that the city may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber.

During the time the property remains outside the city limits, it is not subject to city property taxes, but also may not receive tax-supported services from the city such as police, fire, and others. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. **If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.**

Please note that a municipality that enters into a development agreement waives immunity from suit for the purpose of adjudicating a claim for breach of the contract, pursuant to Section 212.172 of the Texas Local Government Code.

City Attorney's Office
555 Walnut Street, Suite 208
Abilene, Texas 79601
325.676.6251
ABILENETX.GOV



We have enclosed the Chapter 43 Development Agreement we are offering for your client's consideration. Your client has three options regarding the development agreement: (1) all owners may accept it as printed, and sign it with the notary acknowledgments provided; (2) they may negotiate new language by indicating the words that they wish to change, add, or delete in the agreement; or (3) the owners may decline the offer of this agricultural, wildlife management or timber development agreement.

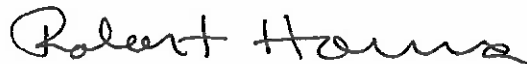
The Development Agreement must be returned, indicating your choice of one of the three options, on or before October 7, 2024. If you have questions or are unable to return the agreement by that date, please contact Michael Rice, Assistant City Manager. Please consult with your legal counsel as well.

We have also enclosed a proposed **Municipal Services Agreement** pursuant to Texas Local Government Code Chapter 43, Subchapter C-3, regarding annexation of an area on request of the landowners.. **This agreement outlines the municipal services the City proposes to offer if your client rejects the Development Agreement and would like to proceed with voluntary annexation.**

Annexation at your request will not occur until the City Council approves an agreed upon Municipal Services Agreement, holds a public hearing and adopts an annexation ordinance.

Please let us know if you have any questions or concerns regarding the proposed Municipal Services Agreement and if your client wishes to proceed with annexation.

Sincerely,

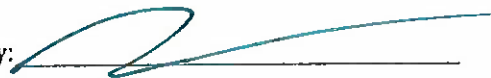


ROBERT HANNA
City Manager, City of Abilene, Texas

Lancium LLC hereby requests that the City of Abilene, Texas annex into the city limits the land owned by Lancium LLC as described in this letter and attached hereto. Lancium LLC hereby declines any Developer "Non-Annexation" Wildlife Management or Timber Development Agreement pursuant to Section 43.016 of the Texas Local Government Code

Date: 10/3, 2024

Lancium LLC

By: 

Michael McNamee
Printed name and title

Exhibit A

FIELD NOTES FOR ANNEXATION OF APPROXIMATELY 5.9 ACRES OUT OF A PORTION OF LOT 1, BLOCK A, LANCIUM SUBDIVISION, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 25.01 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-15428, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN THE SOUTH RIGHT OF WAY OF F.M. 2404 (A.K.A. OLD ANSON ROAD), AND BEING THE NORTHWEST CORNER OF SAID 25.01 ACRE TRACT;

THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 756.26 FEET TO THE POINT OF BEGINNING, A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T";

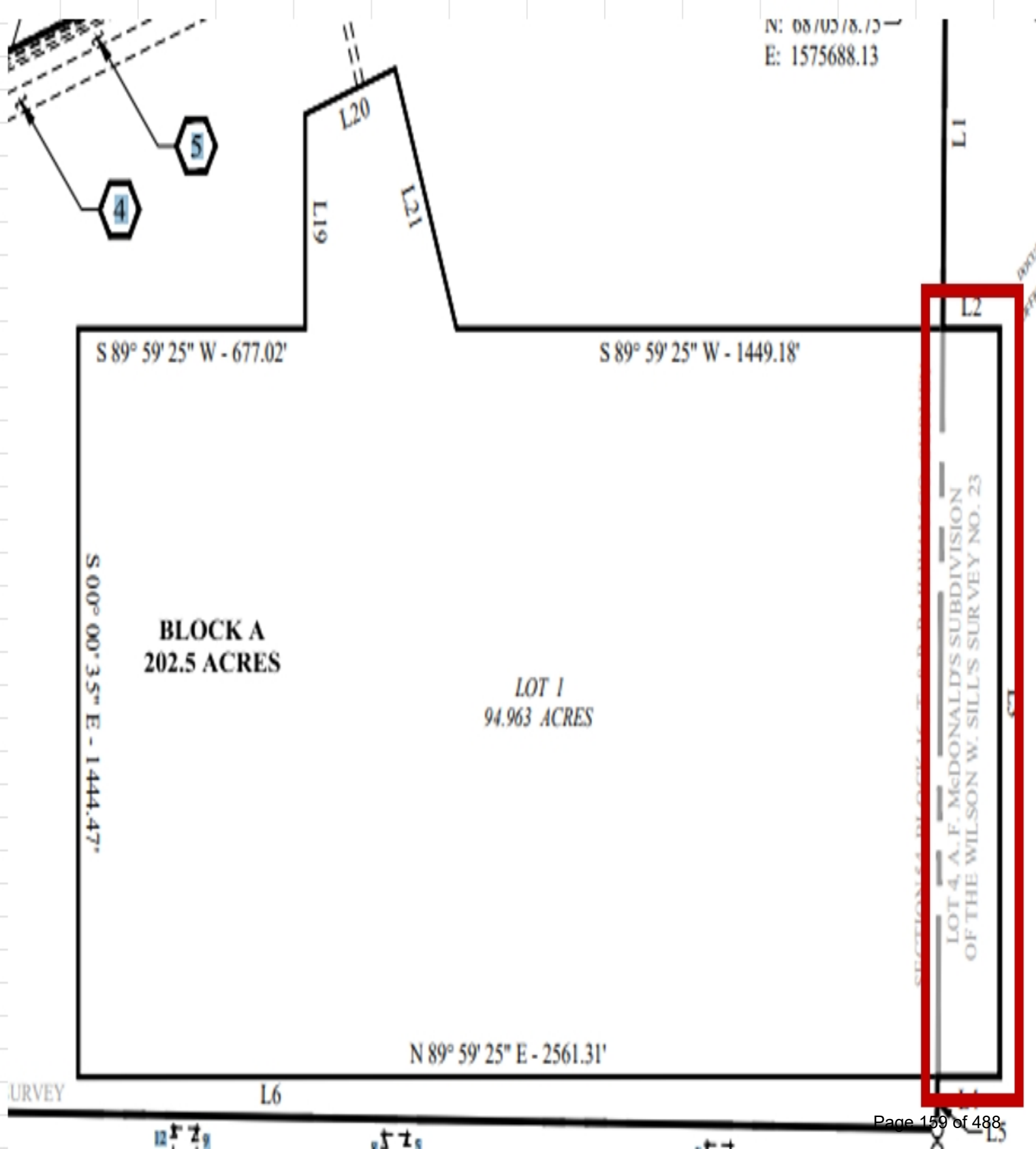
THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 169.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T", WHERE A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT BEARS 589.92' N 46°21'43" E;

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THENCE NORTH 00 DEGREES 37 MINUTES 26 SECONDS EAST A DISTANCE OF 1444.56 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 5.9 ACRES MORE OR LESS.

N: 08/05/8.12
E: 1575688.13



ORDINANCE ANNEXING 5.9 ACRES OWNED BY LANCIUM, LLC





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Max Johnson, Director of Public Works

SUBJECT: **12. Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles And Traffic," Article XIII, "Schedules," Section 18-289.1, "One-Way Streets-Certain Times," of the Abilene Municipal Code to Change Traffic Restrictions at Crockett Early Head Start Facility (Max Johnson)

GENERAL INFORMATION

The Ordinance Amendment was requested due to increasingly congested traffic at the Crockett Early Head Start Facility. The Crockett EHS Director supports this change to reduce congestion at this location in the morning and afternoons.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends change to City Ordinance and addition of DO NOT ENTER signs at the intersection of Willis and South 13th Street during specific times as listed on signage in morning and afternoon.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Redlline_Ord_Amend_Addition of One-way Crockett Head Start Facility 11-7-2024
2. Ordinance Modification for One-Way Signs ppt 11-7-2024 (1)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18, “MOTOR VEHICLES AND TRAFFIC,” ARTICLE XIII, “SCHEDULES,” SECTION 18-289.1, “ONE WAY STREETS – DURING CERTAIN TIMES,” OF THE ABILENE MUNICIPAL CODE, BY REMOVING A SECTION AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE;

WHEREAS, the current use of traffic design at Crockett Early Head Start facility utilizes one-way traffic restriction on South 13th Street between Willis Street and Sunset Drive during certain hours of the morning and afternoon on school days; and

WHEREAS, the City Code of Ordinance provides direction for one-way streets during certain hours; and

WHEREAS, there is a need to amend the City Code of Ordinances to add a section of one-way street on South 13th Street between Willis Street and Sunset Drive adjacent to Crockett Early Head Start Facility.

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

PART 1: That Chapter 18, Article XIII, Section 18-289.1 of the Abilene Municipal Code be amended as set out in Exhibit “A”, attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

PART 3: Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 7th day of November 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of November, 2024, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 21th day of November, 2024, to permit the public to be heard.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

Sec. 18-289.1. – Same [One-way Streets] – During certain hours.

In accordance with the provisions of this chapter, and when properly signposted, traffic shall move only in the direction indicated upon the following streets or portions of streets during the hours specified:

Street	Extent	Direction	Hours
Clinton St.	N. 12th St. to N. 14th St.	North	7:30—8:10 a.m. 2:45—3:30 p.m. (School Days Only)
EN 13th St.	From Judge Ely Blvd. to Avenue F	West	7:40—8:20 a.m. 3:00—3:45 p.m. (School Days Only)
Minter Ln.	From Vogel Ave. to Sherry Ln.	North	7:30—8:10 a.m. 2:45—3:30 p.m. (School Days Only)
State St.	Victoria St. to Merchant St.	East	7:40—8:20 a.m. 3:00—3:45 p.m. (School Days Only)
Merchant St.	State St. to N. 8th St.	South	7:40—8:20 a.m. 3:00—3:45 p.m. (School Days Only)
N. 8th St.	Merchant St. to Victoria St.	West	7:40—8:20 a.m. 3:00—3:45 p.m. (School Days Only)
Alley East of Victoria St.	N. 8th St. to State St.	North	7:40—8:20 a.m. 3:00—3:45 p.m. (School Days Only)
Peach St.	S. 1st St. to S. 3rd St.	South	7:40—8:20 a.m. 3:15—4:00 p.m. (School Days Only)
N. 17th St.	From Orange St. to Beech St.	West	3:00—3:45 p.m. (School Days Only)
S. 13th St	Willis St to Sunset Dr.	West	7:30 – 8:30 a.m. 2:30 – 4:30 p.m. (School Days Only)

**AMENDING CHAPTER 18, “MOTOR VEHICLES AND
TRAFFIC,” ARTICLE XIII, “SCHEDULES,” SECTION 18-
289.1, “ONE-WAY STREETS – CERTAIN TIMES,” OF THE
ABILENE MUNICIPAL CODE**

(Max Johnson)





ORDINANCE AMENDMENT SECTION 18-289.1, “ONE-WAY STREETS – CERTAIN TIMES”

- **One-way restriction signed and has been observed at this location since before 2021; however, City Ordinance was not updated to recognize this traffic restriction.**
- **By request of Crockett Early Head Start Director to make a minor change to the morning and afternoon hours of the restriction, Staff recognized the need to update the ordinance to include this one-way street restriction to assist with traffic flow and increase safety of pedestrians in the area around Crockett Early Head Start Facility.**
- **Request includes the one-way restriction on South 13th during specific morning and afternoon hours as marked on the traffic control signage.**
- **Staff, Director at Crockett Early Head Start and, AISD School Safety and Security Specialist support this action.**





Location of requested change for One-way Street – Certain Hours



CITY OF
ABILENE
TEXAS



Current Signage for One-way Street – Certain Hours





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **13. Ordinance (First Reading) CUP-2024-08: Receive a Report, Hold a Discussion, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Allow Re-Construction of a 120' Tall Monopole Within General Retail (GR), Located at 920X Westview Drive (*Tim Littlejohn*)**

GENERAL INFORMATION

The applicant is requesting a Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning.

SPECIAL CONSIDERATIONS

The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR) since at least 1974. This property has remained mostly vacant since being annexed, except for the existing monopole tower and a small parking lot along the west property line used by a nearby church. A Conditional Use Permit (CUP) was approved in August 2020 to allow the 75' monopole. Due to the proposed height increase, a new CUP is required.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission will hear this request on November 5, 2024.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Waiver
4. Drop and Swap Drawings
5. Analysis Report & Details
6. 909 N Willis St
7. Presentation

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

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

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of October, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 21st day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 21st day of November, 2024.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

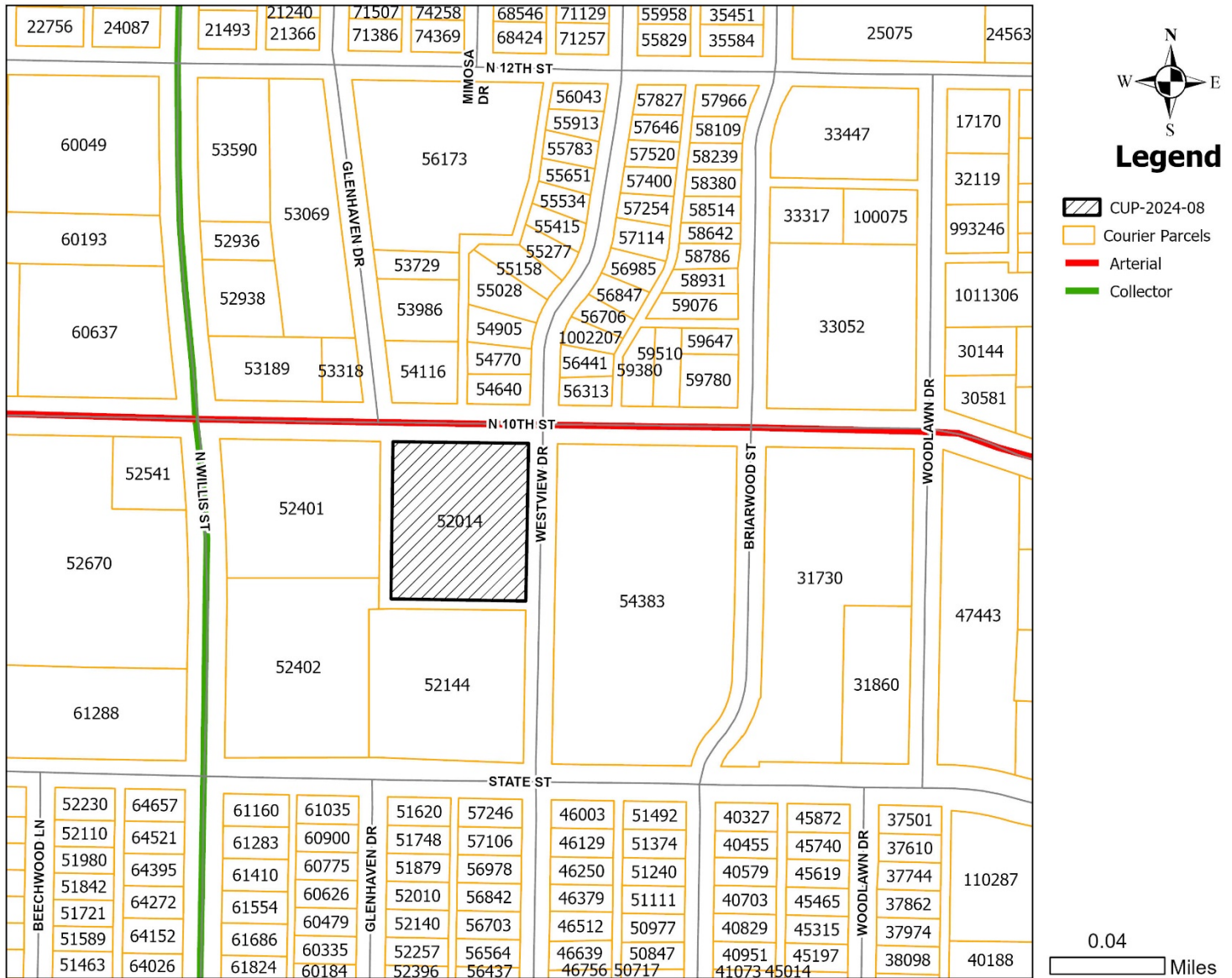
CITY ATTORNEY

EXHIBIT A

Apply a Conditional Use Permit to approximately 2.10 acres zoned General Retail (GR) to replace the existing 75' monopole with a new 120' monopole.

Legal description being Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Located at 920x Westview Drive.



END

ZONING CASE CUP-2024-08 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: November 5, 2024
City Council 1st Read: November 7, 2024
City Council 2nd Read: November 21, 2024

Applicant

Owner: Fountaingate Fellowship
Agent: Victor Buenrostro

Case Manager

Mason Teegardin – Planner

Request

The applicant is requesting a Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning.

Location

The subject property is located at 920x Westview Drive. Legal description being Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR) since at least 1974. This property has remained mostly vacant since being annexed, except for the existing monopole tower and a small parking lot along the west property line used by a nearby church. A Conditional Use Permit (CUP) was approved in August 2020 to allow the 75' monopole. Due to the proposed height increase, a new CUP is required.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR & RS-6	Restaurant & residences
East	GR	TLCA Classrooms (school)
South	MD	Church
West	GR	Walgreens

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:

- 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, which both recommend "Neighborhood Commercial" uses at this location.
- 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 monopole to be replaced. Additional tower height is requested to improve the range of coverage and quality of service.

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/existing use is compatible with surrounding developments and will not create adverse impacts regarding traffic, noise, or visual nuisances. The purpose of the tower is to provide more communication capacity to improve the level of service and to cover a greater service area with communication service.

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/existing use will not generate additional pedestrian or vehicular traffic.

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 does not generate a level of traffic 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 existing masonry wall will remain at the subject site to mitigate any immediate visual impacts.

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 use, as it currently exists and is proposed, complies with all applicable LDC requirements.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval** of the Conditional Use Permit.

Attachments

- Technical Drawings
- Analysis Report & Details
- PowerPoint Presentation

Notification

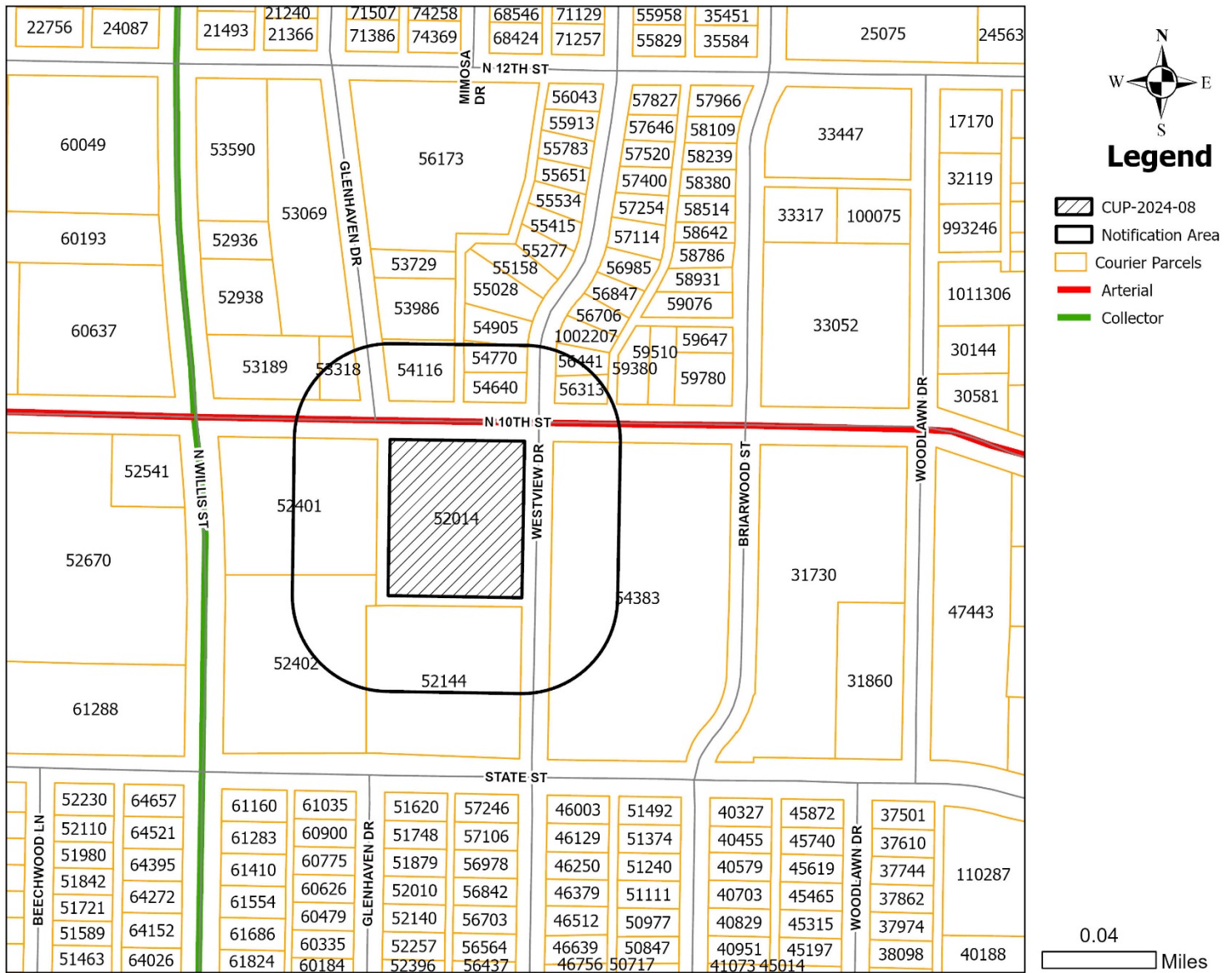
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on October 16, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

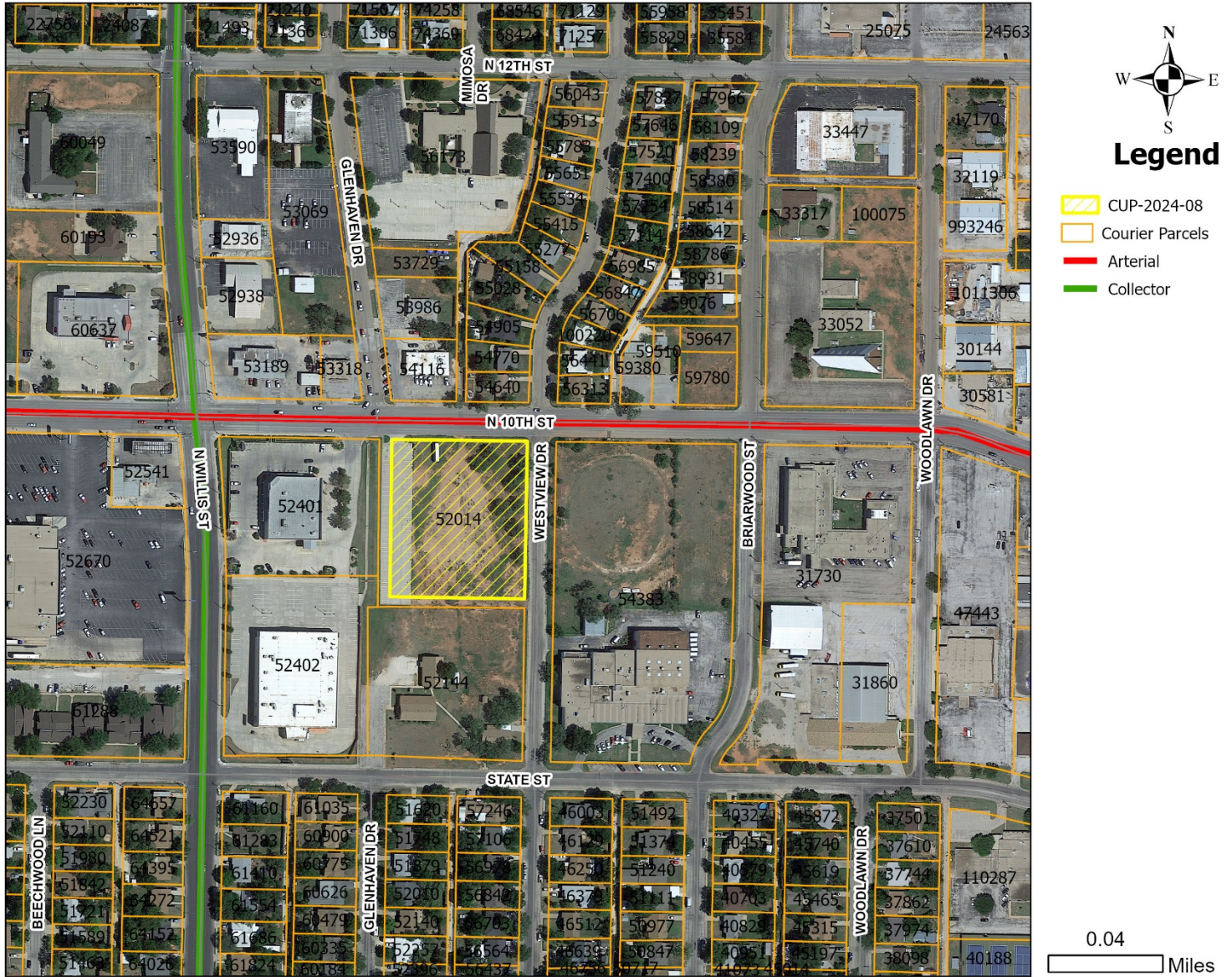
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE SUNRISE PROPERTIES	56313	1001 WESTVIEW DR	
BLUEROCK NNN I DST	52401	991 Y N WILLIS ST	
BLUEROCK NNN I DST	52401	991 N WILLIS ST	
COUGAR ESKIMO HUT	53189	3366 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 B N 10TH ST	
DAVIS CHRISTI	54640	1002 WESTVIEW DR	

FOUNTAINGATE FELLOWSHIP	52402	909 N WILLIS ST	O
FOUNTAINGATE FELLOWSHIP	52014	3309 N 10TH ST	
FOUNTAINGATE FELLOWSHIP	52014	920X WESTVIEW DR	
GARCIA ELIGIO & CATALINA	54116	3310 N 10TH ST	
LOPEZ MICHAEL F	54905	1018 WESTVIEW DR	
MESA LANDY CASTRO	54770	1010 WESTVIEW DR	
SMITH LEE ANN LF EST	56441	1009 WESTVIEW DR	
TLC ACADEMY TEXAS	54383	3250 STATE ST	
TRINITY CHURCH OF THE	52144	3342 STATE ST	
TRINITY CHURCH OF THE	52144	3302 STATE ST	
VINSON J W	53318	3350 N 10TH ST	

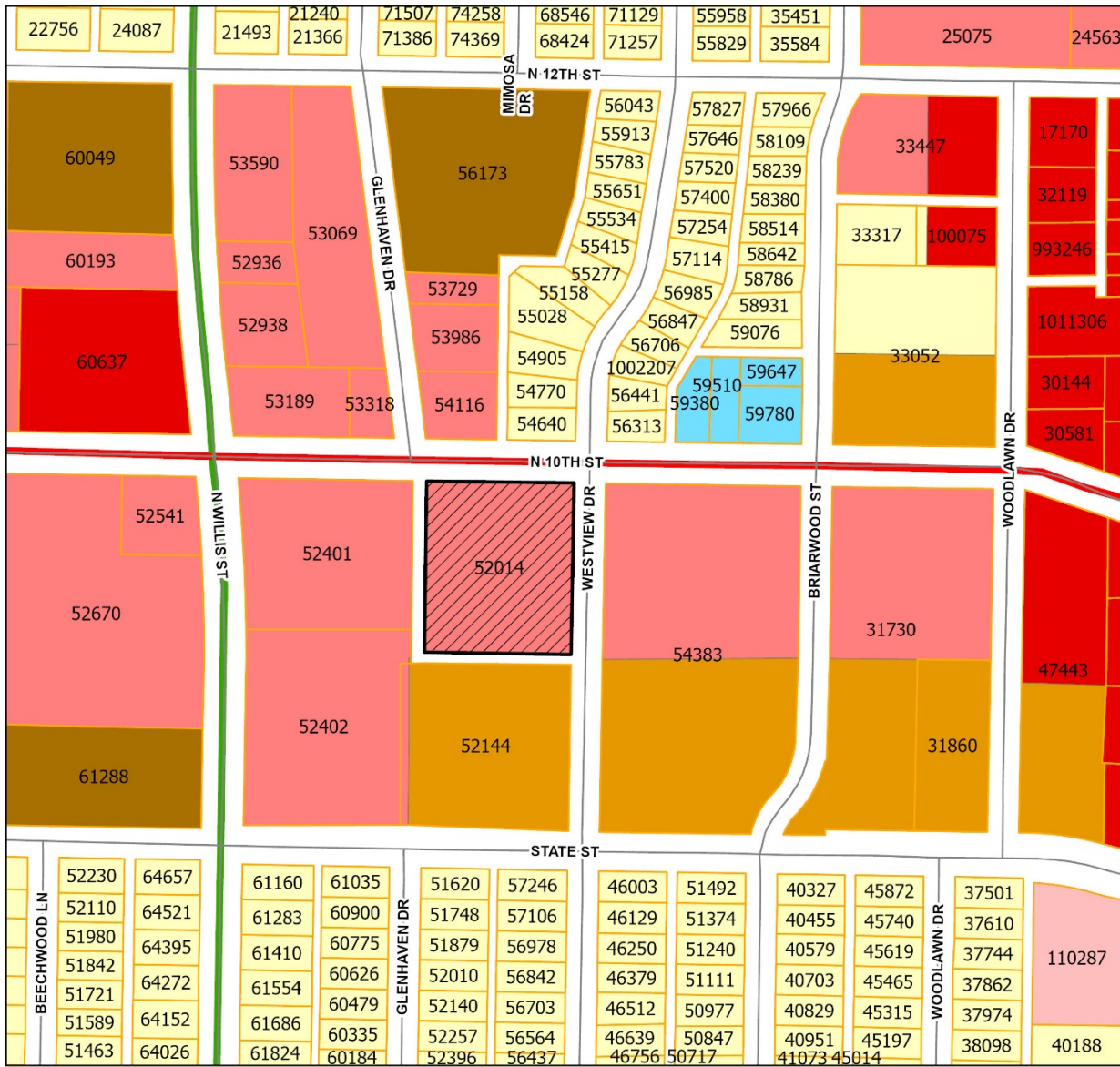
NOTIFICATION MAP



LOCATION MAP



ZONING MAP



Legend

- CUP-2024-08
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- NR (Neighborhood Retail)
- O (Office)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Arterial
- Collector

0.04

Miles



To whom it may concern,

I am waiving the requirement for a concept plan for this project. With an existing tower already in place, I do not feel the need that a concept plan would add any benefit to this request.

Thank you,

Timothy A Littlejohn
Director of Planning and
Development Services

Planning & Development Services
555 Walnut Street
Abilene, Texas 79601
325.676.6237

ABILENETX.GOV/PLANNINGANDDEVELOPMENT



GENERAL AND TECHNICAL SPECIFICATION NOTES

1. INDICATED MODIFICATIONS COMPLIES WITH TIA-222-H, FOR 106 MPH BASIC WIND SPEED AND 40 MPH + 1.5" ICE. THE TOWER IS ASSUMED TO BE IN GOOD CONDITION AND PROPERLY MAINTAINED.
2. EXISTING TOWER DATA AS PER PREVIOUS STRUCTURAL ANALYSIS BY TILLMAN INFRASTRUCTURE INC., PROJECT # 21-5397-TJH DATED 04-01-2021.
3. ALL MODIFICATION FABRICATION AND INSTALLATION SHOULD BE DONE BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK.
4. CONTRACTOR SHALL OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY GUIDELINES DURING CONSTRUCTION.
5. ALL FABRICATION AND INSTALLATION PROCEDURES AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION.
6. DURING INSTALLING THE MODIFICATION, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER
7. CONTRACTOR SHALL OBSERVE ALL WEATHER CONDITIONS. DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIT BEFORE FABRICATION.
9. MODIFICATION DRAWINGS DO NOT INCLUDE ALL THE EXISTING FIELD CONDITIONS, SOME OF WHICH MAY INTERFERE WITH THE INSTALLATION. CONTRACTOR SHALL CONDUCT A FIELD SURVEY TO IDENTIFY ANY POTENTIAL DIFFICULTIES IN THE INSTALLATION BEFORE WORK COMMENCES. CONTACT THE ENGINEER IF THE FIELD CONDITIONS REQUIRE ANY CHANGES IN THE MODIFICATION.
10. CONTRACTOR MAY HAVE TO MOVE EXISTING TRANSMISSION LINES AND OTHER OBSTRUCTIONS TO ADD THE MODIFICATION. COORDINATE ALL SUCH PROCEDURES WITH THE TOWER OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LICENSES, PERMITS AND ANY OTHER APPROVALS REQUIRED FOR CONSTRUCTION.
12. PAINT THE NEW MEMBERS TO MATCH THE EXISTING TOWER.
13. ALL STEEL PLATES AND OTHER MISCELLANEOUS MEMBERS SHALL MEET ASTM A36 STEEL SPECIFICATIONS, 36 KSI MIN. YIELD STRENGTH UNLESS SPECIFIED OTHERWISE.
14. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A123 SPECIFICATIONS.
15. ALL LEG REINFORCEMENT HALF-PIPE AND ANGLE MEMBERS SHALL MEET A572-50, 50KSI MIN YIELD STRENGTH UNLESS SPECIFIED OTHERWISE.

16. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A123 SPECIFICATIONS.
17. ALL STEEL HARDWARE SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A153
18. ALL FINISHED BOLT HOLES SHALL NOT BE MORE THAN 1/16 INCH LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE
19. ALL FLANGE BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.
20. ALL FLANGE BOLT HOLES EDGE DISTANCES SHALL BE 1 1/2 INCH UNLESS OTHERWISE NOTED.
21. FOR ACCURATE FIT OF THE NEW MEMBERS SOME FIELD PUNCHING MAY BE REQUIRED. IF GALVANIZING IS REMOVED, RE-COAT WITH TWO COATS OF GAL-CON OR EQUIVALENT COATING.
22. DO NOT HEAT STRUCTURAL MATERIAL FOR STRAIGHTENING BENT OR WARPED MEMBERS.
23. CLEAN THE SITE OF ALL DEBRIS UPON COMPLETION OF THE WORK. STORE ALL SURPLUS MATERIALS NEATLY IN AN AREA APPROVED BY THE OWNER.
24. CONTRACTOR SHALL PROVIDE FIRE PROTECTION BEFORE FIELD WELDING.
25. ALL BOLTS SHALL BE DOMESTIC, NEW 1/2 INCH DIAMETER HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE 'X', UNLESS NOTED OTHERWISE IN THE DRAWINGS AND SHALL CONFORM TO ASTM A325 SPECIFICATIONS. USE ANCO LOCKNUTS & FLAT WASHERS ON ALL BOLTS.
26. ANY FIELD CUTS MUST BE THOROUGHLY CLEANED AND DOUBLE COATED..

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

DATE DRAWN: 07/25/2024	DRAWN BY: ANKIT JAIN	APPROVED BY: SHIQIANG ZHANG
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TOWER MODIFICATION
DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY



6221 LYNDON B JOHNSON FREEWAY
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SHIQIANG ZHANG
137482
LICENSED
PROFESSIONAL ENGINEER

SHIQIANG ZHANG P.E.
TX PE # 137482
PRM REG # 6342
07/25/2024
ACGI# 24-2694

SHEET NAME
**GENERAL
NOTES**

SHEET NUMBER
S-3

MODIFICATION INSPECTION NOTES:

GENERAL

THE MODIFICATION INSPECTION (MI) IS A VISUAL INSPECTION OF TOWER MODIFICATIONS AND A REVIEW OF CONSTRUCTION INSPECTIONS AND OTHER REPORTS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NAMELY THE MODIFICATION DRAWINGS, AS DESIGNED BY THE ENGINEER OF RECORD (EOR).

THE MI IS TO CONFIRM INSTALLATION CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE MODIFICATION DESIGN ITSELF. NOR DOES THE MI INSPECTOR TAKE OWNERSHIP OF THE MODIFICATION DESIGN. OWNERSHIP OF THE STRUCTURAL MODIFICATION DESIGN EFFECTIVENESS AND INTEGRITY RESIDES WITH THE EOR AT ALL TIMES.

TO ENSURE THAT THE REQUIREMENTS OF THE MI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE MI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED. IT IS EXPECTED THAT EACH PARTY WILL BE PROACTIVE IN REACHING OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT ALLPRO CONSULTING GROUP, INC.

MI INSPECTOR

THE MI INSPECTOR IS REQUIRED TO CONTACT THE GC AS SOON AS RECEIVING A PO FOR THE MI TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE MI CHECKLIST
- WORK WITH THE GC TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS

THE MI INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR (GC) INSPECTION AND TEST REPORTS, REVIEWING THE DOCUMENTS FOR ADHERENCE TO THE CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE MI REPORT TO ALLPRO CGI.

GENERAL CONTRACTOR

THE GC IS REQUIRED TO CONTACT THE MI INSPECTOR AS SOON AS RECEIVING A PO OR A NTP FOR THE MODIFICATION INSTALLATION , AT A MINIMUM:

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

THE GC SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MI CHECKLIST AND AIS/IIA-222 CODE.

RECOMMENDATIONS

THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING A MI REPORT:

- IT IS SUGGESTED THAT THE GC PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE MI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
- THE GC AND MI INSPECTOR COORDINATE CLOSELY THROUGHOUT THE ENTIRE PROJECT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE SIMULTANEOUSLY FOR ANY GUY WIRE TENSIONING OR RE-TENSIONING OPERATIONS.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE DURING THE MI TO HAVE ANY DEFICIENCIES CORRECTED DURING THE INITIAL MI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE MI CAREFULLY TO ENSURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE MI INSPECTOR IS ON SITE.

CANCELLATION OR DELAYS IN SCHEDULED MI

IF THE GC AND MI INSPECTOR AGREE TO A DATE ON WHICH THE MI WILL BE CONDUCTED, AND EITHER PARTY CANCELS OR DELAYS, ALLPRO CGI SHALL NOT BE RESPONSIBLE FOR ANY COSTS, FEES, LOSS OF DEPOSITS AND/OR OTHER PENALTIES RELATED TO THE CANCELLATION OR DELAY INCURRED BY EITHER PARTY FOR ANY TIME (E.G. TRAVEL AND LODGING, COSTS OF KEEPING EQUIPMENT ON-SITE, ETC.).

CORRECTION OF FAILING MIS

IF THE MODIFICATION INSTALLATION WOULD FAIL THE MI (*FAILED MI*), THE GC SHALL WORK WITH MODIFICATION INSPECTOR TO COORDINATE A REMEDIATION PLAN IN ONE OF TWO WAYS:

- CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL CONTRACT DOCUMENTS AND COORDINATE A SUPPLEMENT MI.
- OR, WITH TOWER OWNER'S APPROVAL, THE GC MAY WORK WITH THE EOR TO RE-ANALYZE THE MODIFICATION/REINFORCEMENT USING THE AS-BUILT CONDITION

MI VERIFICATION INSPECTIONS

TOWER'S OWNER RESERVES THE RIGHT TO CONDUCT A MI VERIFICATION INSPECTION TO VERIFY THE ACCURACY AND COMPLETENESS OF PREVIOUSLY COMPLETED MI INSPECTION(S) ON TOWER MODIFICATION PROJECTS.

ALL VERIFICATION INSPECTIONS SHALL BE HELD TO THE SAME SPECIFICATIONS AND REQUIREMENTS IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH AIS/IIA 222 CODE.

VERIFICATION INSPECTION MAY BE CONDUCTED BY AN INDEPENDENT AEV/AESV FIRM AFTER A MODIFICATION PROJECT IS COMPLETED, AS MARKED BY THE DATE OF AN ACCEPTED *PASSING MI* OR *PASS AS NOTED MI* REPORT FOR THE ORIGINAL PROJECT.

REQUIRED PHOTOS

BETWEEN THE GC AND THE MI INSPECTOR THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE MI REPORT:

- PRE-CONSTRUCTION GENERAL SITE CONDITION
- PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION/ERECTION AND INSPECTION
 - RAW MATERIALS
 - PHOTOS OF ALL CRITICAL DETAILS
 - FOUNDATION MODIFICATIONS
 - WELD PREPARATION
 - BOLT INSTALLATION AND TORQUE
 - FINAL INSTALLED CONDITION
 - SURFACE COATING REPAIR
 - POST CONSTRUCTION PHOTOGRAPHS
 - FINAL INFIELD CONDITION

PHOTOS OF ELEVATED MODIFICATIONS TAKEN FROM THE GROUND SHALL BE CONSIDERED INADEQUATE.

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

DATE DRAWN: 07/25/2024	DRAWN BY: ANKIT JAIN	APPROVED BY: SHIQIANG ZHANG
---------------------------	-------------------------	--------------------------------

TOWER MODIFICATION DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY



8221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-291-4993
FAX: 972-291-4978
WWW.ALLPROCGI.COM



SHIQIANG ZHANG P.E.
TX PE # 137482
07292024
ACGI# 24-2694

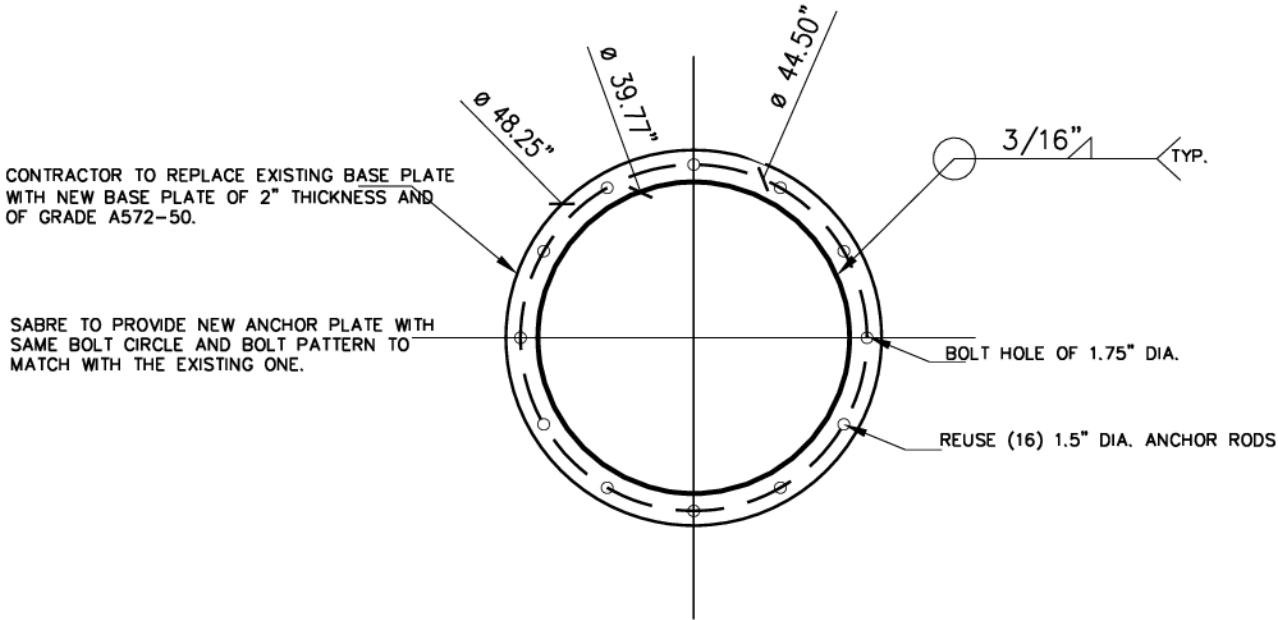
SHEET NAME
MODIFICATION INSPECTION NOTES

SHEET NUMBER
S-4

DURING FIELD WELDING, EXTRA CAUTION MUST BE GIVEN TO THE POSSIBILITY OF A FIRE HAZARD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE FIRE PROTECTION DURING WELDING. ONLY A CONTRACTOR EXPERIENCED IN SIMILAR WORK SHALL PERFORM THE RECOMMENDED MODIFICATIONS.

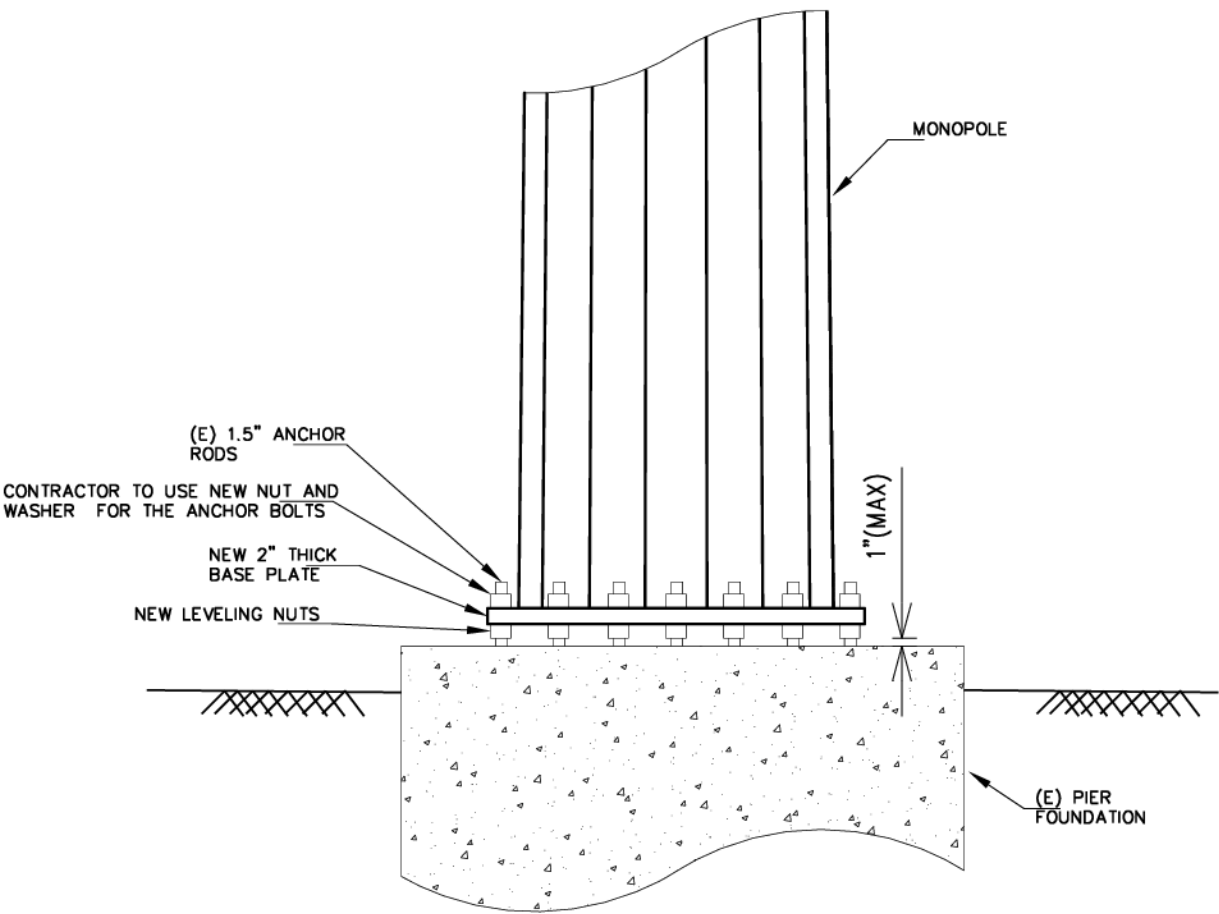
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

1. DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
2. DURING MODIFICATIONS, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND THE STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER DURING MODIFICATION.
3. PROVIDED DIMENSIONS ARE FOR REFERENCE ONLY. BEFORE ANY FABRICATION CONTRACTOR SHALL FIELD VERIFY ALL NEW MEMBER DIMENSIONS FOR FIT & POSSIBLE INTERFERENCE.
4. FUTURE AND PROPOSED TRANSMISSION LINES SHALL BE INSTALLED AS DEPICTED IN THE TOWER CROSS SECTION SHOWN BELOW TO AVOID TOWER OVERSTRESS. THIS LINE LAYOUT IS IMPERATIVE TO THE SAFETY AND STRUCTURAL INTEGRITY OF THE TOWER. TOWER MAY OVERSTRESS WITHOUT THIS PROPOSED LINE LAYOUT.
5. GUY WIRE RE-TENSIONING WILL BE REQUIRED.
6. CLASS IV RIGGING PLAN SHALL BE REQUIRED.



1 BASE PLATE PLAN
S-2 SCALE: 1/2"=1'

1



2 MONOPOLE ELEVATION
S-2 SCALE: 1/2"=1'

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF ALLPRO CONSULTING GROUP, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED.

SHEET NAME		 SHIQIANG ZHANG P.E. TX PE # 137482 FIRM REG # 6242 07/25/2024 ACGI# 24-2694	 ALLPRO CONSULTING GROUP, INC. 9221 LYNDON B JOHNSON FREEWAY SUITE 204, DALLAS, TX 75243 PHONE: 972-231-8863 FAX: 866-364-8375 WWW.ALLPROCGI.COM	TOWER MODIFICATION DRAWINGS SITE: TI-OPP-18058 /P-007939 3309 N 10TH STREET ABILENE, TX 79603 TAYLOR COUNTY		DATE DRAWN: 07/25/2024		 152 WEST 57TH STREET 34TH FLOOR NEW YORK, NY 10019	REV	DATE	DESCRIPTION
NEW BASE PLATE DETAILS						DRAWN BY: ANKIT JAIN			0	07/25/2024	TOWER MOD.
SHEET NUMBER											
S-2											

**Tillman
Infrastructure**

TILLMAN SITE NUMBER:
TI-OPP-18058

PROJECT ID#: P-007939

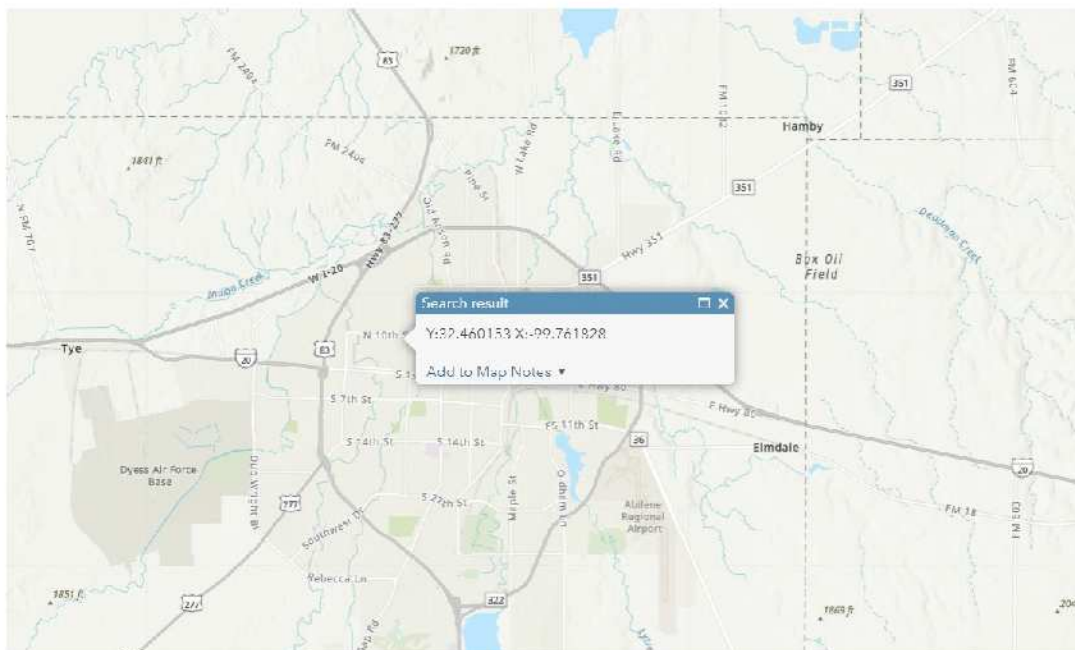
COORDINATES:
LAT: 32.460153°
LONG: -99.761828°

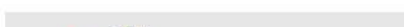
PREVIOUS STRUCTURAL ANALYSIS	
COMPANY	TILLMAN INFRASTRUCTURE
ACGI#	21-5397-TJH
DATE	04/01/2021

PROJECT DATA	
CODE AND STANDARDS	
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC 2021)
TIA STANDARD	ANSI/TIA-222-H
BASIC WIND SPEED WITHOUT ICE (MPH)	106 MPH
BASIC WIND SPEED WITH ICE (MPH)	40 MPH
SERVICE WIND SPEED (MPH)	60 MPH
ICE THICKNESS (IN)	1.5 IN
EXPOSURE CATEGORY	C
RISK CATEGORY	II
TOPOGRAPHIC CATEGORY	1
CREST HEIGHT (FT)	0 FT
S _s (G)	0.066
S ₁ (G)	0.035

CONSTRUCTION CLASS

ALLPRO CONSULTING GROUP, INC. HAS DETERMINED THIS PROJECT AS A CLASS IV CONSTRUCTION PROJECT PER ANSI/ASSE A10.48

[illegible]

SHEET NAME TITLE PAGE						TOWER MODIFICATION DRAWINGS		DATE DRAWN: 07/25/2024				REV 0		DATE 07/25/2024		DESCRIPTION TOWER MOD.	
SHEET NUMBER T-1		SHIQIANG ZHANG P.E. TX PE # 137482 FPM REG # 8242 07/28/2024 ACGI# 24-2694		8221 LYNDON B. JOHNSON FREEWAY SUITE 20A, DALLAS, TX 75243 PHONE: 972-231-8883 FAX: 972-364-8375 WWW.ALLPROCSG.COM		SITE: TI-OPP-18058 /P-007939 3309 N 10TH STREET ABILENE, TX 79603 TAYLOR COUNTY		DRAWN BY: ANKIT JAIN APPROVED BY: SHIQIANG ZHANG		152 WEST 57TH STREET 34TH FLOOR NEW YORK, NY 10019							

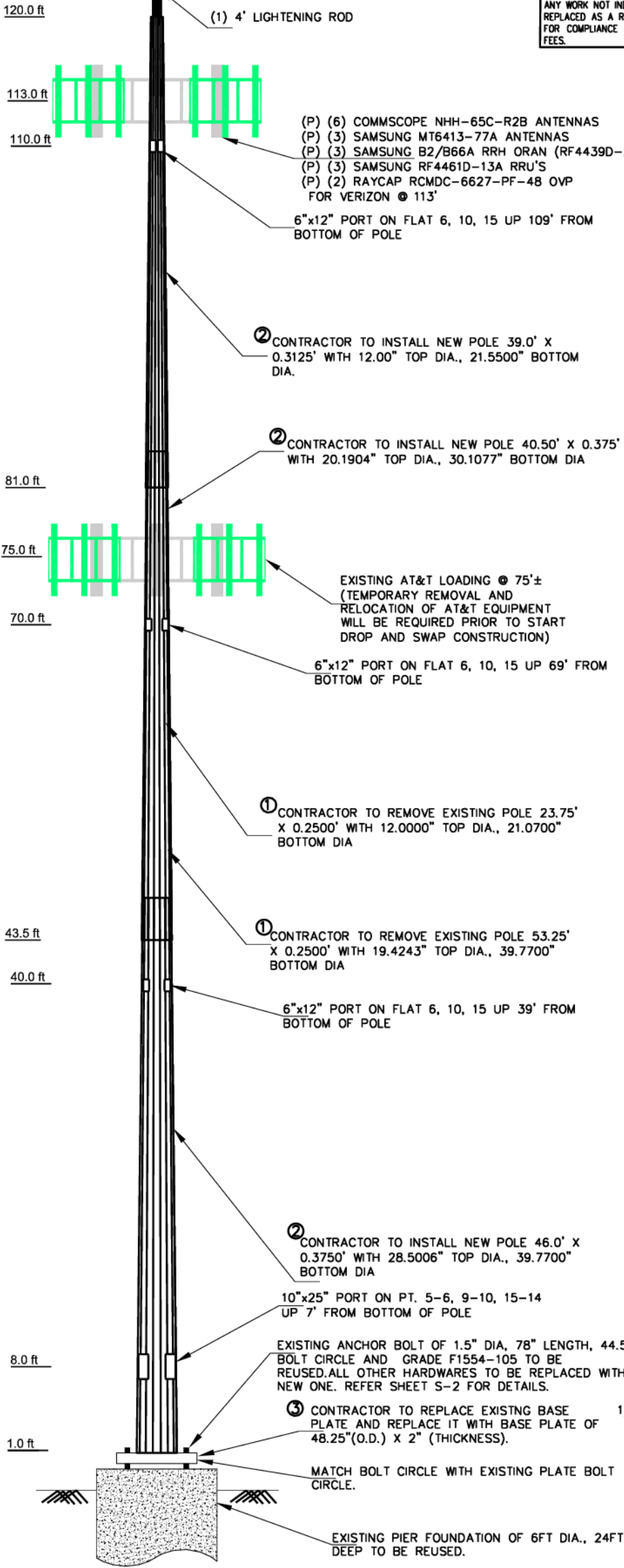
TOWER MODIFICATION SCHEDULE			
NO.	TYPE OF REPAIRS	DETAIL	ELEVATION
1	REMOVE AND DISPOSE EXISTING 75FT MONOPOLE WITH ALL ITS SECTIONS.	S-1	0'-75'
2	STACK NEW 120' MONOPOLE. REUSE EXISTING FOUNDATION AND ANCHOR BOLT.	S-1	0'-120'
3	INSTALL NEW SAFETY CLIMB SYSTEM	S-1	0'-120'
4	NEW BASE PLATE & EXISTING ANCHOR ROD DETAILS	S-2	1'
5	INSTALL NEW GROUNDING FOR THE NEW TOWER	S-1	0'

NOTE: TEMPORARY REMOVAL AND RELOCATION OF AT&T EQUIPMENT WILL BE REQUIRED PRIOR TO START DROP AND SWAP CONSTRUCTION.

MATERIAL STRENGTH

GRADE	Fy	Fu
A572-65	65 ksi	80 ksi

1	39.00	18	0.3125	3.00	12.0000	21.5500	2.3
2	40.50	18	0.3750	3.50	20.1904	30.1077	4.3
3	46.00	18	0.3750	28.5006	39.7700		6.6
Section	Length (ft)	Number of Sides	Thickness (in)	Socket Length (ft)	Top Dia (in)	Bot Dia (in)	Grade
							Weight (K)
							13.1



1 ELEVATION: NEW 120FT MONOPOLE TO REPLACE EXISTING
S-1 SCALE: 3/32"=1'

- DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
- DURING MODIFICATIONS, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND THE STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER DURING MODIFICATION.
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- CLASS IV RIGGING PLAN SHALL BE REQUIRED.

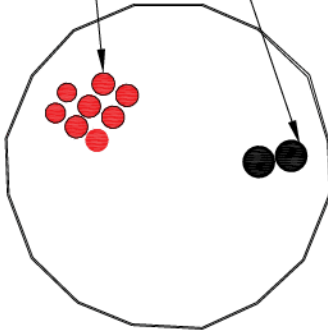
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

IF CONCEALED OR UNKNOWN PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE THAT DIFFER MATERIALLY FROM THOSE INDICATED IN THE DRAWINGS OR FROM THOSE CONDITIONS ORDINARILY FOUND TO EXIST, THE ADDITIONAL FEES MAY BE REQUIRED AS NEEDED.

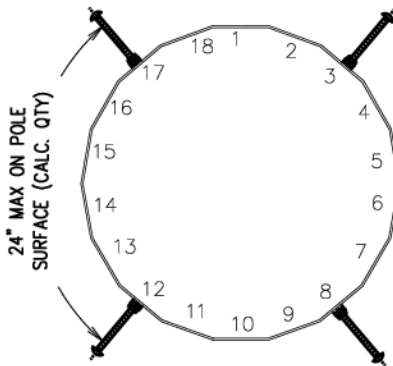
ANY WORK NOT INDICATED IN THE PLANS OR SPECIFICATIONS, THAT MUST BE ADDED, REPAIRED, OR REPLACED AS A RESULT OF HIDDEN, CONCEALED, OR CHANGED CONDITIONS, OR THAT IS REQUIRED FOR COMPLIANCE WITH BUILDING CODES OR OTHER REGULATIONS, SHALL RESULT IN ADDITIONAL FEES.

(E) (2) 0.35" FIBER
(E) (6) 0.88" CONTROL
CABLES @ 75' ± FOR AT&T

(P) (2) 1.43" HYBRID CABLES
@ 113'± FOR VERIZON

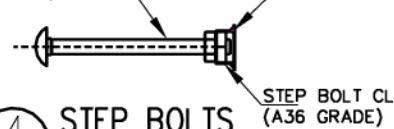


2 COAX LAYOUT
S-1 SCALE: NTS

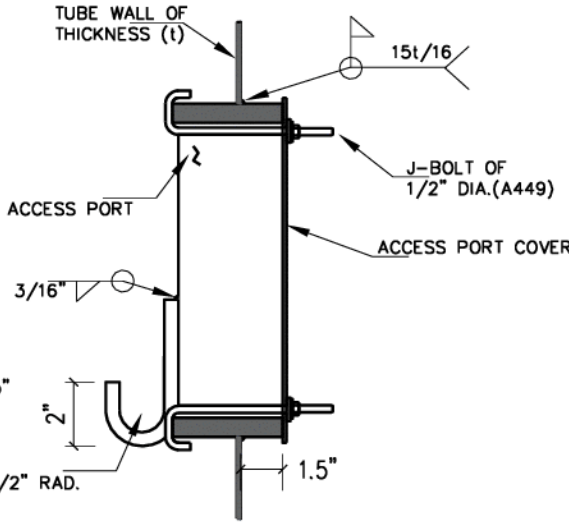


3 CLIMBING DETAILS
S-1 SCALE: NTS

5/8"-11-7" STEP BOLT (GALV.)
(A-449 GRADE)



4 STEP BOLTS
S-1 SCALE: NTS



5 ACCESS PORT DETAILS
S-1 SCALE: NTS

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF ALLPRO CONSULTING GROUP, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED.

SHEET NAME

**TOWER
PROFILE**

SHEET NUMBER

S-1



TOWER MODIFICATION
DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY

DATE DRAWN:
07/25/2024

DRAWN BY:
ANKIT JAIN

APPROVED BY:
SHIQIANG ZHANG



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



CONSULTING GROUP, INC.

9221 Lyndon B. Johnson Freeway, #204, Dallas, TX 75243 ★ PHONE 972-231-8893 ★ FAX 1-866-364-8375
www.allprocgi.com ★ e-mail: info@allprocgi.com Firm Reg. # 8242

**Tower Drop and Swap Design for
Tillman Infrastructure, LLC.**



Proposed 120' Monopole Tower with Existing Foundation

Tillman Site Name: TAYLOR Co TX
Tillman Site ID: TI-OPP-18058
Tillman Project ID: P-007939
Carrier Name: Verizon

Tenant Site No.: 16980428

**Site Location: 3309 N 10th Street,
Abilene, TX 79603
Taylor County**

Latitude: 32.460153°
Longitude: -99.761828°

ACGI Job # 24-2694

ANALYSIS RESULTS		
Tower Components	102.0 %	Acceptable with drop and swap
Tower Foundation	82.7 %	Pass

Prepared By:
Ankit Jain
Staff Engineer



07/25/2024
Approved By:
Shiqiang, Zhang, P.E.
TX PE # 137482
Firm Reg. # 8242

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1. ANALYSIS SUMMARY

The proposed 120' Tower and existing foundation located in Abilene, TX was analyzed by Allpro Consulting Group, Inc. (ACGI) for the existing loads and proposed Verizon per Application P-007939 as authorized by Tillman Infrastructure, LLC. Based on the results of the analysis, the proposed tower with below mentioned proposed and existing loading is found to be acceptable with TIA-222-H, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures and 2021 International Building Code (IBC 2021).

2. SCOPE & SOURCE OF INFORMATION

The purpose of this structural analysis is to determine whether the existing structure is capable of supporting additional loads proposed loads.

SOURCE OF INFORMATION		
Tower Data:	Sabre Industries Allpro Consulting Group	Existing Tower Design Report by Sabre Towers & Poles, Project # 21-5397-TJH, dated 04/01/2021 dropped and to be replaced with new Tower Design by Allpro Consulting Group Inc., ACGI# 24-2694, dated 7/24/2024.
Foundation Data:	Sabre Industries Engineered Tower Solutions (ETS), PLLC	Tower Design Report by Sabre Towers & Poles, Project # 21-5397-TJH, dated 04/01/2021. Foundation Inspection report by ETS, Project: 21-095407, Dated 09/15/2021.
Geotechnical Report:	Terradyne Engineering, Inc.	Soil data as per Geotechnical Investigation Report by Terradyne Engineering, Inc., Project# D211034, dated 03/19/2021.
Loading Data:	Tillman Infrastructure, LLC.	Existing AT&T loading as per FCDs by Broadus Services, FA# 12677368, dated 07/13/2020. Proposed Verizon loading as per: "TI-OPP-18058_P-007939_Taylor Co TX_ TXAB BARROW_REPL_COLO APP 6-21-24" dated 06/21/2024.
Authorization:	Tillman Infrastructure, LLC.	

3. ANALYSIS METHODS & DATA

The analysis was performed in accordance with Telecommunication Industry Association specification TIA-222-H. The tower was modeled using TNX Tower, a 3-D finite element program. TNX Tower is a general-purpose modeling, analysis, and design program created specifically for communication towers using the EIA-222-C, EIA-222-D, TIA/EIA-222-F or TIA-222-H standards. The 3-D model included the tower, with existing appurtenances and all proposed loads.

SITE DATA	
Tillman Site Name:	TAYLOR Co TX
Tillman Site Number:	TI-OPP-18058
Carrier Site Name/ID:	TX AB BARROW RELHR/ P-007939
City, State:	Abilene, TX
County:	Taylor
Code Wind Load Requirement:	ANSI/TIA-222-H (IBC 2021)
Wind Load Used:	ANSI/TIA-222-H Code: • Basic Wind Speed of 106 mph (3 second gust wind speed) • Structure Class II. • Exposure Category C. • Topographic Category 1. • Crest Height 0.00 ft. • A wind speed of 30 mph is used in combination with ice. • Nominal ice thickness of 1.50 in.
Seismic Check:	Seismic Response Acceleration at Short Period (Ss) is 0.066 g, Seismic check calculations are included as per TIA- 222-H

*This structural analysis is based upon the tower being classified as a class II; however, if a different classification is required subsequent to the date hereof, the tower classification will be changed to meet such requirement and a new structural analysis will be run.

TOWER DATA	
Tower Type:	Monopole
Height:	120'
Cross Section:	Triangular
Steel Strength:	65 ksi
Type of Foundation:	Pier foundation
TOWER HISTORY	
Tower Manufacturer / Model:	Allpro Consulting Group, Inc.
Date of Original Design:	7/24/2024
Previous Modifications:	N/A
Original Design Code Req.:	EIA/TIA 222-H with ASCE7-16 wind speed of 106 mph with 1.5" ice.

4. APPURTENANCE LISTING

EXISTING & RESERVED LOAD DESCRIPTION*					
<u>ELEV</u> <u>(ft.)</u>	<u>Qty.</u>	<u>Antenna Description</u>	<u>Mount Type</u> <u>& Qty.</u>	<u>TX. LINE (in)</u>	<u>TENANT</u>
75±	9	Commscope NNHH-65B-R4 Antennas	(3) Comscope MCG23-12M- 9-126 Sector Frame	(2) 0.35" Fiber (6) 0.88" Control Cables	AT&T*
	3	Ericsson 4478 B14 RRU's			
	3	Ericsson 4415 B30 RRU's			
	3	Ericsson 8843 B2/B66A RRU's			
	3	Ericsson 4449 B5/B12 RRU's			
	2	Raycap DC9-48-60-24-8C-EV OVP			

Note: *Existing AT&T Loading calculated w/40k in² EPA wind load with Ka factor of 0.8.

PROPOSED VERIZON LOAD DESCRIPTION*					
<u>ELEV</u> <u>(ft.)</u>	<u>Qty.</u>	<u>Antenna Description</u>	<u>Mount Type</u> <u>& Qty.</u>	<u>TX. LINE (in)</u>	<u>TENANT</u>
113±	6	Commscope NHH-65C-R2B Antennas	(3) PV-SFRGS- MP10M-25-EP- AP1 Sector Mount	(2) Hybrid Fiber Cables 6x12	Verizon
	3	Samsung MT6413-77A Antennas			
	3	Samsung B2/B66A RRH ORAN (RF4439d- 25A) RRU's			
	3	Samsung RF4461d-13A RRU's			
	3	Raycap RCMD-6627-PF-48 OVP			

Note: *Proposed Verizon Loading calculated w/40k in² EPA wind load with Ka factor of 0.8.

- Notes: 1. ACGI should be notified of any discrepancies found in the data listed in this report.
2. Notify Allpro Consulting Group, Inc. of any potential physical and other interference with existing antennas for a redesign.

5. CONCLUSIONS

RESULT SUMMARY			
MEMBER		% Capacity	Pass/Fail
Pole (120 - 81)		49.5 %	Pass
Pole (81-43.5)		67.0 %	Pass
Pole (43.5-1)		74.4 %	Pass
Anchor Bolts		102.0 %	Acceptable
Tower Base Foundation (Pier Foundation)	Download Capacity	21.5 %	Pass
	Uplift Capacity	32.4 %	Pass
	Length Ratio	82.7 %	Pass
Tower Overall Rating = 102.0 % (Acceptable)			

As per the results of the analysis, the existing tower is found to be acceptable for the new and existing antenna loads, after installation of proposed modification.

Upon installation of proposed modifications, Maximum tower member stress is less than 105% making it to be acceptable under the TIA-222-H code and 2021 International Building Code requirements.

6. DISCLAIMER

Installation procedures and related loading are not within the scope of this analysis. A contractor experienced in similar work should perform all installation work. The engineering services provided by Allpro Consulting Group, Inc. (ACGI) are limited to the computer analysis and calculations of the structure with the proposed and existing loads. This analysis is considered void if the loading mentioned in this report is changed or is different as installed. It is assumed that the existing structure is properly maintained and is in good condition free of any defects.

ACGI does not make any warranties, expressed or implied in connection with this engineering analysis report and disclaims any liability arising from deficiencies or any existing conditions of the original structure. ACGI will not be responsible for consequential or incidental damages sustained by any parties as a result of any data or conclusions included in this Report. The maximum liability of ACGI pursuant to this report shall be limited to the consulting fee received for the preparation of the report.

Climbers should not latch or tie their support lanyard or gear on to antennas, radios, antenna mounts etc. without proper evaluation. They should only tie to their support lanyards or gear to or attach to main tower/building structural members that have visible bolting and connection to the larger structure.

7. ASSUMPTIONS

This analysis was completed based on the following assumptions:

- Tower has been properly maintained
- Tower erection was in accordance to manufacturer drawings
- Leg flanges have been properly designed by manufacturer to not be a limiting reaction
- Welds have been properly designed and installed by manufacturer to not be a limiting reaction
- Foundation was constructed in accordance to manufacturer drawings
- Foundation does not have structural damage
- Bolts have been properly tightened according to manufacturer specifications
- Appurtenance, mount and transmission line sizes and weights are best estimates using the tnxTower database and manufacturer information

8. RECOMMENDATIONS

The existing tower is recommended for the final loading listed under Section 4 "Appurtenances Listing", after installing proposed tower modifications.

Modifications Required:

1. Remove and dispose existing 75ft Monopole with all its sections.
2. Stack new 120' Monopole. Reuse existing Foundation and Anchor bolts.
3. Keep the anchor rod projection (distance from top of foundation to bottom of leveling nut) less than 1in.
4. Install new safety climb system.
5. Install new grounding for the new tower.
 - Temporary removal and relocation of AT&T equipment will be required prior to start drop and swap construction.

Contractor bids are pending and will be provided shortly under separate cover.

Modification should be installed by a contractor familiar with the work to be performed.

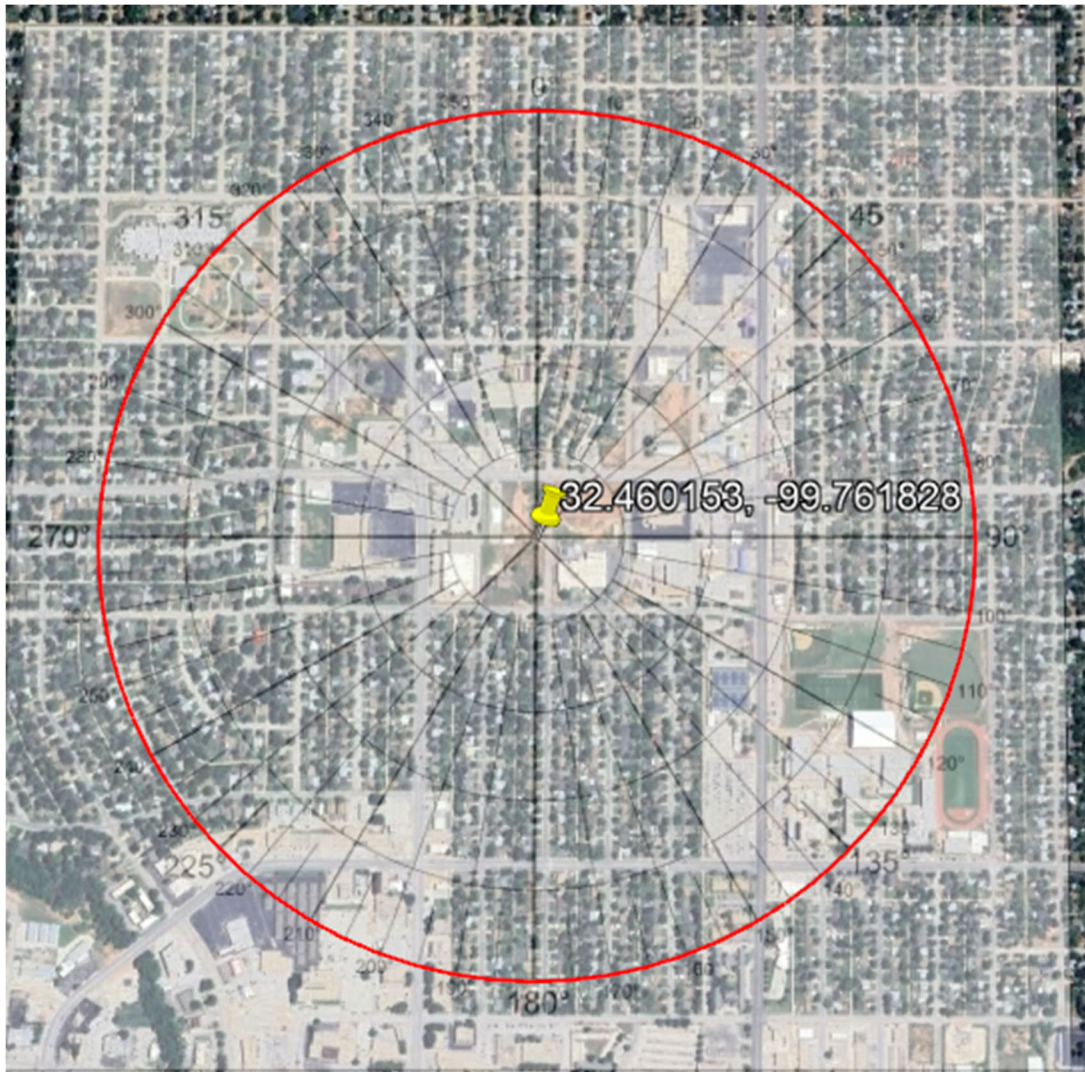
9. SUMMARY OF WORKING PERCENTAGE OF STRUCTURAL COMPONENTS

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	120 - 81	Pole	TP21.55x12x0.3125	1	-9.12	1189.67	49.5	Pass
L2	81 - 43.5	Pole	TP30.1077x20.1904x0.375	2	-21.72	2010.60	67.0	Pass
L3	43.5 - 1	Pole	TP39.77x28.5006x0.375	3	-32.11	2743.06	74.4	Pass
							Summary	
							Pole (L3)	Pass
							RATING =	74.4 Pass

APPENDIX

SITE DATA



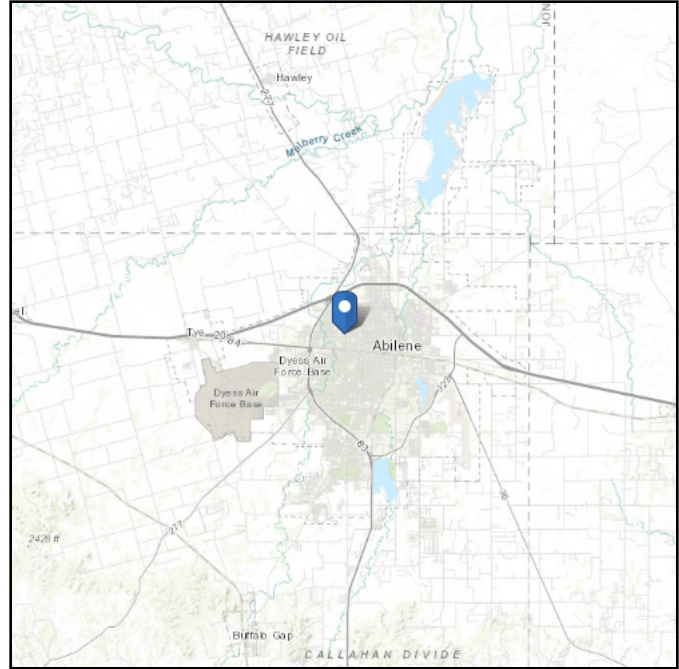
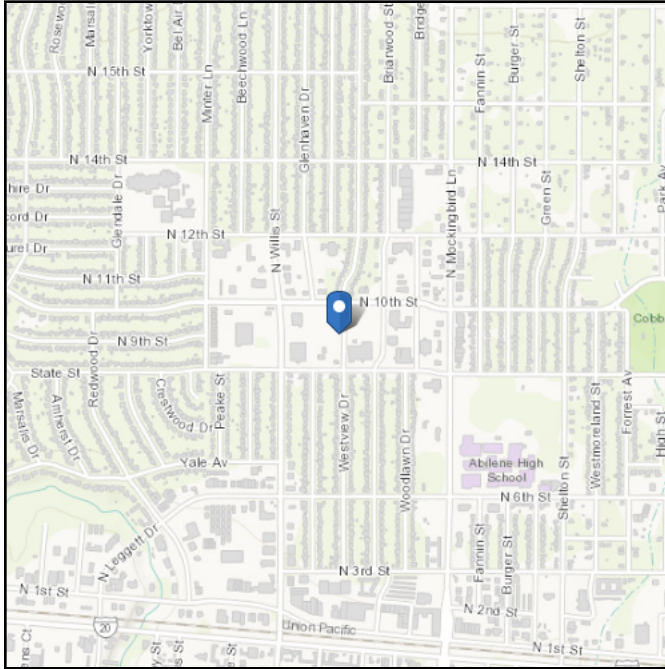
Exposure C
Topography 1

ASCE Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 32.460153
Longitude: -99.761828
Elevation: 0 ft (NAVD 88)



Wind

Results:

Wind Speed	106 Vmph
10-year MRI	74 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Tue Jun 25 2024

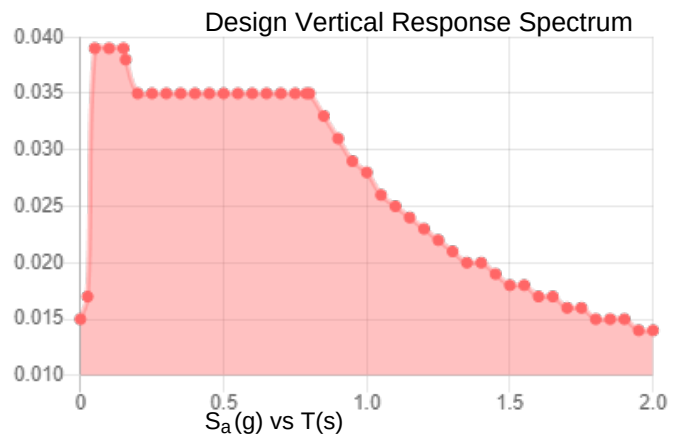
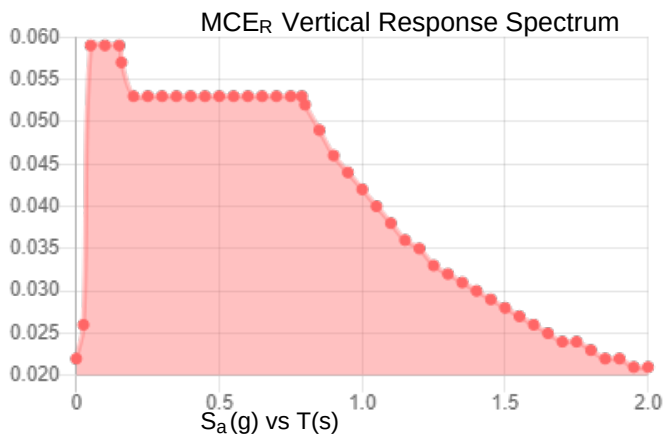
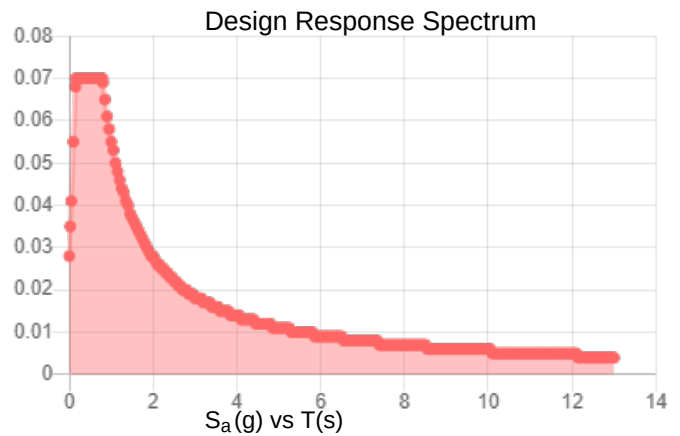
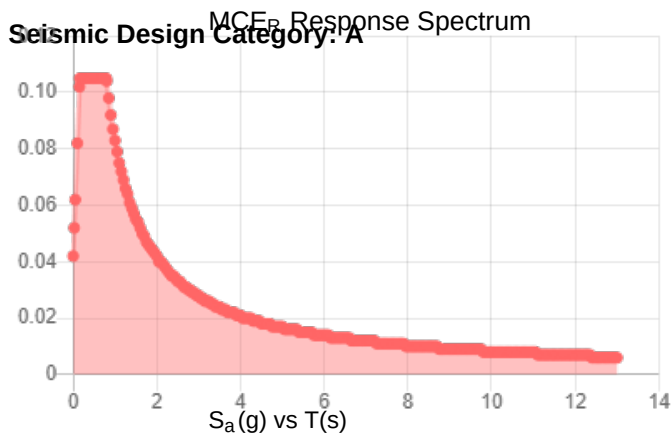
Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.066	S_{D1} :	0.055
S_1 :	0.035	T_L :	12
F_a :	1.6	PGA :	0.03
F_v :	2.4	PGA _M :	0.049
S_{MS} :	0.105	F_{PGA} :	1.6
S_{M1} :	0.083	I_e :	1
S_{DS} :	0.07	C_v :	0.7



Data Accessed: Tue Jun 25 2024

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

Ice

Results:

Ice Thickness: 1.50 in.
Concurrent Temperature: 15 F
Gust Speed 40 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Tue Jun 25 2024

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

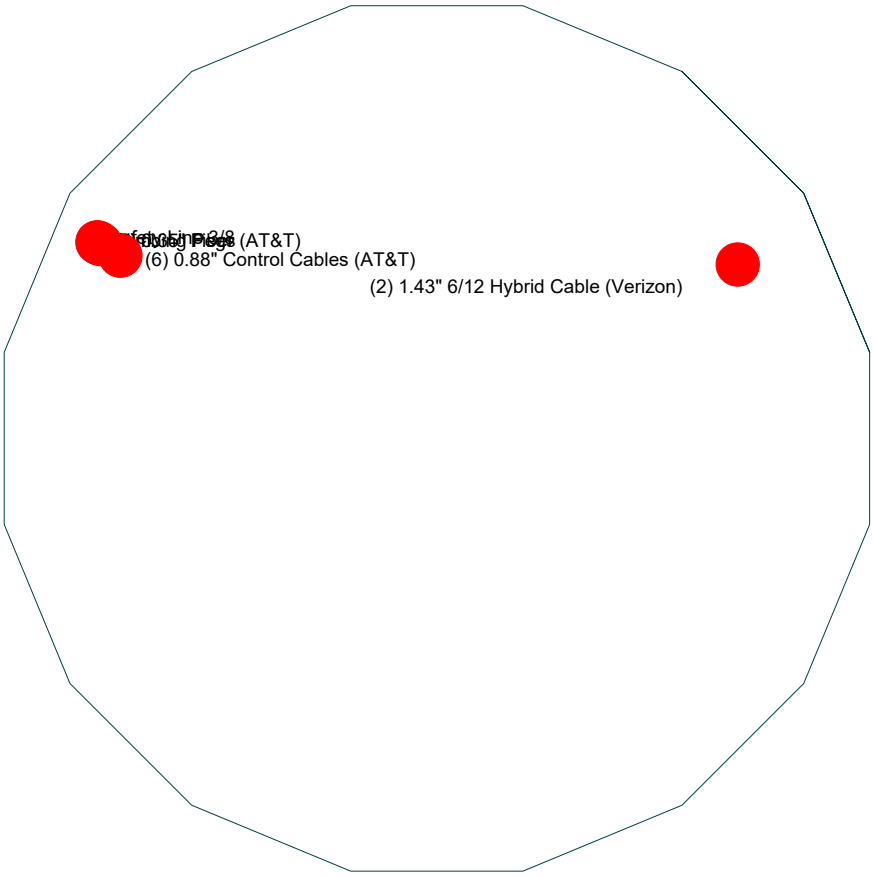
ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

COAX LAYOUT

Feed Line Plan

Round Flat App In Face App Out Face



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Dallas.T.X.75243
Consulting Engineers Phone: 972-231-8893
FAX: 886-364-8375

Job: 24-2694		
Project: Ti-OPP-18058_P-007939		
Client: Tillman Infrastructure	Drawn by: AJain	App'd:
Code: TIA-222-H	Date: 07/25/24	Scale: NTS
Path:		Dwg No. E-7

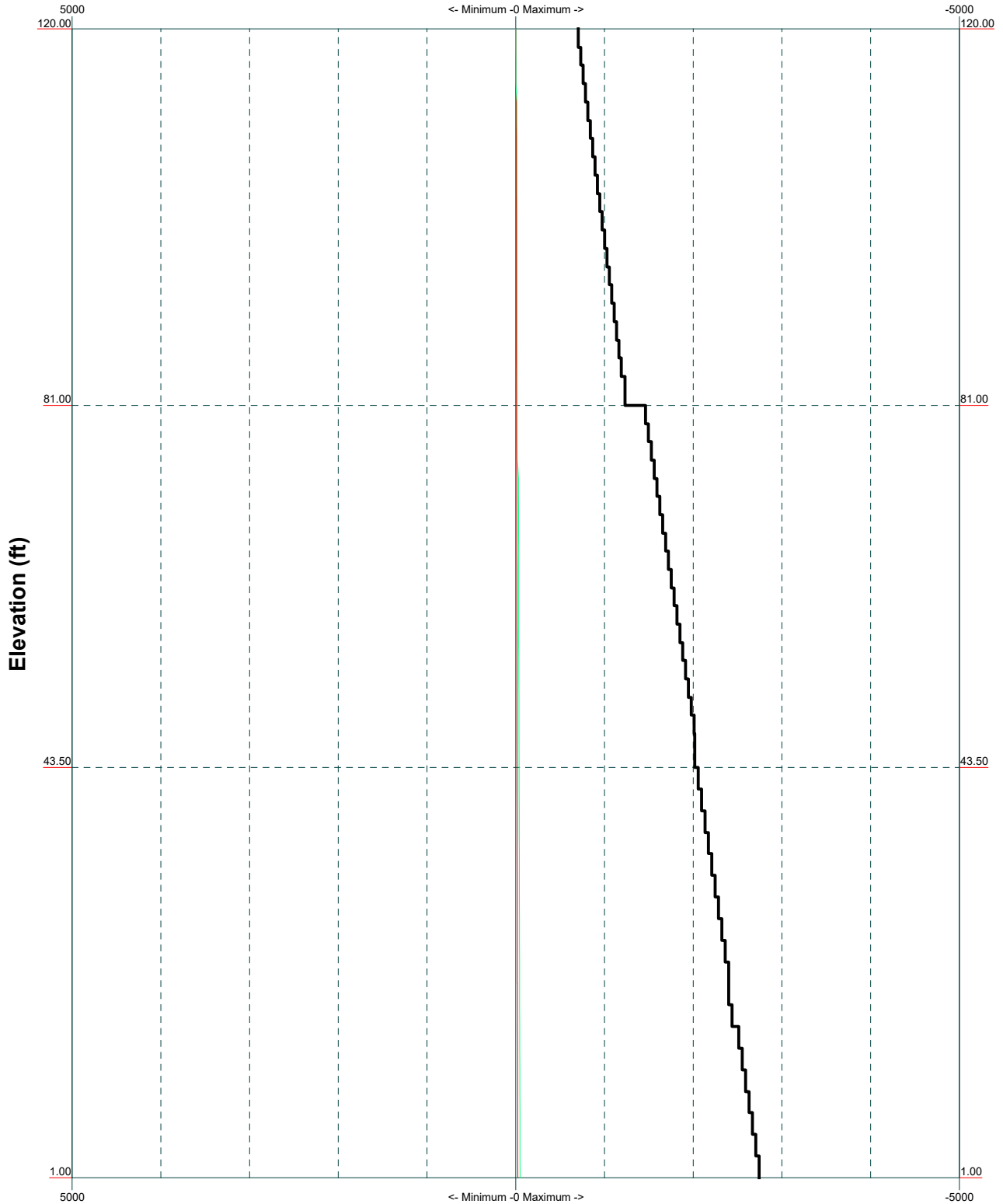
TOWER ELEVATION DRAWINGS

MISCELLANEOUS PLOTS

TIA-222-H - 106 mph/40 mph 1.5000 in Ice Exposure C

Leg Capacity ———

Leg Compression (K)



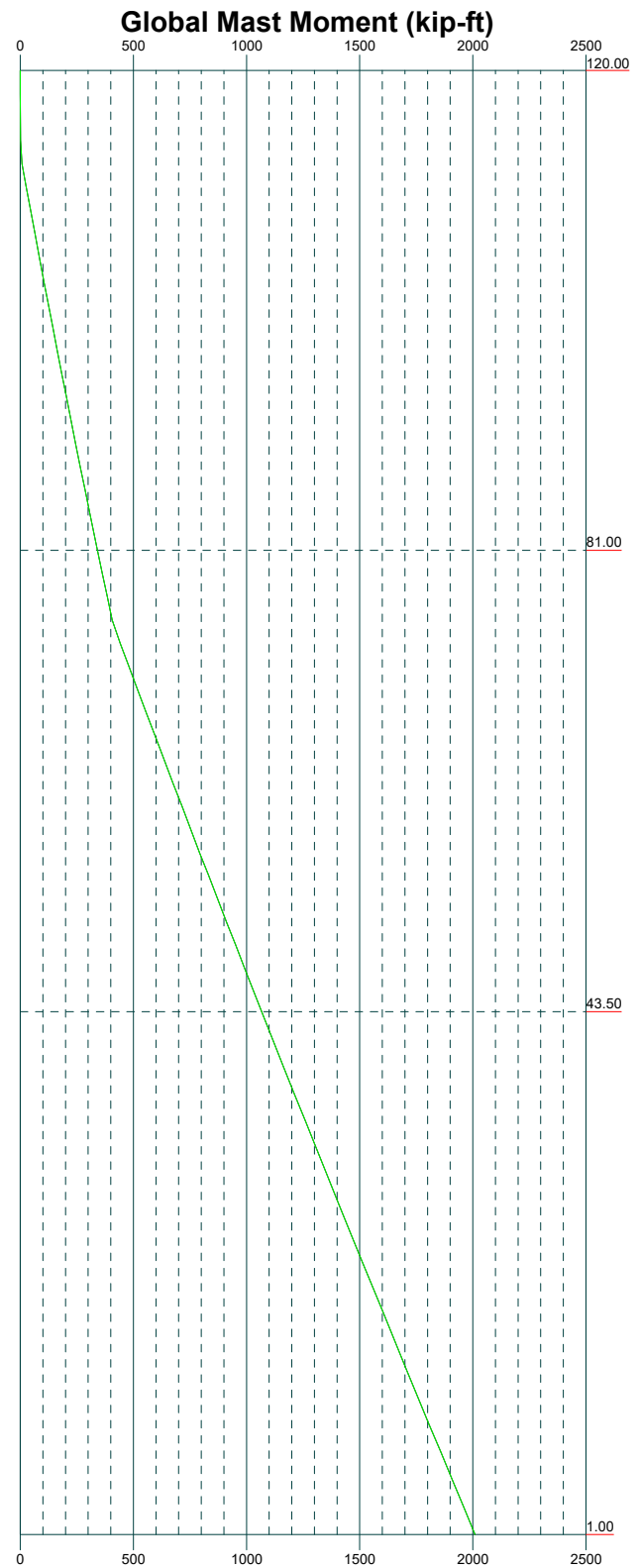
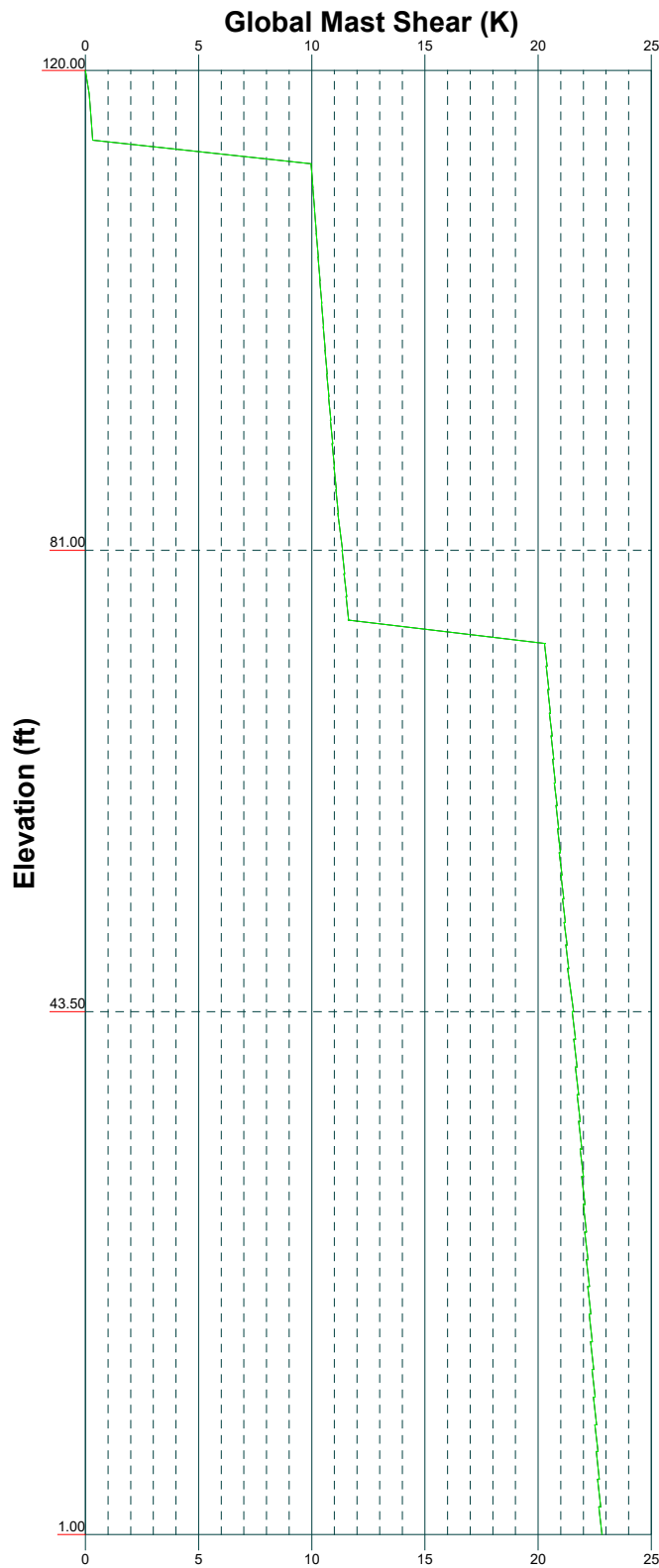
Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375 Consulting Engineers		Job: 24-2694		
		Project: TI-OPP-18058_P-007939		
		Client: Tillman Infrastructure	Drawn by: AJain	App'd:
		Code: TIA-222-H	Date: 07/25/24	Scale: NTS
		Path:		Dwg No. E-3

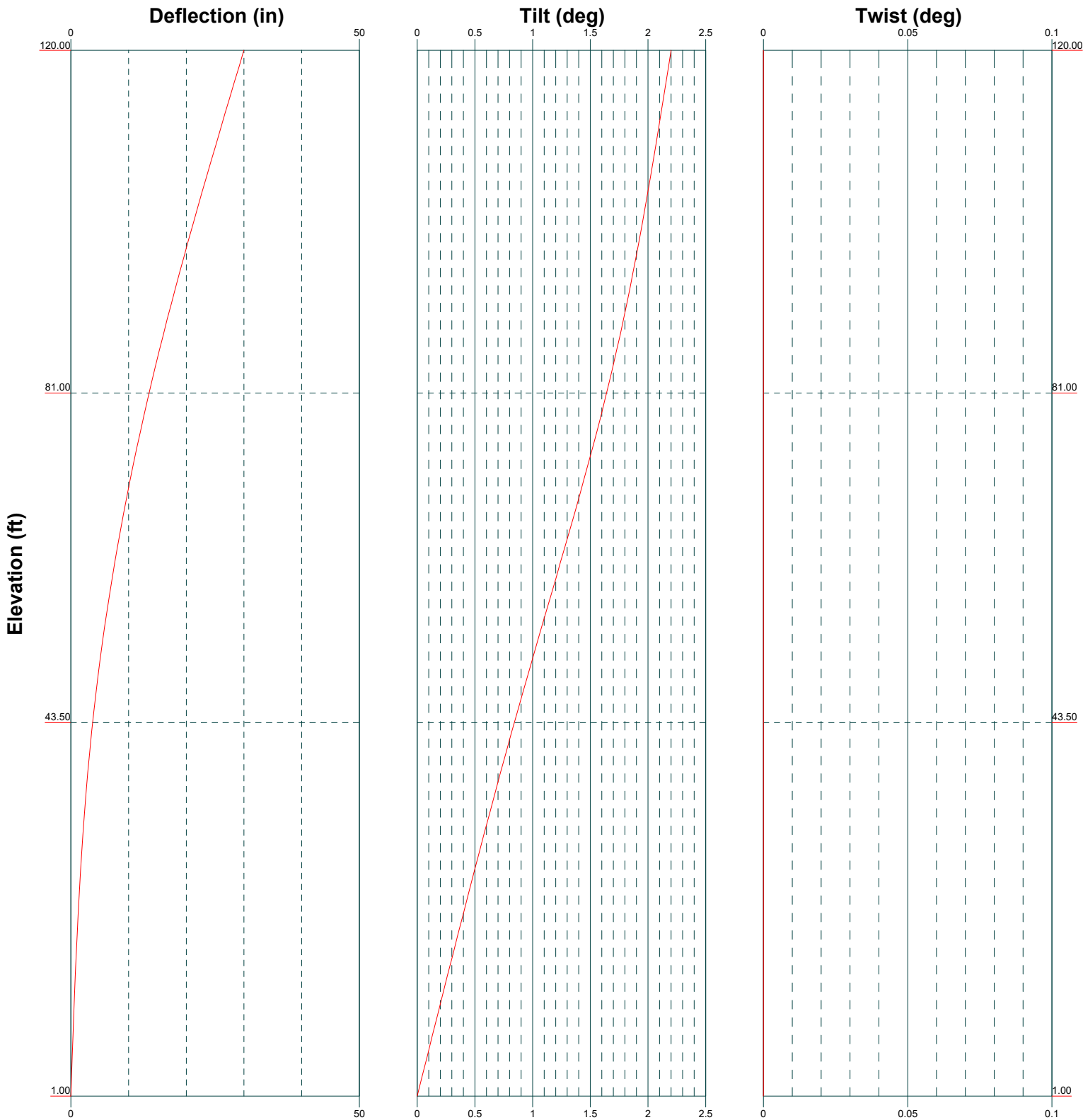
Vx

Vz

Mx

Mz

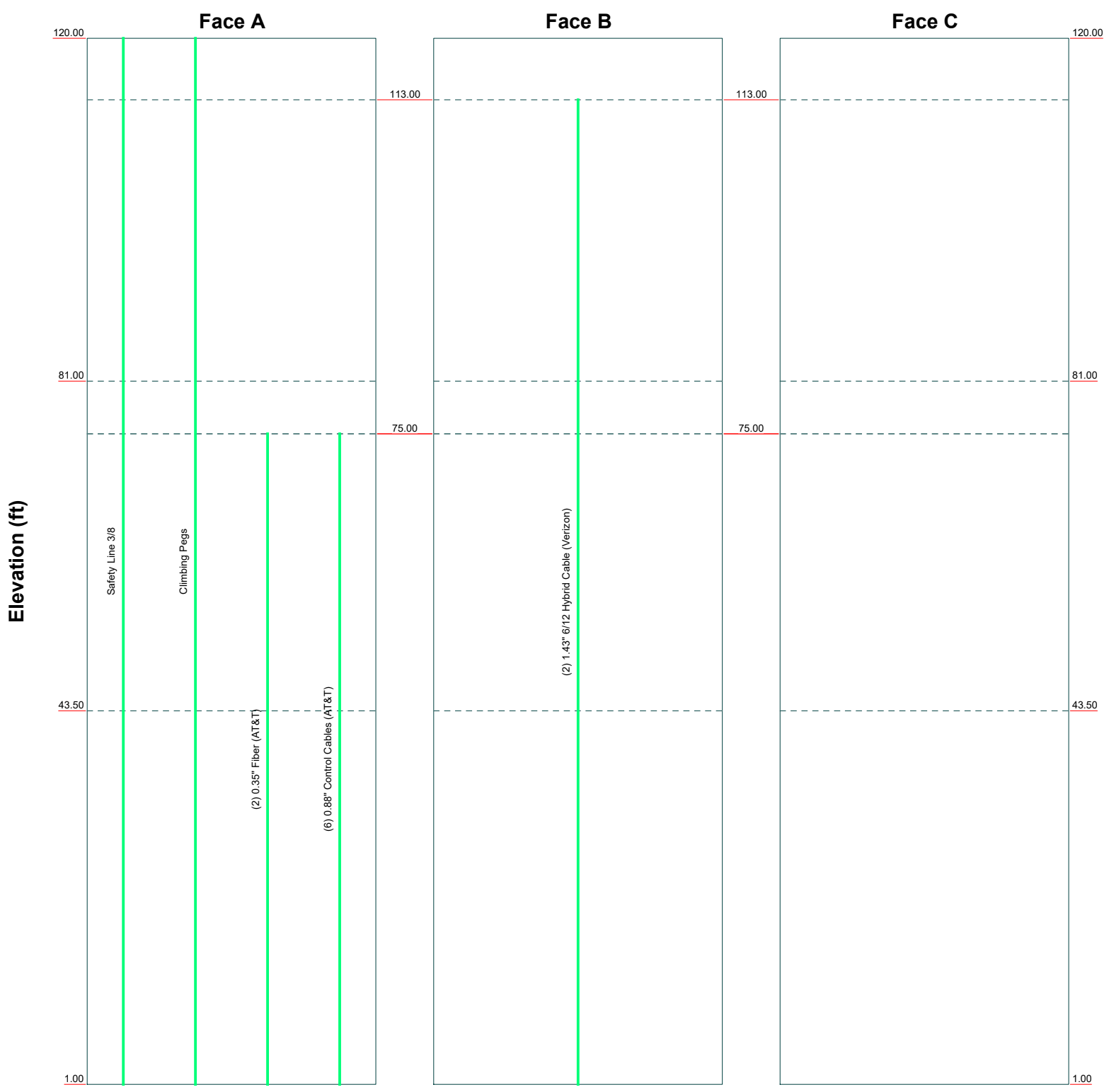




Feed Line Distribution Chart

1' - 120'

Round Flat App In Face App Out Face Truss Leg



CALCULATION PRINTOUT

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	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower base elevation above sea level: 1.00 ft.

Basic wind speed of 106 mph.

Risk Category II.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.00 ft.

Nominal ice thickness of 1.5000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 40 mph is used in combination with ice.

Temperature drop of 5 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Assume Legs Pinned	√ Calculate Redundant Bracing Forces
Consider Moments - Horizontals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Consider Moments - Diagonals	√ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
Use Moment Magnification	√ Use Clear Spans For KL/r	√ All Leg Panels Have Same Allowable
√ Use Code Stress Ratios	√ Retension Guys To Initial Tension	Offset Girt At Foundation
√ Use Code Safety Factors - Guys	√ Bypass Mast Stability Checks	√ Consider Feed Line Torque
Escalate Ice	√ Use Azimuth Dish Coefficients	√ Include Angle Block Shear Check
Always Use Max Kz	√ Project Wind Area of Appurtenances	Use TIA-222-H Bracing Resist. Exemption
Use Special Wind Profile	Alternative Appurt. EPA Calculation	Use TIA-222-H Tension Splice Exemption
√ Include Bolts In Member Capacity	√ Autocalc Torque Arm Areas	Poles
√ Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	√ Include Shear-Torsion Interaction
√ Secondary Horizontal Braces Leg	Sort Capacity Reports By Component	Always Use Sub-Critical Flow
Use Diamond Inner Bracing (4 Sided)	√ Triangulate Diamond Inner Bracing	Use Top Mounted Sockets
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Pole Without Linear Attachments
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole With Shroud Or No Appurtenances
Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules	Outside and Inside Corner Radii Are Known

Tapered Pole Section Geometry

Section	Elevation	Section Length	Splice Length	Number of Sides	Top Diameter	Bottom Diameter	Wall Thickness	Bend Radius	Pole Grade
	ft	ft	ft		in	in	in	in	
L1	120.00-81.00	39.00	3.00	18	12.0000	21.5500	0.3125	1.2500	A572-65 (65 ksi)
L2	81.00-43.50	40.50	3.50	18	20.1904	30.1077	0.3750	1.5000	A572-65 (65 ksi)

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	Project	TI-OPP-18058_P-007939	Date	21:05:50 07/25/24
	Client	Tillman Infrastructure	Designed by	AJain

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L3	43.50-1.00	46.00		18	28.5006	39.7700	0.3750	1.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	It/Q in ²	w in	w/t
L1	12.1369	11.5925	200.0595	4.1491	6.0960	32.8182	400.3823	5.7974	1.5620	4.998
	21.8342	21.0649	1200.3408	7.5393	10.9474	109.6462	2402.2610	10.5345	3.2428	10.377
L2	21.1900	23.5853	1169.9928	7.0345	10.2567	114.0709	2341.5251	11.7949	2.8935	7.716
	30.5143	35.3893	3952.5588	10.5551	15.2947	258.4266	7910.3184	17.6980	4.6390	12.371
L3	29.7531	33.4765	3345.6687	9.9846	14.4783	231.0812	6695.7396	16.7415	4.3561	11.616
	40.3257	46.8899	9193.8826	13.9852	20.2032	455.0715	18399.8628	23.4494	6.3395	16.905

Tower Elevation ft	Gusset Area (per face) ft ²	Gusset Thickness in	Gusset Grade	Adjust. Factor A _f	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 120.00-81.00				1	1	1.05			
L2 81.00-43.50				1	1	1.05			
L3 43.50-1.00				1	1	1.05			

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C _A A _A ft ² /ft	Weight plf
Safety Line 3/8	A	No	No	Inside Pole	120.00 - 1.00	1	No Ice 1/2" Ice 1" Ice 2" Ice	0.00 0.00 0.00 0.00	0.22 0.22 0.22 0.22
Climbing Pegs	A	No	No	Inside Pole	120.00 - 1.00	1	No Ice 1/2" Ice 1" Ice 2" Ice	0.00 0.00 0.00 0.00	7.90 7.90 7.90 7.90
0.35" Fiber (AT&T)	A	No	No	Inside Pole	75.00 - 1.00	2	No Ice 1/2" Ice 1" Ice	0.00 0.00 0.00	0.08 0.08 0.08

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<i>Description</i>	<i>Face or Leg</i>	<i>Allow Shield</i>	<i>Exclude From Torque Calculation</i>	<i>Component Type</i>	<i>Placement ft</i>	<i>Total Number</i>		<i>C_{AA}</i> <i>ft²/ft</i>	<i>Weight</i> <i>plf</i>
0.88" Control Cables (AT&T)	A	No	No	Inside Pole	75.00 - 1.00	6	2" Ice	0.00	0.08
							No Ice	0.00	0.15
							1/2" Ice	0.00	0.15
							1" Ice	0.00	0.15
							2" Ice	0.00	0.15

1.43" 6/12 Hybrid Cable (Verizon)	B	No	No	Inside Pole	113.00 - 1.00	2	No Ice	0.00	2.40
							1/2" Ice	0.00	2.40
							1" Ice	0.00	2.40
							2" Ice	0.00	2.40

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
L1	120.00-81.00	A	0.000	0.000	0.000	0.000	0.32
		B	0.000	0.000	0.000	0.000	0.15
		C	0.000	0.000	0.000	0.000	0.00
L2	81.00-43.50	A	0.000	0.000	0.000	0.000	0.34
		B	0.000	0.000	0.000	0.000	0.18
		C	0.000	0.000	0.000	0.000	0.00
L3	43.50-1.00	A	0.000	0.000	0.000	0.000	0.39
		B	0.000	0.000	0.000	0.000	0.20
		C	0.000	0.000	0.000	0.000	0.00

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
L1	120.00-81.00	A	1.674	0.000	0.000	0.000	0.000	0.32
		B		0.000	0.000	0.000	0.000	0.15
		C		0.000	0.000	0.000	0.000	0.00
L2	81.00-43.50	A	1.596	0.000	0.000	0.000	0.000	0.34
		B		0.000	0.000	0.000	0.000	0.18
		C		0.000	0.000	0.000	0.000	0.00
L3	43.50-1.00	A	1.441	0.000	0.000	0.000	0.000	0.39
		B		0.000	0.000	0.000	0.000	0.20
		C		0.000	0.000	0.000	0.000	0.00

Feed Line Center of Pressure

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Section	Elevation	CP _x	CP _z	CP _x Ice	CP _z Ice
	ft	in	in	in	in
L1	120.00-81.00	0.0000	0.0000	0.0000	0.0000
L2	81.00-43.50	0.0000	0.0000	0.0000	0.0000
L3	43.50-1.00	0.0000	0.0000	0.0000	0.0000

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

User Defined Loads - Seismic

Description	Elevation	Offset From Centroid	Azimuth Angle	E _v	E _{hx}	E _{hz}	E _h
	ft	ft	°	K	K	K	K
L1	121.00	0.00	0.0000	0.12	0.00	0.00	0.12
L2	82.00	0.00	0.0000	0.15	0.00	0.00	0.10
L3	44.50	0.00	0.0000	0.10	0.00	0.00	0.03

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment	Placement	C _A A _A Front	C _A A _A Side	Weight
				°	ft	ft ²	ft ²	K
Lightning Rod	B	None		0.0000	120.00	No Ice 1/2" Ice 1" Ice 2" Ice	0.25 0.66 0.97 1.49	0.03 0.03 0.04 0.06
Beacon	B	None		0.0000	120.00	No Ice 1/2" Ice 1" Ice 2" Ice	2.00 2.50 3.00 4.00	0.02 0.03 0.04 0.06

Loadings (40K EPA) (Verizon)	A	None		0.0000	113.00	No Ice 1/2" Ice 1" Ice 2" Ice	278.00 300.00 322.20 366.60	6.00 7.50 9.00 12.00

Loadings (40K EPA) (AT&T)	A	None		0.0000	75.00	No Ice 1/2" Ice 1" Ice 2" Ice	278.00 300.00 322.20 366.60	6.00 7.50 9.00 12.00

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Load Combinations

<i>Comb. No.</i>	<i>Description</i>
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service
51	1.2 Dead+1.0 Ev+1.0 Eh 0 deg
52	0.9 Dead-1.0 Ev+1.0 Eh 0 deg
53	1.2 Dead+1.0 Ev+1.0 Eh 30 deg
54	0.9 Dead-1.0 Ev+1.0 Eh 30 deg
55	1.2 Dead+1.0 Ev+1.0 Eh 60 deg
56	0.9 Dead-1.0 Ev+1.0 Eh 60 deg
57	1.2 Dead+1.0 Ev+1.0 Eh 90 deg
58	0.9 Dead-1.0 Ev+1.0 Eh 90 deg
59	1.2 Dead+1.0 Ev+1.0 Eh 120 deg

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Comb. No.	Description
60	0.9 Dead-1.0 Ev+1.0 Eh 120 deg
61	1.2 Dead+1.0 Ev+1.0 Eh 150 deg
62	0.9 Dead-1.0 Ev+1.0 Eh 150 deg
63	1.2 Dead+1.0 Ev+1.0 Eh 180 deg
64	0.9 Dead-1.0 Ev+1.0 Eh 180 deg
65	1.2 Dead+1.0 Ev+1.0 Eh 210 deg
66	0.9 Dead-1.0 Ev+1.0 Eh 210 deg
67	1.2 Dead+1.0 Ev+1.0 Eh 240 deg
68	0.9 Dead-1.0 Ev+1.0 Eh 240 deg
69	1.2 Dead+1.0 Ev+1.0 Eh 270 deg
70	0.9 Dead-1.0 Ev+1.0 Eh 270 deg
71	1.2 Dead+1.0 Ev+1.0 Eh 300 deg
72	0.9 Dead-1.0 Ev+1.0 Eh 300 deg
73	1.2 Dead+1.0 Ev+1.0 Eh 330 deg
74	0.9 Dead-1.0 Ev+1.0 Eh 330 deg

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 81	29.976	39	2.1993	0.0000
L2	84 - 43.5	14.642	39	1.6962	0.0000
L3	47 - 1	4.366	39	0.9151	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
121.00	L1	39	29.976	2.1993	0.0000	18496
120.00	Lightning Rod	39	29.976	2.1993	0.0000	18496
113.00	Loadings (40K EPA)	39	26.805	2.1145	0.0000	13212
82.00	L2	39	13.912	1.6599	0.0000	2551
75.00	Loadings (40K EPA)	39	11.506	1.5240	0.0000	2454
44.50	L3	39	3.933	0.8612	0.0000	2288

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 81	105.500	2	7.7572	0.0000
L2	84 - 43.5	51.555	2	5.9814	0.0000
L3	47 - 1	15.372	8	3.2242	0.0000

Critical Deflections and Radius of Curvature - Design Wind

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<i>Elevation</i>	<i>Appurtenance</i>	<i>Gov. Load Comb.</i>	<i>Deflection</i>	<i>Tilt</i>	<i>Twist</i>	<i>Radius of Curvature</i>
<i>ft</i>			<i>in</i>	<i>°</i>	<i>°</i>	<i>ft</i>
121.00	L1	2	105.500	7.7572	0.0000	5399
120.00	Lightning Rod	2	105.500	7.7572	0.0000	5399
113.00	Loadings (40K EPA)	2	94.347	7.4580	0.0000	3856
82.00	L2	2	48.985	5.8531	0.0000	738
75.00	Loadings (40K EPA)	2	40.518	5.3732	0.0000	707
44.50	L3	8	13.845	3.0344	0.0000	651

Compression Checks

Pole Design Data

<i>Section No.</i>	<i>Elevation</i>	<i>Size</i>	<i>L</i>	<i>L_u</i>	<i>Kl/r</i>	<i>A</i>	<i>P_u</i>	ϕP_n	<i>Ratio</i>
	<i>ft</i>		<i>ft</i>	<i>ft</i>		<i>in²</i>	<i>K</i>	<i>K</i>	$\frac{P_u}{\phi P_n}$
L1	120 - 118.105	TP21.55x12x0.3125	39.00	0.00	0.0	12.0527	-0.31	705.09	0.000
	118.105 - 116.211					12.5129	-0.28	732.01	0.000
	116.211 - 114.316					12.9731	-0.40	758.93	0.001
	114.316 - 112.421					13.4333	-6.49	785.85	0.008
	112.421 - 110.526					13.8935	-6.62	812.77	0.008
	110.526 - 108.632					14.3537	-6.76	839.69	0.008
	108.632 - 106.737					14.8139	-6.91	866.62	0.008
	106.737 - 104.842					15.2741	-7.06	893.54	0.008
	104.842 - 102.947					15.7343	-7.22	920.46	0.008
	102.947 - 101.053					16.1945	-7.39	947.38	0.008
	101.053 - 99.1579					16.6547	-7.56	974.30	0.008
	99.1579 - 97.2632					17.1149	-7.74	1001.22	0.008
	97.2632 - 95.3684					17.5751	-7.92	1028.14	0.008
	95.3684 - 93.4737					18.0353	-8.11	1055.07	0.008
	93.4737 - 91.5789					18.4955	-8.30	1081.99	0.008
	91.5789 - 89.6842					18.9557	-8.50	1108.91	0.008
	89.6842 - 87.7895					19.4159	-8.70	1135.83	0.008
	87.7895 - 85.8947					19.8761	-8.91	1162.75	0.008
	85.8947 - 84					20.3363	-9.12	1189.67	0.008
	84 - 81					21.0649	-4.52	1232.30	0.004
L2	84 - 81	TP30.1077x20.1904x0.375	40.50	0.00	0.0	24.4596	-5.23	1430.89	0.004
	81 - 79.1111					25.0102	-9.99	1463.10	0.007

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Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
L3	79.1111 - 77.2222	TP39.77x28.5006x0.375	46.00	0.00	0.0	25.5607	-10.24	1495.30	0.007
	77.2222 - 75.3333					26.1112	-10.50	1527.51	0.007
	75.3333 - 73.4444					26.6618	-17.19	1559.71	0.011
	73.4444 - 71.5556					27.2123	-17.48	1591.92	0.011
	71.5556 - 69.6667					27.7628	-17.77	1624.13	0.011
	69.6667 - 67.7778					28.3134	-18.07	1656.33	0.011
	67.7778 - 65.8889					28.8639	-18.38	1688.54	0.011
	65.8889 - 64					29.4144	-18.69	1720.74	0.011
	64 - 62.1111					29.9650	-19.01	1752.95	0.011
	62.1111 - 60.2222					30.5155	-19.33	1785.16	0.011
	60.2222 - 58.3333					31.0660	-19.66	1817.36	0.011
	58.3333 - 56.4444					31.6166	-19.99	1849.57	0.011
	56.4444 - 54.5556					32.1671	-20.33	1881.78	0.011
	54.5556 - 52.6667					32.7176	-20.67	1913.98	0.011
	52.6667 - 50.7778					33.2682	-21.02	1946.19	0.011
	50.7778 - 48.8889					33.8187	-21.37	1978.39	0.011
	48.8889 - 47					34.3692	-21.72	2010.60	0.011
	47 - 43.5					35.3893	-11.59	2070.28	0.006
	47 - 43.5					34.4971	-11.27	2018.08	0.006
	43.5 - 41.2632					35.1494	-23.28	2056.24	0.011
	41.2632 - 39.0263					35.8016	-23.72	2094.40	0.011
	39.0263 - 36.7895					36.4539	-24.17	2132.55	0.011
	36.7895 - 34.5526					37.1061	-24.62	2170.71	0.011
	34.5526 - 32.3158					37.7584	-25.08	2208.87	0.011
	32.3158 - 30.0789					38.4106	-25.54	2247.02	0.011
	30.0789 - 27.8421					39.0629	-26.01	2285.18	0.011
	27.8421 - 25.6053					39.7151	-26.49	2323.34	0.011
	25.6053 - 23.3684					40.3674	-26.97	2361.49	0.011
	23.3684 - 21.1316					41.0196	-27.46	2399.65	0.011
	21.1316 - 18.8947					41.0196	-27.73	2399.65	0.012
	18.8947 - 16.6579					41.6719	-28.23	2437.81	0.012
	16.6579 - 14.4211					42.9764	-28.95	2514.12	0.012
	14.4211 - 12.1842					43.6286	-29.46	2552.28	0.012

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Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
	12.1842 - 9.94737					44.2809	-29.98	2590.43	0.012
	9.94737 - 7.71053					44.9331	-30.50	2628.59	0.012
	7.71053 - 5.47368					45.5854	-31.03	2666.75	0.012
	5.47368 - 3.23684					46.2376	-31.57	2704.90	0.012
	3.23684 - 1					46.8899	-32.11	2743.06	0.012

Pole Bending Design Data

Section No.	Elevation ft	Size	M _{ux} kip-ft	φM _{ux} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	M _{uy} kip-ft	φM _{uy} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{uy}}$
L1	120 - 118.105	TP21.55x12x0.3125	0.33	219.86	0.002	0.00	219.86	0.000
	118.105 - 116.211		0.64	237.19	0.003	0.00	237.19	0.000
	116.211 - 114.316		1.17	255.17	0.005	0.00	255.17	0.000
	114.316 - 112.421		7.41	273.81	0.027	0.00	273.81	0.000
	112.421 - 110.526		26.38	293.12	0.090	0.00	293.12	0.000
	110.526 - 108.632		45.50	313.07	0.145	0.00	313.07	0.000
	108.632 - 106.737		64.76	333.69	0.194	0.00	333.69	0.000
	106.737 - 104.842		84.17	354.96	0.237	0.00	354.96	0.000
	104.842 - 102.947		103.73	376.89	0.275	0.00	376.89	0.000
	102.947 - 101.053		123.43	399.48	0.309	0.00	399.48	0.000
	101.053 - 99.1579		143.28	422.73	0.339	0.00	422.73	0.000
	99.1579 - 97.2632		163.27	446.63	0.366	0.00	446.63	0.000
	97.2632 - 95.3684		183.42	471.19	0.389	0.00	471.19	0.000
	95.3684 - 93.4737		203.71	496.41	0.410	0.00	496.41	0.000
	93.4737 - 91.5789		224.16	522.29	0.429	0.00	522.29	0.000
	91.5789 - 89.6842		244.76	548.82	0.446	0.00	548.82	0.000
	89.6842 - 87.7895		265.52	576.01	0.461	0.00	576.01	0.000
	87.7895 - 85.8947		286.43	603.86	0.474	0.00	603.86	0.000
	85.8947 - 84	TP30.1077x20.1904x0.375	307.50	632.37	0.486	0.00	632.37	0.000
	84 - 81		163.68	678.85	0.241	0.00	678.85	0.000
	84 - 81		177.61	760.08	0.234	0.00	760.08	0.000
	81 - 79.1111		362.81	795.00	0.456	0.00	795.00	0.000
L2	79.1111 - 77.2222		384.51	830.69	0.463	0.00	830.69	0.000

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Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{ux} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	M_{uy} kip-ft	ϕM_{uy} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{uy}}$
	77.2222 - 75.3333		406.37	867.17	0.469	0.00	867.17	0.000
	75.3333 - 73.4444		441.78	904.44	0.488	0.00	904.44	0.000
	73.4444 - 71.5556		480.20	942.49	0.509	0.00	942.49	0.000
	71.5556 - 69.6667		518.76	981.33	0.529	0.00	981.33	0.000
	69.6667 - 67.7778		557.46	1020.95	0.546	0.00	1020.95	0.000
	67.7778 - 65.8889		596.30	1061.35	0.562	0.00	1061.35	0.000
	65.8889 - 64		635.27	1102.54	0.576	0.00	1102.54	0.000
	64 - 62.1111		674.38	1144.51	0.589	0.00	1144.51	0.000
	62.1111 - 60.2222		713.63	1187.27	0.601	0.00	1187.27	0.000
	60.2222 - 58.3333		753.01	1230.81	0.612	0.00	1230.81	0.000
	58.3333 - 56.4444		792.53	1275.13	0.622	0.00	1275.13	0.000
	56.4444 - 54.5556		832.19	1320.24	0.630	0.00	1320.24	0.000
	54.5556 - 52.6667		871.99	1366.13	0.638	0.00	1366.13	0.000
	52.6667 - 50.7778		911.92	1412.81	0.645	0.00	1412.81	0.000
	50.7778 - 48.8889		952.00	1460.27	0.652	0.00	1460.27	0.000
	48.8889 - 47		992.21	1508.52	0.658	0.00	1508.52	0.000
	47 - 43.5		554.37	1599.98	0.346	0.00	1599.98	0.000
L3	47 - 43.5	TP39.77x28.5006x0.375	512.86	1519.83	0.337	0.00	1519.83	0.000
	43.5 - 41.2632		1115.50	1578.22	0.707	0.00	1578.22	0.000
	41.2632 - 39.0263		1163.92	1637.72	0.711	0.00	1637.72	0.000
	39.0263 - 36.7895		1212.52	1698.31	0.714	0.00	1698.31	0.000
	36.7895 - 34.5526		1261.27	1760.00	0.717	0.00	1760.00	0.000
	34.5526 - 32.3158		1310.17	1822.79	0.719	0.00	1822.79	0.000
	32.3158 - 30.0789		1359.23	1886.68	0.720	0.00	1886.68	0.000
	30.0789 - 27.8421		1408.44	1951.67	0.722	0.00	1951.67	0.000
	27.8421 - 25.6053		1457.80	2017.78	0.722	0.00	2017.78	0.000
	25.6053 - 23.3684		1507.31	2084.97	0.723	0.00	2084.97	0.000
	23.3684 - 21.1316		1556.97	2153.27	0.723	0.00	2153.27	0.000
	21.1316 - 18.8947		1556.83	2153.27	0.723	0.00	2153.27	0.000
	18.8947 - 16.6579		1606.62	2222.66	0.723	0.00	2222.66	0.000
	16.6579 - 14.4211		1706.80	2357.50	0.724	0.00	2357.50	0.000
	14.4211 - 12.1842		1757.03	2421.05	0.726	0.00	2421.05	0.000
	12.1842 - 9.94737		1807.39	2485.15	0.727	0.00	2485.15	0.000

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Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
	9.94737 - 7.71053		1857.89	2549.79	0.729	0.00	2549.79	0.000
	7.71053 - 5.47368		1908.53	2614.97	0.730	0.00	2614.97	0.000
	5.47368 - 3.23684		1959.29	2680.67	0.731	0.00	2680.67	0.000
	3.23684 - 1		2010.18	2746.88	0.732	0.00	2746.88	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	120 - 118.105	TP21.55x12x0.3125	0.12	211.53	0.001	0.00	225.10	0.000
	118.105 - 116.211		0.24	219.60	0.001	0.00	242.62	0.000
	116.211 - 114.316		0.32	227.68	0.001	0.00	260.79	0.000
	114.316 - 112.421		9.97	235.75	0.042	0.00	279.62	0.000
	112.421 - 110.526		10.05	243.83	0.041	0.00	299.11	0.000
	110.526 - 108.632		10.13	251.91	0.040	0.00	319.25	0.000
	108.632 - 106.737		10.21	259.98	0.039	0.00	340.05	0.000
	106.737 - 104.842		10.29	268.06	0.038	0.00	361.50	0.000
	104.842 - 102.947		10.37	276.14	0.038	0.00	383.62	0.000
	102.947 - 101.053		10.45	284.21	0.037	0.00	406.38	0.000
	101.053 - 99.1579		10.53	292.29	0.036	0.00	429.81	0.000
	99.1579 - 97.2632		10.60	300.37	0.035	0.00	453.89	0.000
	97.2632 - 95.3684		10.68	308.44	0.035	0.00	478.63	0.000
	95.3684 - 93.4737		10.76	316.52	0.034	0.00	504.02	0.000
	93.4737 - 91.5789		10.85	324.60	0.033	0.00	530.07	0.000
	91.5789 - 89.6842		10.93	332.67	0.033	0.00	556.78	0.000
	89.6842 - 87.7895		11.01	340.75	0.032	0.00	584.14	0.000
	87.7895 - 85.8947		11.10	348.83	0.032	0.00	612.16	0.000
	85.8947 - 84		11.18	356.90	0.031	0.00	640.83	0.000
	84 - 81		5.49	369.69	0.015	0.00	687.58	0.000
L2	84 - 81	TP30.1077x20.1904x0.375	5.88	429.27	0.014	0.00	772.54	0.000
	81 - 79.1111		11.46	438.93	0.026	0.00	807.70	0.000
	79.1111 - 77.2222		11.55	448.59	0.026	0.00	843.66	0.000
	77.2222 - 75.3333		11.64	458.25	0.025	0.00	880.38	0.000

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Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L3	75.3333 - 73.4444	TP39.77x28.5006x0.375	20.33	467.91	0.043	0.00	917.90	0.000
	73.4444 - 71.5556		20.40	477.58	0.043	0.00	956.20	0.000
	71.5556 - 69.6667		20.48	487.24	0.042	0.00	995.28	0.000
	69.6667 - 67.7778		20.55	496.90	0.041	0.00	1035.15	0.000
	67.7778 - 65.8889		20.62	506.56	0.041	0.00	1075.79	0.000
	65.8889 - 64		20.70	516.22	0.040	0.00	1117.22	0.000
	64 - 62.1111		20.77	525.88	0.039	0.00	1159.43	0.000
	62.1111 - 60.2222		20.84	535.55	0.039	0.00	1202.43	0.000
	60.2222 - 58.3333		20.92	545.21	0.038	0.00	1246.21	0.000
	58.3333 - 56.4444		20.99	554.87	0.038	0.00	1290.77	0.000
	56.4444 - 54.5556		21.06	564.53	0.037	0.00	1336.11	0.000
	54.5556 - 52.6667		21.13	574.19	0.037	0.00	1382.23	0.000
	52.6667 - 50.7778		21.21	583.86	0.036	0.00	1429.15	0.000
	50.7778 - 48.8889		21.28	593.52	0.036	0.00	1476.83	0.000
	48.8889 - 47		21.36	603.18	0.035	0.00	1525.31	0.000
	47 - 43.5		11.26	621.08	0.018	0.00	1617.20	0.000
	47 - 43.5		10.32	605.42	0.017	0.00	1536.68	0.000
	43.5 - 41.2632		21.65	616.87	0.035	0.00	1595.34	0.000
	41.2632 - 39.0263		21.73	628.32	0.035	0.00	1655.10	0.000
	39.0263 - 36.7895		21.80	639.77	0.034	0.00	1715.96	0.000
	36.7895 - 34.5526		21.87	651.21	0.034	0.00	1777.91	0.000
	34.5526 - 32.3158		21.94	662.66	0.033	0.00	1840.97	0.000
	32.3158 - 30.0789		22.00	674.11	0.033	0.00	1905.12	0.000
	30.0789 - 27.8421		22.07	685.55	0.032	0.00	1970.37	0.000
	27.8421 - 25.6053		22.14	697.00	0.032	0.00	2036.72	0.000
	25.6053 - 23.3684		22.21	708.45	0.031	0.00	2104.17	0.000
	23.3684 - 21.1316		22.27	719.89	0.031	0.00	2172.72	0.000
	21.1316 - 18.8947		22.33	731.34	0.031	0.00	2172.72	0.000
	18.8947 - 16.6579		22.40	742.79	0.030	0.00	2242.36	0.000
	16.6579 - 14.4211		22.46	754.24	0.030	0.00	2384.95	0.000
	14.4211 - 12.1842		22.52	765.68	0.029	0.00	2457.89	0.000
	12.1842 - 9.94737		22.59	777.13	0.029	0.00	2531.93	0.000
	9.94737 - 7.71053		22.65	788.58	0.029	0.00	2607.07	0.000

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Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
	7.71053 - 5.47368		22.71	800.02	0.028	0.00	2683.31	0.000
	5.47368 - 3.23684		22.76	811.47	0.028	0.00	2760.64	0.000
	3.23684 - 1		22.82	822.92	0.028	0.00	2839.08	0.000

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	120 - 118.105	0.000	0.002	0.000	0.001	0.000	0.002	1.000	✓
	118.105 - 116.211	0.000	0.003	0.000	0.001	0.000	0.003	1.000	✓
	116.211 - 114.316	0.001	0.005	0.000	0.001	0.000	0.005	1.000	✓
	114.316 - 112.421	0.008	0.027	0.000	0.042	0.000	0.037	1.000	✓
	112.421 - 110.526	0.008	0.090	0.000	0.041	0.000	0.100	1.000	✓
	110.526 - 108.632	0.008	0.145	0.000	0.040	0.000	0.155	1.000	✓
	108.632 - 106.737	0.008	0.194	0.000	0.039	0.000	0.204	1.000	✓
	106.737 - 104.842	0.008	0.237	0.000	0.038	0.000	0.247	1.000	✓
	104.842 - 102.947	0.008	0.275	0.000	0.038	0.000	0.284	1.000	✓
	102.947 - 101.053	0.008	0.309	0.000	0.037	0.000	0.318	1.000	✓
	101.053 - 99.1579	0.008	0.339	0.000	0.036	0.000	0.348	1.000	✓
	99.1579 - 97.2632	0.008	0.366	0.000	0.035	0.000	0.375	1.000	✓
	97.2632 - 95.3684	0.008	0.389	0.000	0.035	0.000	0.398	1.000	✓
	95.3684 - 93.4737	0.008	0.410	0.000	0.034	0.000	0.419	1.000	✓
	93.4737 - 91.5789	0.008	0.429	0.000	0.033	0.000	0.438	1.000	✓
	91.5789 - 89.6842	0.008	0.446	0.000	0.033	0.000	0.455	1.000	✓
	89.6842 - 87.7895	0.008	0.461	0.000	0.032	0.000	0.470	1.000	✓
	87.7895 - 85.8947	0.008	0.474	0.000	0.032	0.000	0.483	1.000	✓
	85.8947 - 84	0.008	0.486	0.000	0.031	0.000	0.495	1.000	✓

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Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	84 - 81	0.004	0.241	0.000	0.015	0.000	0.245	1.000	✓
L2	84 - 81	0.004	0.234	0.000	0.014	0.000	0.238	1.000	✓
	81 - 79.1111	0.007	0.456	0.000	0.026	0.000	0.464	1.000	✓
	79.1111 - 77.2222	0.007	0.463	0.000	0.026	0.000	0.470	1.000	✓
	77.2222 - 75.3333	0.007	0.469	0.000	0.025	0.000	0.476	1.000	✓
	75.3333 - 73.4444	0.011	0.488	0.000	0.043	0.000	0.501	1.000	✓
	73.4444 - 71.5556	0.011	0.509	0.000	0.043	0.000	0.522	1.000	✓
	71.5556 - 69.6667	0.011	0.529	0.000	0.042	0.000	0.541	1.000	✓
	69.6667 - 67.7778	0.011	0.546	0.000	0.041	0.000	0.559	1.000	✓
	67.7778 - 65.8889	0.011	0.562	0.000	0.041	0.000	0.574	1.000	✓
	65.8889 - 64	0.011	0.576	0.000	0.040	0.000	0.589	1.000	✓
	64 - 62.1111	0.011	0.589	0.000	0.039	0.000	0.602	1.000	✓
	62.1111 - 60.2222	0.011	0.601	0.000	0.039	0.000	0.613	1.000	✓
	60.2222 - 58.3333	0.011	0.612	0.000	0.038	0.000	0.624	1.000	✓
	58.3333 - 56.4444	0.011	0.622	0.000	0.038	0.000	0.634	1.000	✓
	56.4444 - 54.5556	0.011	0.630	0.000	0.037	0.000	0.643	1.000	✓
	54.5556 - 52.6667	0.011	0.638	0.000	0.037	0.000	0.650	1.000	✓
	52.6667 - 50.7778	0.011	0.645	0.000	0.036	0.000	0.658	1.000	✓
	50.7778 - 48.8889	0.011	0.652	0.000	0.036	0.000	0.664	1.000	✓
	48.8889 - 47	0.011	0.658	0.000	0.035	0.000	0.670	1.000	✓
	47 - 43.5	0.006	0.346	0.000	0.018	0.000	0.352	1.000	✓
L3	47 - 43.5	0.006	0.337	0.000	0.017	0.000	0.343	1.000	✓
	43.5 - 41.2632	0.011	0.707	0.000	0.035	0.000	0.719	1.000	✓
	41.2632 - 39.0263	0.011	0.711	0.000	0.035	0.000	0.723	1.000	✓
	39.0263 - 36.7895	0.011	0.714	0.000	0.034	0.000	0.726	1.000	✓
	36.7895 - 34.5526	0.011	0.717	0.000	0.034	0.000	0.729	1.000	✓

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Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	34.5526 - 32.3158	0.011	0.719	0.000	0.033	0.000	0.731	1.000	✓
	32.3158 - 30.0789	0.011	0.720	0.000	0.033	0.000	0.733	1.000	✓
	30.0789 - 27.8421	0.011	0.722	0.000	0.032	0.000	0.734	1.000	✓
	27.8421 - 25.6053	0.011	0.722	0.000	0.032	0.000	0.735	1.000	✓
	25.6053 - 23.3684	0.011	0.723	0.000	0.031	0.000	0.735	1.000	✓
	23.3684 - 21.1316	0.011	0.723	0.000	0.031	0.000	0.735	1.000	✓
	21.1316 - 18.8947	0.012	0.723	0.000	0.031	0.000	0.735	1.000	✓
	18.8947 - 16.6579	0.012	0.723	0.000	0.030	0.000	0.735	1.000	✓
	16.6579 - 14.4211	0.012	0.724	0.000	0.030	0.000	0.736	1.000	✓
	14.4211 - 12.1842	0.012	0.726	0.000	0.029	0.000	0.738	1.000	✓
	12.1842 - 9.94737	0.012	0.727	0.000	0.029	0.000	0.740	1.000	✓
	9.94737 - 7.71053	0.012	0.729	0.000	0.029	0.000	0.741	1.000	✓
	7.71053 - 5.47368	0.012	0.730	0.000	0.028	0.000	0.742	1.000	✓
	5.47368 - 3.23684	0.012	0.731	0.000	0.028	0.000	0.743	1.000	✓
	3.23684 - 1	0.012	0.732	0.000	0.028	0.000	0.744	1.000	✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	120 - 81	Pole	TP21.55x12x0.3125	1	-9.12	1189.67	49.5	Pass
L2	81 - 43.5	Pole	TP30.1077x20.1904x0.375	2	-21.72	2010.60	67.0	Pass
L3	43.5 - 1	Pole	TP39.77x28.5006x0.375	3	-32.11	2743.06	74.4	Pass
							Summary	
							Pole (L3)	Pass
							RATING =	Pass

Seismic Load Analysis Output

Project Data

ACGI#	24-2694
Site Name/ID	TI-OPP-18058 P-007939
TIA Code	TIA-222-H
Type of Tower	MP
Risk Category	II

Output Result

Total Weight W	26.430	k
Fundamental Period (T)	3.975	s
Total Seismic Shear	0.244	k

Seismic Design Data

SDS	0.07
SD1	0.055
S1	0.035
TL(sec)	12

L1	120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.122	0.115
L2	81.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.149	0.095
L3	43.50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.099	0.034

MATHCAD CALCULATION PRINTOUT

Monopole Circular Baseplate & Anchor Bolts Calculations

Site Data	
ACGI #	24-2694
Site Name / ID	TI-OPP-18058
TIA Code	TIA-222-H

Reactions		
Mu	2010	ft-Kips
Axial, Pu	32	Kips
Shear, Vu	23	Kips
ETA Factor, η	0.5	

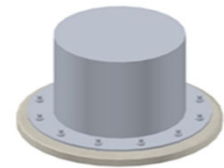
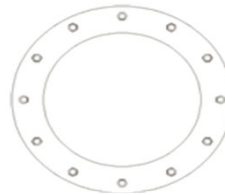
Anchor Rod Data		
Qty.	16	
Diameter	1.5	in
Yield Strength, Fy	105	ksi
Ultimate Strength, Fu	125	ksi
Bolt Circle	44.5	in
Anchor Rod Projection, lar	1	in

Base Plate Data		
Diameter	48.25	in
Thickness	2	in
Yield Strength, Fy	50	ksi
Ultimate Strength, Fu	65	ksi

Pole Data at Base		
Diameter	39.77	in
Thickness	0.375	in
Number of sides	18	"0" For round
Yield Strength, Fy	65	Ksi
Ultimate Strength, Fu	80	Ksi

Stiffener Data	
Configuration	0

Modification of Anchor bolts	No
------------------------------	----



OUTPUT

Base Plate Results		
Base Plate Stress	24.84	Ksi
Allowable Plate Stress	45.00	Ksi
Base Plate Stress Ratio	55.20%	PASS
Annex Q (Informative):	79.09%	PASS

Anchor Rod Results		
Anchor Rod Stress Ratio	102.03%	Acceptal

Proposed 120ft Monopole with Existing Pier Foundation Check

Customer Name: Tillman Corp
Customer Site Number: TI-OPP-18058
Customer Site Name: Taylor Co TX

Carrier Name: Verizon

Site Location: Abilene, TX

ACGI #24-2694

Allpro Consulting Group, Inc.
9221 Lyndon B. Johnson Freeway, Suite 204
Dallas, TX 75243
Tel: 972-231-8893, Fax: 866-364-8375

APPLICABLE CODES

- **ASCE7-16/TIA-222-H/IBC2021 - ACI 318-14 CODE**

INPUT DATA**-Foundation Reactions-(factored)**

(As per tnxTower Reaction)

Down Load: $P_{\text{down}} := 32 \cdot \text{kips}$

Uplift Load: $P_{\text{up}} := 0 \cdot \text{kips}$

Shear Load: $S := 23 \cdot \text{kips}$

Moment: $M := 2010 \cdot \text{ft} \cdot \text{kips}$

-Pier Dimensions-

(Note: Foundation design by Sabre Job #21-5397-TJH dated 4/1/2021)

Diameter: $D_{\text{pier}} := 6 \text{ ft}$

Extension above grade: $E_{\text{pier}} := 0.5 \cdot \text{ft}$

Concrete density See below

Concrete strength $F_c := 4500 \cdot \text{psi}$

Rebar F_y $F_y := 60 \cdot \text{ksi}$

-Reinforcement Data-

Typical concrete cover $cc := 3 \cdot \text{in}$ No. of vertical rebars $NRB_{\text{use}} := 18$

Vertical rebar size $d_{\text{bar}} := 10$ Tiebar size $d_{\text{tie}} := 5$

ACI Strength reduction factors

$\phi_{\text{comp}} := 0.65$ (ACI 9.3.2.2)

$\phi_{\text{tens}} := 0.9$ (ACI 9.3.2.2a)

$\phi_{\text{shear}} := 0.75$ (ACI 9.3.2.3)

-Factor of Safety for soil strength-

$\phi_{s_bear} := 0.75$ as per TIA-222-H code for bearing, 9.7 - for MP/SST

$\phi_{s_friction} := 0.75$ as per TIA-222-H code for skin friction resistance, 9.7

$\phi_{s_lateral} := 0.75$ as per TIA-222-H code for lateral resistance, 9.7

$\phi_{s_uplift} := 0.75$ as per TIA-222-H code for lateral resistance, 9.7

-Soil Properties-

(Note: As per geotech report by Terradyne Project #D211034 dated 3/19/2021)

Number of soil layers $NSL := 4$ $i_{\text{neg}} := 1$ $j := 1 \dots NSL$

Neglected soil height $L_{\text{ngl}} := 5.0 \cdot \text{ft}$ $\geq 1.0 \times \text{Pier Diam.}$ $k := 1 \dots NSL$

$\alpha := 0.4$ Estimated cohesion $i := 1 \dots NSL$

Ground Water @ 10ft depth below ground level

Height	PHI	Cu	Soil Dens	Conc Dens	Ult Skin friction	
$H_j :=$	$\phi_j :=$	$Cu_j :=$	$\gamma_{s_j} :=$	$\gamma_{c_j} :=$	$SKU_{\text{dn}_j} :=$	$SKU_{\text{up}_j} :=$
6.ft	0.deg	0.ksf	105.pcf	150.pcf	0.ksf	0.ksf
4.ft	30.deg	0.ksf	105.pcf	150.pcf	0.ksf	0.ksf
3.5.ft	30.deg	0.ksf	42.6.pcf	87.6.pcf	1.ksf	1.ksf
10.5.ft	0.deg	1.5.ksf	27.6.pcf	87.6.pcf	0.6.ksf	0.6.ksf

$$L_{\text{pier}} := \sum_{j=1}^{\text{NSL}} H_j \quad L_{\text{pier}} = 24 \text{ ft}$$

Soil Bearing Safety factor: $SF := 2$ (As per GEO report)

Allowable bearing capacity: $BC_{\text{all}} := 4.95 \text{ksf}$ (As per GEO report)

End Ultimate bearing capacity: $BC_{\text{ult}} := BC_{\text{all}} \cdot SF = 9.9 \cdot \text{ksf}$

CALCULATIONS

-Pier calculation-

Aspect ratio $A_r := \frac{(L_{\text{pier}} + E_{\text{pier}})}{D_{\text{pier}}} = 4.08$

Pier area $A_{\text{pier}} := \pi \cdot \frac{D_{\text{pier}}^2}{4} \quad A_{\text{pier}} = 28.27 \text{ ft}^2$

Pier perimeter $PM_{\text{pier}} := \pi \cdot D_{\text{pier}} \quad PM_{\text{pier}} = 18.85 \text{ ft}$

Pier volume $V_{\text{pier}} := A_{\text{pier}} \cdot (L_{\text{pier}} + E_{\text{pier}}) \quad V_{\text{pier}} = 25.66 \cdot \text{cy}$

Weighted average unit weight of concrete

$$\gamma_{\text{cave}} := \frac{\sum_{n=1}^{\text{NSL}} (\gamma_{c_n} \cdot H_n)}{\sum_{n=1}^{\text{NSL}} H_n} \quad \gamma_{\text{cave}} = 113.6 \cdot \text{pcf}$$

$$\gamma_{\text{net}} := \frac{\sum_{n=1}^{\text{NSL}} [(\gamma_{c_n} - \gamma_{s_n}) \cdot H_n]}{\sum_{n=1}^{\text{NSL}} H_n} \quad \gamma_{\text{net}} = 51.56 \cdot \text{pcf}$$

Pier concrete weight $W_{\text{pier}} := V_{\text{pier}} \cdot \gamma_{\text{cave}} \quad W_{\text{pier}} = 78.69 \cdot \text{kips}$

Pier net weight $W_{\text{pier_net}} := V_{\text{pier}} \cdot \gamma_{\text{net}} \quad W_{\text{pier_net}} = 35.72 \cdot \text{kips}$

-Download capacity-

$$SKFN_k := SKU_{dn_k} \cdot PM_{pier} \cdot H_k \quad P_k := \text{if}[k = NSL, [A_{pier} \cdot (BC_{ult})], 0 \cdot \text{kips}] \quad SKUFN_k := SKU_{up_k} \cdot PM_{pier} \cdot H_k$$

$$SKFN_k =$$

0	·lb
0	
65973.45	
118752.2	

$$P_k =$$

0	·lb
0	
0	
279915.91	

$$P_{dcap} := \sum_k P_k \cdot \phi_{s_Bear} + \sum_k SKFN_k \cdot \phi_{s_friction}$$

$$P_{dwn_total} := P_{dwn} + 1.2 W_{pier_net}$$

$$P_{dcap} = 348.48 \cdot \text{kips} > P_{dwn_total} = 74.86 \cdot \text{kips}$$

OK!

$$\frac{P_{dwn_total}}{P_{dcap}} = 21.48\%$$

-Uplift capacity-

$$SKFUN_k := \pi \cdot D_{pier} \cdot H_k \cdot SKU_{up_k}$$

$$\text{Negative skin friction:} \quad N_{sf} := 500 \text{psf} \quad (\text{per soil report})$$

$$P_{upsoil} := N_{sf} \cdot \pi \cdot D_{pier} \cdot (H_1) \quad P_{upsoil} = 56.55 \cdot \text{kips}$$

$$P_{upmax} := \max(P_{up}, 1.2 \cdot P_{upsoil}) \quad P_{upmax} = 67.86 \cdot \text{kips} \quad \text{Maximum uplift load}$$

$$SKFUN_k =$$

0	lb
0	
65973.45	
118752.2	

$$P_{ucap} := \sum_k SKFUN_k \cdot \phi_{s_friction} + 0.9 W_{pier}$$

$$P_{ucap} = 209.37 \cdot \text{kips} > P_{upmax} = 67.86 \cdot \text{kips}$$

$$\frac{P_{upmax}}{P_{ucap}} = 32.41\%$$

$$\alpha = 0.4 \quad - \text{ (average value for soils 0.4)}$$

$$\sigma_{v_0} := 0.0 \cdot \text{ksf}$$

$$TL_0 := 0 \cdot \text{ft}$$

$$\sigma_{v_i} := \sigma_{v_{i-1}} + 1.0 \cdot \gamma_{s_i} \cdot H_i$$

-Required Pier Length Based on Brohm's method-

Weighted average cohesion

$$C_u := \frac{\sum_{j=1}^{NSL} (C_{uj} \cdot H_j)}{\sum_{j=1}^{NSL} H_j - L_{ngl}} \quad C_u = 0.83 \cdot \text{ksf}$$

$$PP_i := \text{if} \left[i > i_{neg}, \left(2 \cdot C_{ui} \cdot \sqrt{\tan \left(45 \cdot \text{deg} + \frac{\phi_i}{2} \right)^2} + \sigma_{vi} \cdot \tan \left(45 \cdot \text{deg} + \frac{\phi_i}{2} \right) \right) \cdot \phi_{s_lateral}, 0 \cdot \text{kips} \right]$$

PP_j =

0
2362.5
2697.97
3366.67

·psf

PP_j =

0
2362.5
2697.97
3366.67

·psf

$$PP := \frac{\left[\sum_j \left[(PP_j + PP_{j-1}) \cdot \frac{H_j}{2} \right] \right]^2}{\sum_j (H_j) - L_{ngl}}$$

$$PP = 4.78 \cdot \text{ksf}$$

Passive pressure

$$PP_{allw} := \frac{PP}{L_{pier} - L_{ngl}}$$

$$PP_{allw} = 0.25 \cdot \text{kcf}$$

Depth to the point of zero shear

$$f := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0.816 \cdot \left(\frac{S}{D_{pier} \cdot PP_{allw}} \right)^{\frac{1}{2}}, \frac{S}{9 \cdot C_u \cdot D_{pier}} \right] \quad f = 3.18 \text{ ft}$$

g ultimate for moment calculation

$$g_u := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0, \sqrt{\frac{S \cdot [(E_{pier} + L_{ngl}) + .5 \cdot f] + M}{2.25 \cdot C_u \cdot D_{pier}}} \right] \quad g_u = 0 \text{ ft}$$

g allowable with $\phi_{s_lateral} = 0.75$

$$g_a := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0, \sqrt{\frac{S \cdot [(E_{pier} + L_{ngl}) + .5 \cdot f] + M}{2.25 \cdot (C_u \cdot \phi_{s_lateral}) \cdot D_{pier}}} \right] \quad g_a = 0 \text{ ft}$$

-Required pier length-

$$L_1 := 5 \cdot \text{ft}$$

$$A := \text{root} \left[S \cdot (E_{\text{pier}} + L_{\text{ngl}} + L_1) + M - \left[D_{\text{pier}} \cdot PP_{\text{allw}} \cdot L_1^3 \cdot (.5) \right], L_1 \right] \quad A = 14.86 \text{ ft}$$

$$L_{\text{req}} := \text{if} \left[\sum_{j=1}^{\text{NSL}} \phi_j > 0 \text{ deg}, A + L_{\text{ngl}}, (f + L_{\text{ngl}}) + g_a \right]$$

$$L_{\text{req}} = 19.86 \text{ ft} < L_{\text{pier}} = 24 \text{ ft}$$

OK!

$$\frac{L_{\text{req}}}{L_{\text{pier}}} = 82.76\%$$

OK!

Max. bending moment,

$$M_{\text{max}} := \text{if} \left[\sum_{j=1}^{\text{NSL}} \phi_j > 0 \text{ deg}, S \cdot (E_{\text{pier}} + L_{\text{ngl}} + f) - S \cdot \frac{f}{3} + M, 2.25 \cdot C_u \cdot D_{\text{pier}} \cdot g_u^2 \right] = 302133.36$$

Location @ $f + L_{\text{ngl}} = 8.18 \text{ ft}$ below ground levelREINFORCEMENT CALCULATIONS

Effective pier diameter

$$D_{\text{eff}} := D_{\text{pier}} - cc \cdot 2$$

$$D_{\text{eff}} = 5.5 \text{ ft}$$

-Minimum required area of steel per ACI-

$$\text{Area}_{\text{stlmin}} := 0.005 \cdot \frac{\pi}{4} \cdot D_{\text{pier}}^2 \quad - (\text{ACI } 10.8.4) \quad \& \quad (\text{ACI } 10.9.1) \quad (\text{TIA-222-H } 9.4.1)$$

$$\text{Area}_{\text{stlmin}} = 20.36 \cdot \text{in}^2$$

-Rebar details-

Selected rebar size

$$d_{\text{bar}} = 10$$

-Rebar details-

$$\text{No} := (0 \ 1 \ 2 \ 3 \ 4 \ 5 \ 6 \ 7 \ 8 \ 9 \ 10 \ 11 \ 12 \ 13 \ 14 \ 15 \ 16 \ 17 \ 18)^T$$

$$d_b := (0 \ 0 \ 0 \ 0.375 \ 0.5 \ 0.625 \ 0.75 \ 0.875 \ 1.00 \ 1.125 \ 1.25 \ 1.41 \ 0 \ 0 \ 1.693 \ 0 \ 0)$$

$$A_b := (0 \ 0 \ 0 \ 0.11 \ 0.20 \ 0.31 \ 0.44 \ 0.60 \ 0.79 \ 1.00 \ 1.27 \ 1.56 \ 0 \ 0 \ 2.25 \ 0 \ 0 \ 0 \ 4)$$

$$B := d_{\text{bar}} \quad d_b = 1.25 \cdot \text{in} \quad \text{Bar area} = \quad \text{Area}_{\text{abar}} := A_{b_B} \quad \text{Area}_{\text{abar}} = 1.27 \cdot \text{in}^2$$

-Number of vertical rebars required-

$$NRB := \text{ceil}\left(\frac{Area_{stlmin}}{Area_{abar}}\right) \quad NRB = 17 \quad Area_{stluse} := Area_{abar} \cdot NRB \quad Area_{stluse} = 21.59 \cdot \text{in}^2$$

Number rebars provided as per drawings

$$NRB_{use} = 18$$

$$\frac{P_{dwn}}{\phi_{tens}} = 35.56 \cdot \text{kips}$$

$$Mn := 43365.729 \cdot \text{in} \cdot \text{kips}$$

$$0.9 \cdot Mn = 3252.43 \cdot \text{kips} \cdot \text{ft} > M_{max} = 2185.33 \cdot \text{kips} \cdot \text{ft}$$

$$\text{Vertical bar spacing} \quad S_{bar} := D_{eff} \cdot \frac{\pi}{NRB} - d_{b_B} \quad S_{bar} = 10.95 \cdot \text{in}$$

$$Area_{use} := Area_{abar} \cdot NRB \quad Area_{use} = 21.59 \cdot \text{in}^2$$

-Check pier in compression-

$$P_{comp} := 0.80 \cdot \phi_{comp} \cdot [0.85 \cdot F_c \cdot (A_{pier} - Area_{use}) + F_y \cdot Area_{use}] \quad (\text{ACI } 10.3.6.2 - (10-2))$$

$$P_{comp} = 8728.89 \cdot \text{kips} > P_{dwn} = 32 \cdot \text{kips}$$

OK!

$$\frac{P_{dwn}}{P_{comp}} = 0.37\%$$

SUMMARY**-Pier Dimensions-**

Depth of pier	$L_{\text{pier}} = 24 \text{ ft}$	Concrete strength	$F_c = 4500 \cdot \text{psi}$
Extension above grade	$E_{\text{pier}} = 0.5 \text{ ft}$	Rebar F_y	$F_y = 60 \cdot \text{ksi}$
Total length of pier	$L_{\text{tot}} := L_{\text{pier}} + E_{\text{pier}}$	$L_{\text{tot}} = 24.5 \text{ ft}$	
Diameter	$D_{\text{pier}} = 6 \text{ ft}$		
Volume of pier concrete	$V_{\text{pier}} = 25.66 \cdot \text{cy}$		
Weight of pier concrete	$W_{\text{pier}} = 78.69 \cdot \text{kips}$		

Calculations summary**-Download capacity-**

$$P_{\text{dcap}} = 348.48 \cdot \text{kips} > P_{\text{dwn_total}} = 74.86 \cdot \text{kips} \quad \text{OK!} \quad \frac{P_{\text{dwn_total}}}{P_{\text{dcap}}} = 21.48 \cdot \%$$

-Uplift capacity-

$$P_{\text{ucap}} = 209.37 \cdot \text{kips} > P_{\text{upmax}} = 67.86 \cdot \text{kips} \quad \text{OK!} \quad \frac{P_{\text{upmax}}}{P_{\text{ucap}}} = 32.41 \cdot \%$$

-Required Pier Length Based on Brohm's method-

$$L_{\text{req}} = 19.86 \text{ ft} < L_{\text{pier}} = 24 \text{ ft} \quad \text{OK!} \quad \frac{L_{\text{req}}}{L_{\text{pier}}} = 82.76 \cdot \%$$

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LFile for Windows, Version 2022-12.007

Analysis of Individual Piles and Drilled Shafts
Subjected to Lateral Loading Using the p-y Method
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Files Used for Analysis

Path to file locations:

\Structural\24-2694 TI-OPP-18058_P-007939_Taylor Co. TX__VZW_Tower Modification
Design_06-24-2024\L-Pile\

Name of input data file:

TI-OPP-18058- Pier foundation.lp12d

Name of output report file:

TI-OPP-18058- Pier foundation.lp12o

Name of plot output file:

TI-OPP-18058- Pier foundation.lp12p

Name of runtime message file:

TI-OPP-18058- Pier foundation.lp12r

Date and Time of Analysis

Date: July 23, 2024

Time: 21:34:41

 Problem Title

24-2694
 Job Number: TI-OPP-18058
 Client: Tillman
 Engineer: Ankit Jain
 Description: Pier

 Program Options and Settings

Computational Options:
 - Compute nonlinear bending properties of pile only
 Engineering Units Used for Data Input and Computations:
 - US Customary System Units (pounds, feet, inches)

Output Options:
 - Output files use decimal points to denote decimal symbols.
 - Print using wide report formats

 File Structural Properties and Geometry

Number of pile sections defined	=	1
Total length of pile	=	24.000 ft
Depth of ground surface below top of pile	=	0.0000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	72.0000
2	24.000	72.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

Section 1 is a round drilled shaft, bored pile, or CIDH pile

Length of section = 24.000000 ft
 Shaft Diameter = 72.000000 in

 Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from input values

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section = 24.000000 ft
 Shaft Diameter = 72.000000 in
 Concrete Cover Thickness (to edge of trans. reinf.) = 3.000000 in
 Number of Reinforcing Bars = 18 bars
 Yield Stress of Reinforcing Bars = 60000. psi
 Modulus of Elasticity of Reinforcing Bars = 29000000. psi
 Gross Area of Shaft = 4072. sq. in.
 Total Area of Reinforcing Steel = 22.860000 sq. in.
 Area Ratio of Steel Reinforcement = 0.56 percent
 Edge-to-Edge Bar Spacing = 9.753186 in
 Maximum Concrete Aggregate Size = 0.750000 in
 Ratio of Bar Spacing to Aggregate Size = 13.00
 Offset of Center of Rebar Cage from Center of Pile = 0.0000 in
 Transverse Reinforcement
 Type: Hoop
 Number of Transverse Reinf. (per spacing) = 25
 Spacing of Transverse Reinf. = 12.000000 in
 Yield Stress of Transverse Reinf. = 60000. psi
 Diameter of Transverse Reinf. = 0.625000 in

Axial Structural Capacities:

Nom. Axial Structural Capacity = $0.85 F_c A_c + F_y A_s$ = 16857.664 kips
 Tensile Load for Cracking of Concrete = -1859.041 kips
 Nominal Axial Tensile Capacity = -1371.600 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
-----	-----	-----	-----	-----
1	1.270000	1.270000	31.740000	0.00000
2	1.270000	1.270000	29.825844	10.855719
3	1.270000	1.270000	24.314251	20.402079

4	1.270000	1.270000	15.870000	27.487646
5	1.270000	1.270000	5.511593	31.257798
6	1.270000	1.270000	-5.51159	31.257798
7	1.270000	1.270000	-15.87000	27.487646
8	1.270000	1.270000	-24.31425	20.402079
9	1.270000	1.270000	-29.82584	10.855719
10	1.270000	1.270000	-31.74000	0.00000
11	1.270000	1.270000	-29.82584	-10.85572
12	1.270000	1.270000	-24.31425	-20.40208
13	1.270000	1.270000	-15.87000	-27.48765
14	1.270000	1.270000	-5.51159	-31.25780
15	1.270000	1.270000	5.511593	-31.25780
16	1.270000	1.270000	15.870000	-27.48765
17	1.270000	1.270000	24.314251	-20.40208
18	1.270000	1.270000	29.825844	-10.85572

NOTE: The positions of the above rebars were computed by LPILE

Minimum spacing between any two bars not equal to zero = 9.753 inches
between bars 14 and 15.

Ratio of bar spacing to maximum aggregate size = 13.00

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.11529 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Input Axial Thrust Forces:

Number of Axial Thrust Force Values Determined from Input Data = 1

Number	Axial Thrust Force kips
-----	-----
1	35.556

Definitions of Run Messages and Notes:

C = concrete in section has cracked in tension.
Y = stress in reinforcing steel has reached yield stress.
T = ACI 318 criteria for tension-controlled section met, tensile strain in reinforcement exceeds 0.005 while simultaneously compressive strain in concrete more than 0.003. See ACI 318-14, Section 21.2.3.
Z = depth of tensile zone in concrete section is less than 10 percent of

section depth.

Bending Stiffness (EI) = Computed Bending Moment / Curvature.

Position of neutral axis is measured from edge of compression side of pile.

Compressive stresses and strains are positive in sign.

Tensile stresses and strains are negative in sign.

Axial Thrust Force = 35.556 kips

Bending Max Conc Curvature Stress rad/in. ksi	Bending Max Steel Run Moment Stress in-kip ksi	Bending Stiffness kip-in2	Depth to N Axis in	Max Comp Strain in/in	Max Tens Strain in/in
-----	-----	-----	-----	-----	-----
4.16667E-07	2584.	6201130185.	40.5348768	0.00001689	-0.00001311
0.0749868	0.4419464				
8.33333E-07	5155.	6186460461.	38.2744152	0.00003190	-0.00002810
0.1410076	0.8292650				
0.00000125	7714.	6171594849.	37.5209691	0.00004690	-0.00004310
0.2065324	1.2165851				
0.00000167	10261.	6156679955.	37.1442701	0.00006191	-0.00005809
0.2715611	1.6039064				
0.00000208	12795.	6141745327.	36.9182693	0.00007691	-0.00007309
0.3360938	1.9912288				
0.00000250	15317.	6126800819.	36.7676171	0.00009192	-0.00008808
0.4001304	2.3785522				
0.00000292	17826.	6111850664.	36.6600214	0.0001069	-0.000103
0.4636709	2.7658768				
0.00000333	17826.	5347869331.	17.1799357	0.00005727	-0.000183
0.2486778	-4.916473 C				
0.00000375	17826.	4753661627.	16.8854634	0.00006332	-0.000207
0.2744533	-5.563056 C				
0.00000417	17826.	4278295464.	16.6396913	0.00006933	-0.000231
0.2999658	-6.210871 C				
0.00000458	17826.	3889359513.	16.4392472	0.00007535	-0.000255
0.3254138	-6.858600 C				
0.00000500	17826.	3565246220.	16.2728005	0.00008136	-0.000279
0.3507973	-7.506244 C				
0.00000542	17826.	3290996511.	16.1288768	0.00008736	-0.000303
0.3760314	-8.154372 C				
0.00000583	17826.	3055925332.	16.0026824	0.00009335	-0.000327
0.4011176	-8.802980 C				
0.00000625	17826.	2852196976.	15.8938018	0.00009934	-0.000351
0.4261404	-9.451498 C				
0.00000667	17826.	2673934665.	15.7989899	0.0001053	-0.000375
0.4510995	-10.099929 C				
0.00000708	17826.	2516644391.	15.7157650	0.0001113	-0.000399
0.4759950	-10.748270 C				
0.00000750	17826.	2376830814.	15.6421972	0.0001173	-0.000423
0.5008268	-11.396522 C				
0.00000792	17826.	2251734455.	15.5767625	0.0001233	-0.000447
0.5255948	-12.044685 C				

0.00000833	17826.	2139147732.	15.5182421	0.0001293	-0.000471
0.5502988	-12.692758 C				
0.00000875	17826.	2037283555.	15.4648622	0.0001353	-0.000495
0.5749099	-13.340941 C				
0.00000917	17826.	1944679757.	15.4147830	0.0001413	-0.000519
0.5993845	-13.989537 C				
0.00000958	17826.	1860128463.	15.3693959	0.0001473	-0.000543
0.6237961	-14.638039 C				
0.00001000	17826.	1782623110.	15.3281154	0.0001533	-0.000567
0.6481445	-15.286446 C				
0.00001042	17826.	1711318186.	15.2904496	0.0001593	-0.000591
0.6724297	-15.934760 C				
0.00001083	17826.	1645498256.	15.2559823	0.0001653	-0.000615
0.6966516	-16.582979 C				
0.00001125	17826.	1584553876.	15.2243588	0.0001713	-0.000639
0.7208101	-17.231103 C				
0.00001167	17826.	1527962666.	15.1952753	0.0001773	-0.000663
0.7449052	-17.879132 C				
0.00001208	17826.	1475274298.	15.1684697	0.0001833	-0.000687
0.7689366	-18.527065 C				
0.00001250	17826.	1426098488.	15.1437151	0.0001893	-0.000711
0.7929043	-19.174903 C				
0.00001292	17826.	1380095311.	15.1208137	0.0001953	-0.000735
0.8168083	-19.822645 C				
0.00001333	17826.	1336967333.	15.0995924	0.0002013	-0.000759
0.8406484	-20.470291 C				
0.00001375	17826.	1296453171.	15.0798992	0.0002073	-0.000783
0.8644246	-21.117841 C				
0.00001417	17826.	1258322195.	15.0615999	0.0002134	-0.000807
0.8881367	-21.765293 C				
0.00001458	17826.	1222370133.	15.0445758	0.0002194	-0.000831
0.9117847	-22.412648 C				
0.00001500	17826.	1188415407.	15.0287211	0.0002254	-0.000855
0.9353685	-23.059906 C				
0.00001542	17826.	1156296071.	15.0139418	0.0002315	-0.000879
0.9588879	-23.707067 C				
0.00001583	17826.	1125867227.	15.0001535	0.0002375	-0.000902
0.9823429	-24.354129 C				
0.00001625	17826.	1096998837.	14.9872806	0.0002435	-0.000926
1.0057333	-25.001094 C				
0.00001708	17826.	1043486699.	14.9640154	0.0002556	-0.000974
1.0523204	-26.294727 C				
0.00001792	17826.	994952434.	14.9436767	0.0002677	-0.001022
1.0986481	-27.587965 C				
0.00001875	17826.	950732325.	14.9258787	0.0002799	-0.001070
1.1447159	-28.880803 C				
0.00001958	17826.	910275631.	14.9103011	0.0002920	-0.001118
1.1905229	-30.173241 C				
0.00002042	17826.	873121523.	14.8966760	0.0003041	-0.001166
1.2360683	-31.465276 C				
0.00002125	17826.	838881464.	14.8847777	0.0003163	-0.001214
1.2813514	-32.756906 C				
0.00002208	17826.	807225559.	14.8744145	0.0003285	-0.001262
1.3263713	-34.048127 C				
0.00002292	18219.	795008409.	14.8654226	0.0003407	-0.001309
1.3711272	-35.338938 C				

0.00002375	18847.	793559880.	14.8576612	0.0003529	-0.001357
1.4156183	-36.629336 C				
0.00002458	19475.	792190952.	14.8510088	0.0003651	-0.001405
1.4598437	-37.919318 C				
0.00002542	20102.	790893701.	14.8453598	0.0003773	-0.001453
1.5038028	-39.208883 C				
0.00002625	20729.	789661207.	14.8406218	0.0003896	-0.001500
1.5474945	-40.498027 C				
0.00002708	21355.	788487403.	14.8367142	0.0004018	-0.001548
1.5909181	-41.786747 C				
0.00002792	21981.	787366943.	14.8335659	0.0004141	-0.001596
1.6340727	-43.075042 C				
0.00002875	22606.	786295101.	14.8311139	0.0004264	-0.001644
1.6769575	-44.362909 C				
0.00002958	23231.	785267684.	14.8293026	0.0004387	-0.001691
1.7195716	-45.650344 C				
0.00003042	23855.	784280956.	14.8280825	0.0004510	-0.001739
1.7619141	-46.937345 C				
0.00003125	24479.	783331579.	14.8274092	0.0004634	-0.001787
1.8039841	-48.223910 C				
0.00003208	25103.	782416561.	14.8272431	0.0004757	-0.001834
1.8457808	-49.510036 C				
0.00003292	25725.	781533212.	14.8275487	0.0004881	-0.001882
1.8873032	-50.795719 C				
0.00003375	26348.	780679107.	14.8282939	0.0005005	-0.001930
1.9285504	-52.080957 C				
0.00003458	26970.	779852054.	14.8294499	0.0005129	-0.001977
1.9695216	-53.365747 C				
0.00003542	27591.	779050067.	14.8309904	0.0005253	-0.002025
2.0102157	-54.650087 C				
0.00003625	28212.	778271340.	14.8328918	0.0005377	-0.002072
2.0506320	-55.933972 C				
0.00003708	28833.	777514230.	14.8351325	0.0005501	-0.002120
2.0907693	-57.217401 C				
0.00003792	29453.	776777238.	14.8376929	0.0005626	-0.002167
2.1306268	-58.500370 C				
0.00003875	30072.	776058992.	14.8405550	0.0005751	-0.002215
2.1702035	-59.782876 C				
0.00003958	30653.	774395313.	14.8378240	0.0005873	-0.002263
2.2087517	-60.000000 CY				
0.00004042	31117.	769896514.	14.8177503	0.0005989	-0.002311
2.2447321	-60.000000 CY				
0.00004125	31563.	765169193.	14.7962842	0.0006103	-0.002360
2.2801406	-60.000000 CY				
0.00004208	32009.	760600495.	14.7758289	0.0006218	-0.002408
2.3152901	-60.000000 CY				
0.00004292	32375.	754371218.	14.7432879	0.0006327	-0.002457
2.3484400	-60.000000 CY				
0.00004375	32665.	746621313.	14.6987249	0.0006431	-0.002507
2.3795453	-60.000000 CY				
0.00004458	32954.	739156244.	14.6560426	0.0006534	-0.002557
2.4104535	-60.000000 CY				
0.00004542	33243.	731960310.	14.6151382	0.0006638	-0.002606
2.4411639	-60.000000 CY				
0.00004625	33532.	725018941.	14.5759167	0.0006741	-0.002656
2.4716762	-60.000000 CY				

0.00004708	33821.	718318601.	14.5382897	0.0006845	-0.002705
2.5019898	-60.000000 CY				
0.00004792	34109.	711846681.	14.5021749	0.0006949	-0.002755
2.5321041	-60.000000 CY				
0.00004875	34394.	705512562.	14.4668486	0.0007053	-0.002805
2.5619257	-60.000000 CY				
0.00004958	34634.	698491278.	14.4254510	0.0007153	-0.002855
2.5904650	-60.000000 CY				
0.00005292	35313.	667332722.	14.2302457	0.0007530	-0.003057
2.6960823	-60.000000 CY				
0.00005625	35975.	639558809.	14.0580381	0.0007908	-0.003259
2.7986737	-60.000000 CY				
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3.7501422	-60.000000 CY				
0.0001029	40299.	391569281.	12.1397791	0.0012494	-0.006161
3.8012891	-60.000000 CY				
0.0001063	40430.	380517867.	12.0377541	0.0012790	-0.006371
3.8507676	-60.000000 CY				
0.0001096	40560.	370131935.	11.9426797	0.0013087	-0.006581
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4.4623549	60.0000000 CYT				

0.0004429 43495. 98200525. 9.0271581 0.0039983 -0.027892
 4.4936317 60.0000000 CYT

 Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
 or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain	Max. Tens. Strain
----	-----	-----	-----	-----
1	35.556	43365.729	0.00300000	-0.02000896

Note that the values of moment capacity in the table above are not
 factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
 the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
 factor to compute ultimate moment capacity according to ACI 318,
 or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding
 bending stiffnesses computed for common resistance factor values used for
 reinforced concrete sections.

Axial Stiff. Load Mom No. kip-in^2	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. at Ult
-----	-----	-----	-----	-----	-----	-----
1 778302204.	0.65	35.555560	43366.	23.111114	28188.	
1 750378335.	0.75	35.555560	43366.	26.666670	32524.	
1 480331003.	0.90	35.555560	43366.	32.000004	39029.	

The analysis ended normally.

BASE PLATE AND MONOPOLE CONNECTION CALCULATIONS

Tillman Site ID: TI-OPP-18058
Tillman Site Name: TAYLOR Co TX

**3309 N 10th Street,
Abilene, TX 79603
Taylor County**

ACGI #24-2694

By:

Allpro Consulting Group, Inc.
9221 Lyndon B. Johnson Fwy., Suite 204
Dallas, TX 75243

Check Gusset Plate Weld Connection:

Base Plate Size: 48.25"x39.77"x2" (Outer Dia x Inner Dia x Thickness)

Base Plate Thickness : $t_{\text{flange}} := 2\text{ in}$

Pole base Thickness : $t_{\text{pole}} := 0.375\text{ in}$

Use 3/16" E-70 fillet welds $a := 0.1875\text{ in}$

effective throat: $t_e := a \cdot 0.707$ $t_e = 0.13\text{ in}$

strength of weld metal for E70 electrodes

$$\phi F_w := 31.5\text{ ksi}$$

stress capacity: $f_r := t_e \cdot \phi F_w$ $f_r = 4.18 \cdot \frac{\text{kips}}{\text{in}}$

Weld length: $L_{\text{weld}} := 124.94\text{ in} = 124.94\text{ in}$

Total weld capacity $\text{Weld}_{\text{cap}} := L_{\text{weld}} \cdot f_r$ $\text{Weld}_{\text{cap}} = 521.71\text{ kips}$

Maximum shear reaction as per trn Output:

$$\text{Shear}_{\text{max}} := P_z = 32\text{ kips} < \text{Weld}_{\text{cap}} = 521.71\text{ kips} \quad \textbf{OK}$$



Teegardin, Mason <mason.teegardin@abilenetx.gov>

[Planning] Zoning Application Number CUP-2024-08

2 messages

Dillon Mathes <mathes.dillon@gmail.com>
To: planning@abilenetx.gov

Wed, Oct 23, 2024 at 3:39 PM

We, as in Fountaingate Fellowship, the land owners of Block 103, 920x Westview Dr, are NOT in favor of the form case #CUP-2024-08.
Thank you.

Dillon Mathes
Executive Pastor
FountainGate Fellowship

(325) 733-2343
dillon@fgfchurch.org
fgfchurch.com

--
You received this message because you are subscribed to the Google Groups "Planning Services" group.

To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.

To view this discussion visit <https://groups.google.com/a/abilenetx.gov/d/msgid/planning/0C5468BF-28F0-4484-AE1A-0D27CB6400E5%40gmail.com>.

Teegardin, Mason <mason.teegardin@abilenetx.gov>
To: Dillon Mathes <mathes.dillon@gmail.com>
Cc: planning@abilenetx.gov

Wed, Oct 23, 2024 at 4:18 PM

Received, thank you.

[Quoted text hidden]



Mason Teegardin
Planner II
City of Abilene
555 Walnut Street
Office: 325.676.6490
mason.teegardin@abilenetx.gov



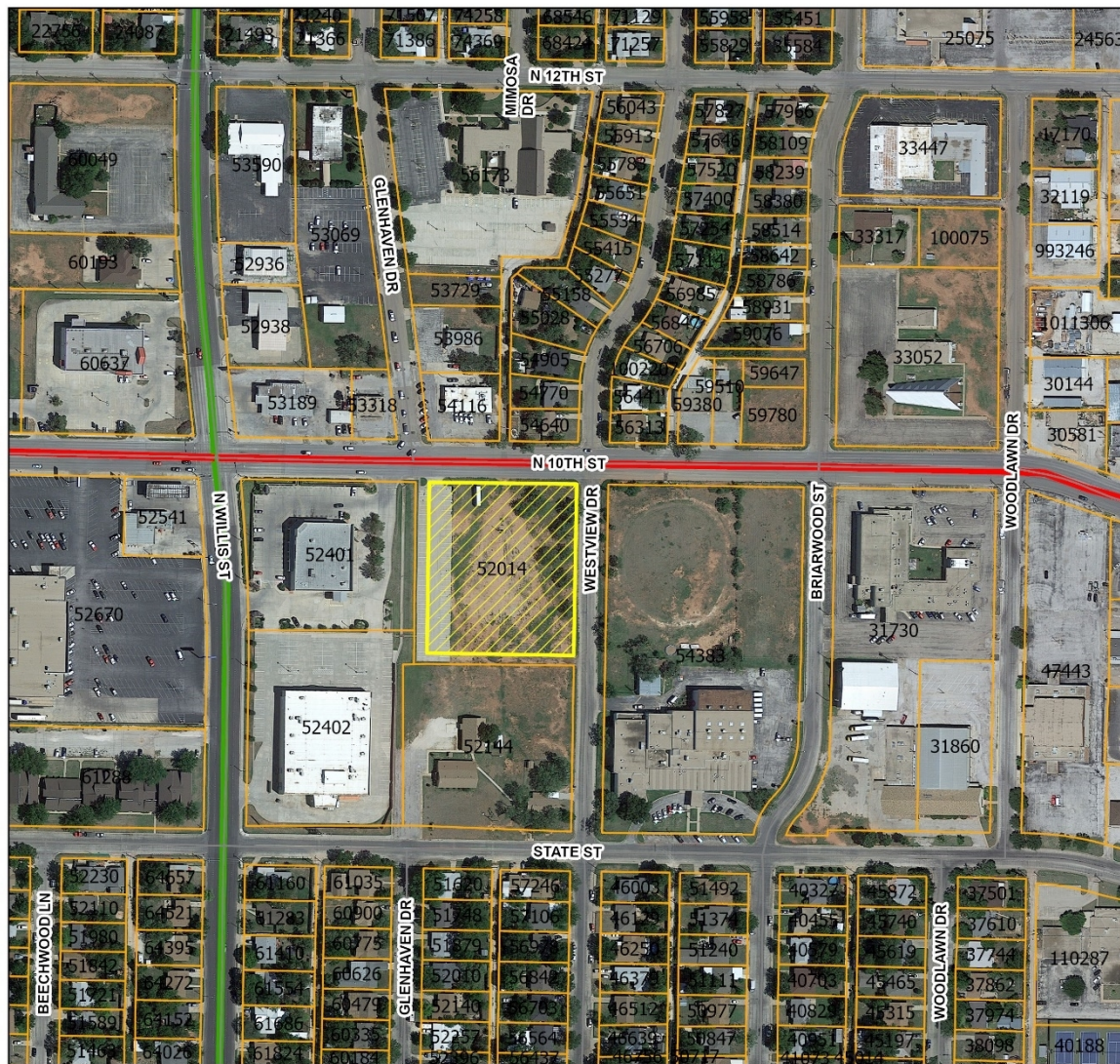
CONDITIONAL USE PERMIT

Case:	CUP-2024-08
Agent:	Victor Buenrostro
Request:	A Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning.
Location:	920x Westview Drive
Notification:	0 in Favor, 1 in Opposition
Planning & Zoning:	November 5, 2024
Council Hearing:	November 7, 2024 November 21, 2024





AERIAL LOCATION MAP

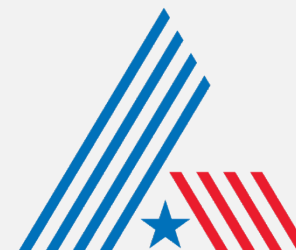


Legend

- CUP-2024-08
- Courier Parcels
- Arterial
- Collector

0.04

Miles



CITY OF
ABILENE
TEXAS



Legend

-  CUP-2024-08
 Courier Parcels
 GC (General Commercial)
 GR (General Retail)
 NR (Neighborhood Retail)
 O (Office)
 MD (Residential - Medium Density)
 MF (Residential - Multi-family)
 RS (Residential - Single Family)
 Arterial
 Collector

☐ Miles



USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C 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
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- 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 Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C 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
- C Trade/Business School
- P University/College

SERVICE:

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES:

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- 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)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

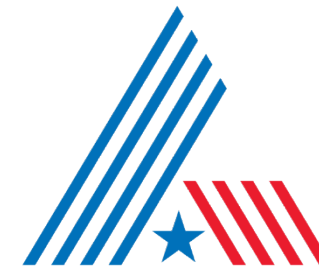
- C Antenna Tower- Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

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

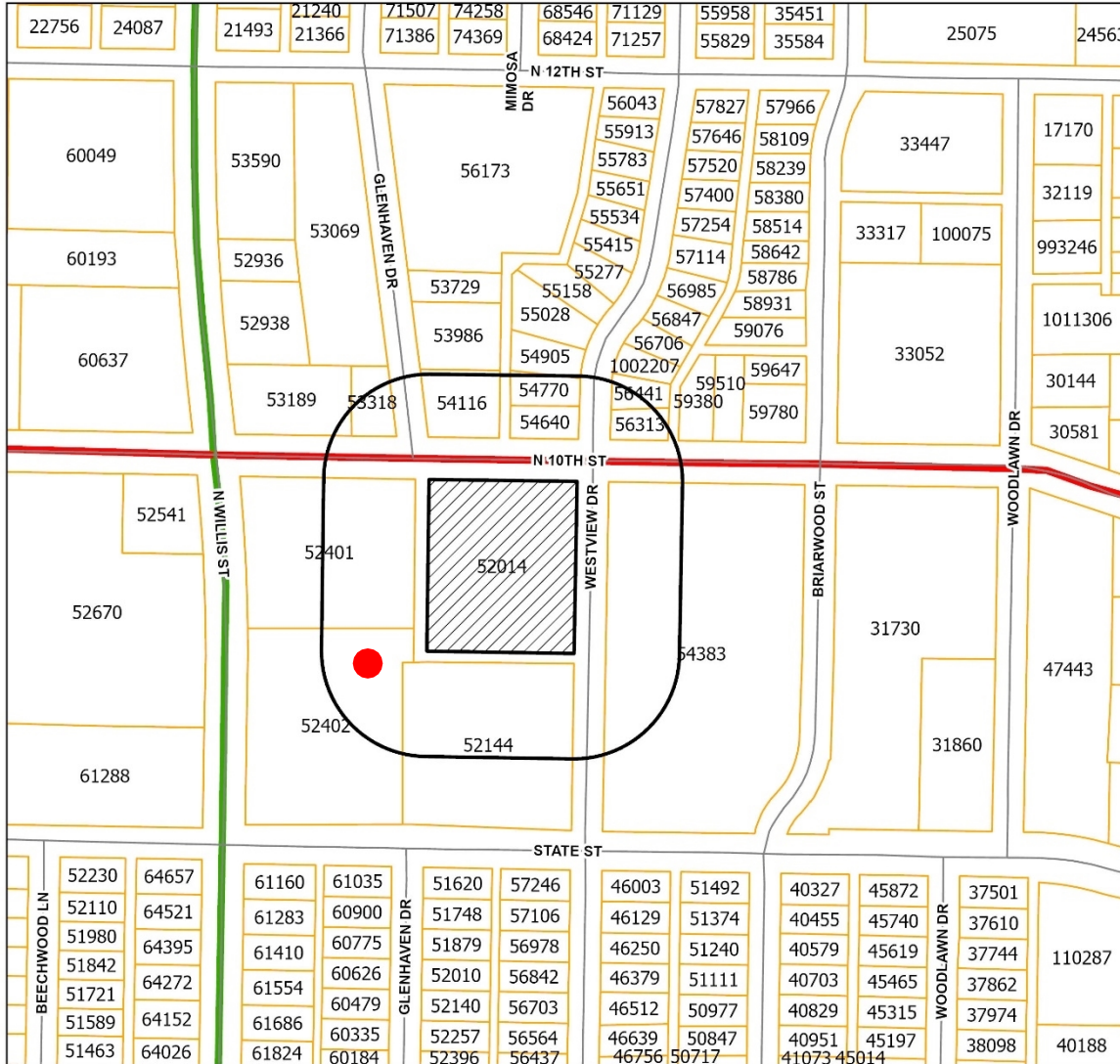


PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- CUP-2024-08
- Notification Area
- Courier Parcels
- Arterial
- Collector

0- In Favor- ●
1- Opposed- ●
8.2% opposition



CITY OF
ABILENE
TEXAS

0.04

Miles



FINDINGS AND RECOMMENDATION

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.

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Michael Rice, Assistant City Manager

SUBJECT: **14. Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving a Contract with Abilene Environmental Landfill, Inc. for Solid Waste Disposal Services (Michael Rice)

GENERAL INFORMATION

The City of Abilene has been approached by Abilene Environmental Landfill, Inc. (AEL) concerning Solid Waste Disposal Services. After meeting with AEL and reviewing their proposal for Solid Waste Disposal Services, the City of Abilene has determined the Proposal provided by AEL provides for a reduction in Solid Waste Disposal costs.

The proposal is for a 10 year term, and the proposed Agreement includes competitive and attractive disposal rates for the City of Abilene. In addition, the Agreement has incentives for additional cost savings based upon the delivery of Total Tons of Municipal Solid Waste, by the City of Abilene, to the AEL landfill. The agreement is not an Exclusive Agreement which allows the City of Abilene flexibility to deliver solid waste to other Landfills, as needed and determined by the City of Abilene.

SPECIAL CONSIDERATIONS

This 10 year contract begins on January 1, 2025 and extends through Dec. 31, 2034. The Contract has one automatic 10-Year renewal as long as AEL and the City of Abilene agree on services and rates. The City of Abilene has verified the AEL Landfill has sufficient authority for Disposal Services, and the AEL Landfill has sufficient life remaining for the duration of the contract.

This contract is nonexclusive to AEL, and the City of Abilene may continue to utilize the services of all available landfills.

This procurement is necessary to preserve or protect the public health or safety of the City's

residents, and is therefore exempt from competitive bidding requirements.

FUNDING/FISCAL IMPACT

The proposed AEL Contract provides for a reduction in current Landfill Rates paid for Solid Waste Disposal Services. Funds for this contract will be paid directly out of the Solid Waste Enterprise fund.

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 2024 Resolution-AEL Solid Waste Disposal Services Contract
2. Abilene Environmental Landfill Inc. 10 Year Contract
3. AEL Landfill Contract Presentation

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING
A CONTRACT WITH ABILENE ENVIRONMENTAL LANDFILL, INC. FOR SOLID WASTE
DISPOSAL SERVICES**

WHEREAS, the City of Abilene believes Solid Waste Disposal Services are a critical part of the Solid Waste Division daily operations; and

WHEREAS, the City of Abilene has received and reviewed a proposal from Abilene Environmental Services, Inc. for a 10-year contract for Solid Waste Disposal Services beginning on January 1, 2025 and extending through December 31, 2034; and

WHEREAS, the proposal from Abilene Environmental Services, Inc. includes an additional 10-year term if both parties agree on services and rate structure; and

WHEREAS, the City of Abilene has determined the proposal for Solid Waste Disposal Services provides competitive pricing and cost saving incentives, and sufficient flexibility for continued Solid Waste services for the Citizens of Abilene.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF ABILENE, TEXAS**

PART 1: That the City Council approves the Non-exclusive Contract with Abilene Environmental Services, Inc. for Municipal Solid Waste Disposal Services, and authorizes the City Manager to execute an agreement with Abilene Environmental Services, Inc.

PART 2: That this procurement is necessary to preserve or protect the public health or safety of the City's residents, and is therefore exempt from competitive bidding requirements.

PART 3: That this Resolution shall take effect immediately from and after passage.

ADOPTED this 7th day of November, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

CONTRACT FOR MUNICIPAL SOLID WASTE DISPOSAL SERVICES

City of Abilene
555 Walnut Street
Abilene, TX 79604



Abilene Environmental Landfill, Inc.
DBA AEL

Contact Name: Michael Perez
1984 FM 3034
Abilene, Texas 79601
Phone: (325) 437-3093
Cell: (210) 739-5571
Toll Free: (800) 322-5085

Effective January 1, 2025

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CONTRACT

THIS CONTRACT is made and entered into on this 1st day of January 2025, by and between the City of Abilene, (hereinafter called "City of Abilene"), and Abilene Environmental Landfill, Inc. (hereinafter called "AEL").

WITNESSETH:

In consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. MANDATORY SERVICE

It is understood the City of Abilene has the authority to ensure that solid waste management services are provided to all persons in its jurisdiction. AEL shall provide municipal solid waste disposal services in compliance with the Contract.

2. SCOPE OF WORK

AEL agrees to provide landfill services to the City of Abilene for the disposal of municipal solid waste generated within the City of Abilene. The services provided under this Contract include, but are not limited to:

- The receipt, processing, and disposal of municipal solid waste.
- Maintaining compliance with all applicable local, state, and federal environmental regulations.
- Operating the landfill in a manner that ensures the protection of public health and the environment.
- Providing regular reports on landfill operations to the City of Abilene upon request.

2.1 Added Value Services – Additional valued AEL products and services are also available based on geographical location. All pricing will be available upon request.

2.2 Hours of Operation – Monday -Friday 7:00 AM to 6:00 PM and Saturday from 8 AM to 1:00 PM. Landfill is permitted to operate 24 hours/day and will coordinate schedule with the City of Abilene. Exceptions to disposal hours shall be affected upon the mutual agreement between the City of Abilene and AEL.

2.3 Holidays – The following shall be holidays for purposes of this Contract:

- Independence Day
- Thanksgiving Day
- Christmas Day

AEL will coordinate schedule to facilitate the City of Abilene holiday schedule.

2.4 Performance Standards – AEL will provide the City of Abilene a disposal environment with safe working conditions, adequate ingress and egress to working areas, and reasonable turn times.

3. CUSTOMER RELATIONS

3.1 Office – AEL shall maintain an office or such other facilities through which they can be contacted. It shall be equipped with sufficient telephones and shall have a responsible person in charge during operating hours.

3.2 Point of Contact – Contact regarding legal issues shall be expressly between AEL and the City of Abilene Manager or designee.

4. Complaints – All complaints shall be made directly to AEL and shall be given prompt and courteous attention. All complaints from the City of Abilene to AEL will be addressed within 24 hours. AEL will utilize all resources to resolve the complaint within 7 calendar days.

5. TERMS OF CONTRACT

5.1 Effective Date – This Contract and performance of such Contract shall begin on January 1, 2025. All annual rate adjustments will follow “Attachment A”.

5.2 Term of Contract – The initial term of this Contract will be for 10 years beginning January 1, 2025, and terminating on December 31, 2034. This term may renew for one 10-year term as long as both parties agree on services and rate structure. In the event that the City is directly or indirectly prevented from using AEL’s services due to third party involvement, the initial term of this Contract shall be stayed during the period of prevention.

5.3 Compliance with Laws – AEL shall conduct operations under this contract in compliance with all applicable State and Federal regulations, including municipal

ordinances.

- 5.4 Indemnity – To the fullest extent allowed by law, each Party (as "Indemnifying Party") shall indemnify, defend, and hold harmless the other Party and its officers, directors, employees, agents, affiliates, successors, and permitted assigns (collectively, "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, the costs of enforcing any right to indemnification under this Contract, and the cost of pursuing any insurance providers, incurred by Indemnified Party, relating to any claim of a third party or Indemnified Party (collectively, "Losses") arising out of Indemnifying Party's negligence, willful misconduct, or breach of this Contract. Indemnifying Party shall not enter into any settlement without the Indemnified Party's prior written consent. Notwithstanding the foregoing, in no event will either party be obligated to indemnify or defend any indemnitee for any claims to the extent that such claims are directly a result of the gross negligence or willful misconduct of the indemnified parties.
- 5.5 Non-Discrimination – AEL shall not discriminate against any person because of race, sex, age, creed, color, religion or national origin.
- 5.6 Transferability of Contract –Assignment of the Contract or any right occurring under this Contract shall not be made without the express written consent of the City of Abilene.
- 5.7 Ownership – Title to Garbage, Refuse, Recyclable Material, and Dead Animals shall pass to AEL when placed in AEL's landfill.
- 5.8 Exclusions – This Contract shall not cover hazardous, toxic, special or radioactive wastes or substances as currently or in the future defined as such by applicable Federal, State or Local Laws or regulations; and shall not be interpreted to prevent the removal of trash or rubbish by the generator of such trash or rubbish.
- 5.9 Contracting Parties – Any notice, demand, communication, or request required or permitted hereunder shall be in writing, except where otherwise herein designated by telephone, delivered in person or sent certified, return receipt requested, or email, followed by mailed copy, addressed as set forth below:

If to the City of Abilene:
City of Abilene
Attention: City Manager
555 Walnut Street

Abilene, TX 79604-1220
Email: Robert.Hanna@abilenetx.gov

If to AEL:
Abilene Environmental Landfill, Inc.
ATTN: Michael Perez
1984 FM 3034
Abilene, Texas 79601
Email: mikep@aelandfill.com

6. INSURANCE

AEL shall at all times during the Contract maintain in full force and effect General Liability, Worker's Compensation, Public Liability and Property Damage Insurance. All insurance shall be maintained with insurers licensed and approved to do insurance business in the State of Texas. Before commencement of work hereunder, AEL agrees to furnish the City of Abilene with Certificates of Insurance or other evidence satisfactory to the City of Abilene to the effect that such insurance has been procured and is in force.

For the purpose of the Contract, AEL shall carry the following types of insurance in at least the limits specified below:

<u>Coverage</u>	<u>Limits of Liability</u>
General Liability	\$1,000,000 per occurrence
Personal and ADV injury	\$1,000,000 per occurrence
Automobile Liability	\$2,000,000 combined single limit
Worker's Compensation	Statutory
Excess Liability	\$5,000,000 per occurrence

7. PAYMENT

The City of Abilene shall pay AEL for solid waste disposal services rendered. AEL will submit invoices to the City of Abilene by the fifth (5th) day of each month following the service rendered. The City of Abilene will pay AEL by the twentieth (20th) day of the following month. If the City of Abilene becomes more than thirty (30) days delinquent in making full payment to AEL for undisputed services rendered, AEL will notify the City of Abilene in writing and request an immediate full payment with an additional ten percent (10%) of the outstanding balance included.

8. AMENDMENTS

All provisions of the Contract Documents shall be strictly complied with and conformed

to by AEL, and no amendment to this Contract shall be made except upon the written consent of the parties, which consents shall not be unreasonably withheld.

9. FORCE MAJEURE

AEL shall not be liable for the failure to perform its duties if such failure is caused by a catastrophe, riot, war, government order or regulation, strike, fire, accident, and Act of God, or similar or different contingency beyond the reasonable control of AEL.

10. SEVERABILITY AND VENUE

In the event that any provision or portion thereof of the Contract Documents shall be found to be invalid or unenforceable, then such provisions or portion thereof shall be reformed in accordance with the applicable laws. The invalidity or unenforceability of any provision or portion of the Contract Documents shall not affect the validity or enforceability of any other provision portion thereof within the Contract Documents provided that, if AEL seeks to invalidate or void any term or provision of this Contract, this Contract shall, at the sole discretion of the City of Abilene be terminated and become null and void. Venue for any litigation based on this Contract shall be in a court of competent jurisdiction in Taylor County, Texas and the parties agree that the Contract is partially performable therein.

11. NONEXCLUSIVE

The provisions of this Contract Document are nonexclusive to AEL, and the City of Abilene is not obligated to dispose of any minimum amount of solid waste with AEL. Such disposal shall be at the sole discretion of the City of Abilene.

12. STATUTORY VERIFICATIONS

Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term “company” does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of \$100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance,

or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term “company” does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term “company” does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity’s constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller’s office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

Unless AEL is not subject to a provision above, the signatory executing this Contract on behalf of AEL verifies that AEL: (1) does not boycott Israel and will not boycott Israel during the term of this Contract; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Contract against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Contract; and (4) is not on a list maintained by the State Comptroller’s office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

IN WITNESS WHEREOF, the City of Abilene and AEL, each representing that its signatory hereto has full authority to bind it hereto, have executed this Contract on the date hereinafter referred.

Dated this _____ day of _____ 20____ in Taylor County, Texas.

ATTESTED HEREUNTO:

City of Abilene

By: _____

Robert Hanna, City Manager

Dated: _____

ATTESTED HEREUNTO:

Abilene Environmental Landfill, Inc.

By: _____

Michael Perez, Vice President

Dated: _____

**ATTACHMENT A
CITY OF ABILENE**

DISPOSAL RATE SHEET

YEAR	RATE PER TON*
2025	\$20.25
2026	\$20.25
2027	\$20.85
2028	\$21.47
2029	\$22.11
2030	\$22.77
2031	\$23.45
2032	\$24.15
2033	\$24.87
2034	\$25.60

**Based on 100,000 tons/year minimum.*

YEAR 1 INCENTIVE PLAN			
QUANTITY	PERCENTAGE	RATE	FINAL RATE
125,001 Tons	1.00%	\$20.25	\$20.05
135,001 Tons	1.50%	\$20.25	\$19.95
145,001 Tons	2.00%	\$20.25	\$19.85
155,001 Tons	2.50%	\$20.25	\$19.74
165,000 Tons and Over	3.00%	\$20.25	\$19.64

The incentive rate shall be applied as a direct financial payment, based on the total annual disposal volume achieved by the City of Abilene, subject to the maximum incentive cap, as a direct financial payment via check or a credit to the account. The City of Abilene and AEL will mutually agree on the application of the credit once AEL will has issued a summary of total disposal volumes and corresponding incentives within 30 days of year-end, with any eligible incentives applied within 60 days thereafter.

The City of Abilene and AEL reserve the right to mutually discuss and adjust the incentive rates or structure on an annual basis, provided that any changes are made in writing at least ninety (90) days prior to the start of the following calendar year.

To qualify for the incentive program, the City of Abilene must remain in good standing under the terms of this Contract and comply with all applicable regulations governing waste disposal at AEL.

AEL commits to donate \$25,000 annually to Keep Abilene Beautiful with the donation to be paid at \$2,083.33/month.

True-Up Adjustment. At the end of each true-up period indicated on this Contract (the "True-Up Period"), AEL shall determine the total volume of Acceptable Waste delivered by the City to the Landfill during such True-Up Period. If the total volume of Acceptable Waste delivered during such True-Up Period is less than the volume required to be delivered during such True-Up Period based on the Minimum Volume, the City shall pay AEL the difference in the rate adjustment. The True-Up Adjustment shall be calculated as follows:

$$\textbf{\textit{True-Up Adjustment = Actual Tonnage X (Discounted Price + $1.50/ton)}}$$

DEFINITIONS

1. Acceptable Waste – Waste produced at a Residential or Commercial unit other than extraordinary amounts produced due to natural or man-made disasters, but not including hazardous waste, ammunition, hot ashes, or other waste prohibited in a municipal solid waste landfill.
2. Complaint – A communication from a customer to AEL or Entity concerning service, which upon investigation by AEL or the City of Abilene, is determined to be correct and shall prompt some action by AEL or the City of Abilene.
3. Construction Debris Waste – Waste building materials resulting from construction, remodeling, repair or demolition operations.
4. Construction Site – Any location, lot, site or area in the Entity upon which building, remodeling or construction is being performed.
5. Contract – The Contract for Municipal Solid Waste Disposal Services.
6. Contract Area – The area within the bounds of the Entity at the date of this Contract and any other areas that may be incorporated by the Entity during the term of this contract.
7. Contract Year – Each 365- or 366-day period commencing upon the Effective Date of the Contract and each anniversary thereafter and ending the penultimate day prior to the next such anniversary date.
8. AEL – Abilene Environmental Landfill, Inc.
9. Effective Date – The date the Contract comes into effect pursuant to Section 6.1.
10. Entity – The City of Abilene named herein.
11. Garbage – Any and all dead animals of less than ten (10) pounds in weight, except those slaughtered for human consumption; every accumulation of waste (animal, vegetable, and/or other matter) that results from the preparation, processing, consumption, dealing, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal, vegetable or other matter (including, but not by way of limitation), that are used in tin cans and other food containers; and all

putrescible or easily decomposable waste animal or vegetable matter which is likely to attract flies or rodents); except (in all cases) any matter included in the definition of Bulky Waste, Construction Debris, Dead Animals, Hazardous Waste, Rubbish or Stable Matter.

12. Hazardous Waste – Any chemical, compound, mixture, substance or article which is designated by the Environmental Protection Agency (EPA) under the Resource Conservation Recovery Act, 42 U.S.C. Section 1002, et. seq., or regulated as toxic under the Toxic Substances Control Act, 15 U.S.C.A. Section 2601 et. seq., regulations promulgated there under or appropriate agency of the State, to be hazardous or toxic as defined by, or pursuant to Federal or State Law. This term does not include small quantity generator of household hazardous waste, as defined by Federal or State Law. For purposes of this Contract, the term Hazardous Waste shall also include motor oil, gasoline, paint and paint cans.
13. Industrial Refuse – All non-hazardous waste materials that are a by-product or generated from a manufacturing process.
14. Industrial Unit – All manufacturing customers whose solid wastes are (i) compacted by industrial sized compactors and stored in containers for hauling to the disposal site, or (ii) processed by dust collection units containers for hauling to the disposal site or (iii) collected for disposal with a frequency of more than one (1) time per week, having a physical address in the Entity and not a Residential or Commercial Unit.
15. Landfill – A sanitary landfill owned by AEL permitted by the State of Texas, that is operated and maintained in compliance with the applicable law.
16. Municipal Solid Waste – All non-hazardous (as defined by CERCLA and other acceptable laws) and non-special (See Special Waste definition) solid waste material including unwanted or discarded waste material in a solid or semi-solid waste, including but not limited to, Garbage, Ashes, Refuse, Rubbish, Waste Materials, Brush, Paper, Plastic, Yard Waste (including brush, tree trimmings, and Christmas trees), discarded Appliances, Home Furniture, and furnishings, provided that such material must be of type and consistency to be lawfully accepted at the Sanitary Landfill under the applicable federal, state and local laws, regulations and permits governing each.
17. Refuse – This term shall refer to all garbage, rubbish, bulky waste, construction

debris and stable matter generated by Residential, Commercial, or Industrial units, unless the context otherwise requires.

18. Roll Off – A unit varying in capacity between fourteen (14) and forty (40) cubic yards which is used for collecting, storing, transporting building materials, business trash, Industrial waste, Refuse or Yard Waste. Not all container sizes are available in all service areas. The unit may be of the open or closed variety. The distinguishing feature of the detachable container is that it is picked up by a specially equipped truck and becomes an integral part of transporting the waste material to the final disposal site.
19. Rubbish – Non-putrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials; combustible rubbish includes all waste wood, wood products, tree trimmings, grass cuttings, dead plants, weeds, leaves, dead trees or branches thereof, chips, shavings, sawdust, printed matter, paper, pasteboard, rags, excelsior, furniture, straw, used and discarded mattresses, used and discarded clothing, used and discarded shoes and boots, combustible pulp, ashes, cinders, floor sweepings, and other products, such as are used for packaging, or wrapping; noncombustible rubbish includes crockery, glass, tin cans, aluminum cans, metal furniture, mineral or metallic substance.
20. Special Waste – Any waste material including but not limited to, waste discarded from a non-residential source from an industrial process (including process sludge); waste from a pollution control process (e.g., baghouse dust, treatment plant sludge, filter cake, sedimentation pond cleanout, etc.); waste container free liquids (free liquid wastes are those wastes which fail the paint filter test prescribed by the United States Environmental Protection Agency method 9095); residue and debris from the cleanup of a spill of any size of a chemical substance or commercial product or a waste listed previously or afterward; contaminated residuals from the cleanup of a facility generating, storing, treating, recycling, or disposing chemical substances, commercial products, or waste listed herein; any waste which is non-hazardous as a result of treatment pursuant to RCRA Subtitle C; chemical-containing equipment removed from service, in which the chemical composition and concentration are unknown.
21. Stable Matter – All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock or poultry enclosure, and resulting from keeping of animals, livestock or poultry.

22. Utility – A public service provided by a public or private company such as natural gas, electricity, telephone, cable television, storm and sanitary sewers and other, that are normally located in or above a public or private street or right-of-way. Utility does not include the public or private street. For the purpose of the Contract, a utility as defined above shall be located in or above the right-of-way in a manner that is consistent with governmental regulations and safe utility practices.
23. Yard Waste – Grass clippings, leaves, and brush and shrubbery trimmings.

Abilene Environmental Landfill, Inc. Contract for Solid Waste Disposal Services (Michael Rice)

November 7, 2024





Abilene Environmental Landfill, Inc. Contract for Solid Waste Disposal Services

- The City of Abilene has been approached by Abilene Environmental Landfill, Inc. (AEL) concerning Solid Waste Disposal Services.
- The AEL Proposal provides for a reduction in Solid Waste Disposal costs.
- The proposal is for an initial 10 years term.
- The Agreement includes competitive and attractive disposal rates for the City of Abilene.
- The Agreement has incentives for additional cost savings based upon the Annual Tons of Municipal Solid Waste delivered by the City of Abilene.





Abilene Environmental Landfill, Inc. Contract for Solid Waste Disposal Services

- The agreement is not an Exclusive Agreement which allows the City of Abilene flexibility to deliver solid waste to other Landfills, as needed and determined by the City of Abilene.
- The 10 years contract begins on January 1, 2025 and extends through Dec. 31, 2034.
- The Contract has one automatic 10-Year renewal as long as AEL and the City of Abilene agree on services and rates.





Abilene Environmental Landfill, Inc. Contract for Solid Waste Disposal Services

Disposal Rates

2025	\$20.25 / Ton
2026	\$20.25 / Ton
2027	\$20.85 / Ton
2028	\$21.47 / Ton
2029	\$22.11 / Ton
2030	\$22.77 / Ton
2031	\$23.45 / Ton
2032	\$24.15 / Ton
2033	\$24.87 / Ton
2034	\$25.60 / Ton



Abilene Environmental Landfill, Inc. Contract for Solid Waste Disposal Services

Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **15. Ordinance (Final Reading) 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 East Lake Road *(Tim Littlejohn)***

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. CONCEPTUAL PLANS
4. Presentation

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 17th day of October, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of September, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

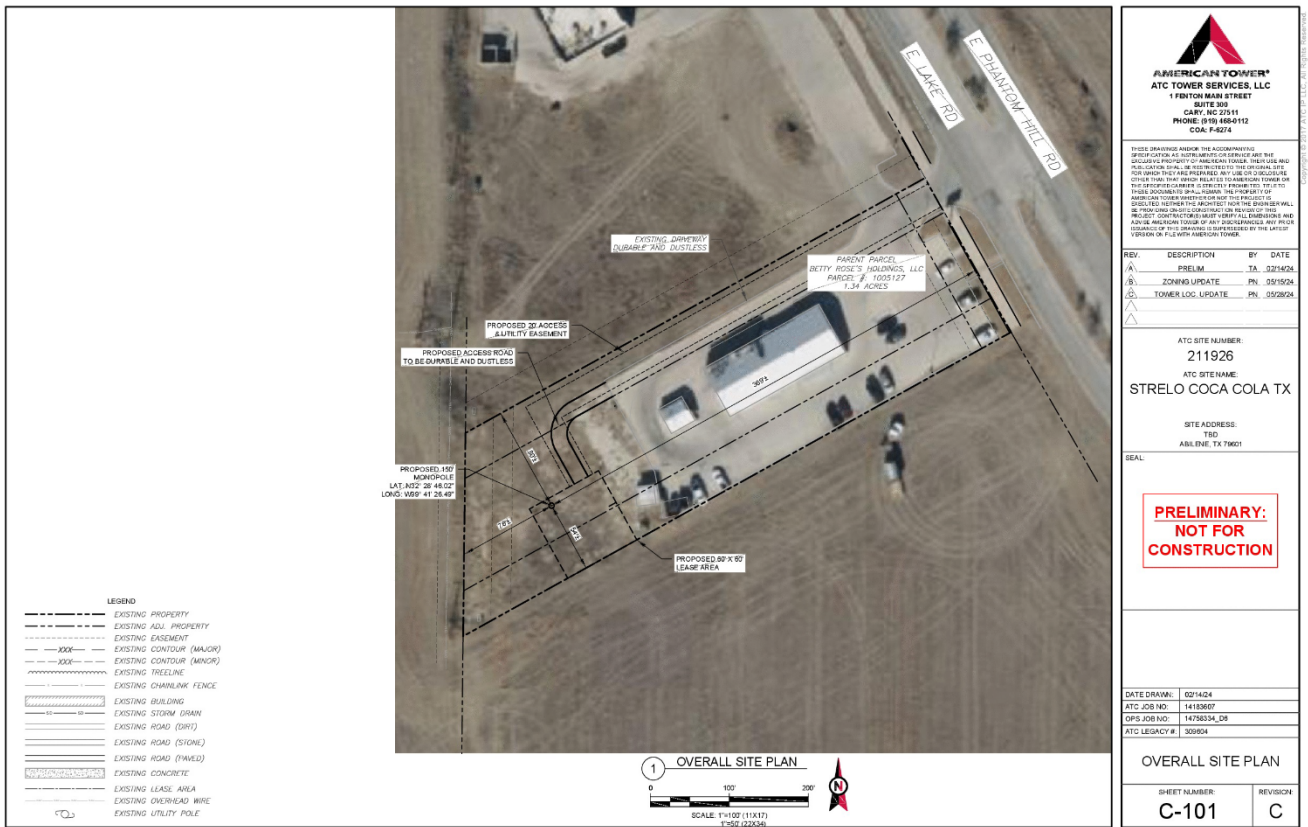
EXHIBIT A

Apply a Conditional Use Permit to approximately 1.34 acres zoned General Retail (GR) to permit a new 150' monopole tower.

Legal description being Lot 1, Block A, Betty Roses Addition, Abilene, Taylor County, Texas.

Located at 2588 East Lake Road.





END

ZONING CASE CUP-2024-09 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 1, 2024

City Council 1st Read: October 17, 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.

P&Z Recommendation

The Planning and Zoning Commission 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:

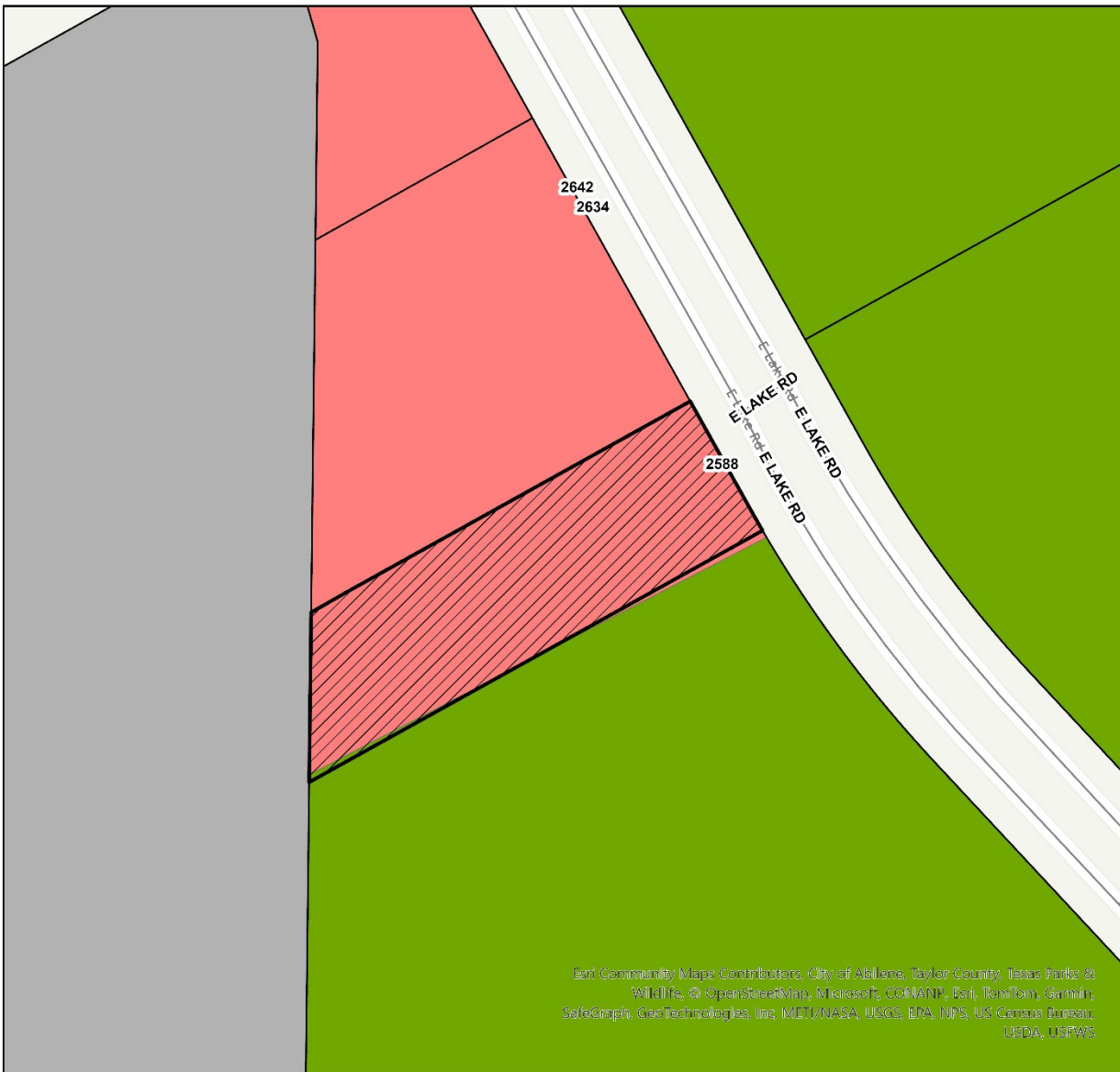
Legend: O - Opposed, F - In Favor

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



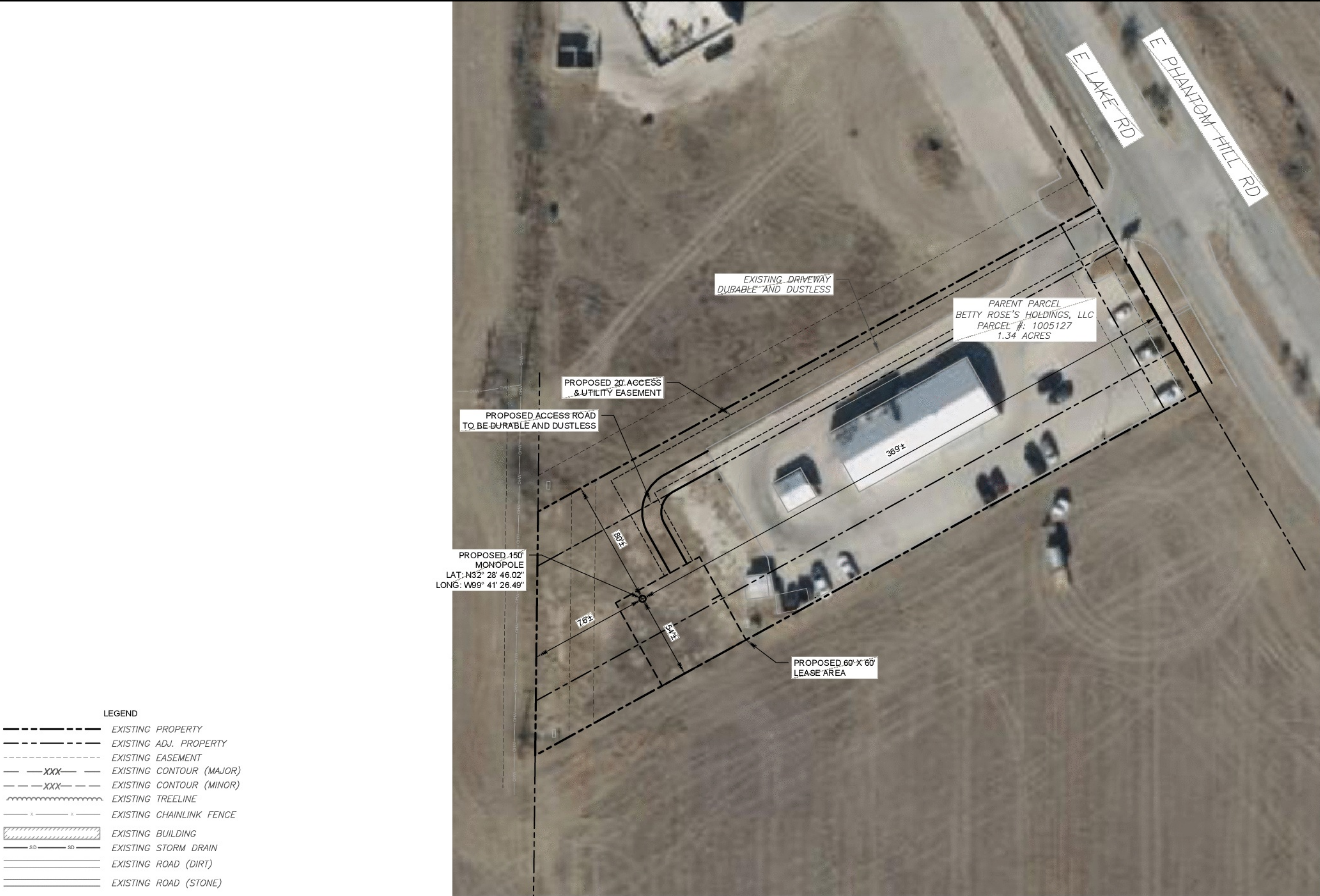
Legend

-  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

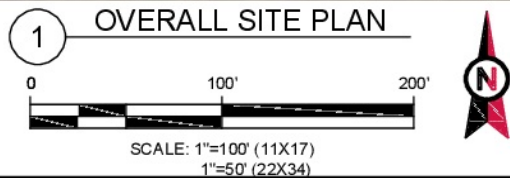
East Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, & OpenStreetMap, Microsoft, COMNAV, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0.02

Miles



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



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
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

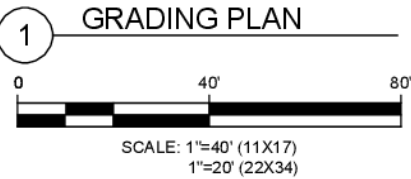
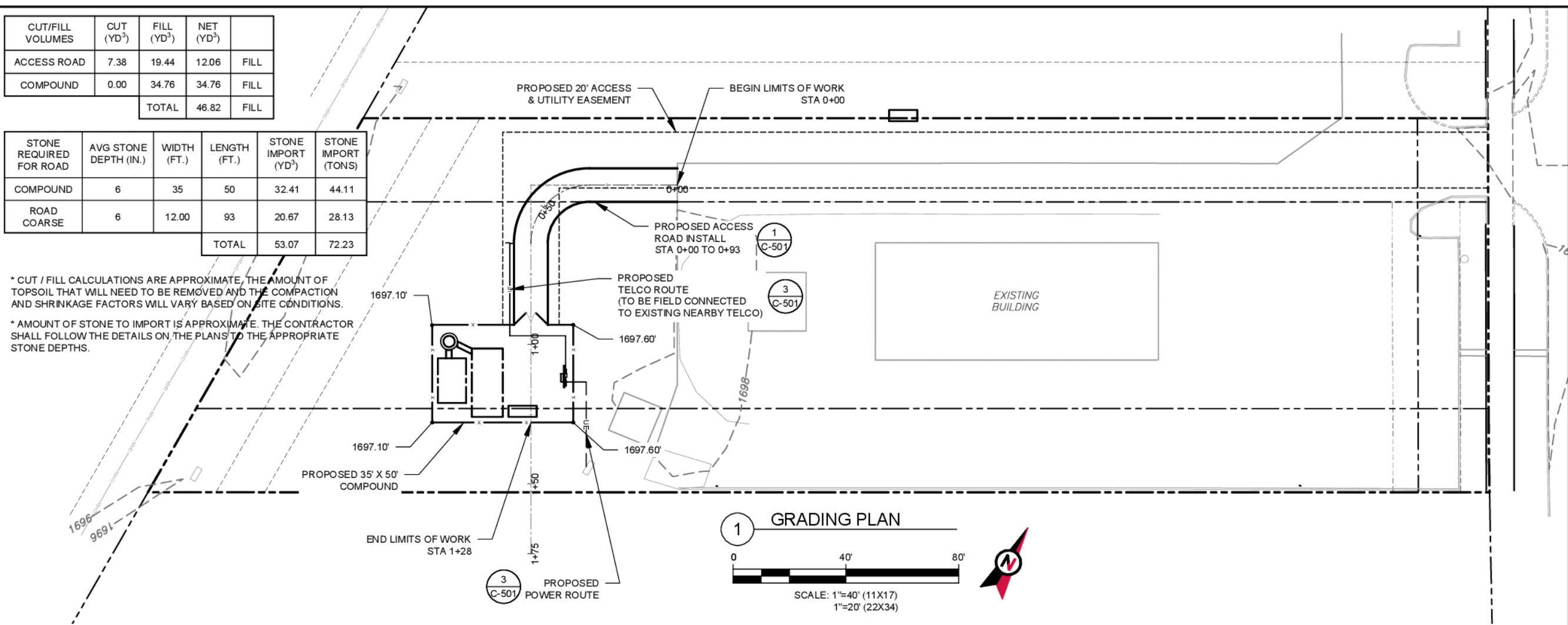
SHEET NUMBER:	REVISION:
C-101	C

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

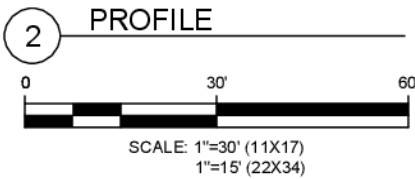
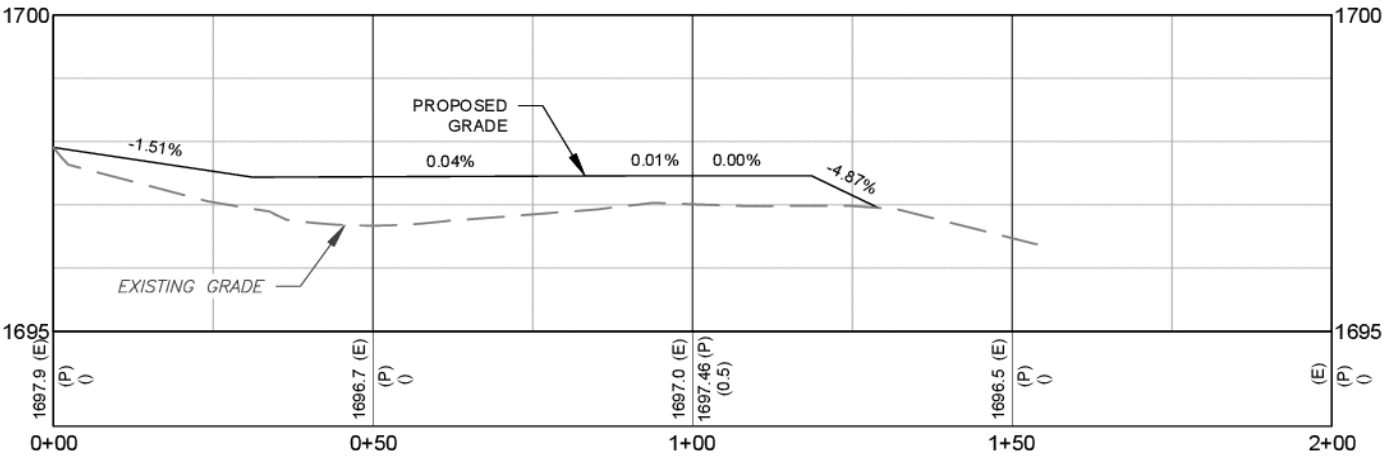
STONE REQUIRED FOR ROAD	AVG STONE DEPTH (IN.)	WIDTH (FT.)	LENGTH (FT.)	STONE IMPORT (YD ³)	STONE IMPORT (TONS)
COMPOUND	6	35	50	32.41	44.11
ROAD COARSE	6	12.00	93	20.67	28.13
			TOTAL	53.07	72.23

* 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.



- 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



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

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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:

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CONSTRUCTION**

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

**GRADING PLAN &
PROFILE**

SHEET NUMBER:	REVISION:
C-201	C



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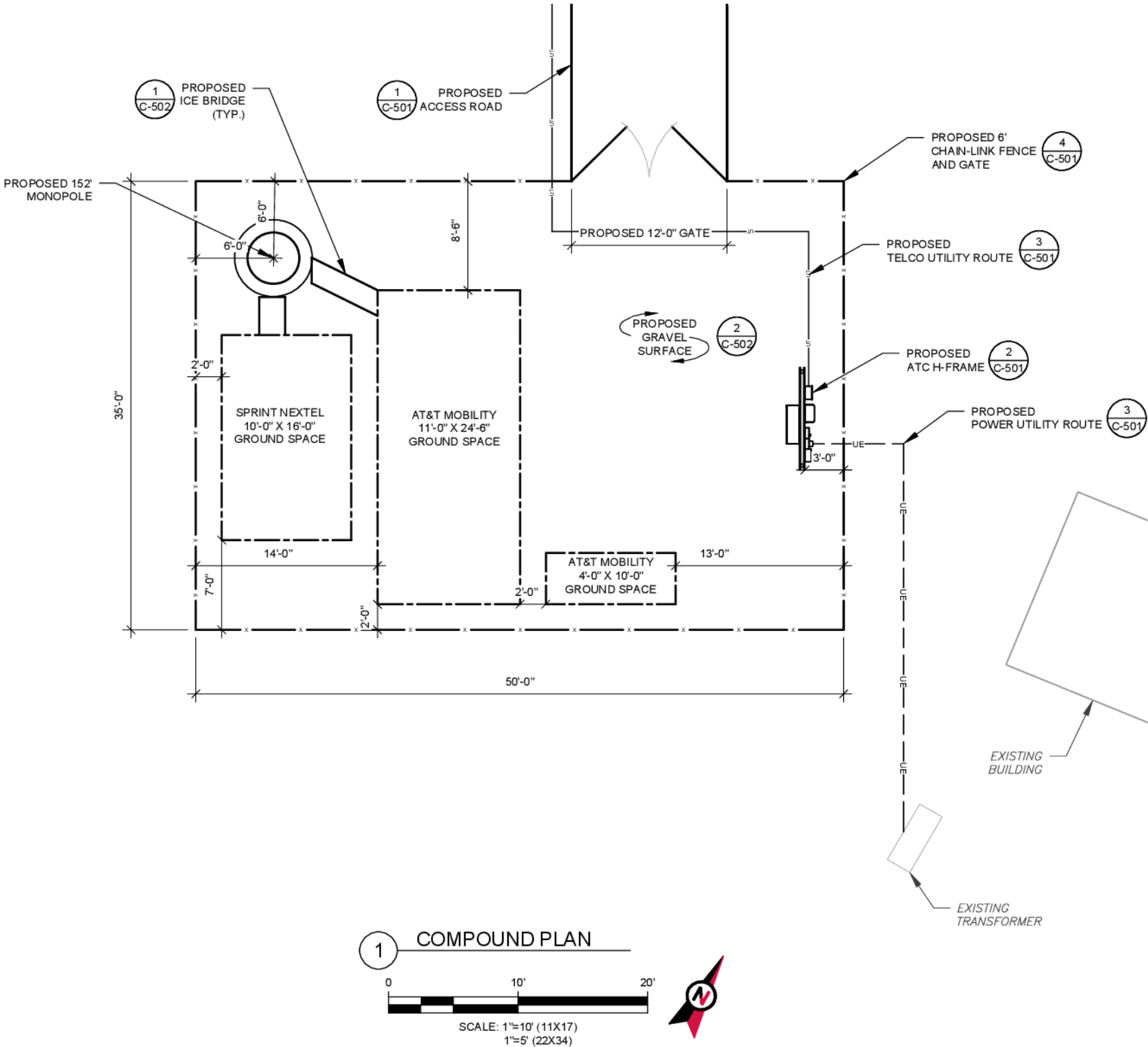
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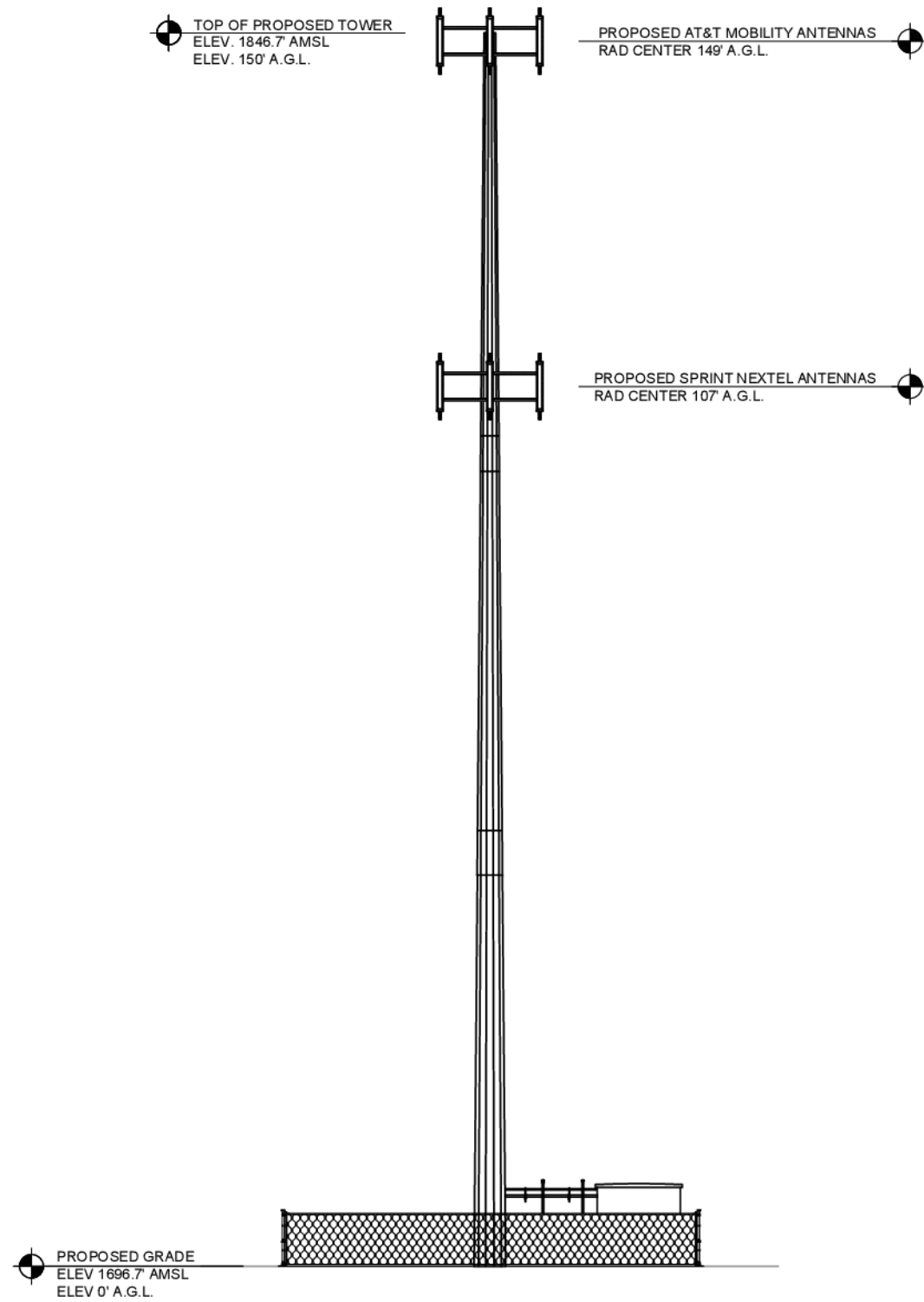
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ATC LEGACY #:	309604

COMPOUND PLAN

SHEET NUMBER:
C-401
REVISION:
C





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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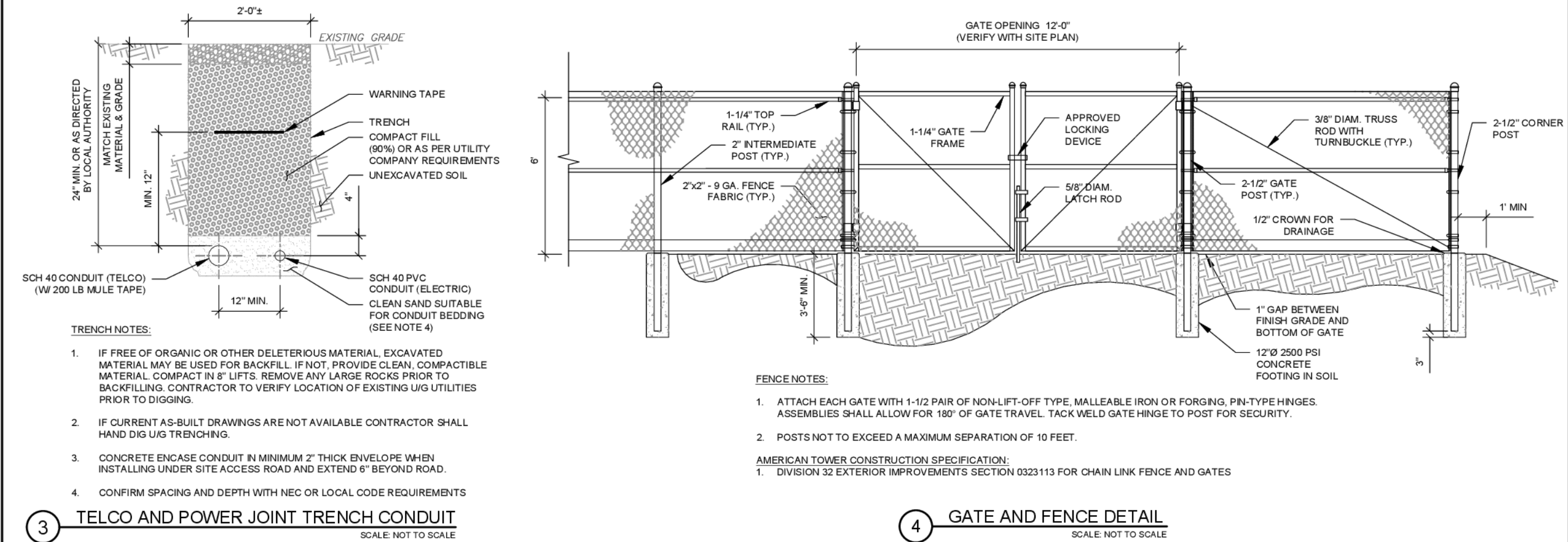
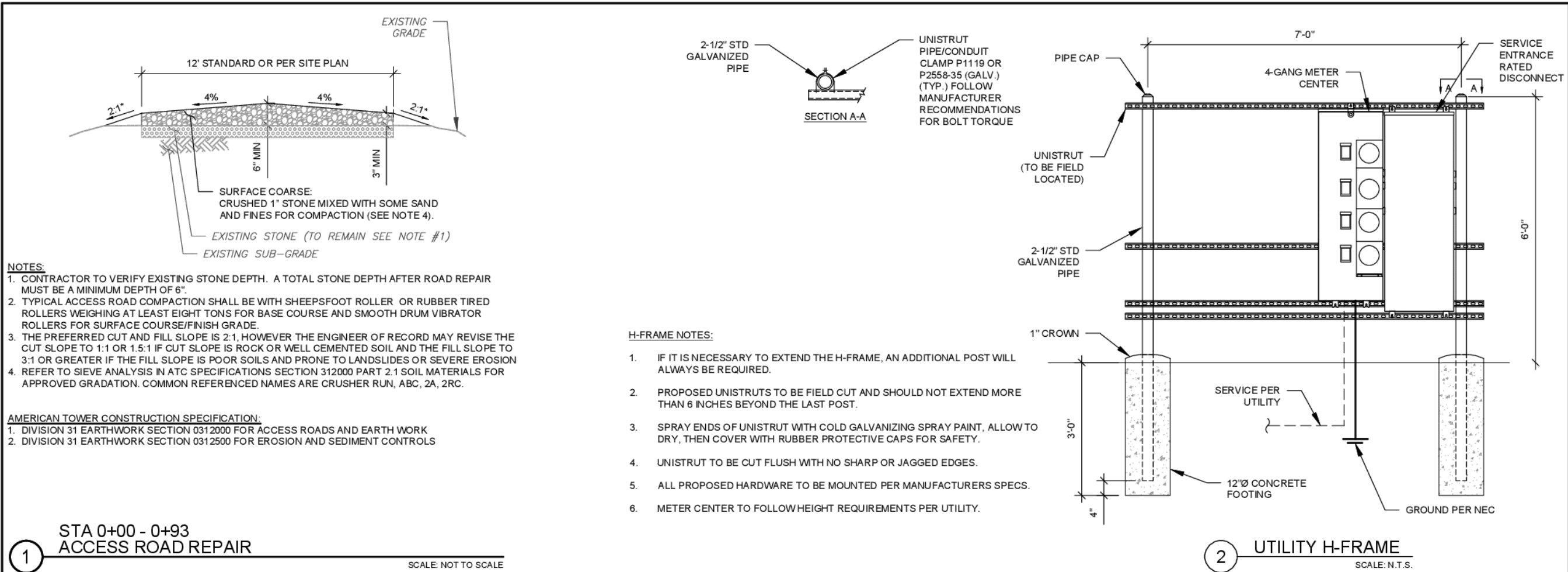
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ATC LEGACY #:	309604

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-402	C



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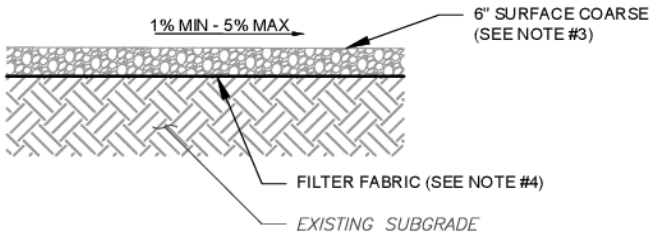
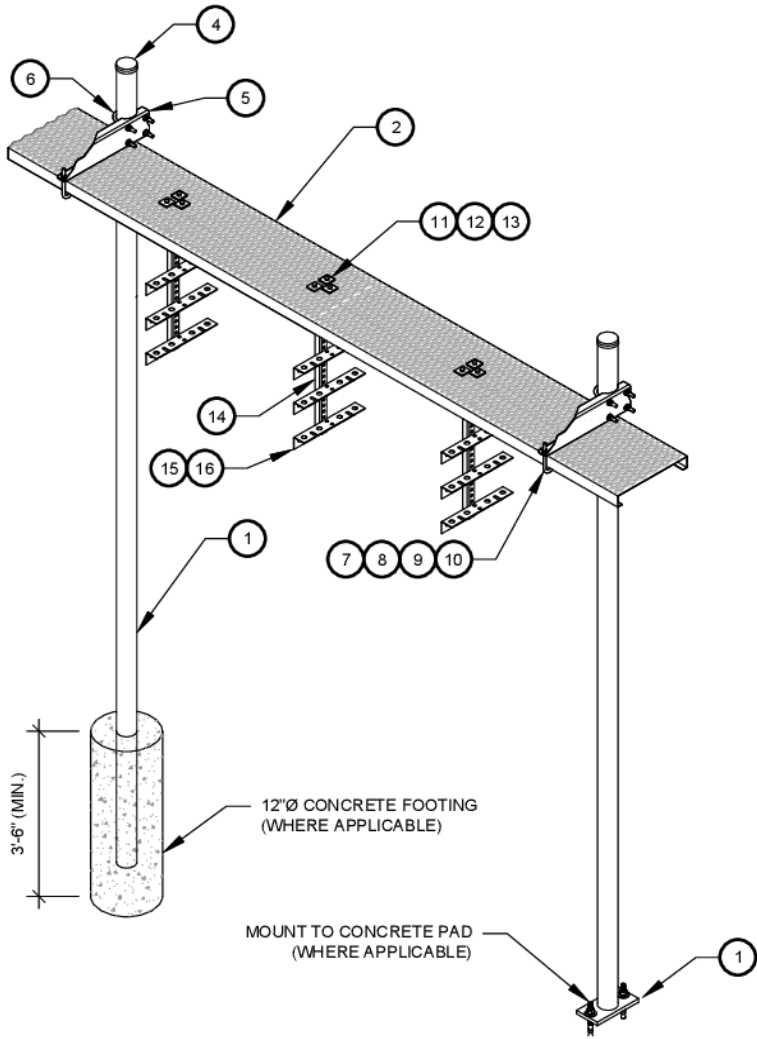
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OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

**CONSTRUCTION
DETAILS**

SHEET NUMBER: C-501	REVISION: C
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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.



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

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



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SITE ADDRESS:
TBD
ABILENE, TX 79601

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**CONSTRUCTION
DETAILS**

SHEET NUMBER:	REVISION:
C-502	A

CAUTION



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
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For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
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ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



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SIGNAGE

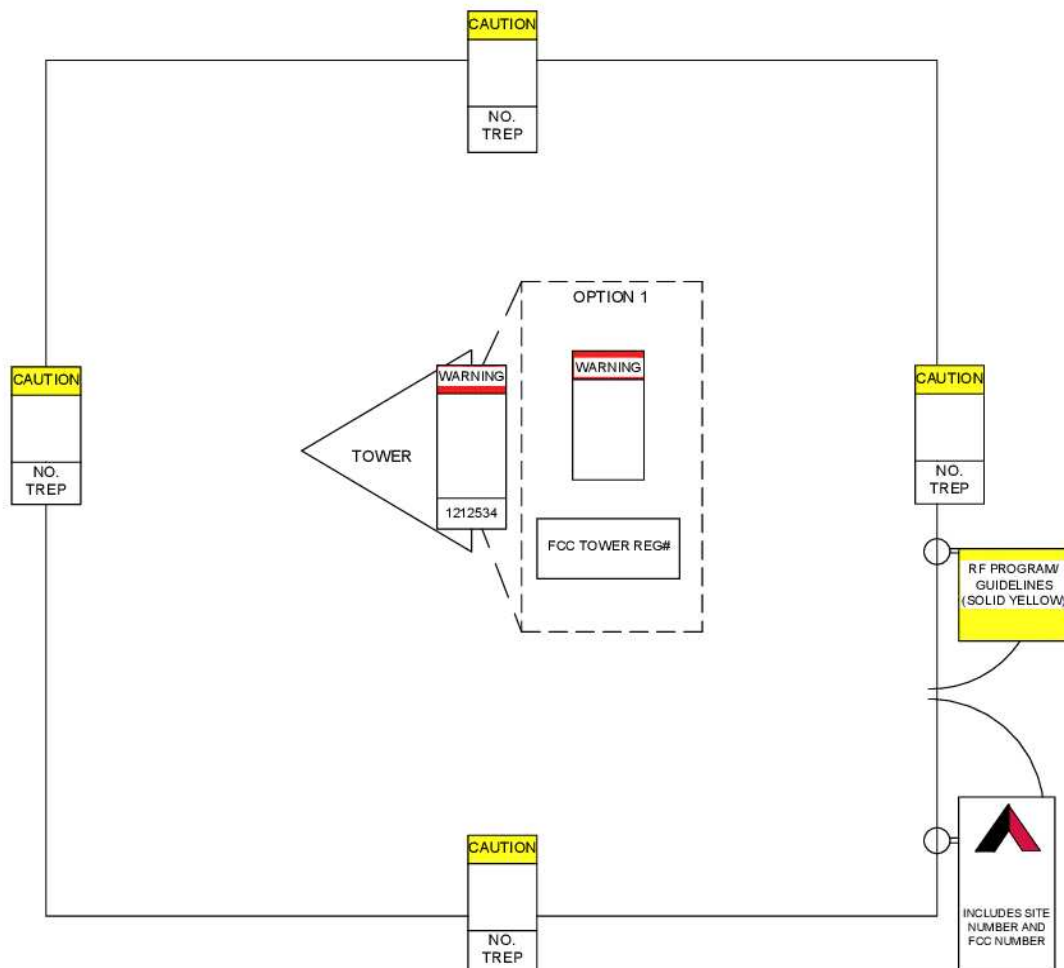
SHEET NUMBER:

C-503

REVISION:

A

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.



SITE NAME : STRELO COCA COLA TX
SITE NUMBER : 211926
FCC REGISTRATION # :

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE
FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

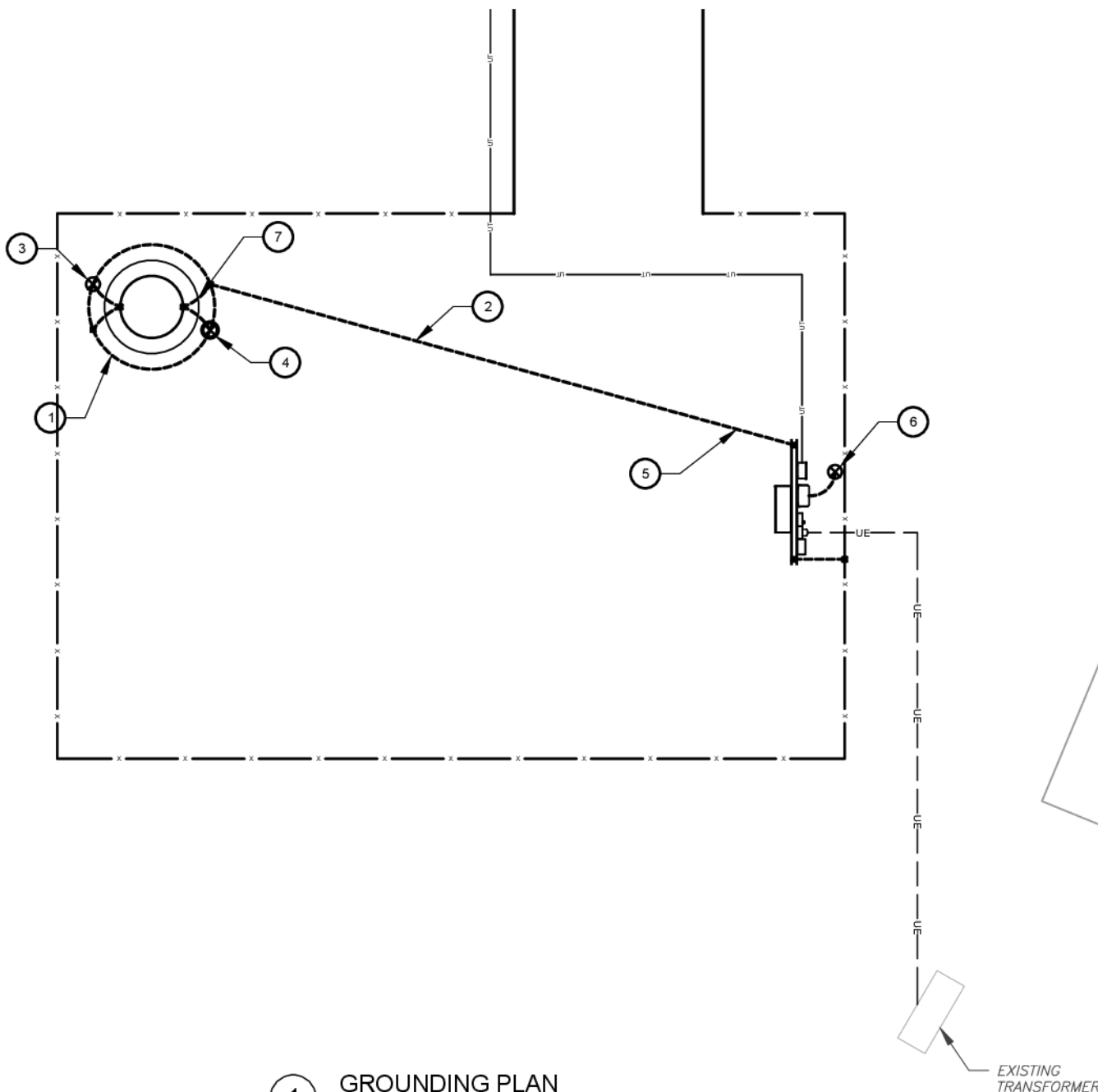
ATC SITE SIGN

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.



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 3/4" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
- 4 3/4" 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/DEMOLITION 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 | ⊗ | COPPER GROUND ROD |
| ■ | EXOTHERMIC WELD | ⊗ | TEST WELL |
| ● | MECHANICAL WELD | | |



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SITE ADDRESS:
TBD
ABILENE, TX 79601

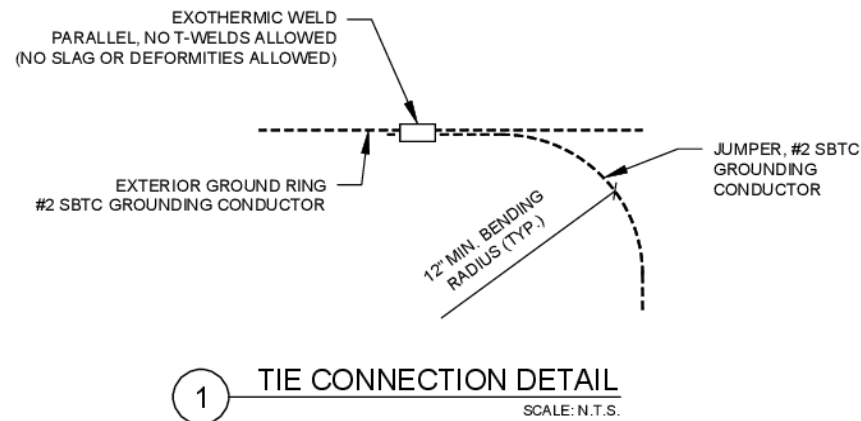
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NOT FOR
CONSTRUCTION**

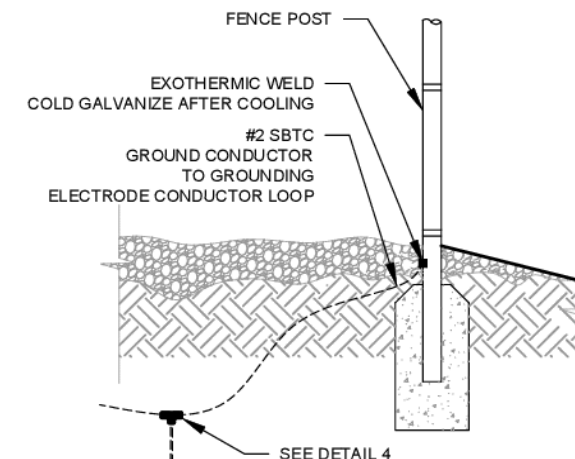
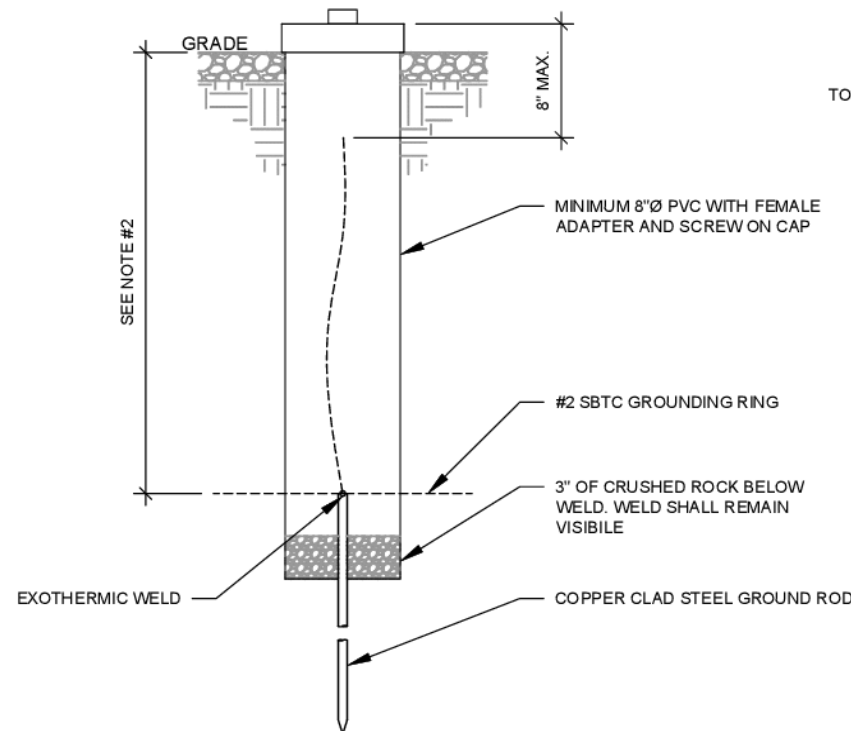
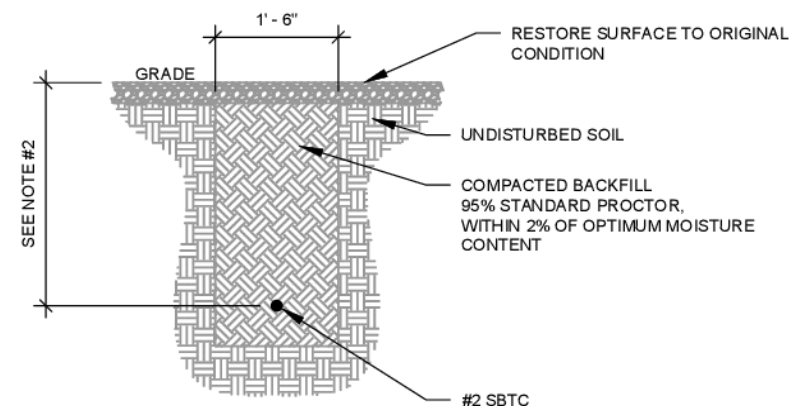
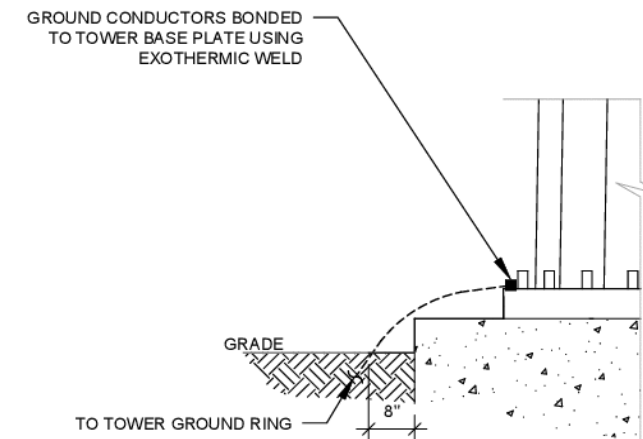
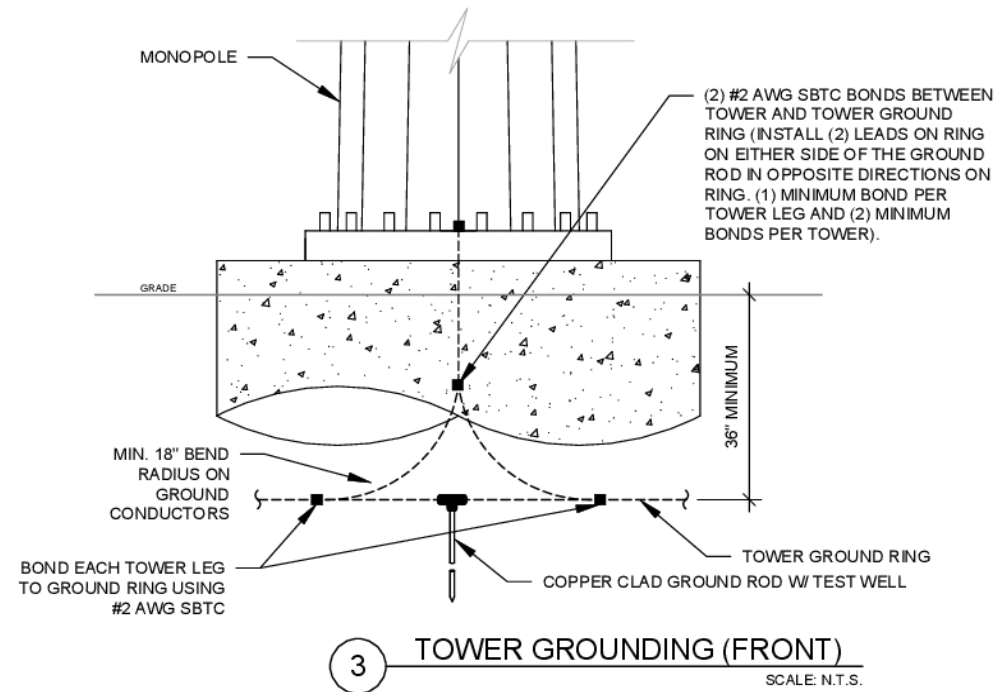
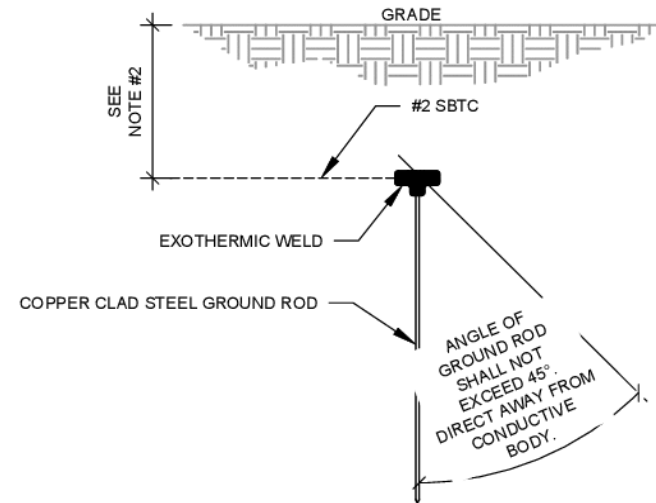
DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

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



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:

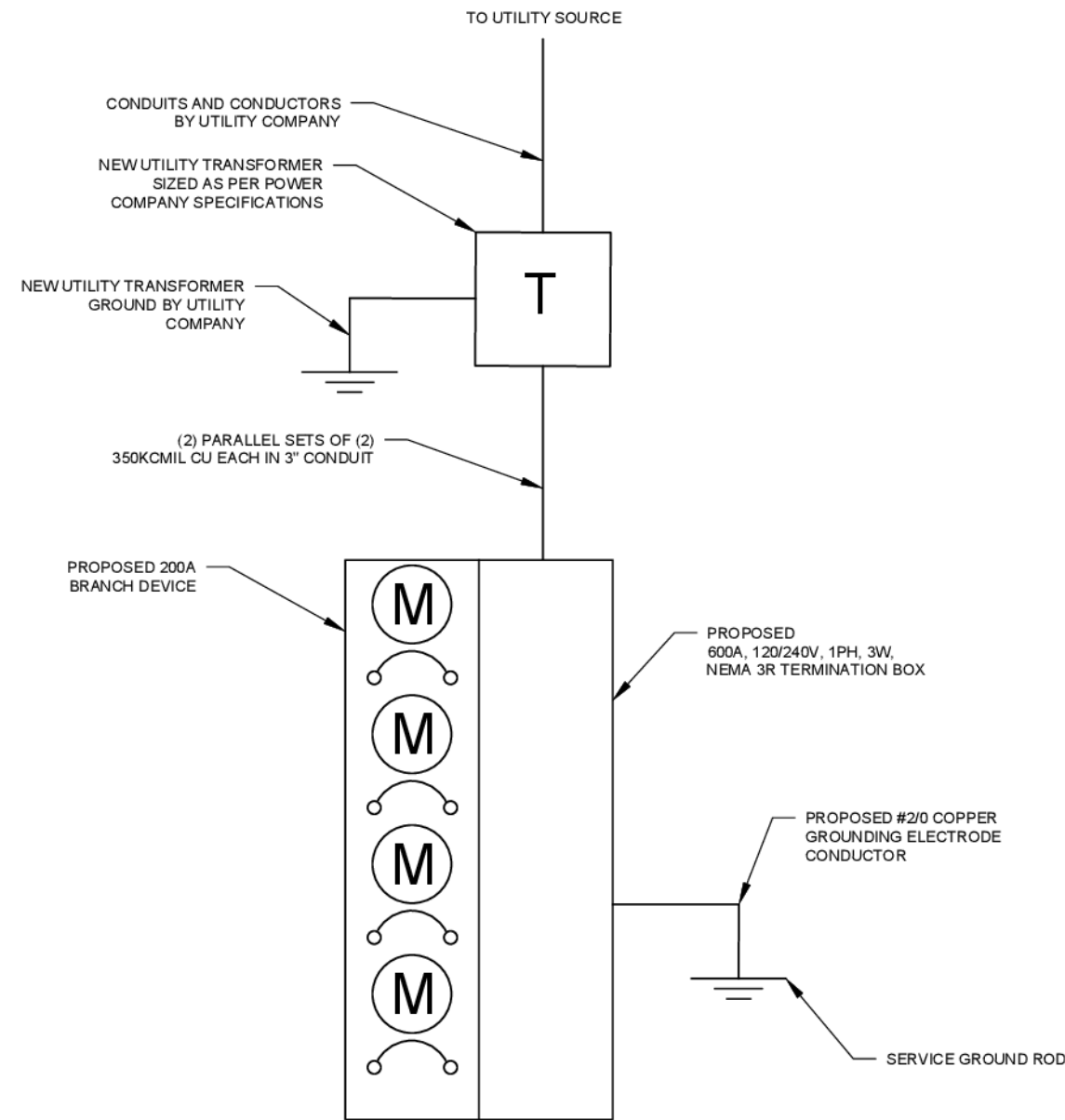
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DATE DRAWN:	02/14/24
ATC JOB NO:	14183607
OPS JOB NO:	14758334_D6
ATC LEGACY #:	309604

ELECTRICAL DETAILS

SHEET NUMBER:
E-501

REVISION:
A



1 ELECTRICAL ONE-LINE DIAGRAM
SCALE: N.T.S.



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A	PRELIM	TA	02/14/24

ATC SITE NUMBER:
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ABILENE, TX 79601

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

**ELECTRICAL ONE LINE
DIAGRAM**

SHEET NUMBER:	REVISION:
E-601	A



VICINITY MAP



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



LOCATION MAP

STRATEGIC RELOCATION
ZONING DRAWINGS

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
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	<u>SITE ADDRESS:</u> TBD ABILENE, TX 79601 COUNTY: TAYLOR <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.47945 LONGITUDE: -99.69069167 GROUND ELEVATION: 1692' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: TAYLOR COUNTY PARCEL NUMBER: 1005127	THIS SUBMITTAL IS FOR THE ZONING FOR THE CITY OF ALBIENE. THESE PLANS REPRESENT PROPOSED SITE DEVELOPMENTS.	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:
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ABILENE, TX 79601

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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
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GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSIEIA/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 SWEEPED 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 EXPANSIONWEDGE 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.



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THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR 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
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

GENERAL NOTES

SHEET NUMBER: G-002	REVISION: A
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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 DRAWNGS 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:

- 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.
- GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

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

COMMENTS:



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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

SPECIAL INSPECTIONS
WORKSHEET

SHEET NUMBER:

R-601

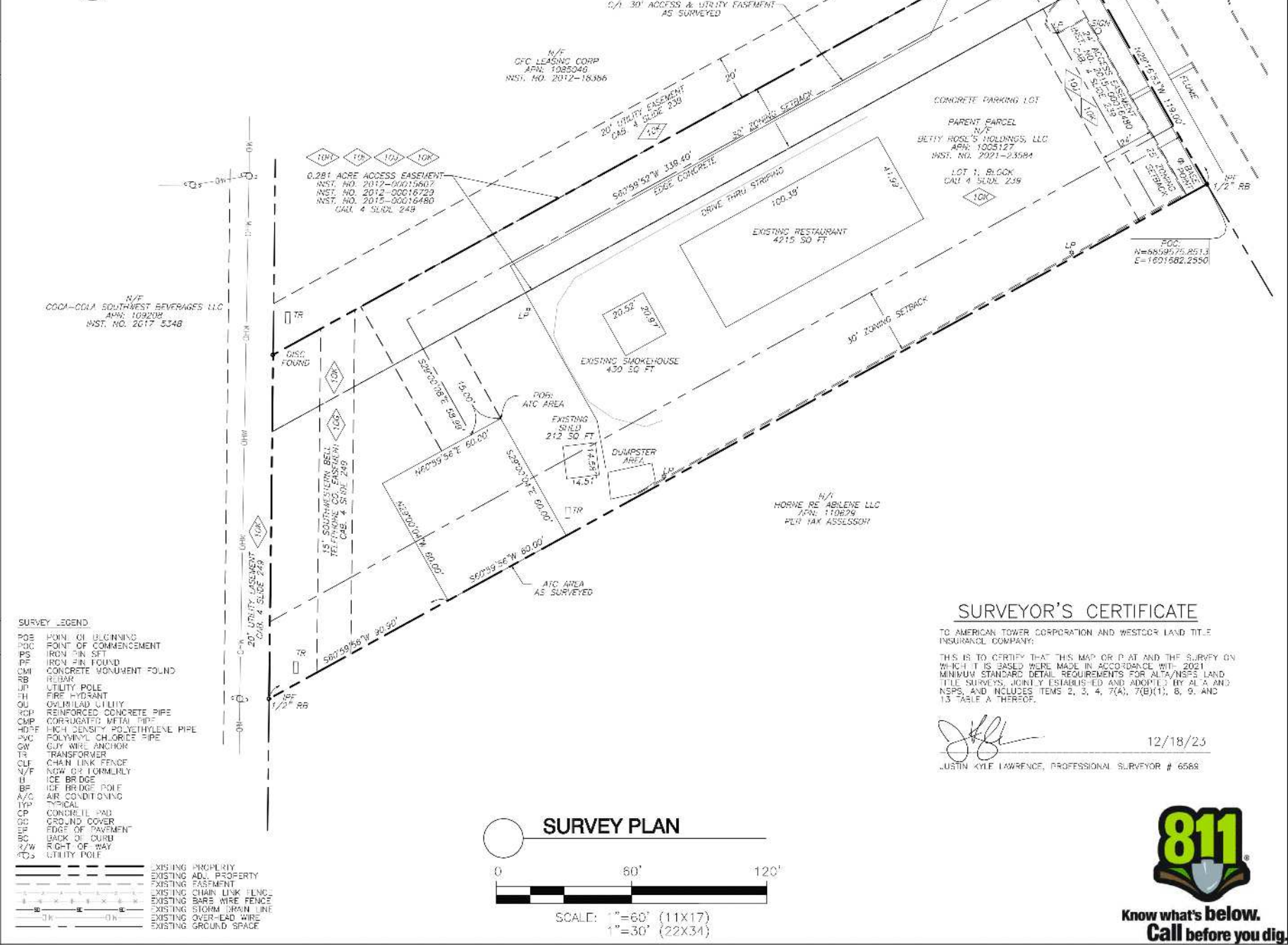
REVISION:

A

PROJECT SUMMARY	SURVEYOR'S NOTES
FIELD SURVEY DATE: 12/06/2023 SITE ADDRESS: 2558 E LAKE RD, ABILENE, TX 79601 PROJECT INFORMATION: OWNER: BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY ADDRESS: PO BOX 3101, ABILENE, TX 79604 APN: 0005127 TOTAL AREAS: PARENT PARCEL: 1.345 ACRES ± (PER PLAT) A/C AREA: 0.2296 ACRES ± DEGNRAPHIC COORDINATES OF TOWER: LATITUDE: 32°28'45.83" N (32.47887) LONGITUDE: 99°41'23.24" W (-99.689222) VERTICAL DATUM: NAD83 (COMPUTED USING GEOID18) HORIZONTAL DATUM: NAD83 GROUND ELEVATION: 1566.7 POLARISMS ARE BASED ON GRID NORTH (TXAS NC) EPOCH/PLANE: PER THE TEXAS FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X - AREA OF MINIMAL FLOOD HAZARD. COMMUNITY PANEL NO.: 4441100227F 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 TRANSFER OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE TEXAS FLOODPLAIN MAPS AND DED 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.	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: CLOMAX ZOOM INODIC 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.
	ZONING INFORMATION
	ZONE: OR *ALL SITE RESTRICTIONS SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

LEGAL DESCRIPTION
30' ACCESS & UTILITY EASEMENT - AS SURVEYED: LOC. HERE WITH A 30'-0"00" WIDE EASEMENT LYING AND BEING IN SURVEY 25, ABSTRACT NO. 1006, 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"-NCH 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: 6850575.8513 E: 1607682.2550; THENCE RUNNING ALONG THE SOUTH-WESTERLY 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, 58.89 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. 1006, 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"-NCH 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: 6850575.8513 E: 1607682.2550; THENCE RUNNING ALONG THE SOUTH-WESTERLY 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, 58.89 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°58'58" 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 0.0626 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: 0005127 (GEO ID: 10625030000) THIS BEING THE SAME PROPERTY CONVEYED TO BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM PAK PARRIS ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP IN A DLD, DATED OCTOBER 18, 2021 AND RECORDED OCTOBER 18, 2021 AS INSTRUMENT 2021-00023564.

NOTES CORRESPONDING TO SCHEDULE B
THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOAST 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: 100) EASEMENT FOR UNDERGROUND FACILITIES BETWEEN KENNETH L. MUSGRAVE 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.] 101) 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.] 102) NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT, AS SET FORTH, DEDICATED, LOCATED AND RESERVED BY HORNE RE-ABILENE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, GRANOR IN DEED GRANTED TO PAK PARRIS ENTERPRISES, LTD BY DOCUMENT DATED OCTOBER 15, 2015 RECORDED OCTOBER 15, 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.] 103) 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

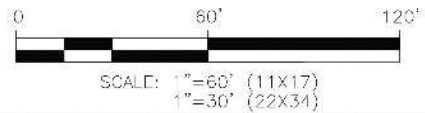
THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.01 FEET (HORIZ) 0.24 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON RMX7
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATES OF SURVEY: 12/06/2023
DATUM / EPOCH: NAD 83/2011 (EPOCH: 2010.0000)
PUBLISHED / FIXED CONTROL: SEE N/A
GEOID MODEL: 18
COMBINED STD FACTOR(S): 0.66884524 (CENTERED ON THE GNSS BASE POINT AS SHOWN HEREON)
CONVERGENCE ANGLE: -0.94886633
BENCHMARKS USED: DM7141, D09600, D09381

SURVEYOR'S CERTIFICATE

TO AMERICAN TOWER CORPORATION AND WESTCOAST 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 THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPECS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, AND 13 TABLE A THEREOF.

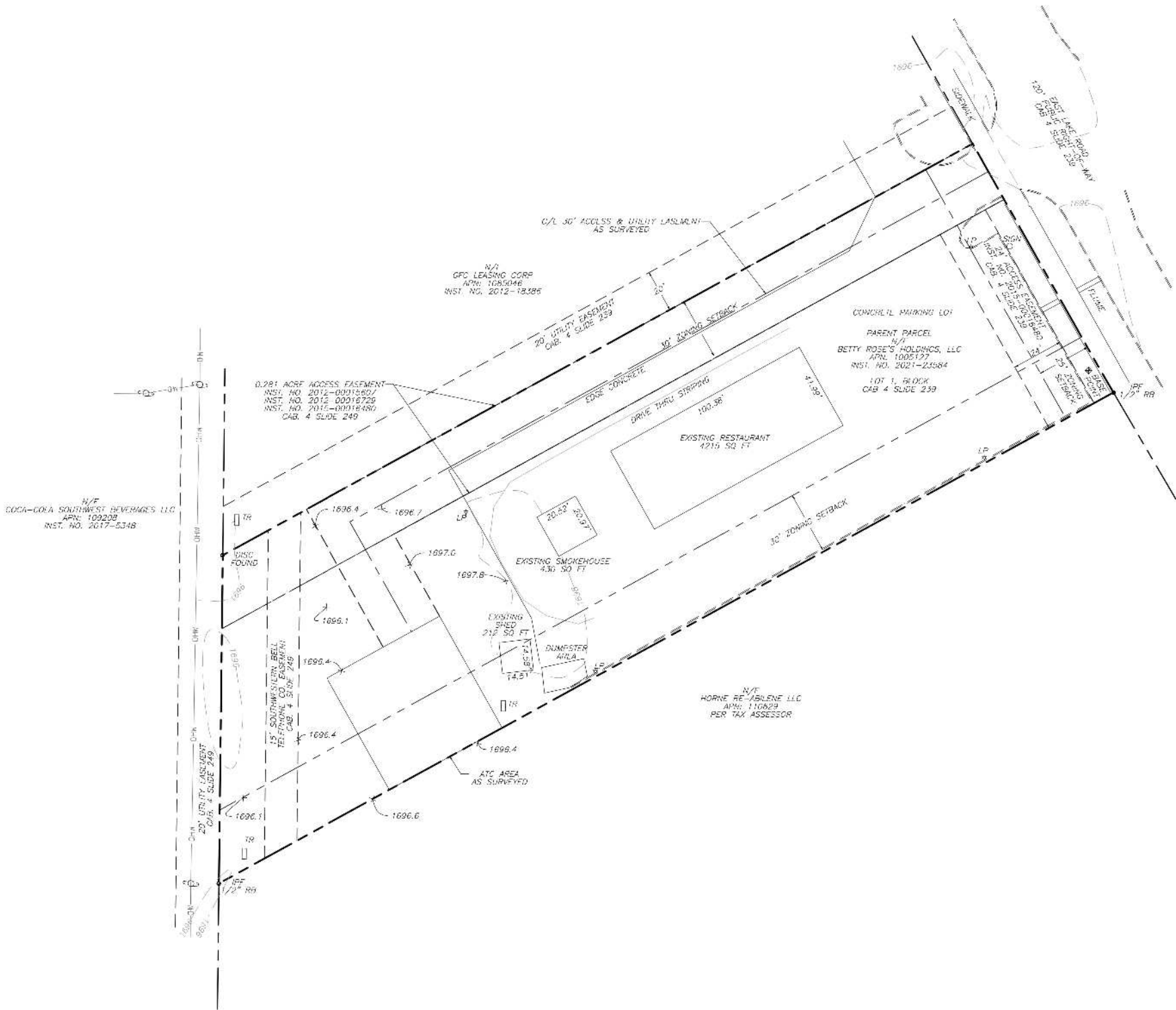
12/18/23
JUSTIN KYLE LAWRENCE, PROFESSIONAL SURVEYOR # 6589

SURVEY PLAN

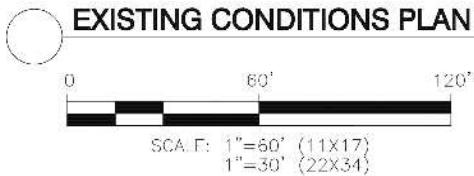


 AMERICAN TOWER® ATC TOWER SERVICES, INC. 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 FAX: (919) 468-5415	
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REV.	DESCRIPTION BY DATE
△	INITIAL RELEASE JSD 12/18/23
△	
△	
ATC SITE NUMBER: 211926 ATC SITE NAME: STRELO COCA COLA TX	
SITE ADDRESS: 2558 E LAKE ROAD, ABILENE, TAYLOR COUNTY, TX 79601	
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 DECIMALS, MINUTES AND SECONDS. THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1985 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. TEXAS REGISTRATION NO. 10194197	
SURVEY BY: POINT TO POINT LAND SURVEYORS 100 GOLFERS TRACT, STE. 103 PEACOCK CITY, GA 30268 (678) 555-4440 (678) 555-4497 pointtopointsurvey.com P2P JOB NO: 23158TX	
DRAWN BY:	JSD
APPROVED BY:	JKL
DATE DRAWN:	12/18/23
ATC JOB NO:	211926
*ALTA SURVEY	
SHEET NUMBER: V-101 SHEET 1 OF 2	REVISION: 0

PROJECT SUMMARY	ZONING INFORMATION
FIELD SURVEY DATE: 12/06/2023 SITE ADDRESS: 2588 E LAKE RD, ABILENE, TX 79601 PROJECT INFORMATION OWNER: BETTY ROSE'S HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY ADDRESS: PO BOX 5101, ABILENE, TX 79604 APN: 005127 TOTAL AREAS: PARENT PARCEL: 1.345 ACRES ± (PER PLAT) A/C AREA: 0.2296 ACRES ± GEOGRAPHIC COORDINATES OF TOWER: LATITUDE: 32°28'45.63" N (32.479387) LONGITUDE: 99°41'29.24" W (-99.6916622) VERTICAL DATUM: NAVD 83 (COMPUTED USING GEOID18) HORIZONTAL DATUM: NAD83 GROUND ELEVATION: 1996.7 ELEVATIONS 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.: 4844100227F DATED: 07/06/2012 *THIS SURVEY IS FOR THE PURPOSE OF EXISTING CONDITIONS AND TOPOGRAPHY PLANS FOR THE ATC AREA AND EASEMENTS ONLY AND WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFER OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN ANY LITIGATION OR DISPUTE 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 83 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1" CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.	ZONE: GR *ALL SITE ELEVATIONS 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
RE	REBAR
UP	UTILITY POLE
FH	FIRE HYDRANT
CU	CULVERT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDP	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
N/F	NOT FOUND
IB	ICE BRIDGE
ISP	ICE BRIDGE POLE
A/C	AIR CONDITIONING
TP	TYPICAL
CP	CONCRETE PAD
GC	GROUND COVER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
R/W	RIGHT OF WAY
UD	UTILITY POLE
---	EXISTING PROPERTY
---	EXISTING ADJ. PROPERTY
---	EXISTING EASEMENT
---	EXISTING CHAIN LINK FENCE
---	EXISTING BARS WIRE FENCE
---	EXISTING STORM DRAIN LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING GROUND SPACE



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

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REV.	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	JSD	12/18/23
2			
3			

ATC SITE NUMBER:
211926

ATC SITE NAME:
STRELO COCA COLA TX

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

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 1985 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

TEXAS REGISTRATION NO. 10194-197

SURVEY BY:
POINT TO POINT
LAND SURVEYORS
100 COVERGERS TRACT, STE. 103
PEACETREE CITY, GA 30269
(678) 565-4440
(678) 565-4497
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: V-102 SHEET 2 OF 2	REVISION: 0
---	-----------------------



CONDITIONAL USE PERMIT

Case: CUP-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 17, 2024
November 7, 2024





AERIAL LOCATION MAP

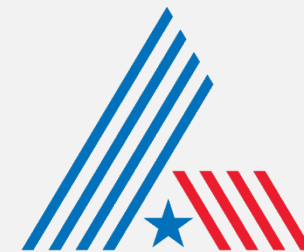


Legend

-  CUP-2024-09
- Address Points
 -  Current
 -  Pending

0.02

Miles

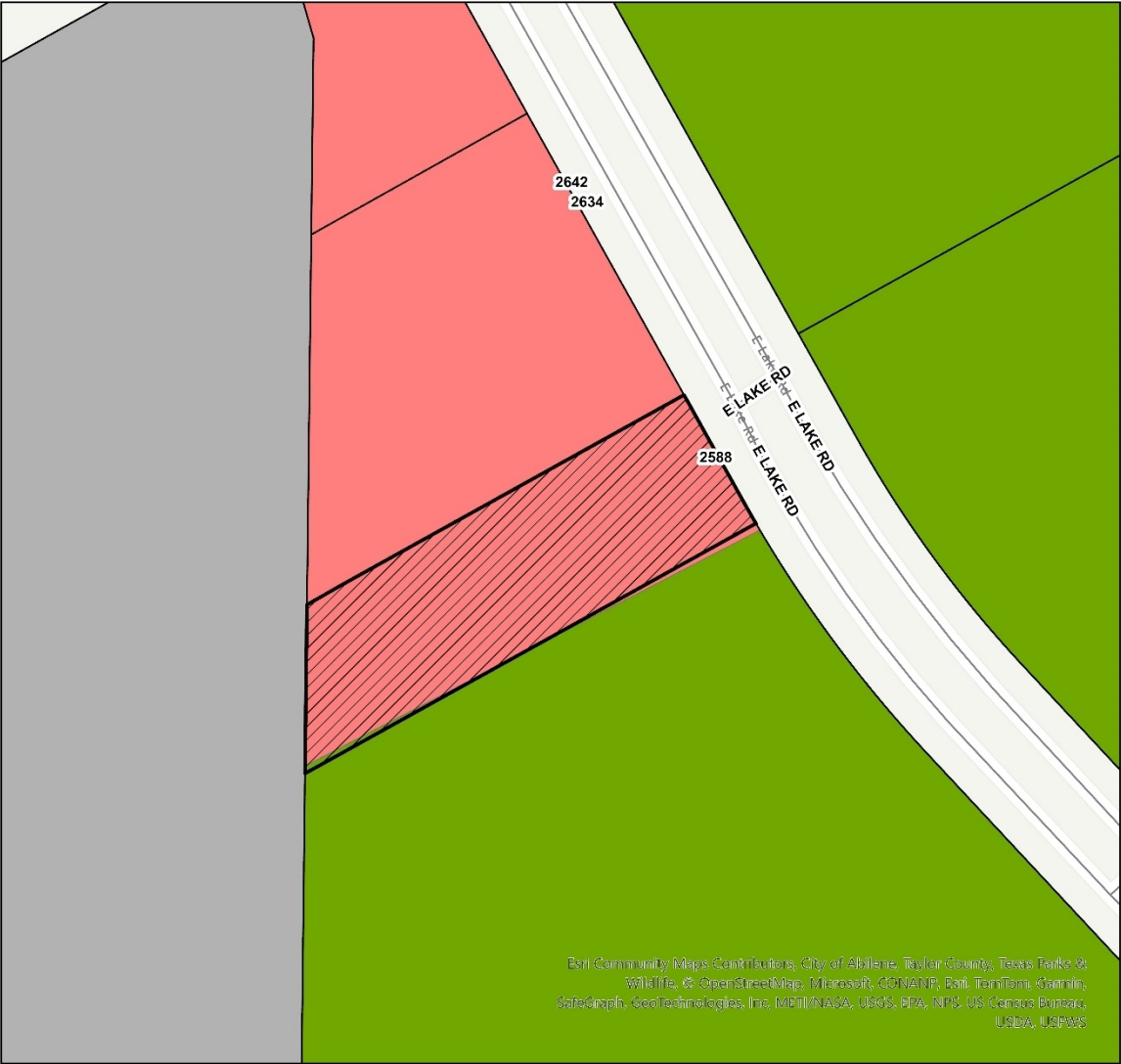


CITY OF
ABILENE
TEXAS

Map Community Map Contributors: City of Abilene, Taylor County, Texas Parks & Wildlife, & OpenStreetMap, Microsoft, COMAPP, Ed. TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METLINASA, USGS, EPA, NPS, US Census Bureau, NASA, NASA



ZONING MAP



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

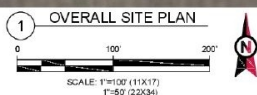
Best Community Maps Contributors: City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CCNAMP, Esri, TerraMetrics, Garmin, SatGrid, GeoTechnologies, Inc., NOAA/NASA, USGS, EPA, NPS, US Customs Bureau, USDA, USFWS



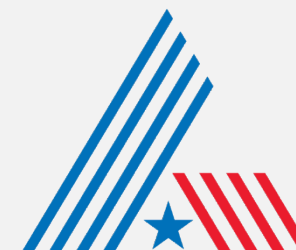
CONCEPT PLAN



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



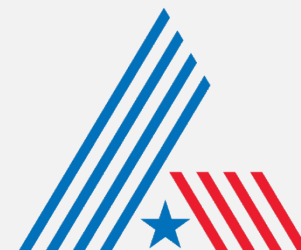
AMERICAN TOWER® ATC TOWER SERVICES, LLC 1 FBTON MAIN STREET SUITE 900 CARY, NC 27511 PHONE: (919) 458-0112 COA: F-6274		
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REV	DESCRIPTION	BY DATE
A	PRELIM.	TA 02/14/24
B	ZONING UPDATE	PN 05/15/24
C	TOWER LOC. UPDATE	PN 05/28/24
ATC SITE NUMBER: 211926		
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: 14163607		
OPS JOB NO: 14758334_06		
ATC LEGACY #: 308904		
OVERALL SITE PLAN		
SHEET NUMBER: C-101		REVISION: C



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



CITY OF
ABILENE
TEXAS

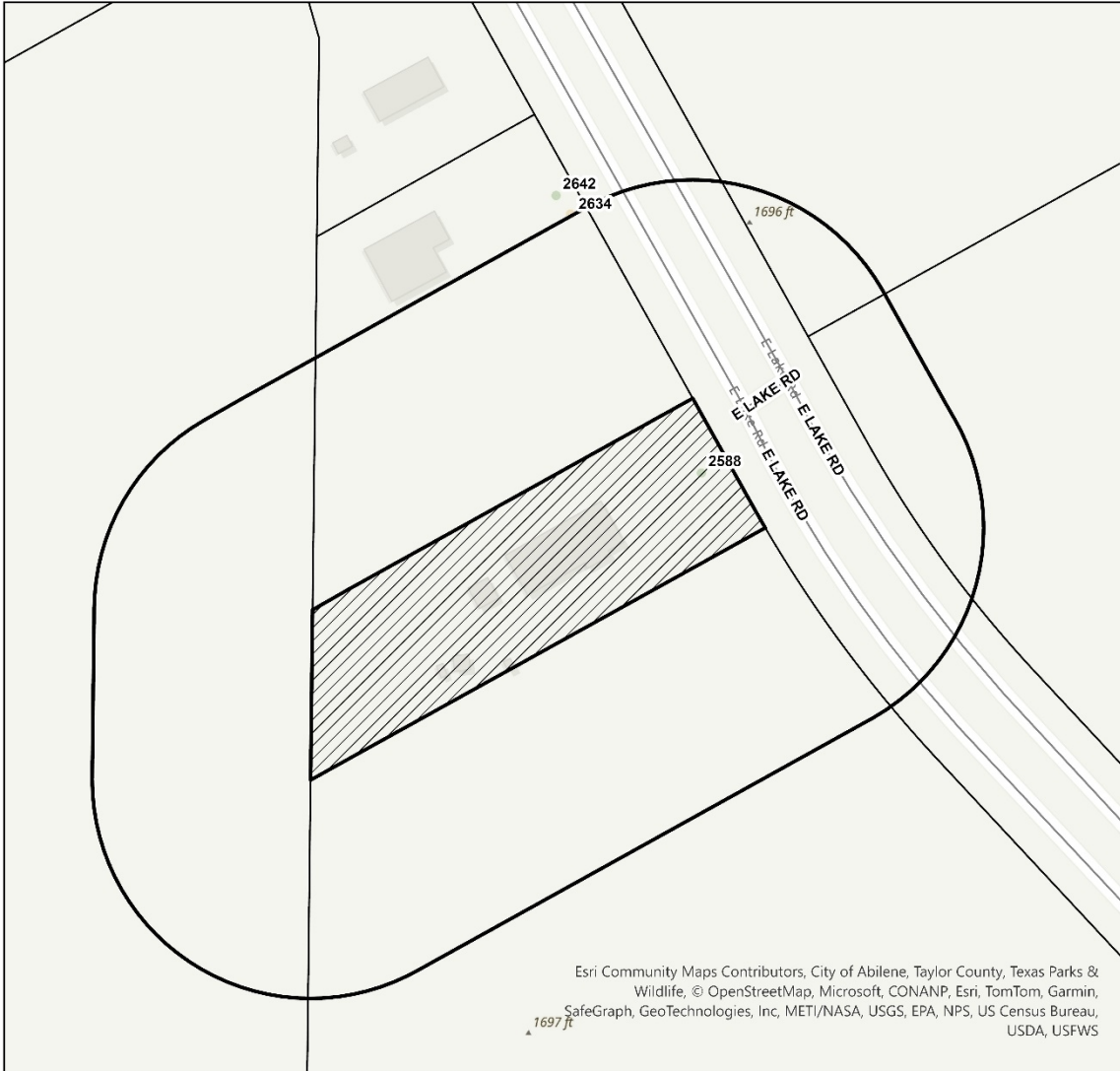


PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- Notification Buffer
- CUP-2024-09
- Address Points
 - Current
 - Pending

0- In Favor- ●

0- Opposed- ●

0.02

Miles





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.

P&Z Recommendation:

The Planning and Zoning Commission recommends **approval**.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **16. Ordinance (Final Reading) 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 to 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 *(Tim Littlejohn)*

GENERAL INFORMATION

Oldham Lane is a state-maintained highway known 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.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. TC-2024-02 Ordinance
2. TC-2024-02 Staff Report
3. FM 1750 City of Abilene Abandonment Request Package
4. 4649 Oldham Lane
5. 5165 Bunny Run
6. TC-2024-02 Presentation

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 17th day of October, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of September, 2024, the same being more than fifteen (15) days prior to a public hearing to be held at the Council Chambers in City Hall at 555 Walnut St. Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

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;

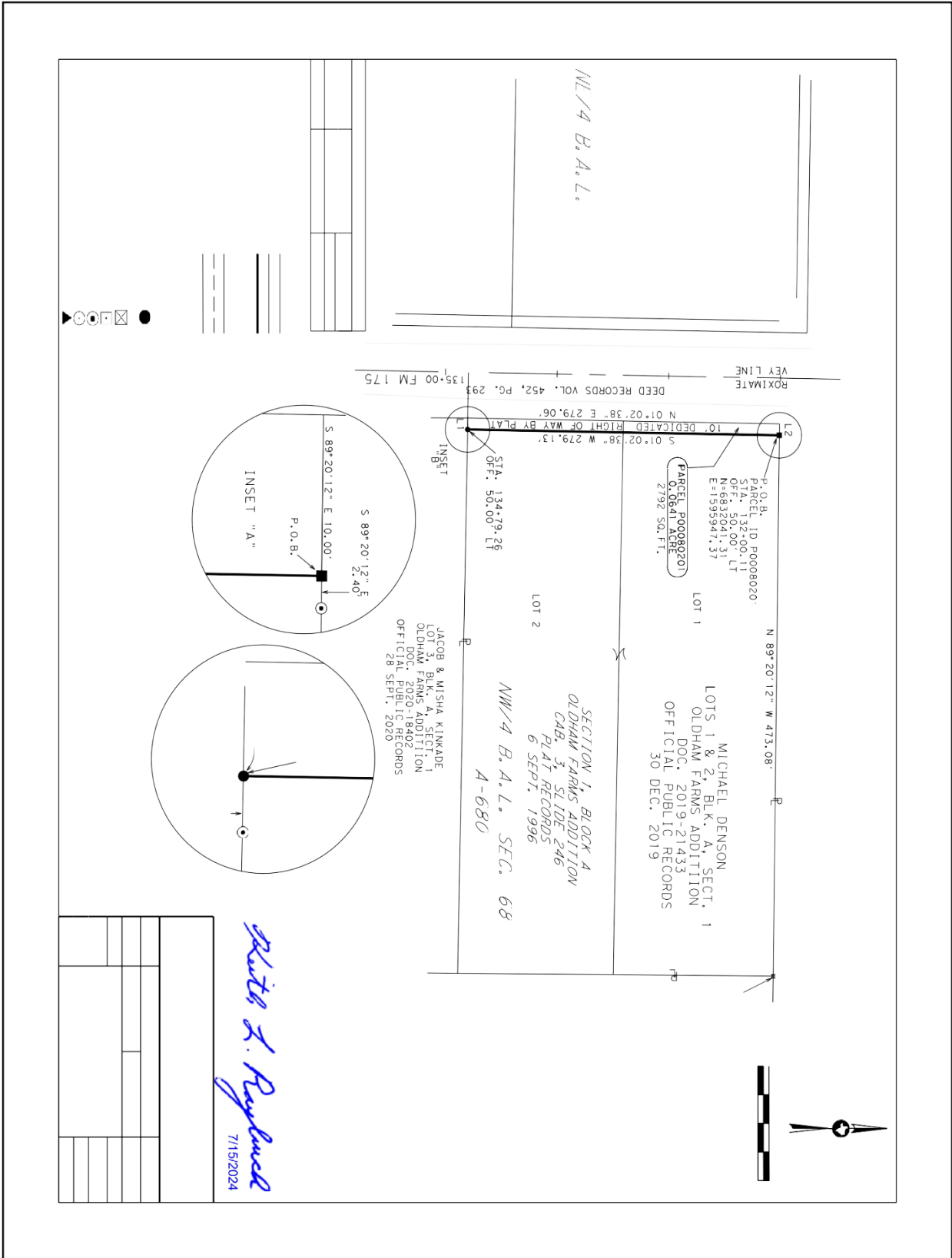


EXHIBIT "B"

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

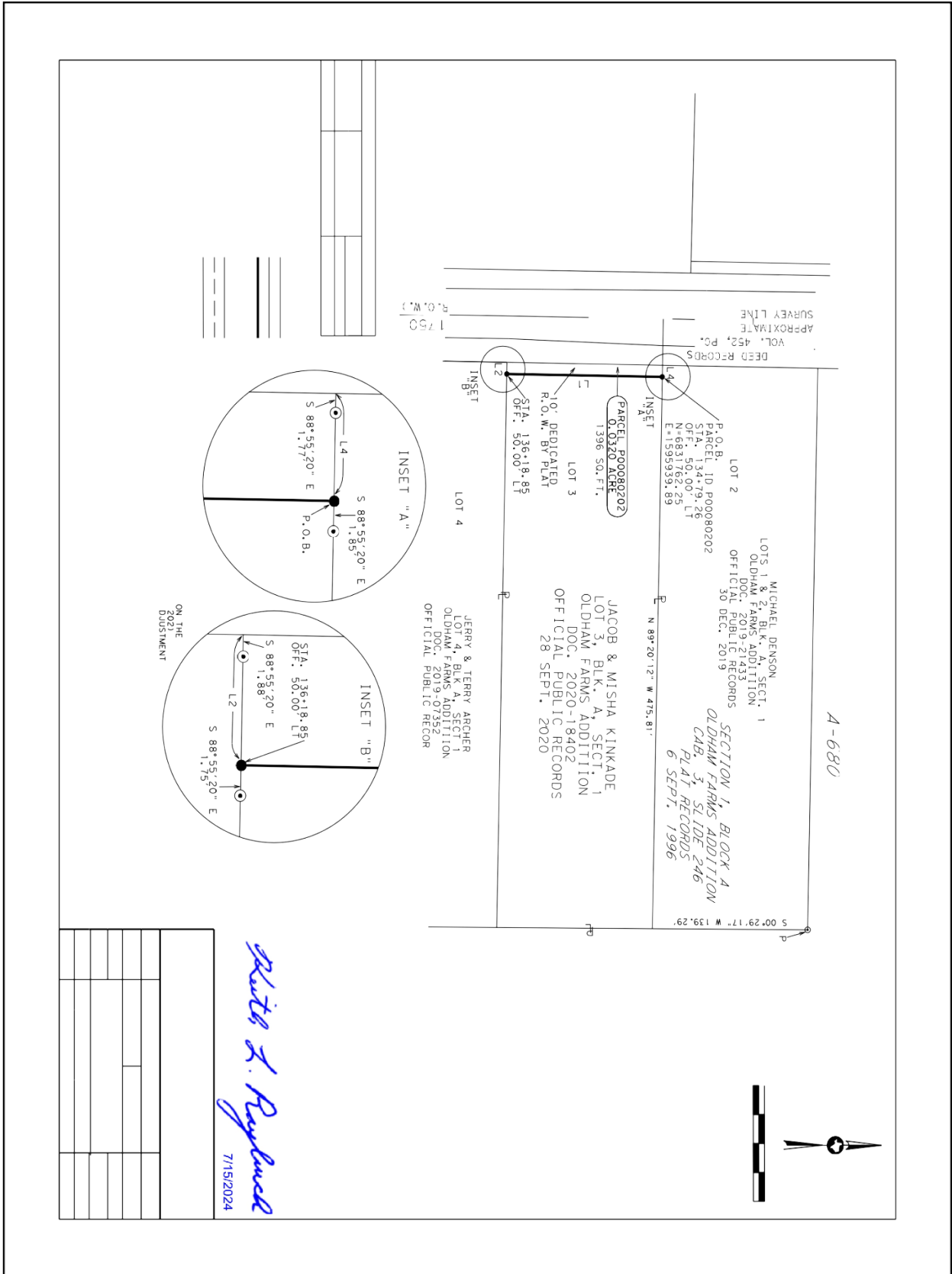
1. Said Lot 3 conveyed from Brian and Gloria Walski to Jacob and Misha Kinkade as recorded in Document No. 2020-18402 Official Public Records, Taylor County, Texas, filed September 28, 2020. Said 0.0320 acre (1396 square feet) of land being more particularly described by metes and bounds as follows:

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. _____

EXHIBIT "C"

Property Description for Parcel P00080203

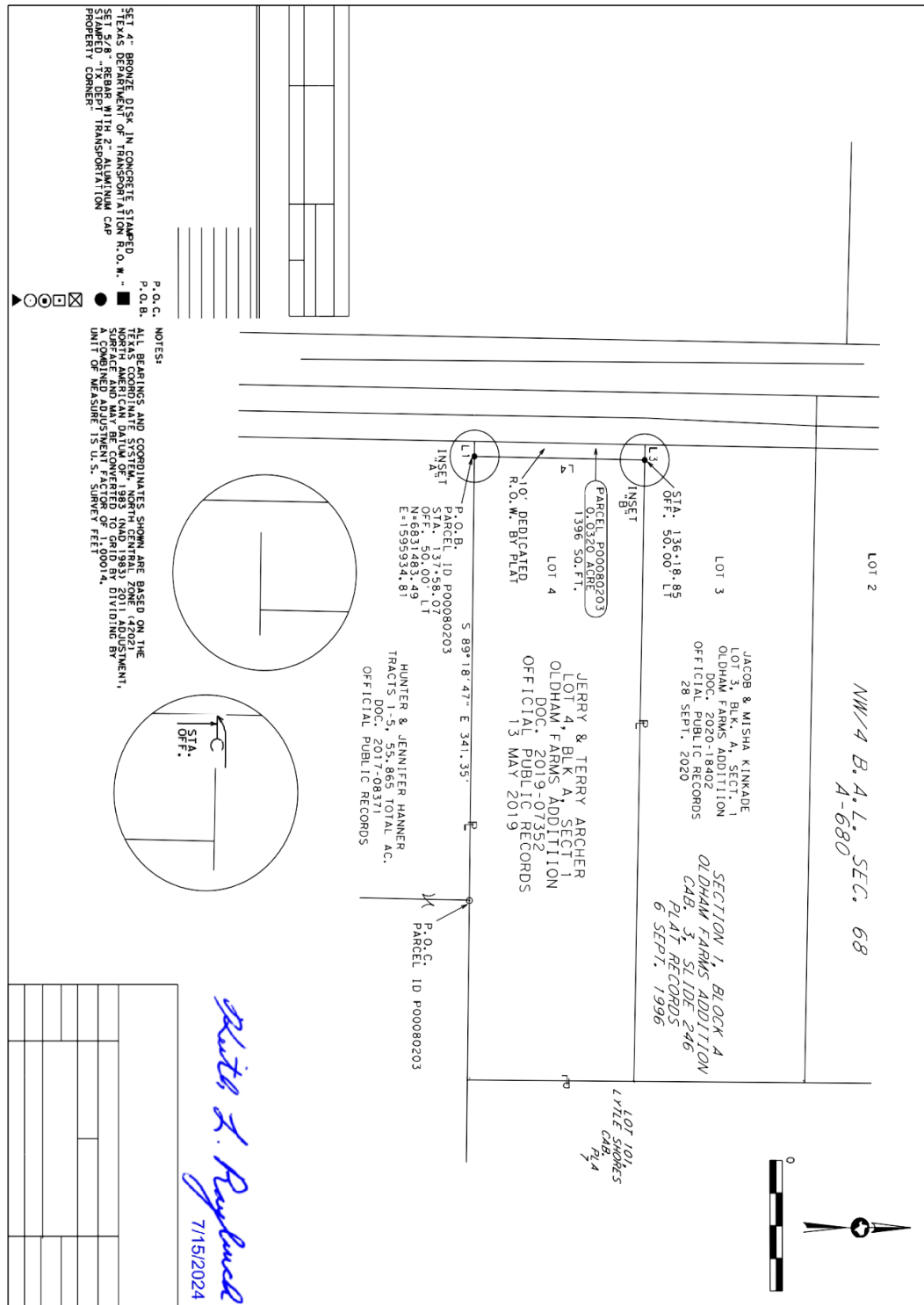
BEING 0.0320 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being that part of the 10 foot right of way dedication shown on the plat of Oldham Farms Addition, Sections 1, 2, and 3, recorded in Cabinet 3, Slide 246, Plat Records,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



ORDINANCE NO. _____

EXHIBIT "D"

Property Description for Parcel P00080205

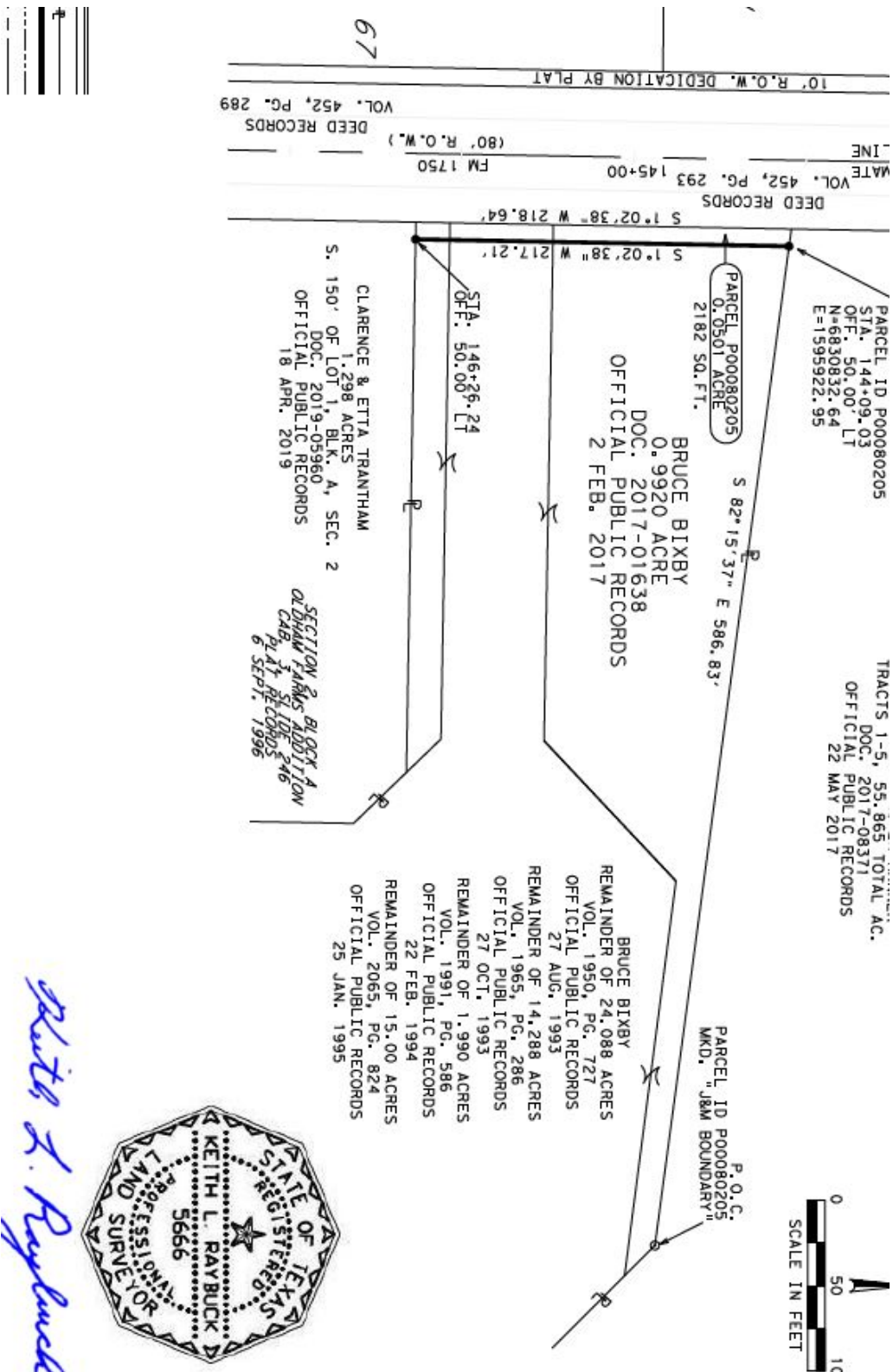
BEING 0.0501 acre of land in the Northwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 680, Taylor County, Texas, and being out of a 0.9920-acre tract conveyed from Christopher Horn to Bruce Bixby recorded in Document No. 2017-01638 Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), 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"

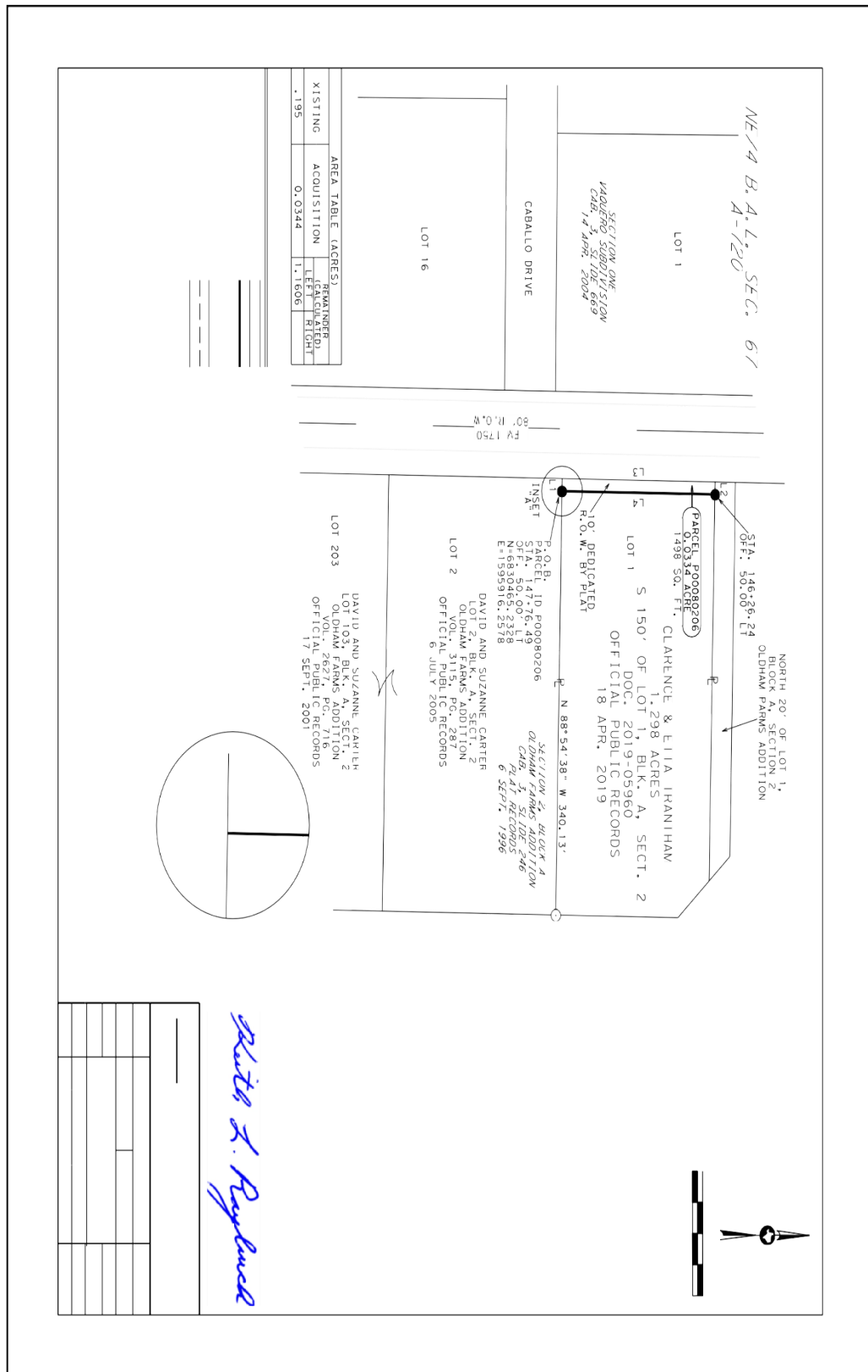
Property Description for Parcel P00080206

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. _____

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;

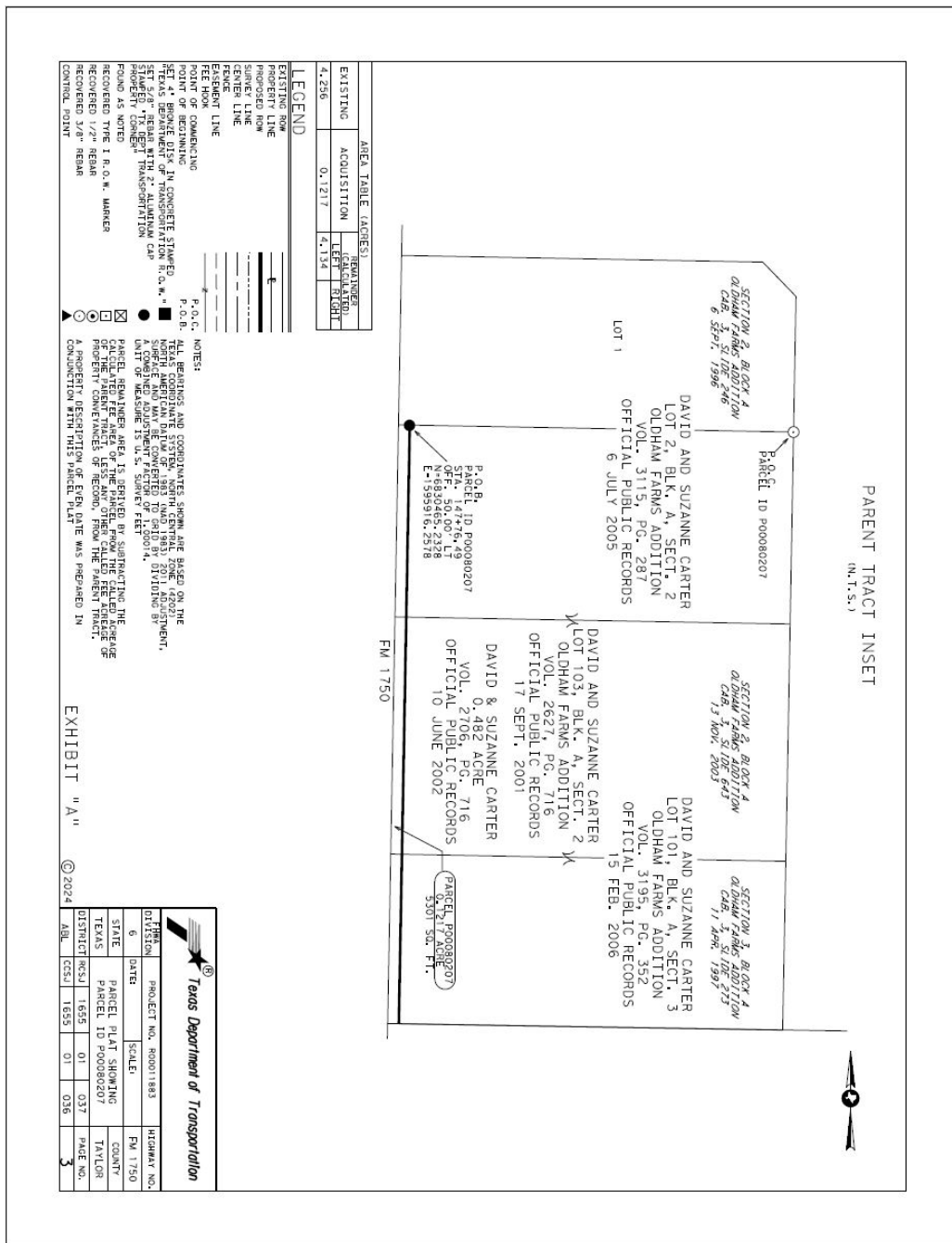
THENCE, South 01 degrees 02 minutes 38 seconds West with the proposed east R.O.W. line of FM 1750 for a distance of 530.05 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the south line of Lot 101, the north line of a 60-foot-wide roadway, ownership 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;

ORDINANCE NO. _____

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

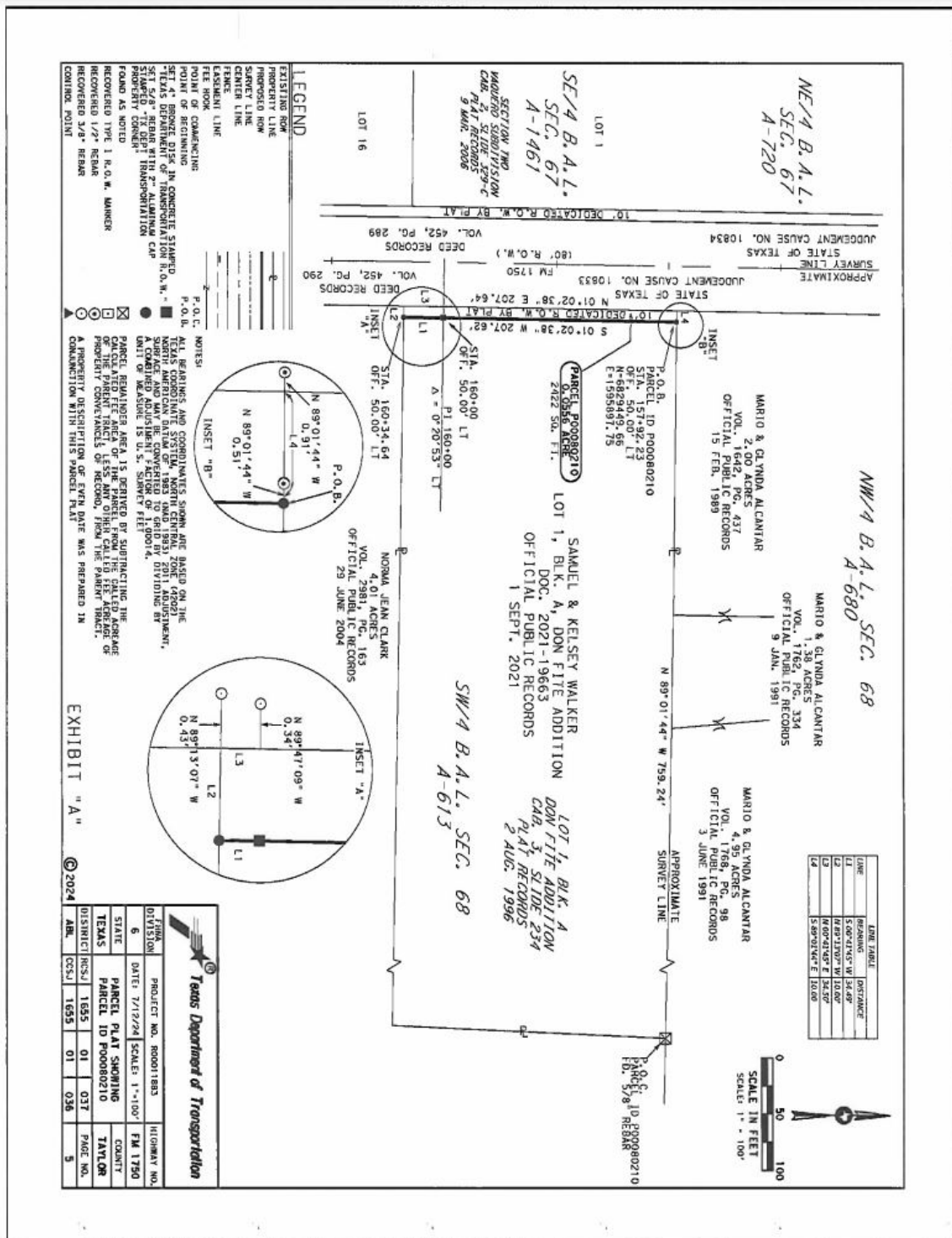
BEING 0.0556 acre of land in the Southwest Quarter of the Blind Asylum Lands, Section 68, Abstract No. 613, Taylor County, Texas, and being all of that 10 foot road dedication shown on the plat of Lot 1, Block A, Don Fite Addition, recorded in Cabinet 3, Slide 234, Plat Records, Taylor County, Texas, 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;



ORDINANCE NO. _____

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;

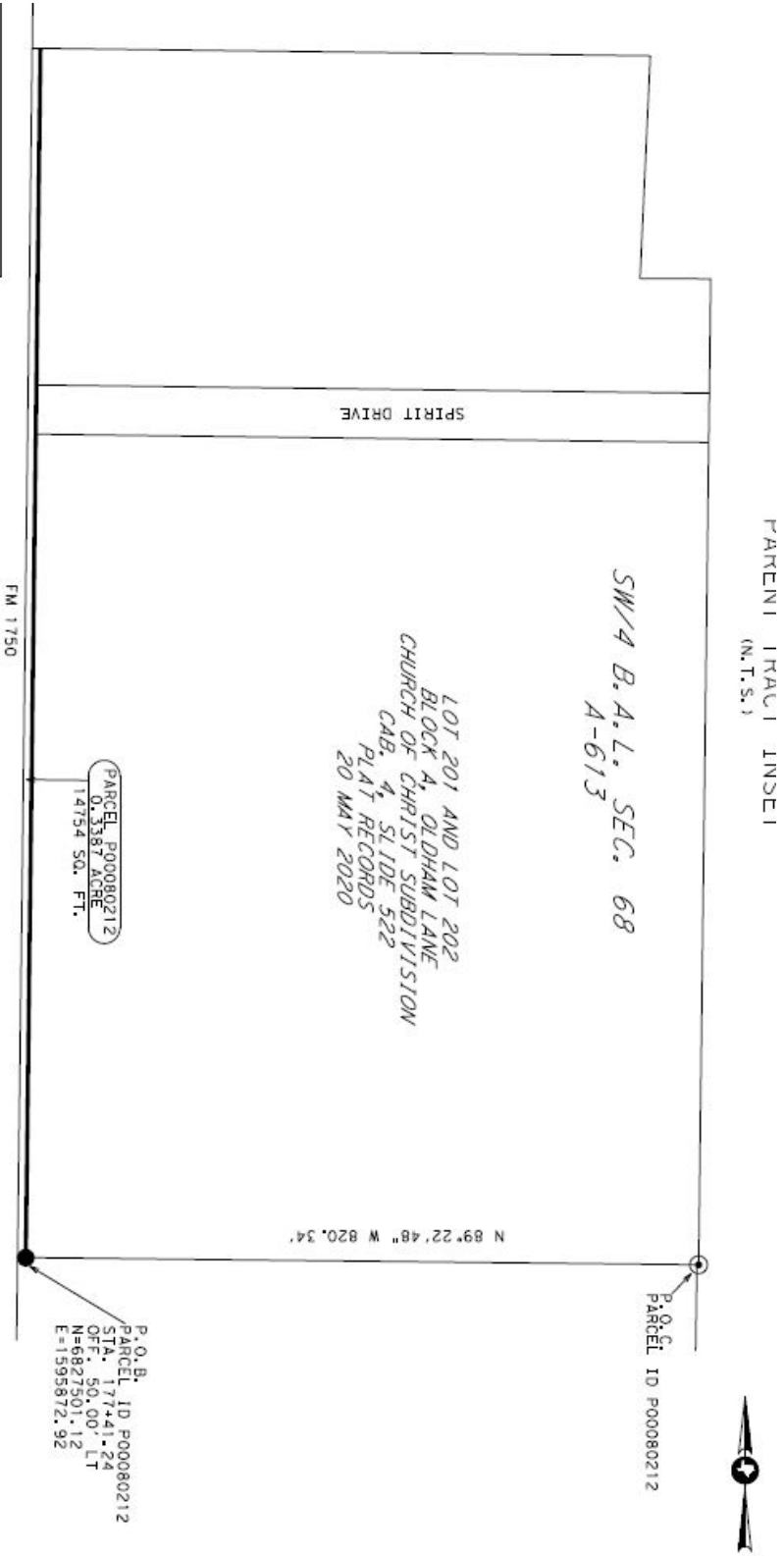
THENCE, North 89 degrees 22 minutes 48 seconds West with the south line of Lot 201, the north line of 4.00-acre tract, for a distance of 820.34 feet to a 5/8-inch rebar with a 2-inch aluminum cap stamped "TX DEPT TRANSPORTATION PROPERTY CORNER" set on the proposed east

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. _____

EA TABLE (ACRES)



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:

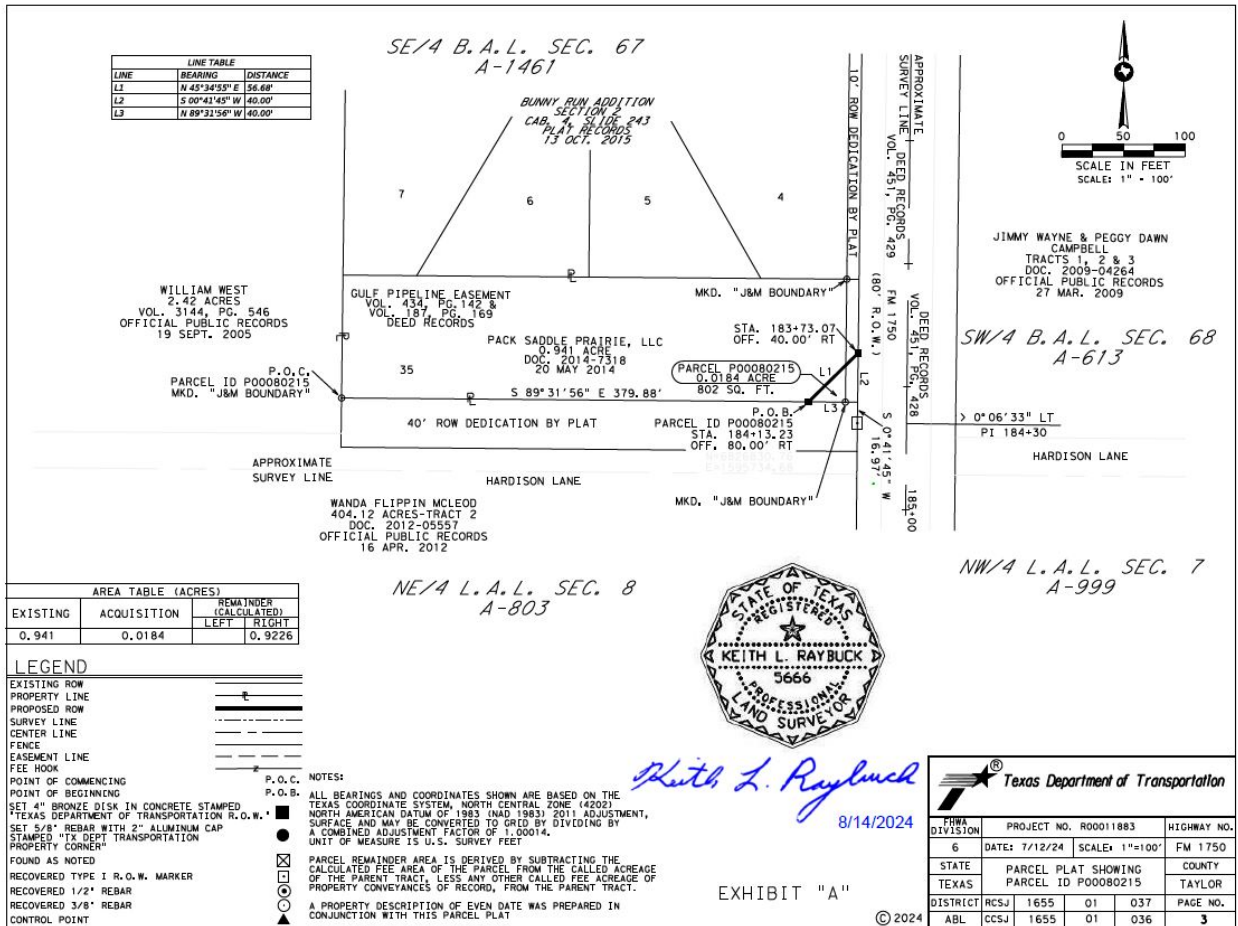
COMMENCING at a 1/2-inch rebar with cap stamped “J&M BOUNDARY” recovered on the north line of a 40-foot R.O.W. dedication for Hardison Lane as shown on the aforesaid plat of Section 2, Bunny Run Addition, for the southwest corner of Lot 35 and the southeast corner of a 2.42-acre tract as described in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



-END-

THOROUGHFARE CLOSURE TC-2024-02

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 17, 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 allow the agency the ability to initiate proceedings to improve FM 1750.

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 under TxDOT jurisdiction.

P&Z Recommendation

The Planning and Zoning Commission 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	

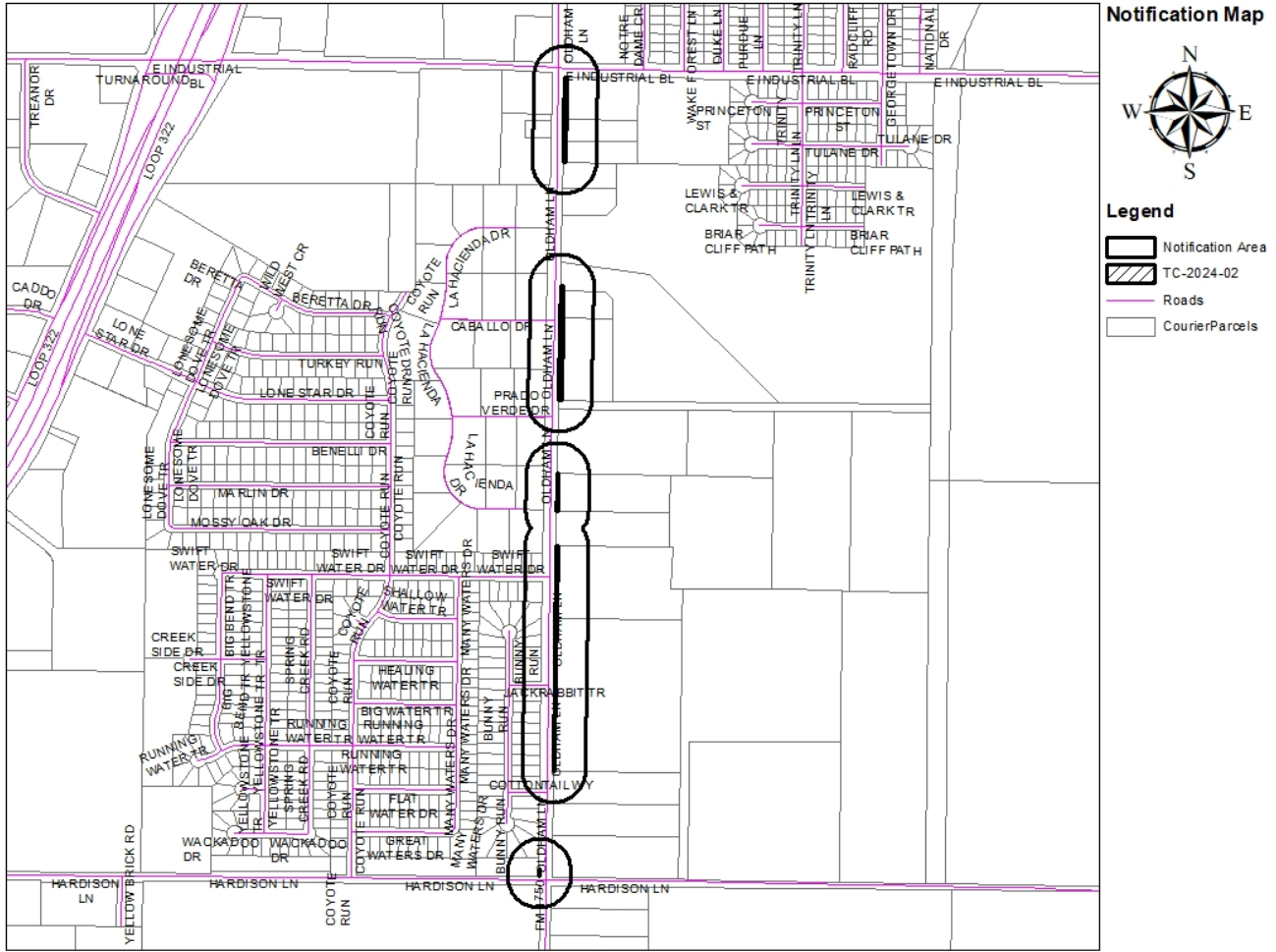
CASSELMAN ROBERT LAWRENCE &	4573 LA HACIENDA DR	108513	
CERDA JADEN RAY & ABBY KRISTYNE	950 SWIFT WATER DR	110445	
CLARK NORMA JEAN	4649 OLDHAM LN	20921	O
DENSON MICHAEL RAY	4189 OLDHAM LN	94924	
DEROO ERIK SCOTT &	4733 BUNNY RUN	1001635	
EDWARDS LINDA	5173 BUNNY RUN	1005220	
EICKHOLT KIMBERLY S	5117 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	O
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	
TRANHAM 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	

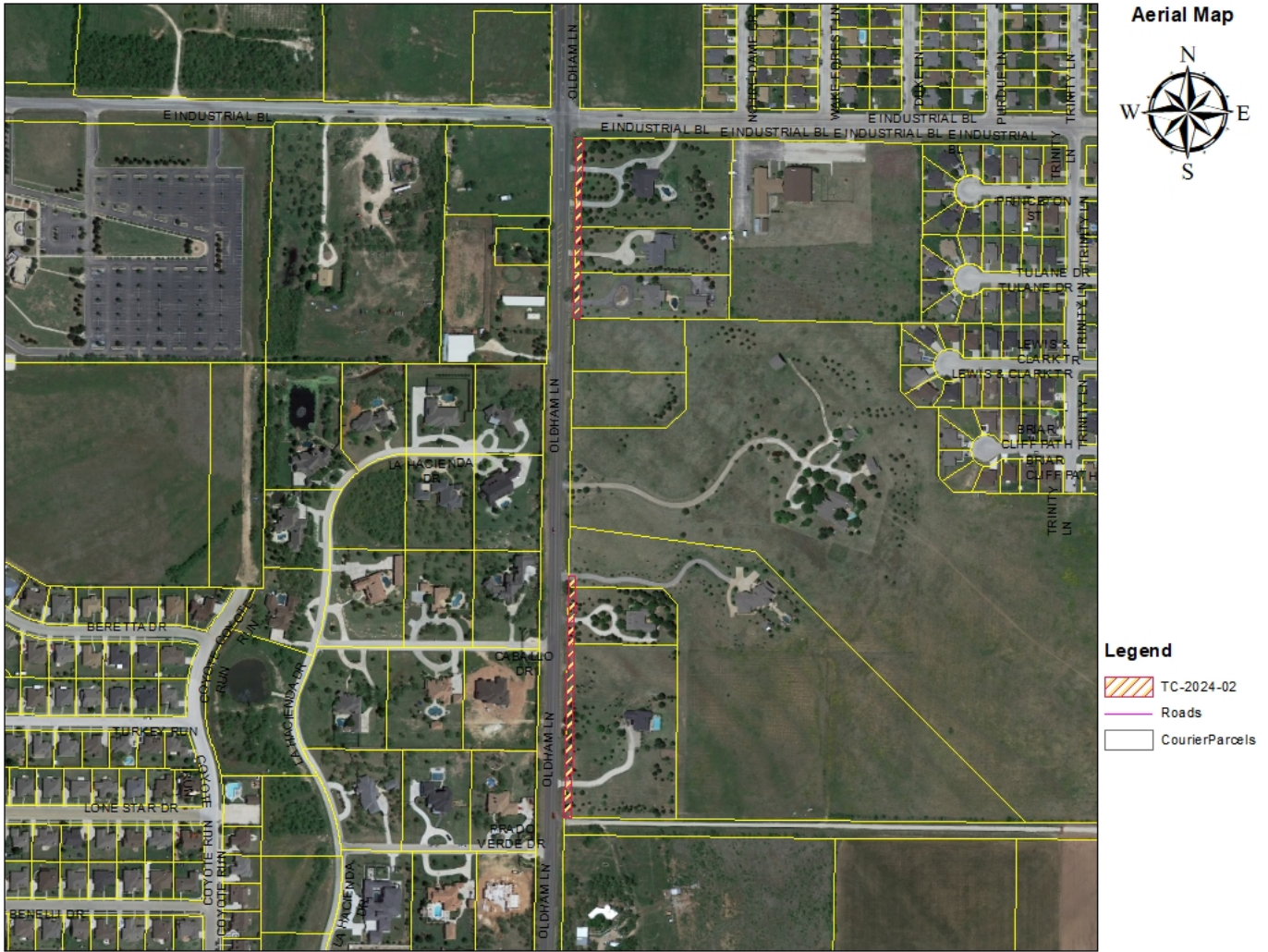
Property ID

OWNER	SITUS	PROP_ID	RESPONSE
HUDSON LAWRENCE M & DONNA F	3557 FM 1750	16043	
CLARK NORMA JEAN	4649 OLDHAM LN	20921	O
CAMPBELL JIMMY WAYNE &		21057	
OLDHAM LANE CHURCH	5049 OLDHAM LN	21193	
ALCANTAR MARIO F &	4625 OLDHAM LN	52603	
RL LANDSCAPING LLC	4202 OLDHAM LN	55954	
WEST TX STASH LLC	949 E INDUSTRIAL BL	56270	
RL LANDSCAPING LLC	4308 OLDHAM LN	56890	
MC LEOD WANDA	889 HARDISON LN	75057	

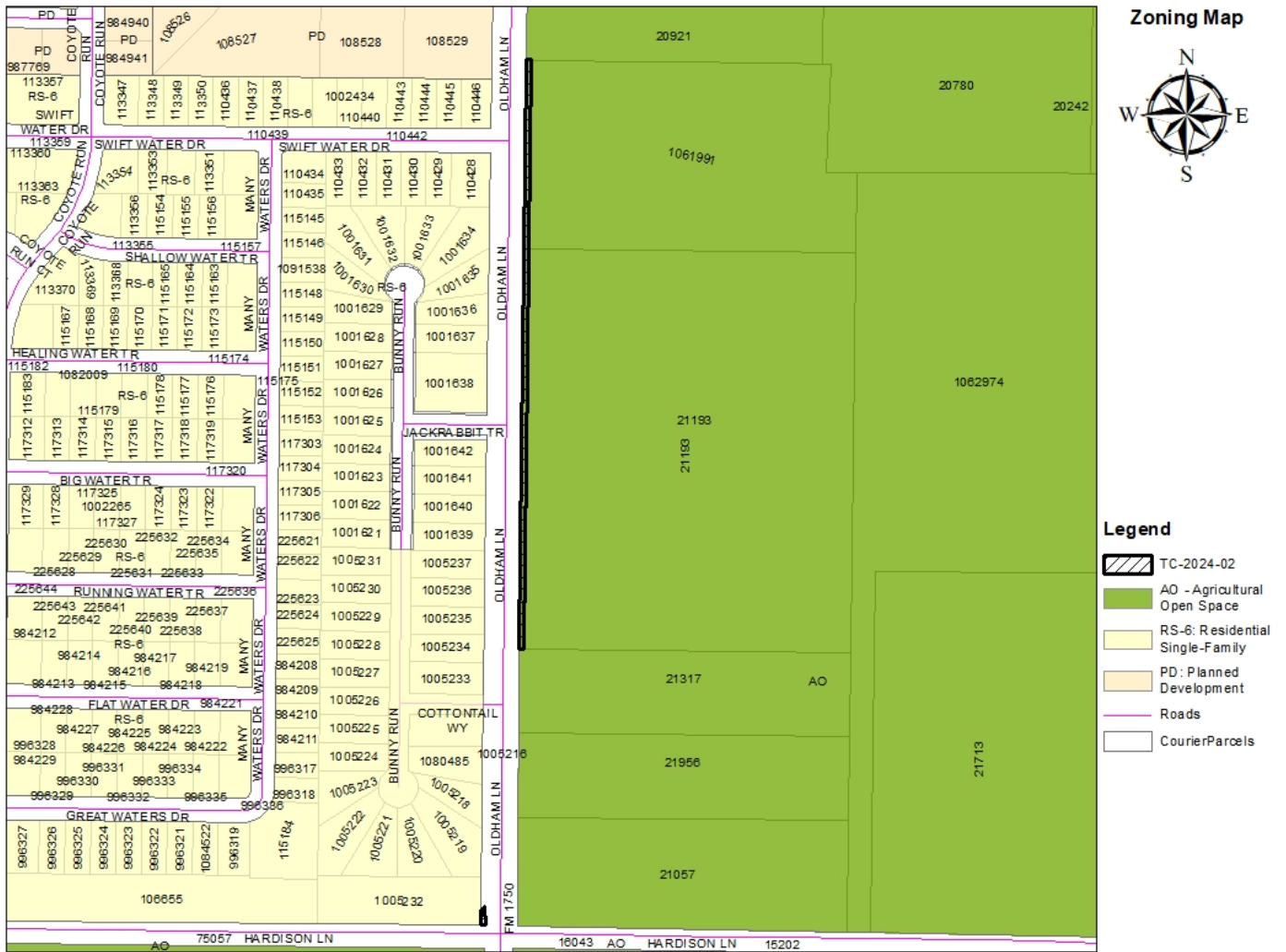
DENSON MICHAEL RAY	4189 OLDHAM LN	94924	
KINKADE JACOB WILLIAM & MISHA NICOLE	4257 OLDHAM LN	94925	
ARCHER JERRY D & TERRY L	4273 OLDHAM LN	94926	
HANNER HUNTER & JENNIFER		94927	
HANNER HUNTER & JENNIFER		94928	
TRANHAM CLARENCE MICHAEL & ETTA	4457 OLDHAM LN	94929	
CARTER DAVID L & SUZANNE M	4557 OLDHAM LN	94933	
CASSELMAN ROBERT LAWRENCE &	4573 LA HACIENDA DR	108513	
WILLIS TOMMY L & JILL	4602 OLDHAM LN	108518	
STOCKARD RYAN L & DEIDRE A	958 PRADO VERDE DR	108519	
ARORA HARVINDER S & ISHMEET WALIA	4574 LA HACIENDA DR	108529	
STEVE WEST HOMES LLC	957 SWIFT WATER DR	110428	
BRANDSTETTER NICHOLAS W	949 SWIFT WATER DR	110429	
CERDA JADEN RAY & ABBY KRISTYNE	950 SWIFT WATER DR	110445	
PEREZ JIMMY LEE	958 SWIFT WATER DR	110446	
WALKER SAMUEL & KELSEY	4641 OLDHAM LN	206411	
LONGLEY DAVID W & CHARLOTTE R	958 CABALLO DR	971124	
SKEEN TRAVIS & JENNIFER BROOKE	4317 LA HACIENDA DR	971129	
MAYER PETER & FATIMA	4318 LA HACIENDA DR	971130	
LAMBERT PAUL R III & ERIKA L	4502 OLDHAM LN	971140	
BIXBY BRUCE D	4425 OLDHAM LN	982520	
BAKER MICHAEL	4701 BUNNY RUN	1001633	
HODGES NORYLEE	4717 BUNNY RUN	1001634	
DEROO ERIK SCOTT &	4733 BUNNY RUN	1001635	
POWELL GARRISON & BRIANA LOUVIER	4801 BUNNY RUN	1001636	
FAIRMAN TAVIA &	4817 BUNNY RUN	1001637	
PACK SADDLE PRAIRIE LLC	4833 BUNNY RUN	1001638	
VAN TRAN NGOC	5017 BUNNY RUN	1001639	
TIDMORE RUSTON KRAIG &	5001 BUNNY RUN	1001640	
LEACH ALEX JAMES & KATIE ELIZABETH	4949 BUNNY RUN	1001641	
FOX JAMES F & LINDA C	4933 BUNNY RUN	1001642	
ERICKSON JULIA	5141 BUNNY RUN	1005216	
BOSWELL JOHN WHITFIELD	5157 BUNNY RUN	1005218	
LAZAROFF DANIEL & LINDSAY	5165 BUNNY RUN	1005219	O
EDWARDS LINDA	5173 BUNNY RUN	1005220	
PACK SADDLE PRAIRIE LLC		1005232	
HENDERSON SCOTT H & CHAYLA R	5125 BUNNY RUN	1005233	
EICKHOLT KIMBERLY S	5117 BUNNY RUN	1005234	
MC GUFF KURT	5109 BUNNY RUN	1005235	
ROBERTS KENNETH DONALD	5101 BUNNY RUN	1005236	
RYAN JENNIFER &	5025 BUNNY RUN	1005237	
RED ARMADILLO HOLDINGS LLC	1002X E INDUSTRIAL BL	1010726	
OLDHAM LANE CHURCH	4709 OLDHAM LN	1061991	
RED ARMADILLO HOLDINGS LLC	948 E INDUSTRIAL BL	1089117	

LOCATION MAP





ZONING MA





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

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

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

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;

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, 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.
Texas Registration No. 5666

Date

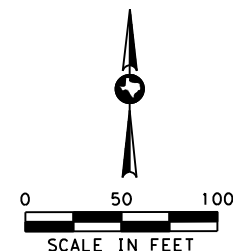


Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800

INDUSTRIAL BLVD

INDUSTRIAL BLVD

(100' R.O.W.)



LOT 1, BLOCK A
CONTINUATION NO. 1
L.D. HALEY ADDITION
CAB. 1, SLIDE 415
PLAT RECORDS
15 JULY 1983

NE/4 B.A.L. SEC. 67
A-720

R.L. LANDSCAPING, LLC
3.49 ACRES
IN NE/4 SEC. 67 B.A.L.
DOC. 2022-21881
OFFICIAL PUBLIC RECORDS
26 OCT. 2022

INSET
"A"

L2

P.O.B.
PARCEL ID P00080201
STA. 132+00.11
OFF. 50.00' LT
N=6832041.31
E=1595947.37

PARCEL P00080201
0.0641 ACRE
2792 SQ.FT.

LOT 1

MICHAEL DENSON
LOTS 1 & 2, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2019-21433
OFFICIAL PUBLIC RECORDS
30 DEC. 2019

P.O.C.
PARCEL ID P00080201
REC 1/2" RBR/CAP
MKD "GEOTEX 4885"

LOT 101, BLK. A, CONT. 1
LYTLE SHORES SOUTH ADDITION
CAB. 3, SLIDE 471
PLAT RECORDS
7 AUG. 2000

SECTION 1, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
PLAT RECORDS
6 SEPT. 1996

NW/4 B.A.L. SEC. 68
A-680

LOT 2

STA. 134+79.26
OFF. 50.00' LT

INSET
"B"

JACOB & MISHA KINKADE
LOT 3, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2020-18402
OFFICIAL PUBLIC RECORDS
28 SEPT. 2020

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



Keith L. Raybuck
7/15/2024

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	
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"	
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

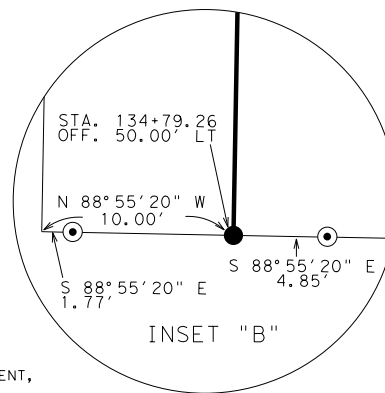
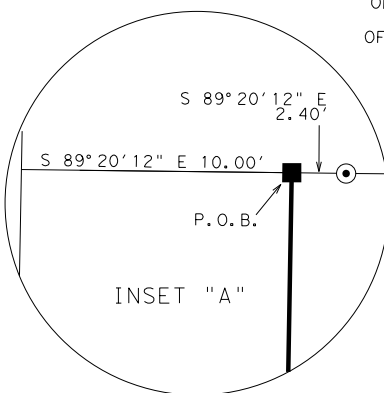


EXHIBIT "A"

© 2024

Texas Department of Transportation					
FHWA DIVISION	PROJECT NO. R00011883		HIGHWAY NO.		
	6	DATE: 7/12/24	SCALE: 1"=100'	FM 1750	
STATE TEXAS	PARCEL PLAT SHOWING PARCEL ID P00080201				COUNTY
					TAYLOR
DISTRICT	5	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 25, 2024

R.O.W. Project No.: R00011883

RCSJ: 1655-01-037

CCSJ: 1655-01-036

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;

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

- 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

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

7/15/2024

Date



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

NE/4 B. A. L. SEC. 67
A-720

NW/4 B. A. L. SEC. 68
A-680

LOT 1, BLOCK A
CONTINUATION NO. 1
L.D. HALEY ADDITION
CAB. 1, SLIDE 415
PLAT RECORDS
15 JULY 1983

RL LANDSCAPING, LLC
3.49 ACRES
IN NE/4 SEC 67 BAL
DOC 2022-21881
OFFICIAL PUBLIC RECORDS
26 OCT. 2022

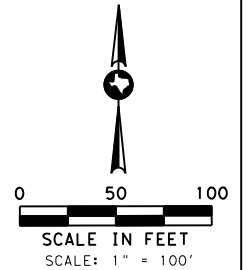
MICHAEL DENSON
LOTS 1 & 2, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2019-21433
OFFICIAL PUBLIC RECORDS
30 DEC. 2019

SECTION 1, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
PLAT RECORDS
6 SEPT. 1996

JACOB & MISHA KINKADE
LOT 3, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2020-18402
OFFICIAL PUBLIC RECORDS
28 SEPT. 2020

JERRY & TERRY ARCHER
LOT 4, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2019-07352
OFFICIAL PUBLIC RECORDS
13 MAY 2019

P.O.C.
PARCEL ID P00080202



LOT 101, BLK. A, CONT 1
LYTLE SHORES SOUTH ADDITION
CAB. 3, SLIDE 471
PLAT RECORDS
7 AUG. 2000

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'



Keith L. Raybuck
7/15/2024

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	
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"	
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

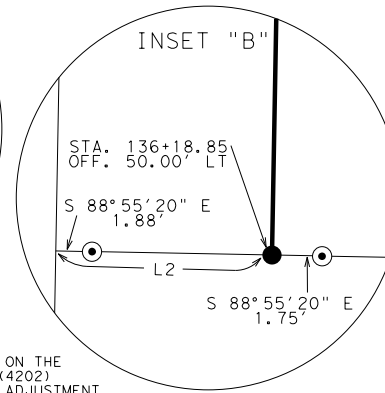
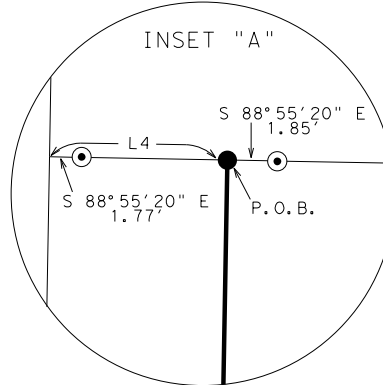


EXHIBIT "A"

© 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		COUNTY		
TEXAS	PARCEL ID P00080202		TAYLOR		
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3

County: Taylor

Page 1 of 3

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

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.
Texas Registration No. 5666

Date



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

NE/4 B.A.L. SEC. 67
A-720

RL LANDSCAPING, LLC
3.49 ACRES
IN NE/4 SEC 67 BAL
DOC 2022-21881
OFFICIAL PUBLIC RECORDS
26 OCT. 2022

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
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"
FOUND AS NOTED
RECOVERED TYPE I R.O.W. MARKER
RECOVERED 1/2" REBAR
RECOVERED 3/8" REBAR
CONTROL POINT

P.O.C.
P.O.B.

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

LOT 2

NW/4 B.A.L. SEC. 68
A-680

LOT 3

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 4

JERRY & TERRY ARCHER
LOT 4, BLK. A, SECT. 1
OLDHAM FARMS ADDITION
DOC. 2019-07352
OFFICIAL PUBLIC RECORDS
13 MAY 2019

LOT 101, BLK. A, CONT. 1
LYTLE SHORES SOUTH ADDITION
CAB. 3, SLIDE 471
PLAT RECORDS
7 AUG. 2000

STA. 136+18.85
OFF. 50.00' LT

INSET
"B"

PARCEL P00080203
0.0320 ACRE
1396 SQ. FT.

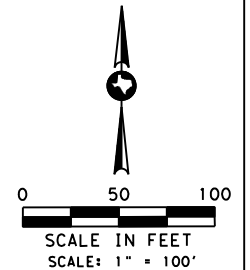
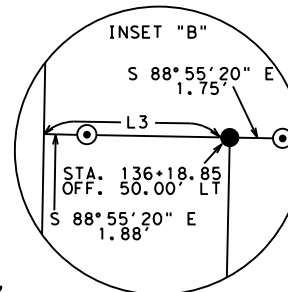
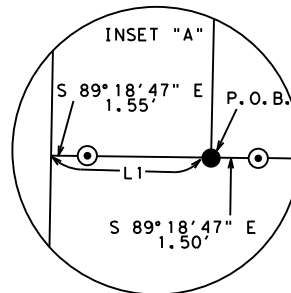
10' DEDICATED
R.O.W. BY PLAT

INSET
"A"

P.O.B.
PARCEL ID P00080203
STA. 137+58.07
OFF. 50.00' LT
N=6831483.49
E=1595934.81

HUNTER & JENNIFER HANNER
TRACTS 1-5, 55.865 TOTAL AC.
DOC. 2017-08371
OFFICIAL PUBLIC RECORDS
22 MAY 2017

P.O.C.
PARCEL ID P00080203



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		COUNTY		
TEXAS	PARCEL ID P00080203		TAYLOR		
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3

EXHIBIT "A"

© 2024

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;

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

- 2) THENCE, North 88 degrees 54 minutes 13 seconds West with the most northerly south line of the remainder tracts, 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.

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.)



P.O.B.
PARCEL ID P00080205
STA. 144+09.03
OFF. 50.00' LT
N=6830832.64
E=1595922.95

P.O.C.
PARCEL ID P00080205
MKD. "J&M BOUNDARY"

PARCEL P00080205
0.0501 ACRE
2182 SQ. FT.

S 82°15'37" E 586.83'

FM 1750

NW/4 B. A. L. SEC. 68
A-680

BRUCE BIXBY
0.9920 ACRE
DOC. 2017-01638
OFFICIAL PUBLIC RECORDS
2 FEB. 2017

REMAINDER OF 24.088 ACRES
VOL. 1950, PG. 727
OFFICIAL PUBLIC RECORDS
27 AUG. 1993

REMAINDER OF 14.288 ACRES
VOL. 1965, PG. 286
OFFICIAL PUBLIC RECORDS
27 OCT. 1993

REMAINDER OF 1.990 ACRES
VOL. 1991, PG. 586
OFFICIAL PUBLIC RECORDS
22 FEB. 1994

REMAINDER OF 15.00 ACRES
VOL. 2065, PG. 824
OFFICIAL PUBLIC RECORDS
25 JAN. 1995

NORTH 20' OF LOT 1,
BLOCK A, SECTION 2
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 247
PLAT RECORDS
25 JAN. 1995

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"

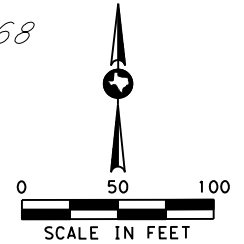
© 2024



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				COUNTY
TEXAS		PARCEL ID P00080205				TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.	
4	ABL	CCSJ	1655	01	036	3

NW/4 B. A. L. SEC. 68
A-680



LOT 6

SECTION ONE
VAQUERO SUBDIVISION
CAB. 3, SLIDE 669
PLAT RECORDS
14 APRIL 2004

LOT 1

NE/4 B. A. L. SEC. 67
A-720

10' R.O.W. DEDICATION BY PLAT

DEED RECORDS
APPROXIMATE VOL. 452, PG. 293 145+00

FM 1750
(80' R.O.W.)

DEED RECORDS
VOL. 452, PG. 289

P.O.B.
PARCEL ID P00080205
STA. 144+09.03
OFF. 50.00' LT
N=6830832.64
E=1595922.95

HUNTER & JENNIFER HANNER
TRACTS 1-5, 55.865 TOTAL AC.
DOC. 2017-08371
OFFICIAL PUBLIC RECORDS
22 MAY 2017

PARCEL P00080205
0.0501 ACRE
2182 SQ. FT.

BRUCE BIXBY
0.9920 ACRE
DOC. 2017-01638
OFFICIAL PUBLIC RECORDS
2 FEB. 2017

P.O.C.
PARCEL ID P00080205
MKD. "J&M BOUNDARY"

BRUCE BIXBY
REMAINDER OF 24.088 ACRES
VOL. 1950, PG. 727
OFFICIAL PUBLIC RECORDS
27 AUG. 1993
REMAINDER OF 14.288 ACRES
VOL. 1965, PG. 286
OFFICIAL PUBLIC RECORDS
27 OCT. 1993
REMAINDER OF 1.990 ACRES
VOL. 1991, PG. 586
OFFICIAL PUBLIC RECORDS
22 FEB. 1994
REMAINDER OF 15.00 ACRES
VOL. 2065, PG. 824
OFFICIAL PUBLIC RECORDS
25 JAN. 1995

CLARENCE & ETTA TRANTHAM
1.298 ACRES
S. 150' OF LOT 1, BLK. A, SEC. 2
DOC. 2019-05960
OFFICIAL PUBLIC RECORDS
18 APR. 2019

SECTION 2, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
PLAT RECORDS
6 SEPT. 1996



Keith L. Raybuck
7/15/2024

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		COUNTY		
TEXAS	PARCEL ID P00080205		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)

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;

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

- 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. Date
 Texas Registration No. 5666



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

NE 1/4 B. A. L. SEC. 67
A-720

LOT 1

SECTION ONE
VAQUERO SUBDIVISION
CAB. 3, SLIDE 669
14 APR. 2004

CABALLO DRIVE

LOT 16

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	
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"	
FOUND AS NOTED	
RECOVERED TYPE I R.O.W. MARKER	
RECOVERED 1/2" REBAR	
RECOVERED 3/8" REBAR	
CONTROL POINT	

APPROXIMATE
SURVEY LINE

DEED RECORDS
VOL. 452, PG. 289

FM 1750
(80' R.O.W.)

DEED RECORDS
VOL. 452, PG. 293
150+00

BRUCE BIXBY
NORTH 20' OF LOT 1,
BLOCK A, SECTION 2
OLDHAM FARMS ADDITION

STA. 146+26.24
OFF. 50.00' LT

PARCEL P00080206
0.0334 ACRE
1498 SQ. FT.

CLARENCE & ETTA TRANTHAM
1.298 ACRES

S 150' OF LOT 1, BLK. A, SECT. 2
DOC. 2019-05960
OFFICIAL PUBLIC RECORDS
18 APR. 2019

10' DEDICATED
R.O.W. BY PLAT

INSET
"A"

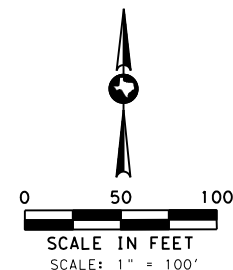
P.O.B.
PARCEL ID P00080206
STA. 147+76.49
OFF. 50.00' LT
N=6830465.2328
E=1595916.2578

SECTION 2, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
PLAT RECORDS
6 SEPT. 1996

DAVID AND SUZANNE CARTER
LOT 2, BLK. A, SECT. 2
OLDHAM FARMS ADDITION
VOL. 3115, PG. 287
OFFICIAL PUBLIC RECORDS
6 JULY 2005

DAVID AND SUZANNE CARTER
LOT 103, BLK. A, SECT. 2
OLDHAM FARMS ADDITION
VOL. 2627, PG. 716
OFFICIAL PUBLIC RECORDS
17 SEPT. 2001

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'



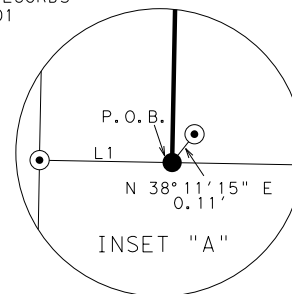
NW 1/4 B. A. L. SEC. 68
A-680

P.O.C.
PARCEL ID P00080206

BRUCE BIXBY
REMAINDER OF 24.088 ACRES
VOL. 1950, PG. 727
OFFICIAL PUBLIC RECORDS
27 AUG. 1993



Keith L. Raybuck
7/15/2024



NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (42021) 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 TEXAS	PARCEL PLAT SHOWING PARCEL ID P00080206				COUNTY
					TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3

County: Taylor

Page 1 of 4

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;

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

- 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
 Keith L. Raybuck, R.P.L.S.

7/15/2024

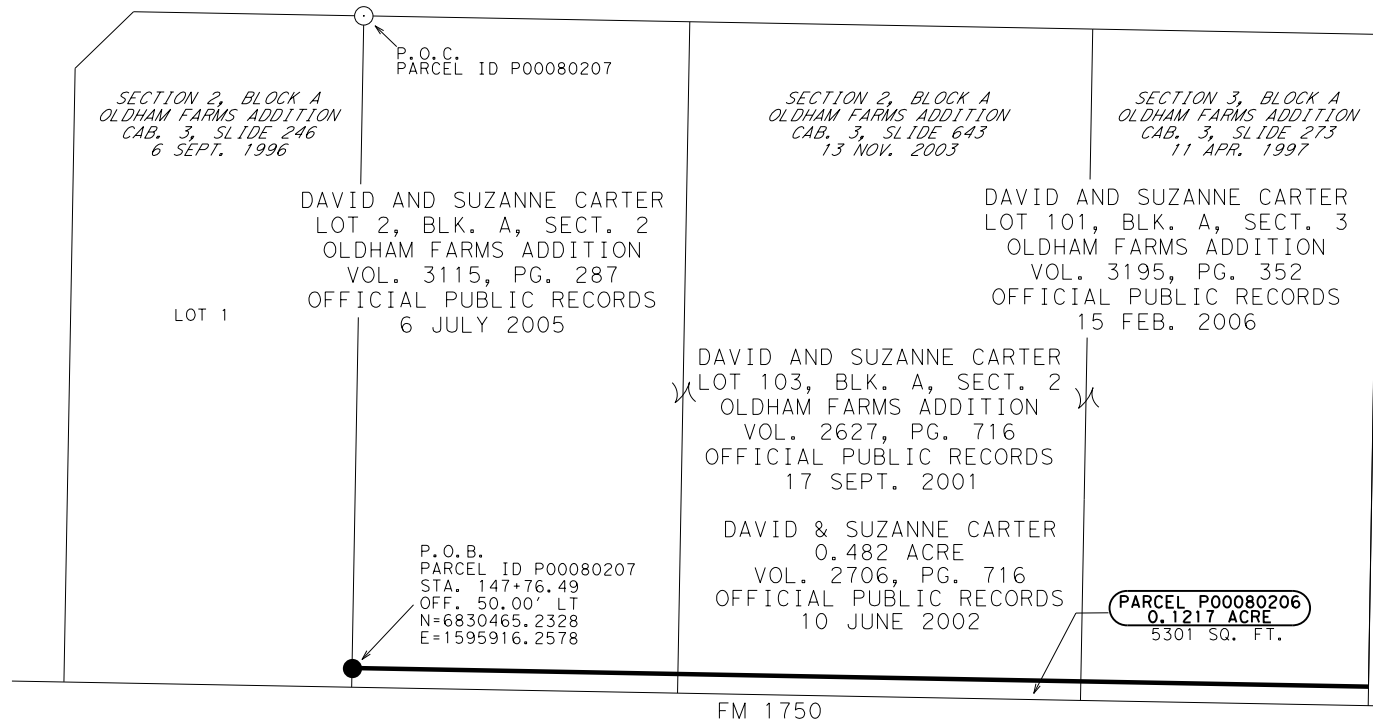
Date

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
4.256	0.1217	4.134	

LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	
POINT OF COMMENCING	
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"	
FOUND AS NOTED	
RECOVERED TYPE I R.O.W. MARKER	
RECOVERED 1/2" REBAR	
RECOVERED 3/8" REBAR	
CONTROL POINT	

NOTES:
P.O.C.
P.O.B.

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

FM 1750

EXHIBIT "A"

© 2024

 <i>Texas Department of Transportation</i>						
FHWA DIVISION		PROJECT NO. R00011883			HIGHWAY NO.	
6		DATE:		SCALE:		FM 1750
STATE		PARCEL PLAT SHOWING				COUNTY
TEXAS		PARCEL ID P00080207				TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.	
4	ARI	CCSJ	1655	01	036	3

NW/4 B.A.L. SEC. 68
A-680

SECTION 2, BLOCK A
OLDHAM FARMS ADDITION
CAB. 3, SLIDE 246
6 SEPT. 1996

CLARENCE & ETTA TRANTHAM
1.298 ACRES
S 150' OF LOT 1, BLK. A, SECT. 2
DOC. 2019-05960
OFFICIAL PUBLIC RECORDS
18 APR. 2019

LOT 1

DAVID AND SUZANNE CARTER
LOT 2, BLK. A, SECT. 2
OLDHAM FARMS ADDITION
VOL. 3115, PG. 287
OFFICIAL PUBLIC RECORDS
6 JULY 2005

LOT 2

BRUCE BIXBY
REMAINDER OF 15.00 ACRES
VOL. 2065, PG. 824
OFFICIAL PUBLIC RECORDS
25 JAN. 1995

SECTION 2, BLOCK A
OLDHAM FARMS ADDITION
REPLAT
CAB. 3, SLIDE 643
13 NOV. 2003

DAVID AND SUZANNE CARTER
LOT 103, BLK. A, SECT. 2
OLDHAM FARMS ADDITION
VOL. 2627, PG. 716
OFFICIAL PUBLIC RECORDS
17 SEPT. 2001

LOT 203

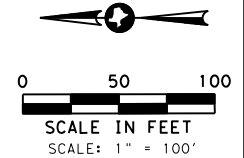
SECTION 3, BLOCK A
OLDHAM FARMS ADDITION
REPLAT
CAB. 3, SLIDE 273
11 APR. 1997

DAVID AND SUZANNE CARTER
LOT 101, BLK. A, SECT. 3
OLDHAM FARMS ADDITION
VOL. 3195, PG. 352
OFFICIAL PUBLIC RECORDS
15 FEB. 2006

DAVID & SUZANNE CARTER
0.482 ACRE
VOL. 2706, PG. 716
OFFICIAL PUBLIC RECORDS
10 JUNE 2002

LOT 101

60' ROADWAY EASEMENT
(UNKNOWN OWNERSHIP)



P.O.B.
PARCEL ID P00080207
STA. 147+76.49
OFF. 50.00' LT
N=6830465.23
E=1595916.26

PARCEL P00080206
0.1217 ACRE
5301 SQ. FT.

STA. 153+06.55
OFF. 50.00' LT

APPROXIMATE
SURVEY LINE

DEED RECORDS
VOL. 452, PG. 289

150+00

FM 1750
(80' R.O.W.)

DEED RECORDS
VOL. 452, PG. 293

10' DEDICATED R.O.W. BY PLAT

LOT 1

CABALLO DRIVE

LOT 16

SECTION ONE
VAQUERO SUBDIVISION
CAB. 3, SLIDE 669
PLAT RECORDS
14 APR. 2004

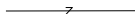
LOT 7

SECTION TWO
VAQUERO SUBDIVISION
CAB. 2, SLIDE 329-C
PLAT RECORDS
9 MAR. 2006

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

NE/4 B.A.L. SEC. 67
A-720

LEGEND

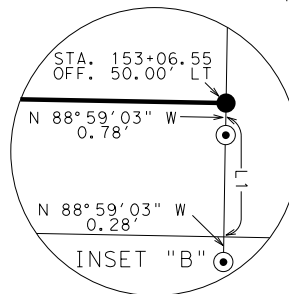
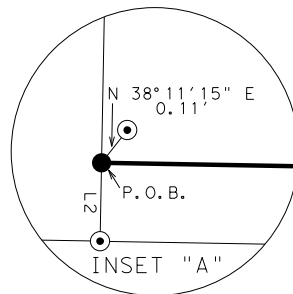
EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	
POINT OF COMMENCING	
POINT OF BEGINNING	
SET 4" BRONZE DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."	
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "TX DEPT TRANSPORTATION PROPERTY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

NOTES:
P.O.C.
P.O.B.

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



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				COUNTY
TEXAS	PARCEL ID P00080207				TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
4	ABL	CCSJ	1655	01	036
					4

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.:

RCSJ: 1655-01-037

CCSJ: 1655-01-036

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;

County: Taylor

Page 2 of 5

Highway: FM 1750

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

June 27, 2024

R.O.W. Project No.:

RCSJ: 1655-01-037

CCSJ: 1655-01-036

- 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;

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.:

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.



7/15/2024

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

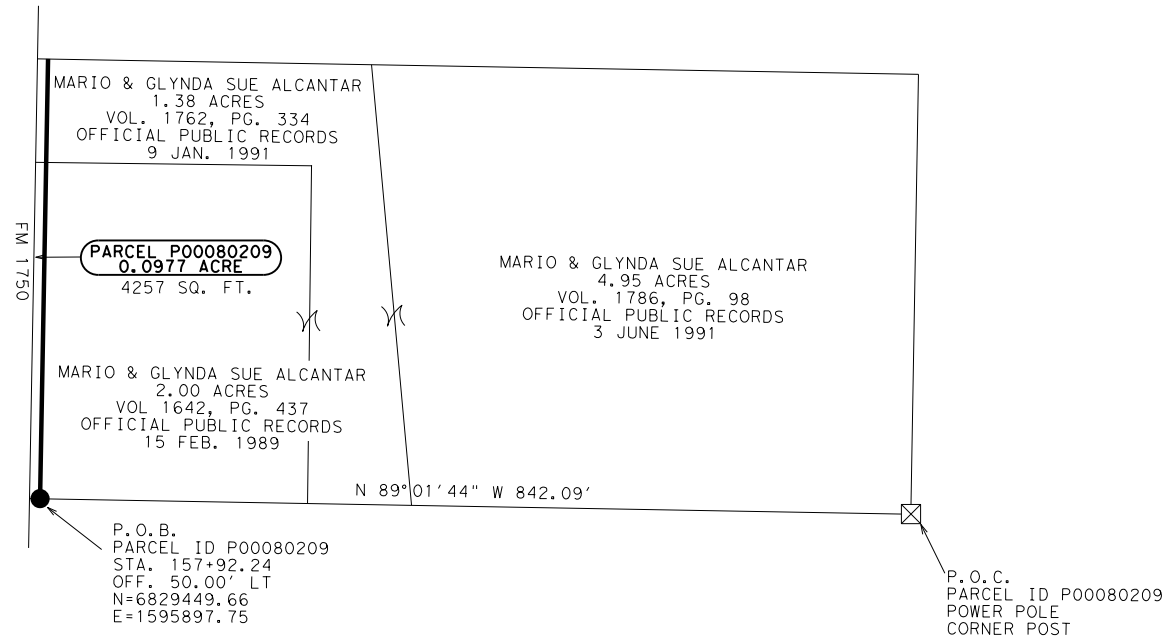
Date



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
8.33	0.0977	8.232	

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

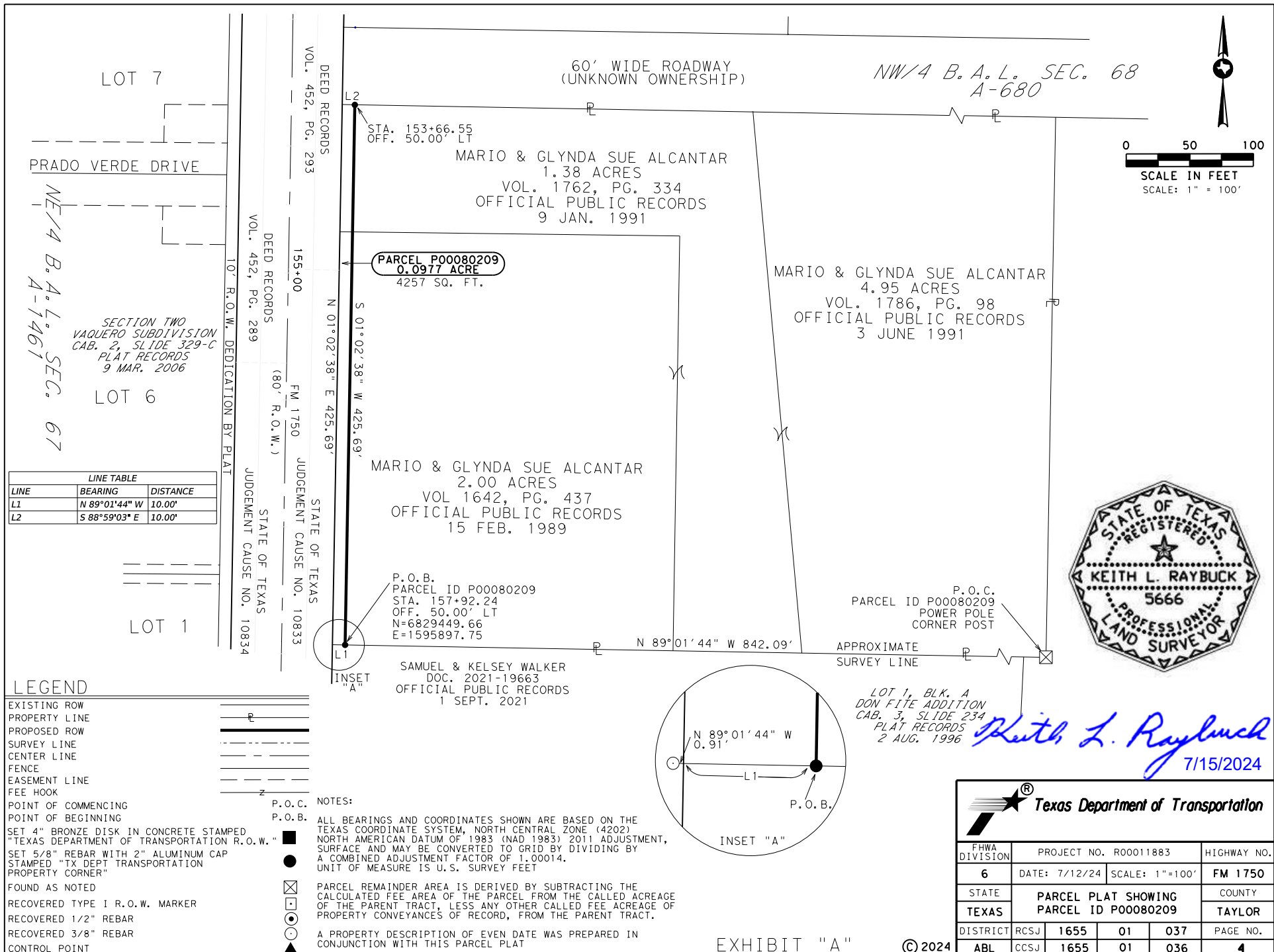
EXHIBIT "A"

© 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				COUNTY	
TEXAS	PARCEL ID P00080209				TAYLOR	
DISTRICT	RCSJ	1655	01	037	PAGE NO.	
4	ABL	CCSJ	1655	01	036	3



County: Taylor

Page 1 of 5

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;

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

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

7/15/2024
 Date



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

PARENT TRACT INSET
(N. T. S.)



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

LOT 201 AND LOT 202
BLOCK A, OLDHAM LANE
CHURCH OF CHRIST SUBDIVISION
CAB. 4, SLIDE 522
PLAT RECORDS
20 MAY 2020

SPIRIT DRIVE

P.O.C.
PARCEL ID P00080212

N 89° 22' 48" W 820.34'

PARCEL P00080212
0.3387 ACRE
14754 SQ. FT.

P.O.B.
PARCEL ID P00080212
STA. 177+41.24
OFF. 50.00' LT
N=6827501.12
E=1595872.92

FM 1750

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	
POINT OF COMMENCING	
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"	
FOUND AS NOTED	
RECOVERED TYPE I R.O.W. MARKER	
RECOVERED 1/2" REBAR	
RECOVERED 3/8" REBAR	
CONTROL POINT	

NOTES:

- P.O.C.
P.O.B.
- 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

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

EXHIBIT "A"

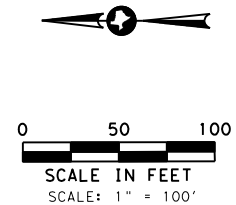
© 2024

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

LOT 201 AND LOT 202
BLOCK A, OLDHAM LANE
CHURCH OF CHRIST SUBDIVISION
CAB. 4, SLIDE 522
PLAT RECORDS
20 MAY 2020

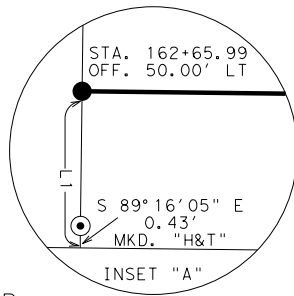
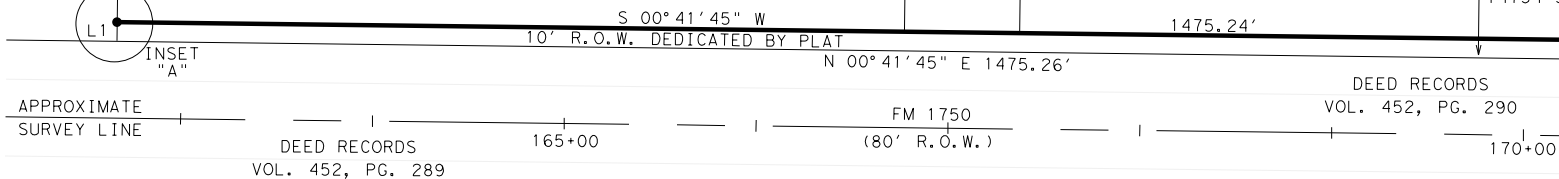
NORMA JEAN CLARK
4.01 ACRES
VOL. 2981, PG. 163
OFFICIAL PUBLIC RECORDS
29 JUNE 2004

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



STA. 162+65.99
OFF. 50.00' LT

PARCEL P00080212
0.3387 ACRE
14754 SQ. FT.



INDIAN WELLS ADDITION
SECTION 1
CAB. 2, SLIDE 338-B
PLAT RECORDS
15 AUG. 2006

BUNNY RUN ADDITION
SECTION 1
CAB. 4, SLIDE 193
PLAT RECORDS
11 DEC. 2014

SE/4 B.A.L. SEC. 67
A-1460

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

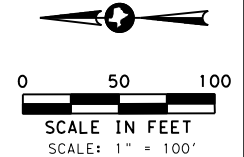
 <i>Texas Department of Transportation</i>					
FHWA DIVISION		PROJECT NO. R00011883			HIGHWAY NO.
6		DATE: 7/12/24	SCALE: 1"=100'		FM 1750
STATE		PARCEL PLAT SHOWING			COUNTY
TEXAS		PARCEL ID P00080212			TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
4	ABL	CCSJ	1655	01	036
					4

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

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

PARCEL ID P00080212

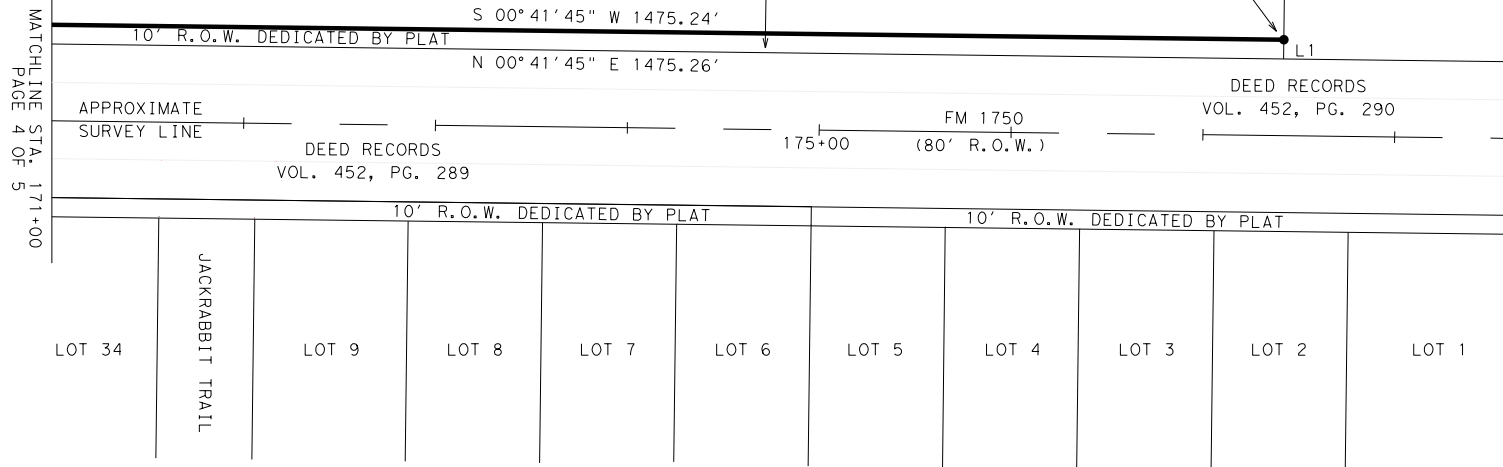
LOT 201 AND LOT 202
BLOCK A, OLDHAM LANE
CHURCH OF CHRIST SUBDIVISION
CAB. 4, SLIDE 522
PLAT RECORDS
20 MAY 2020



JIMMY WAYNE & PEGGY DAWN CAMPBELL
TRACTS 1, 2 & 3
DOC. 2009-04264
OFFICIAL PUBLIC RECORDS
27 MAR. 2009

P.O.B.
PARCEL ID P00080212
STA. 177+41.24
OFF. 50.00' LT
N=6827501.12
E=1595872.92

PARCEL P00080212
0.3387 ACRE
14754 SQ. FT.



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

BUNNY RUN ADDITION
SECTION 1
CAB. 4, SLIDE 193
PLAT RECORDS
11 DEC. 2014

SE/4 B. A. L. SEC. 67
A-1460

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		COUNTY		
TEXAS	PARCEL ID P00080212		TAYLOR		
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	5

EXHIBIT "A"

© 2024

County: Taylor

Page 1 of 3

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
Keith L. Raybuck, R.P.L.S.

7/15/2024

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'

SE/4 B.A.L. SEC. 67
A-1461

WILLIAM WEST
2.42 ACRES
VOL. 3144, PG. 546
OFFICIAL PUBLIC RECORDS
19 SEPT. 2005

P.O.C.
PARCEL ID P00080215
MKD. "J&M BOUNDARY"

HARDISON LANE

GULF PIPELINE EASEMENT
VOL. 434, PG. 142 &
VOL. 187, PG. 169
DEED RECORDS

PACK SADDLE PRAIRIE, LLC
0.941 ACRE
DOC. 2014-7318
20 MAY 2014

PARCEL P00080214
0.0184 ACRE
800 SQ. FT.

P.O.B.
PARCEL ID P00080215
STA. 184+13.23
OFF. 80.00' RT

MKD. "J&M BOUNDARY"

WANDA FLIPPIN MCLEOD
404.12 ACRES-TRACT 2
DOC. 2012-05557
OFFICIAL PUBLIC RECORDS
16 APR. 2012

NE/4 L.A.L. SEC. 8
A-803

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:

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

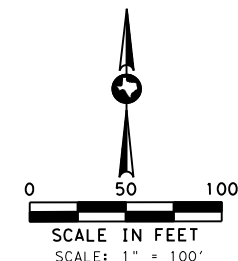


Keith L. Raybuck

7/15/2024

EXHIBIT "A"

© 2024



JIMMY WAYNE & PEGGY DAWN
CAMPBELL
TRACTS 1, 2 & 3
DOC. 2009-04264
OFFICIAL PUBLIC RECORDS
27 MAR. 2009

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

> 0°06'33" LT
PI 184+30

HARDISON LANE

NW/4 L.A.L. SEC. 7
A-999

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		COUNTY		
TEXAS	PARCEL ID P00080215		TAYLOR		
DISTRICT	RCSJ	1655	01	037	PAGE NO.
ABL	CCSJ	1655	01	036	3

County: Taylor

Page 1 of 4

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

Page 2 of 4

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

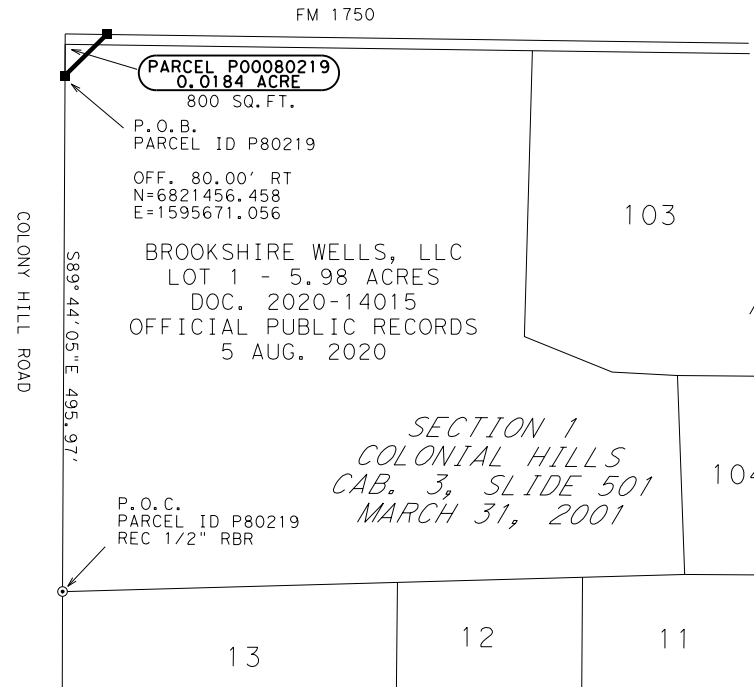
Texas Department of Transportation
Abilene District
4250 North Clack Street
Abilene, Texas 79601
Phone: (325) 676 – 6800



PARENT TRACT INSET
(N. T. S.)



SE/4 L. A. L. SEC. 8
A-804



NE/4 L. A. L. SEC. 14
A-639

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	
POINT OF COMMENCING	
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"	
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

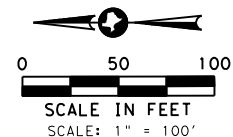
PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

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

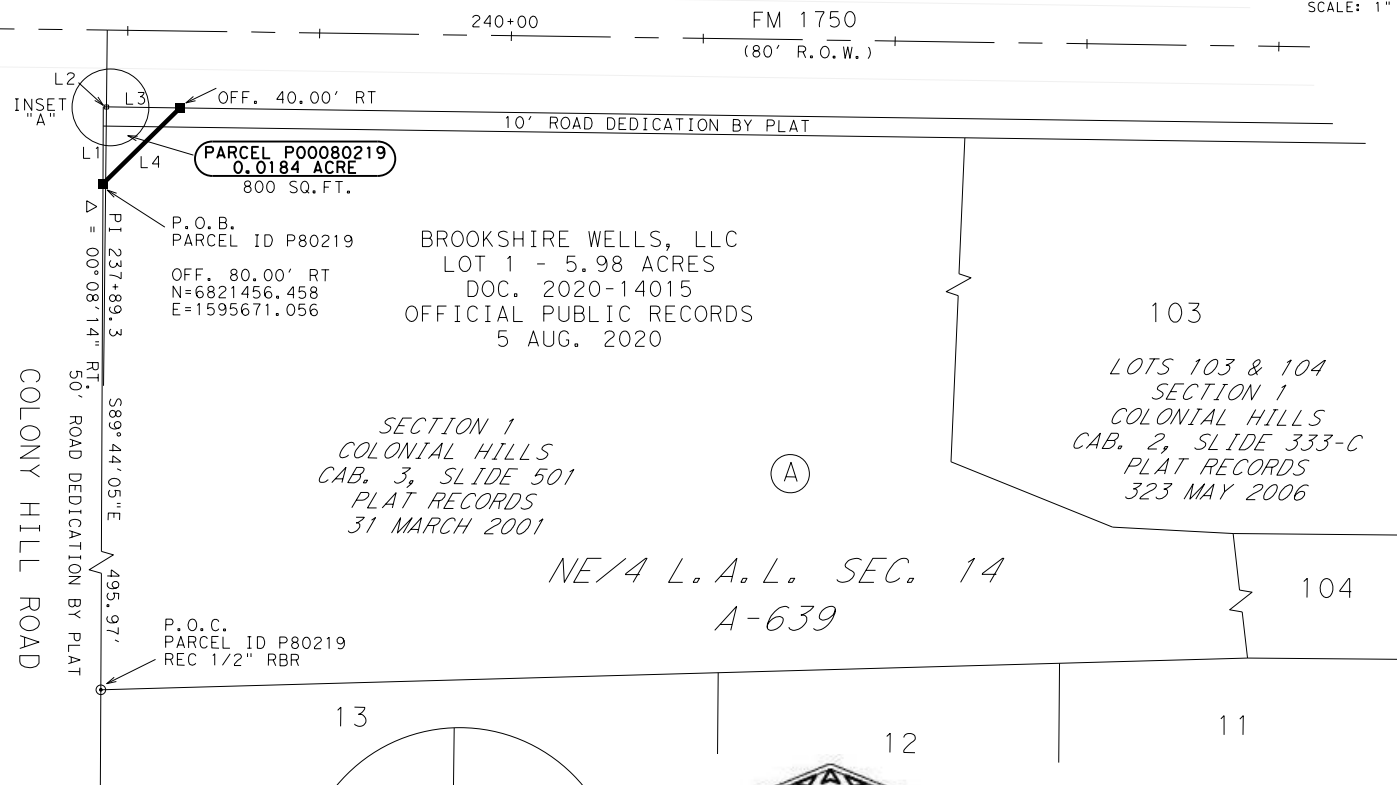
EXHIBIT "A"
PAGE 3 OF 4

© 2024

 <i>Texas Department of Transportation</i>						
FHWA DIVISION		PROJECT NO. R00011883			HIGHWAY NO.	
6		DATE:	SCALE:		FM 1750	
STATE		PARCEL PLAT SHOWING PARCEL ID P00080219			COUNTY	
TEXAS					TAYLOR	
DISTRICT	RCSJ	1655	01	037	PAGE NO.	
4	ARI	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'

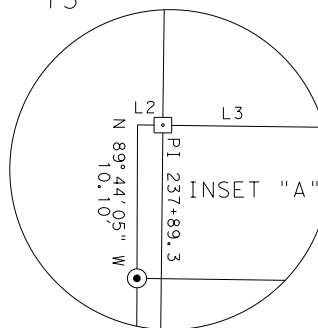


LEGEND

EXISTING ROW	
PROPERTY LINE	
PROPOSED ROW	
SURVEY LINE	
CENTER LINE	
FENCE	
EASEMENT LINE	
FEE HOOK	
POINT OF COMMENCING	
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"	
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



Keith L. Raybuck
7/15/2024

EXHIBIT "A"
PAGE 4 OF 4

© 2024

 <i>Texas Department of Transportation</i>					
FHWA DIVISION		PROJECT NO. R00011883			HIGHWAY NO.
6		DATE:		SCALE:	
STATE		PARCEL PLAT SHOWING			COUNTY
TEXAS		PARCEL ID P00080219			TAYLOR
DISTRICT	RCSJ	1655	01	037	PAGE NO.
4	ABL	CCSJ	1655	01	036
					4

ZONING NOTIFICATION RESPONSE FORM CASE #: TC-2024-02

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. **All correspondence must be signed** and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID: N/A
Requestor's Property Zoning: N/A
Requestor's Proposed Zoning: N/A

Your Name: CLARK NORMA JEAN
Your Property Address: 4649 OLDHAM LN
Your Parcel ID: 20921

I am in favor of the request ☒

I am opposed to the request ☒

Signature:

SEP 30 PM 1:44

ZONING NOTIFICATION RESPONSE FORM CASE #: TC-2024-02

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. **All correspondence must be signed** and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID: N/A
Requestor's Property Zoning: N/A
Requestor's Proposed Zoning: N/A

Your Name: LAZAROFF DANIEL & LINDSAY
Your Property Address: 5165 BUNNY RUN
Your Parcel ID: 1005219

I am in favor of the request ☐

I am opposed to the request ☒

Signature:



OCT 3 AM 9:39



THOROUGHFARE ABANDONMENT REQUEST

Case: TC-2024-02

Applicant: City of Abilene

Request: Abandon certain portions of R.O.W. along Oldham Lane (F.M. 1750).

Notification: 0 in Favor, 2 Opposed

Planning & Zoning: October 1, 2024

City Council Hearing: October 17, 2024
November 7, 2024





AERIAL LOCATION MAP 1

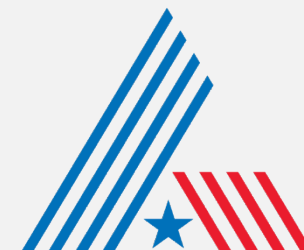


Aerial Map



Legend

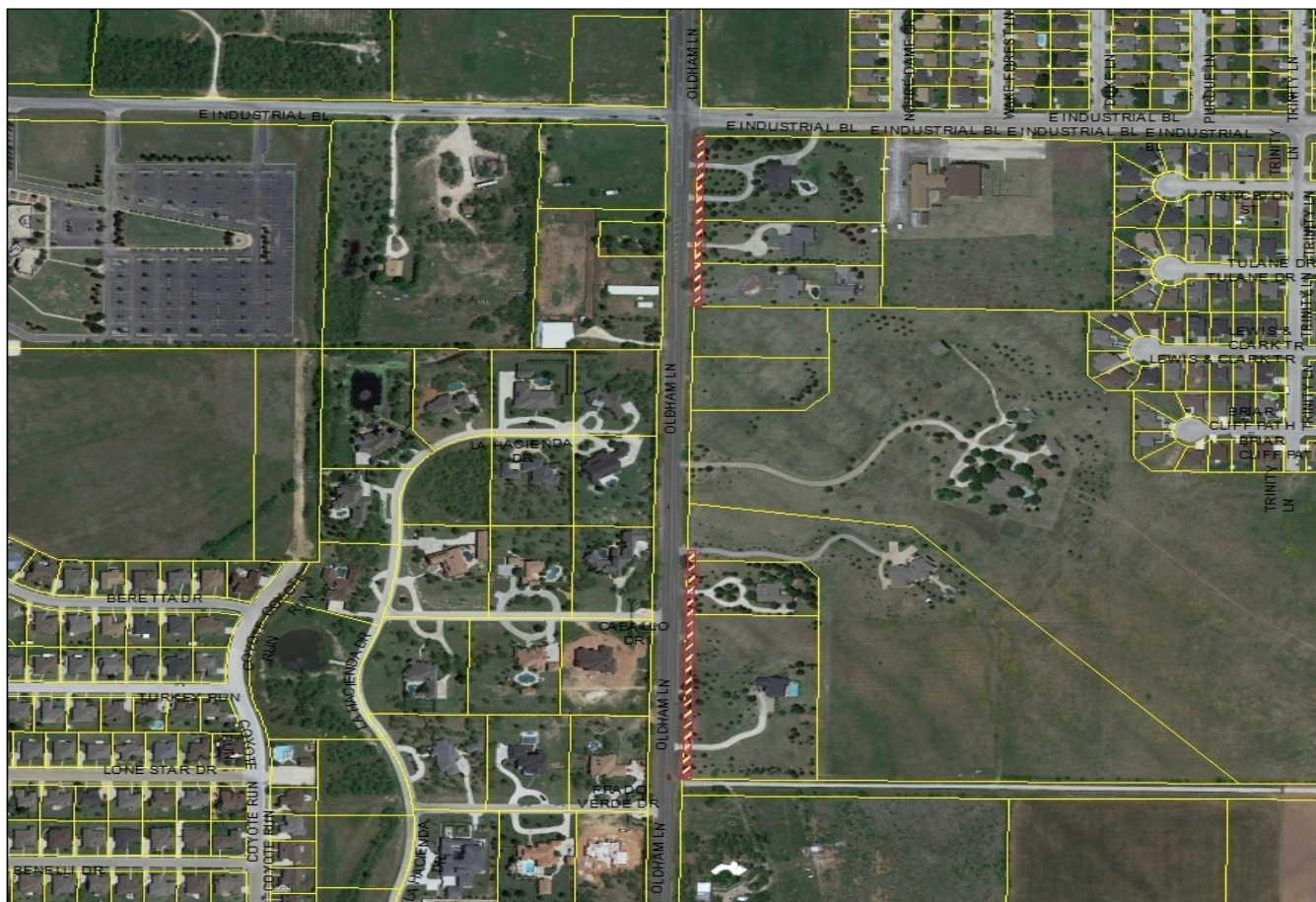
-  TC-2024-02
-  Roads
-  CourierParcels



CITY OF
ABILENE
TEXAS



AERIAL LOCATION MAP 2

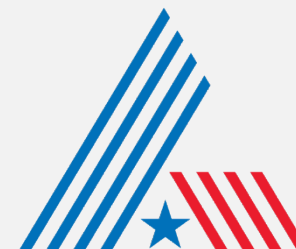


Aerial Map



Legend

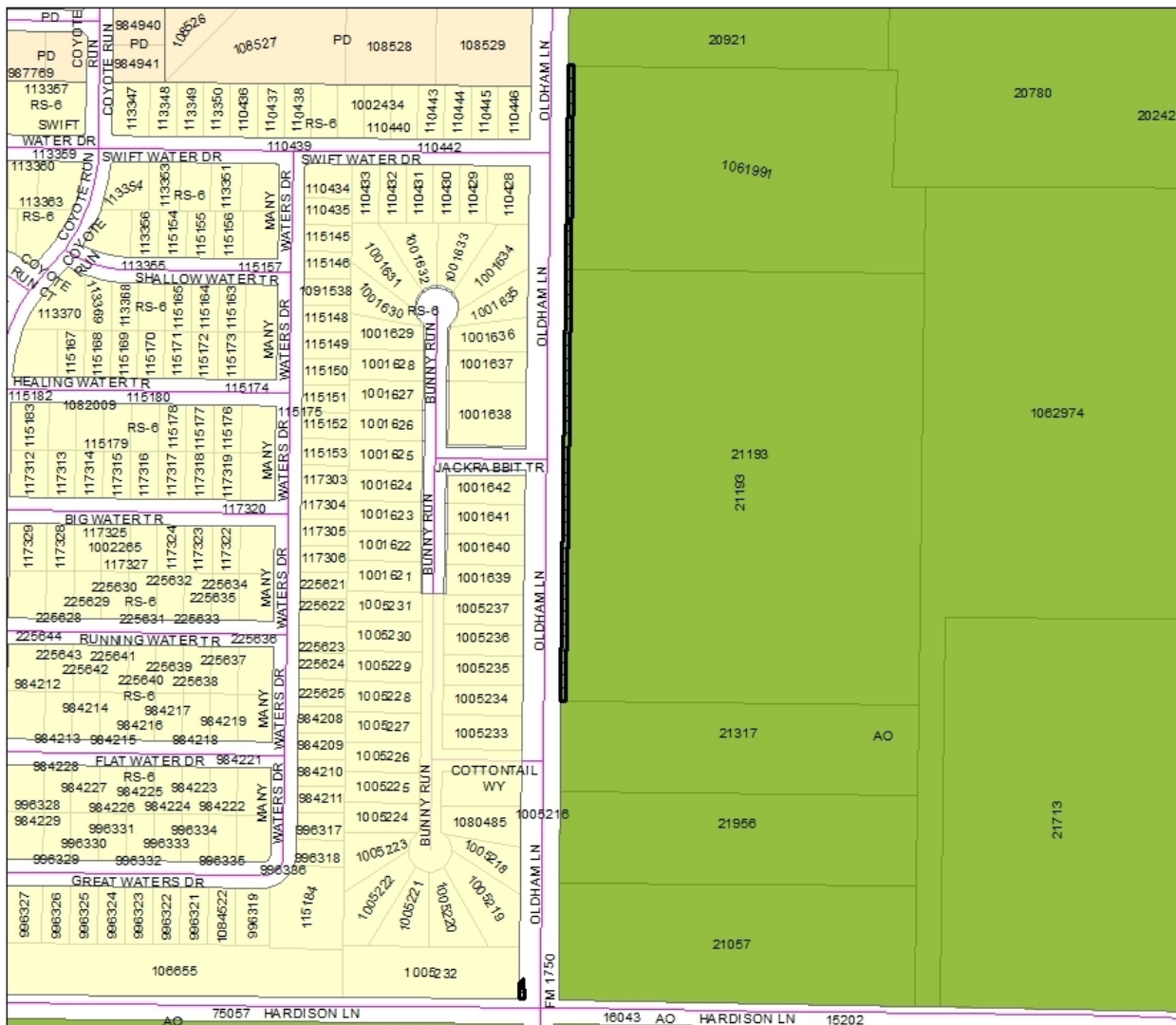
- TC-2024-02
- Roads
- CourierParcels



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ZONING MAP



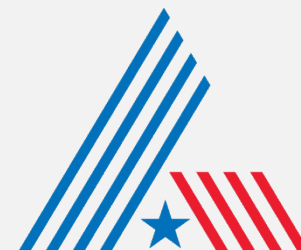
Zoning Map



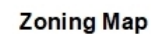
Arterial

Legend

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



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Arterial

Legend

-  TC-2024-02
 AO - Agricultural
 Open Space
 RS-6: Residential
 Single-Family
 CU:
 College/U niversity
 PD: Planned
 Development
 Roads
 CourierParcels



**CITY OF
ABILENE
TEXAS**



ZONING MAP



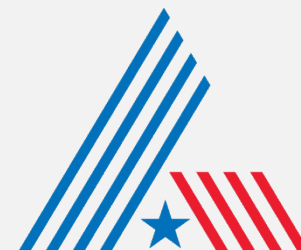
Zoning Map



Arterial

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
- Courier Parcels



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VIEWS OF SUBJECT PROPERTY



Subject Property



Subject Property E. Industrial Blvd.



Subject property

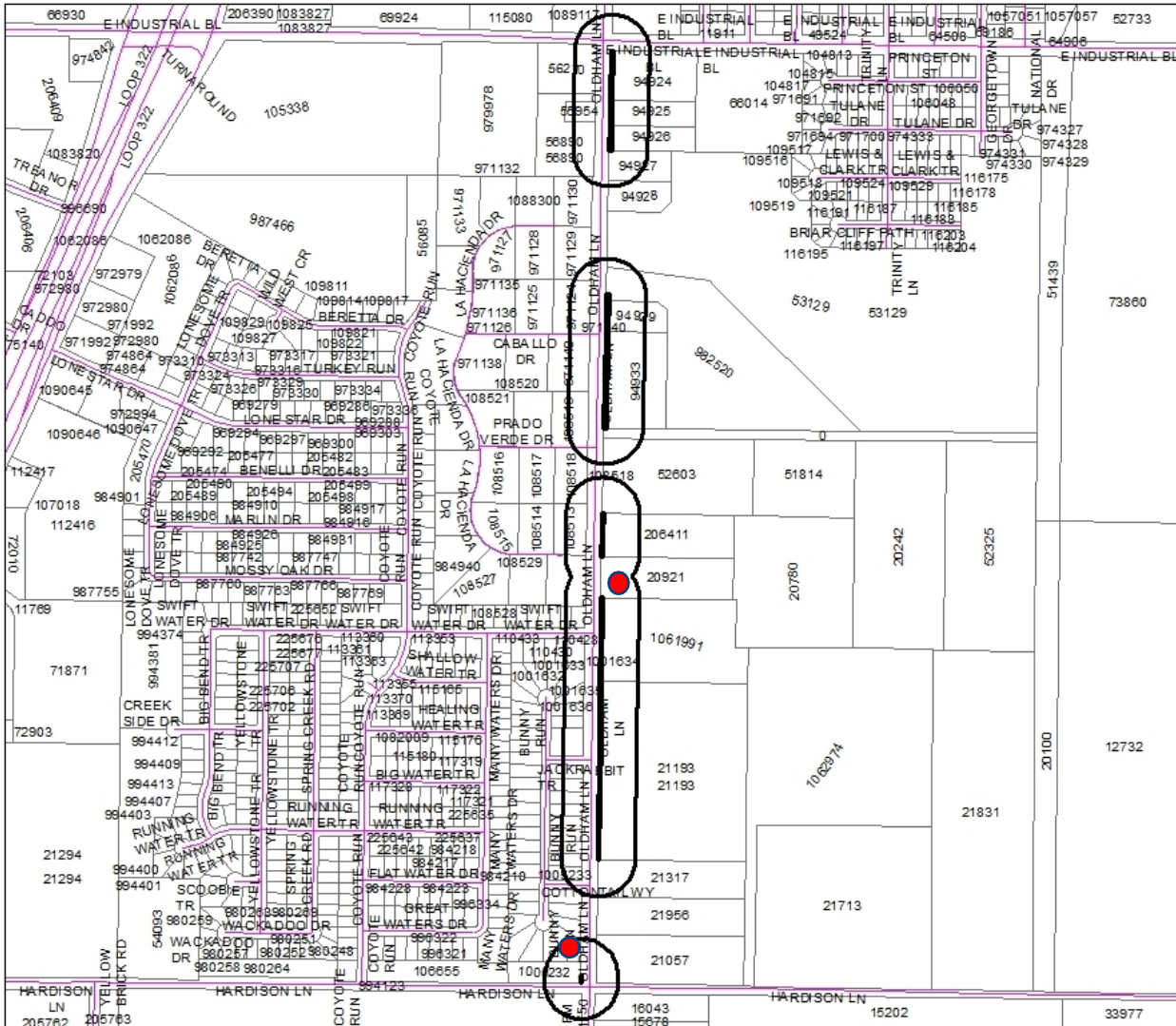


Subject Property Hardison





NOTIFICATION AREA MAP



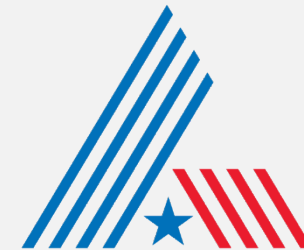
Notification Map



0- In Favor- 
2- Opposed- 
2.87% Opposed

Legend

-  Notification Area
-  TC-2024-02
-  Roads
-  CourierParcels



CITY OF
ABILENE
TEXAS



FINDINGS & RECOMMENDATION

- The purpose of the request is to abandon rights-of-way held by the City of Abilene to allow TxDOT to begin proceedings to purchase the said rights-of-ways in order to make improvements to F.M. 1750.
- The Development Review Committee reviewed this request and had no comments.

P&Z recommends **approval**.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **17. Ordinance (Final Reading) 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 *(Tim Littlejohn)*

GENERAL INFORMATION

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.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request with the following conditions:

An opaque fence will be all around the property
The fence height will be a minimum of 7'.
The freight containers will be set at grade with nothing stacked on top.

ATTACHMENTS:

1. Ordinance
2. Staff Report Z-2024-27
3. Presentation Z-2024-27

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto, and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 17th day of October 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of September 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 7th day of November 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

Page 2.

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the Land Development Code of the City of Abilene except as otherwise specifically provided herein.

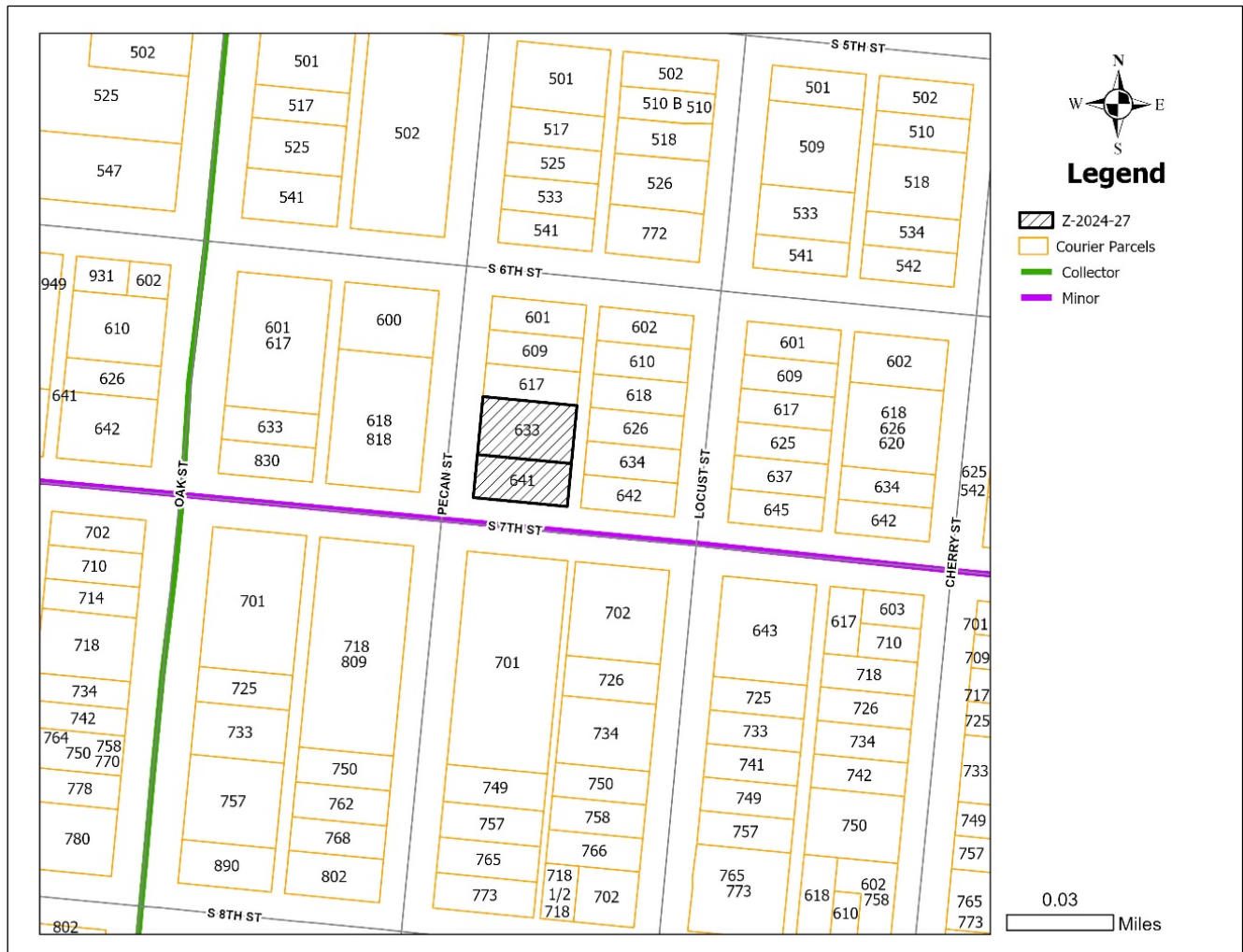
PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries from Central Business (CB) to Planned Development (PDD-189) District, subject to the specific modifications set out in Part 7 below.

Exhibit A

Page 3.

PART 5: Legal Description. The legal description of this Planned Development District is as follows: Lots 7-9, Block 131, Original Town Abilene, Abilene, Taylor County, Texas.



Location: 633 and 641 Pecan Street

EXHIBIT A

Page 4.

PART 6: Purpose. The purpose of this Planned Development District is to allow freight containers as a principal use.

PART 7. Specific Modifications. The use and development of land and buildings in this Planned Development District shall generally be subject to requirements of the Central Business (CB) zoning classification, except as modified below:

A. Permitted Uses:

In addition to uses ordinarily allowed within Central Business (CB) District, Freight Containers shall be permitted as a principal use:

1. For the purpose of this ordinance, the term “Freight Container” shall be construed to mean “Any structure or storage receptacle designed or built and generally intended for the shipment or transportation of products or goods, which shall not include trucks, trailers, or rail cars.”

B. Screening Requirements:

1. Freight containers shall be screened on all street frontages, including the adjoining alley, and the north property line by an opaque fence with a minimum height of seven feet (7’).

C. Freight Container Limitations:

1. The number and locations of permitted freight containers on this site shall be limited to the locations shown on the Planned Development Concept Plan.
2. Freight containers shall not be stacked or have any other materials stacked on top of any container.
3. Freight containers shall set “at grade” and may not be elevated.

D. Planned Development Concept Plan.

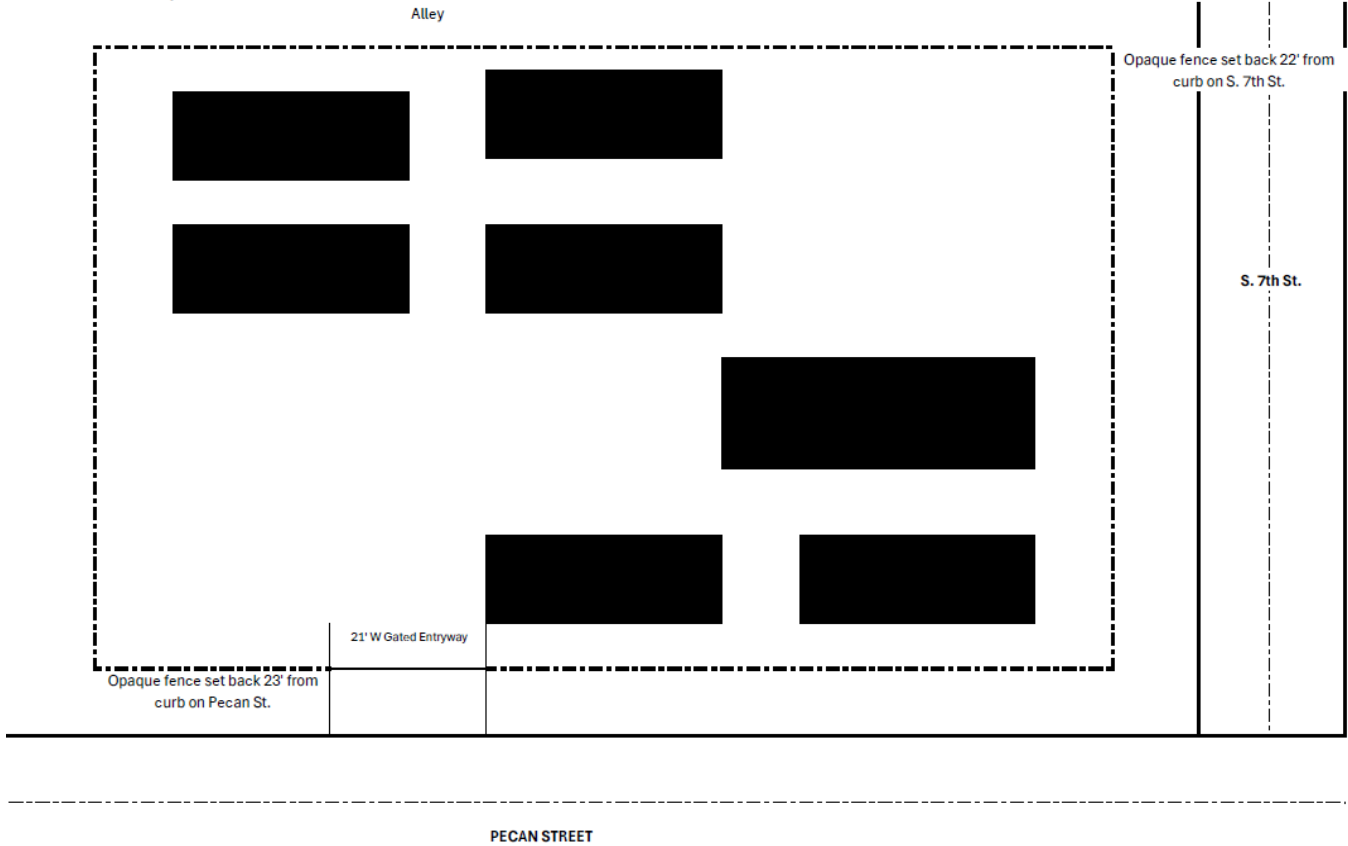
The use and development of the subject property shall be governed by the following Planned Development Concept Plan:

Exhibit A

Page 5.

Planned Development Concept Plan

Approximate locations of shipping containers
designated by black boxes.



-END-

ZONING CASE Z-2024-27

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 17, 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 intent 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 screened 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.

P&Z Recommendation (7-0 vote)

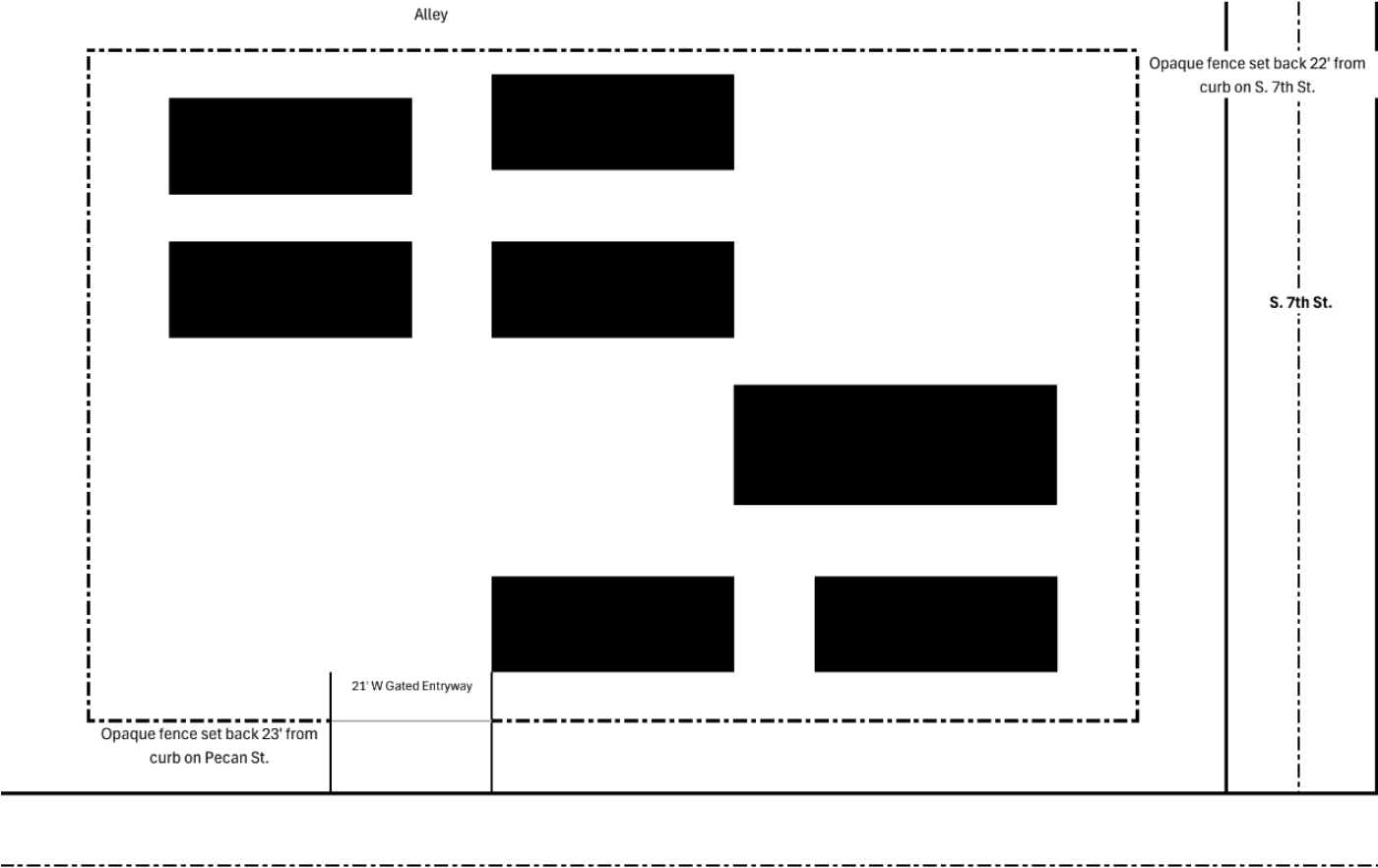
The Planning and Zoning Commission recommends **approval** subject to the following conditions:

1. The submitted Planned Development Concept Plan;
2. The site being screened on all sides, including the alley, by an opaque fence that has a minimum height of seven feet.
3. Freight containers shall be limited to the numbers and locations shown on the Planned Development Concept Plan;
4. Freight shall be set "at grade" and cannot be elevated above grade.
5. Freight containers may not be stacked or be used to stack any other items.

Attachments

- Proposed Planned Development Concept Plan

Approximate locations of shipping containers
designated by black boxes.



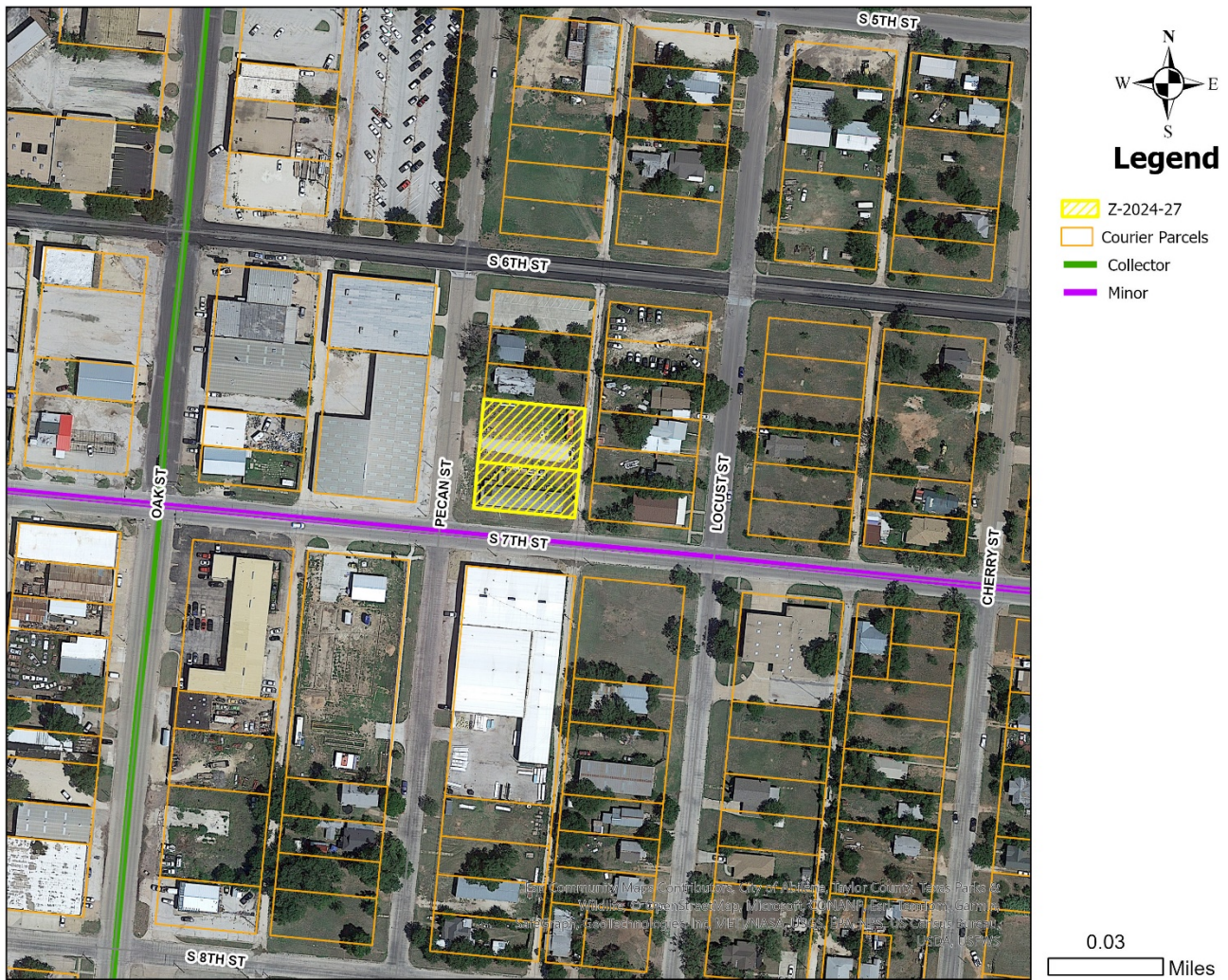
NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

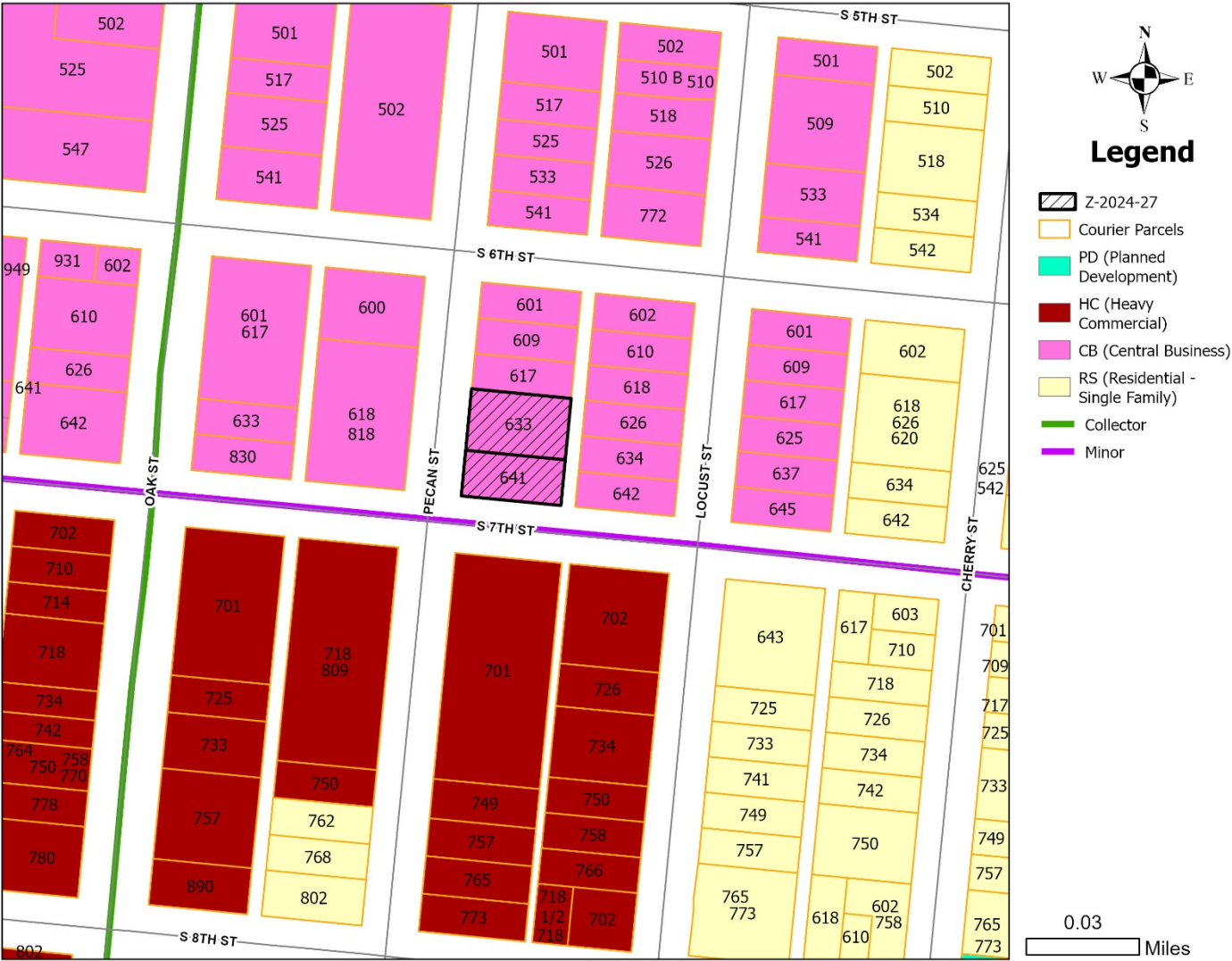
Owner	Situs	Property ID	Response
WHOLESALERS PROPERTY CO LLC	702 LOCUST ST	49413	
WHOLESALERS PROPERTY CO LLC	701 PECAN ST	50575	
TAYLOR COUNTY	600 PECAN ST	52189	
PHILLIPS DAVID	618 PECAN ST	52307	
PHILLIPS DAVID	818 S 7TH ST	52307	
KEY CITY SEPTIC SERVICE INC	602 LOCUST ST	53367	
KEY CITY SEPTIC SERVICE 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	



LOCATION MAP



ZONING MAP





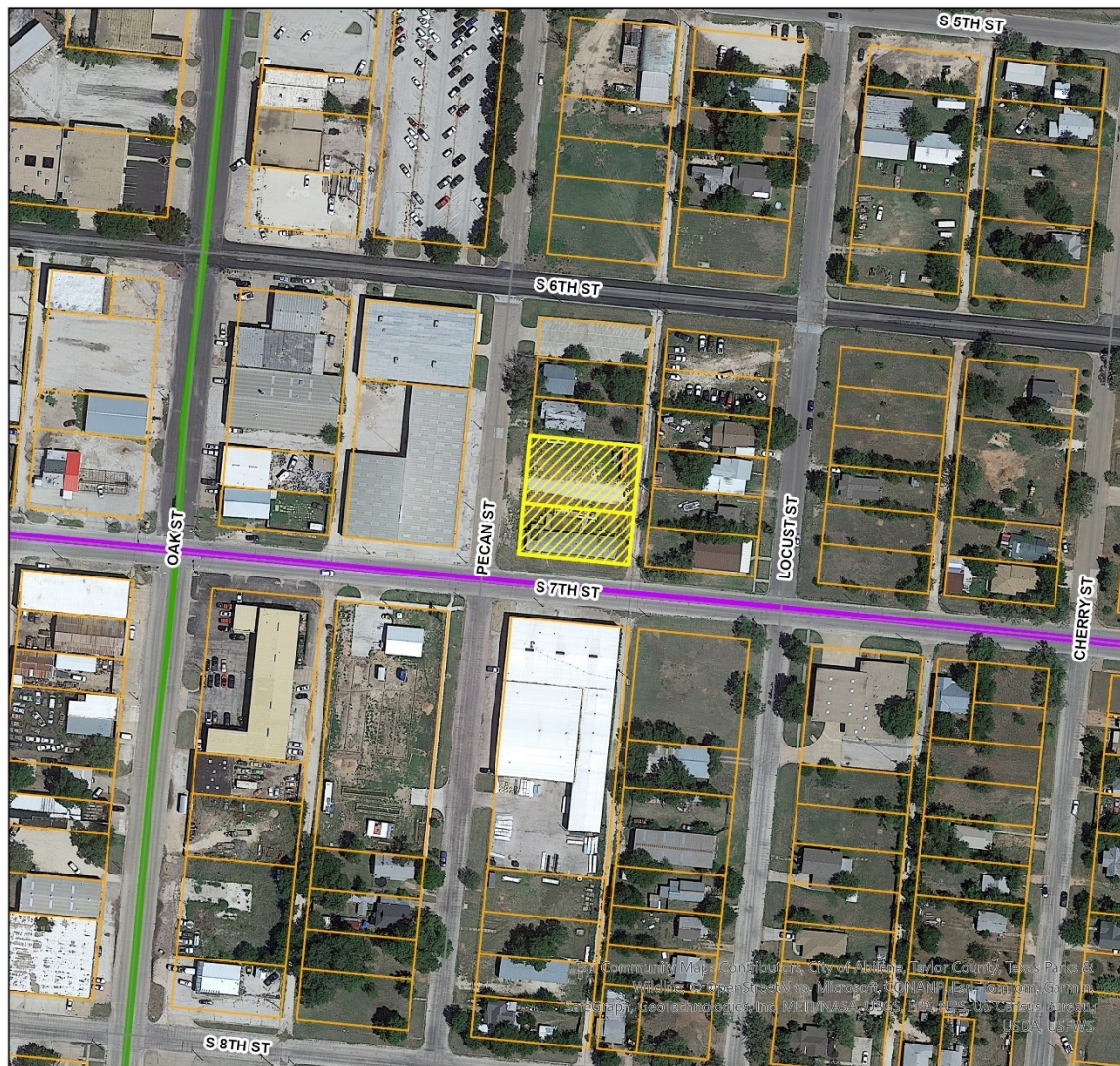
REZONE REQUEST

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 17, 2024 November 7, 2024





AERIAL LOCATION MAP

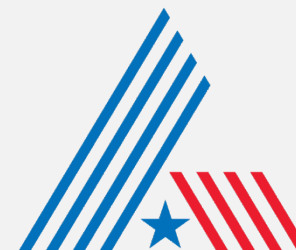


Legend

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

0.03

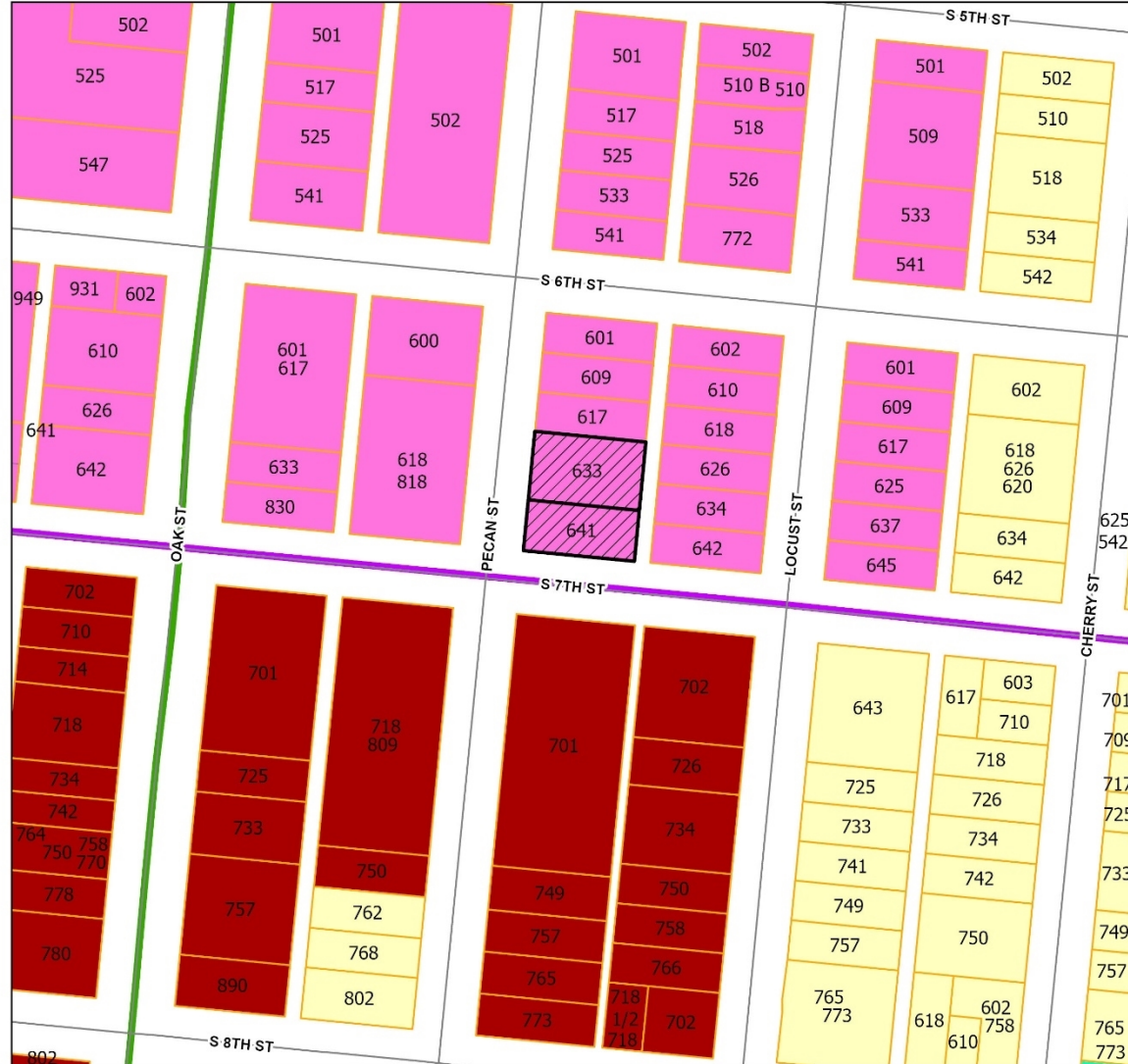
Miles



CITY OF
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TEXAS



ZONING MAP



Legend

- Z-2024-27
- Courier Parcels
- PD (Planned Development)
- HC (Heavy Commercial)
- CB (Central Business)
- RS (Residential - Single Family)
- Collector
- Minor

0.03

Miles



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS





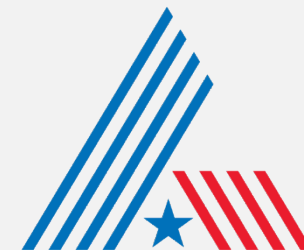
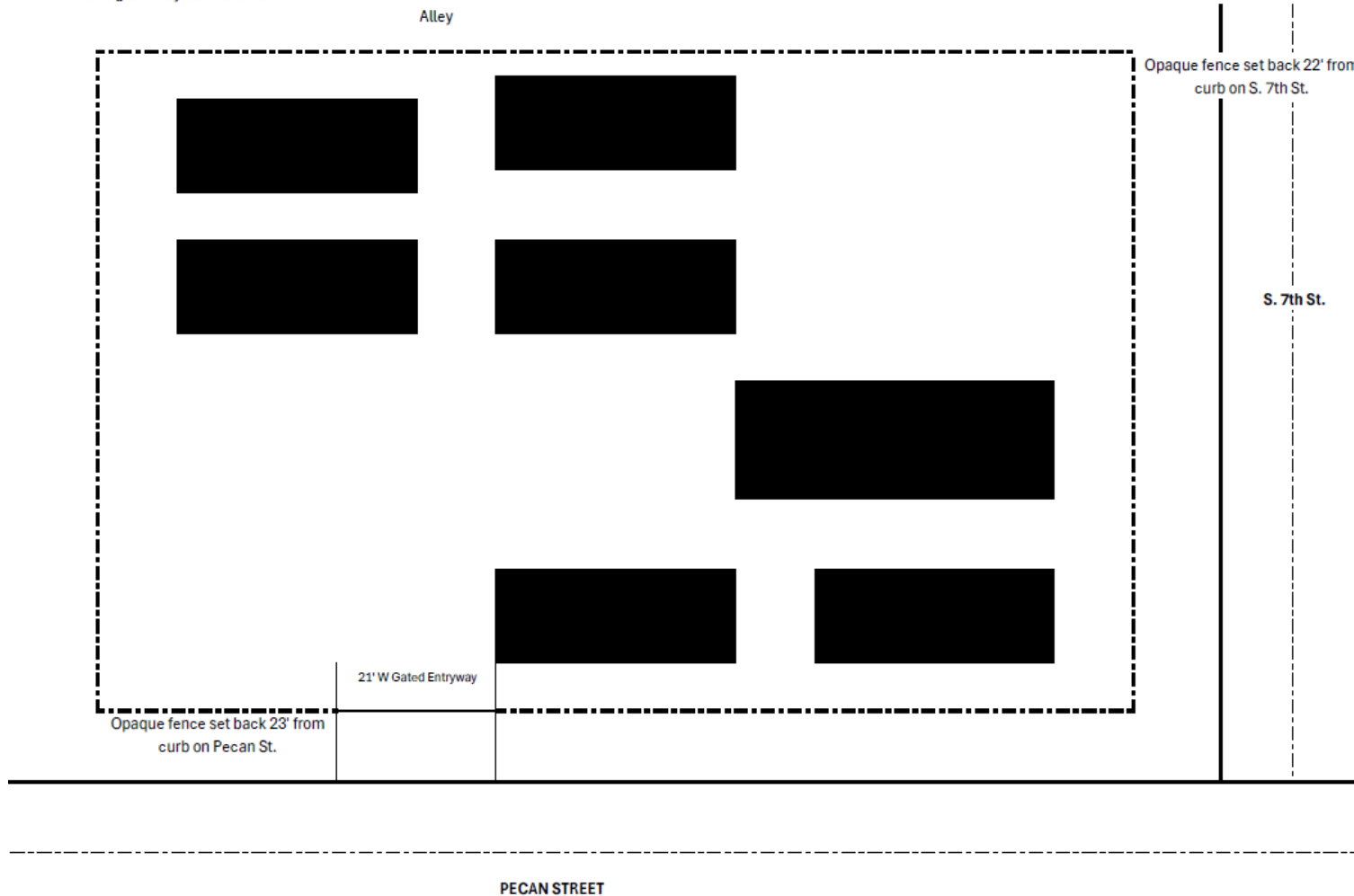
SURROUNDING PROPERTY VIEWS



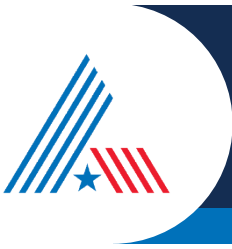


Concept Plan

Approximate locations of shipping containers designated by black boxes.



CITY OF
ABILENE
T E X A S



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:

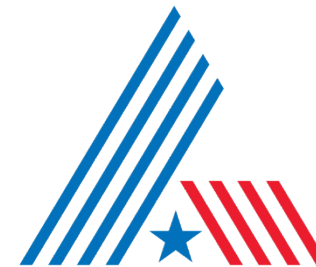
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental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



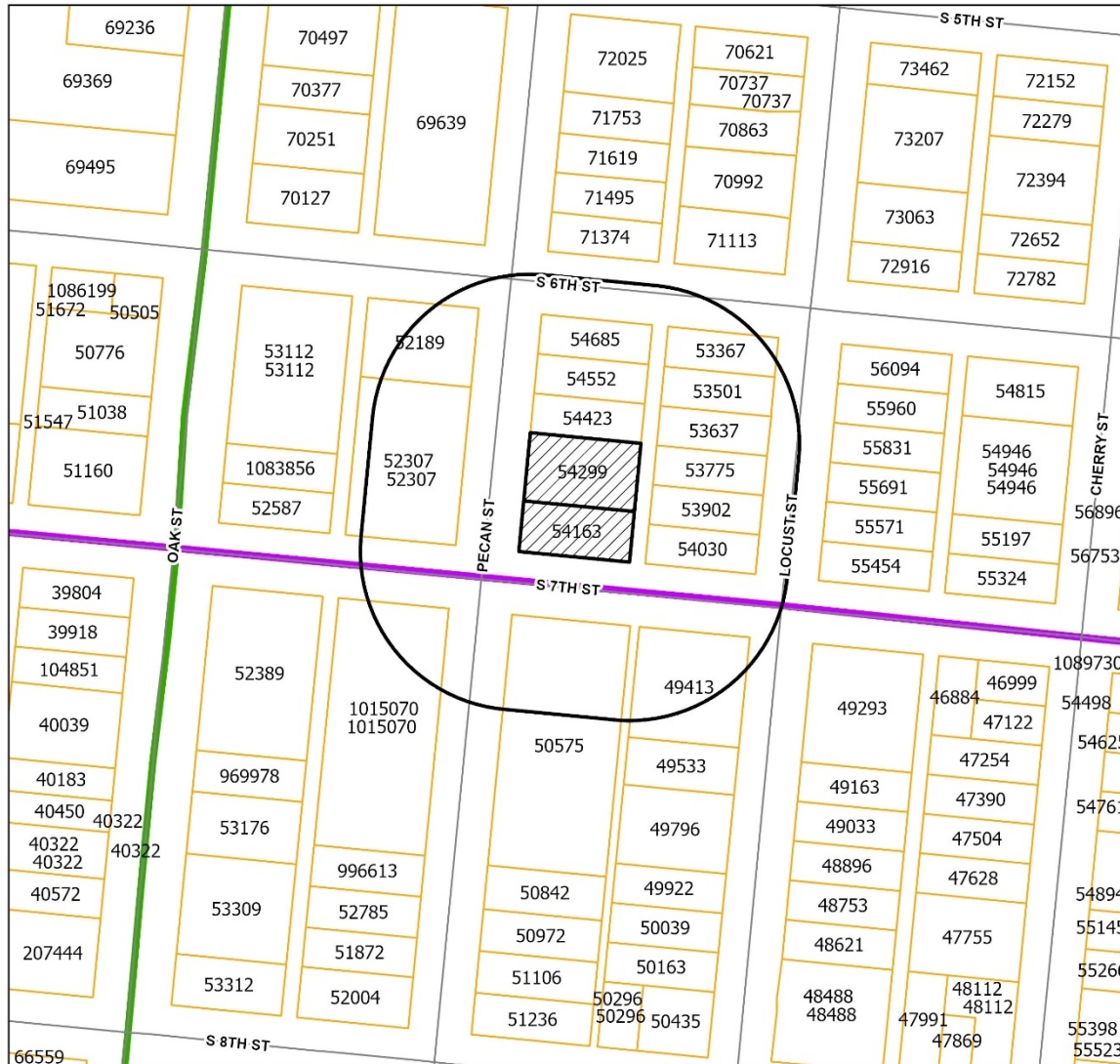
CITY OF
ABILENE
TEXAS

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

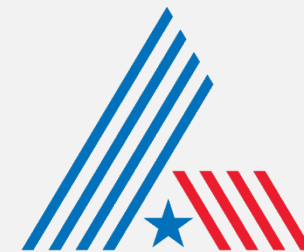


Legend

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

0 - in Favor - 

0 - in Opposition - 



CITY OF
ABILENE
TEXAS

0.03

Miles



FINDINGS

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.





RECOMMENDATIONS

P&Z Recommendation: **Approval** subject to the following conditions:

1. The submitted Planned Development Concept Plan;
2. The site being screened on all sides, including the alley, by an opaque fence that has a minimum height of seven feet.
3. Freight containers shall be limited to the numbers and locations shown on the Planned Development Concept Plan;
4. Freight shall be set “at grade” and may not be elevated above grade.
5. Freight containers may not be stacked or be used to stack any other items.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **18. Ordinance (Final Reading) 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 *(Tim Littlejohn)*

GENERAL INFORMATION

The owner proposes to rezone the subject property to expand the existing business located at 1602 North Treadaway Boulevard to allow the use of freight container to store material/equipment associated with the business. The existing storage structures have been used there since approximately 2003

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance Z-2024-28
2. Staff Report Z-2024-28
3. Application
4. 630 N 16th St -Opposition
5. Presentation Z-2024-28

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 17th day of October 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of September, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

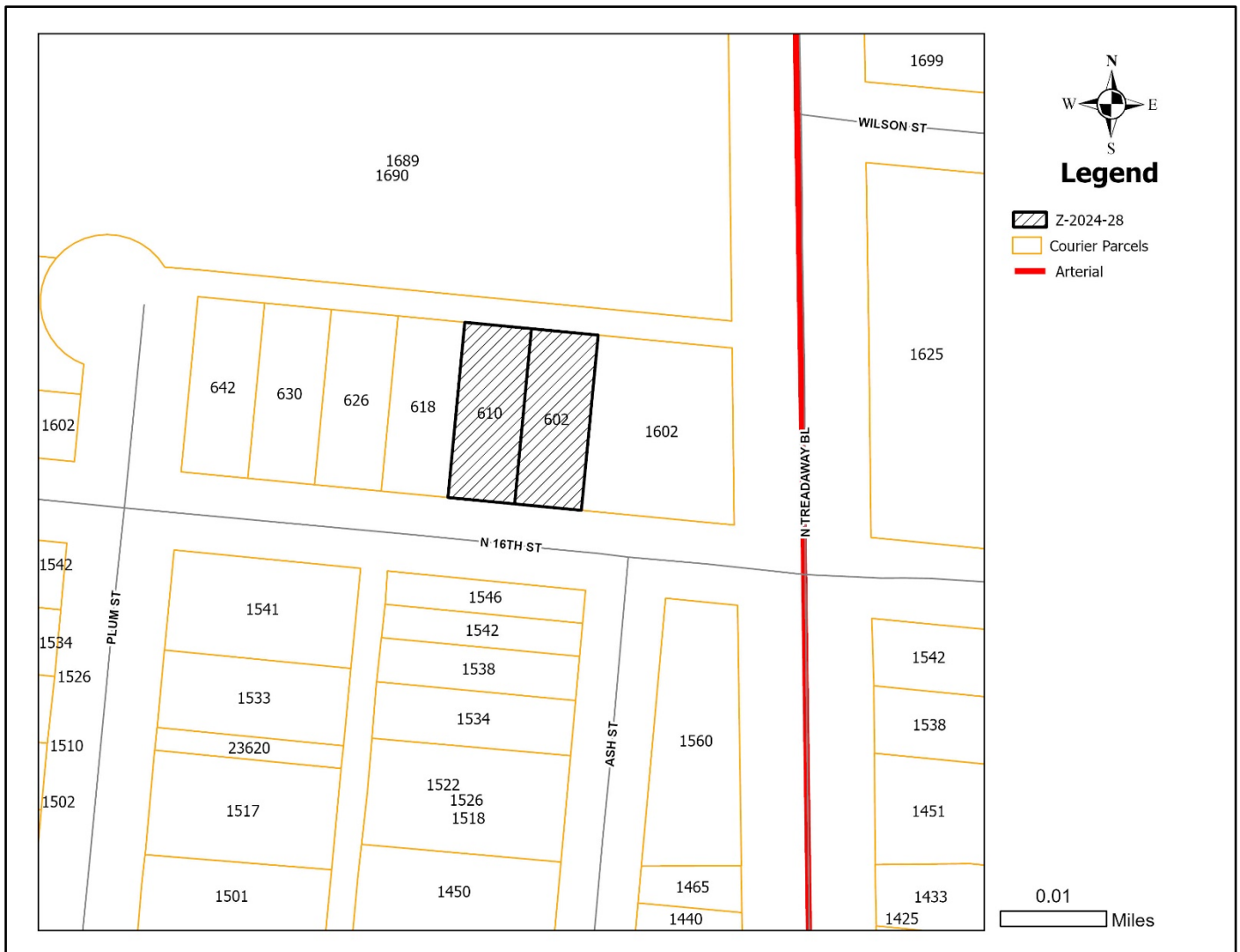
ORDINANCE NO. _____

EXHIBIT A

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

Legal Description being Lots 5 and 6, Block 1, College Drive Replat, Abilene, Taylor County, Texas.

Located at 602 & 610 N 16th St.



-END-

ZONING CASE Z-2024-28

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 1, 2024
City Council 1st Reading: October 17, 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.

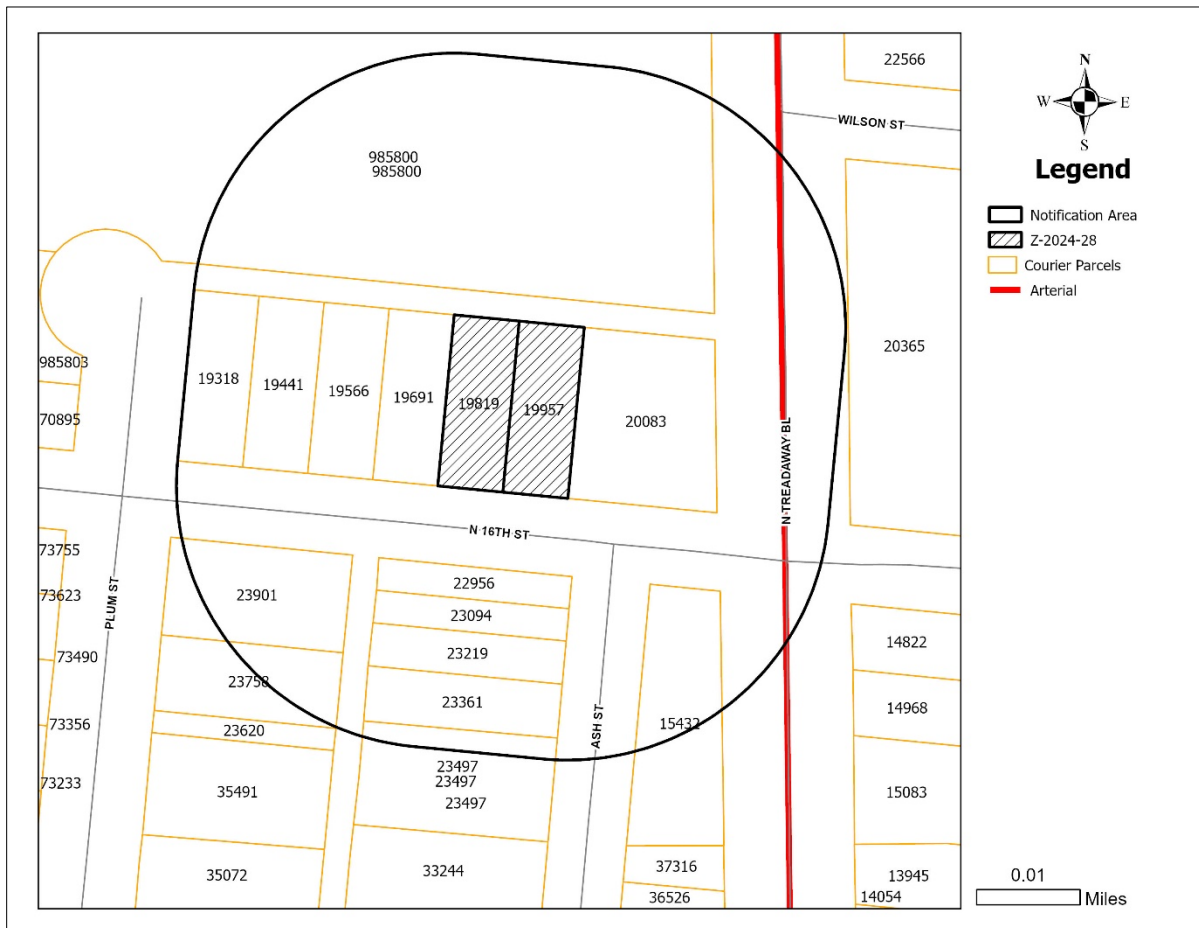
P&Z Recommendation

The Planning and Zoning Commission recommends **approval**.

NOTIFICATIONS

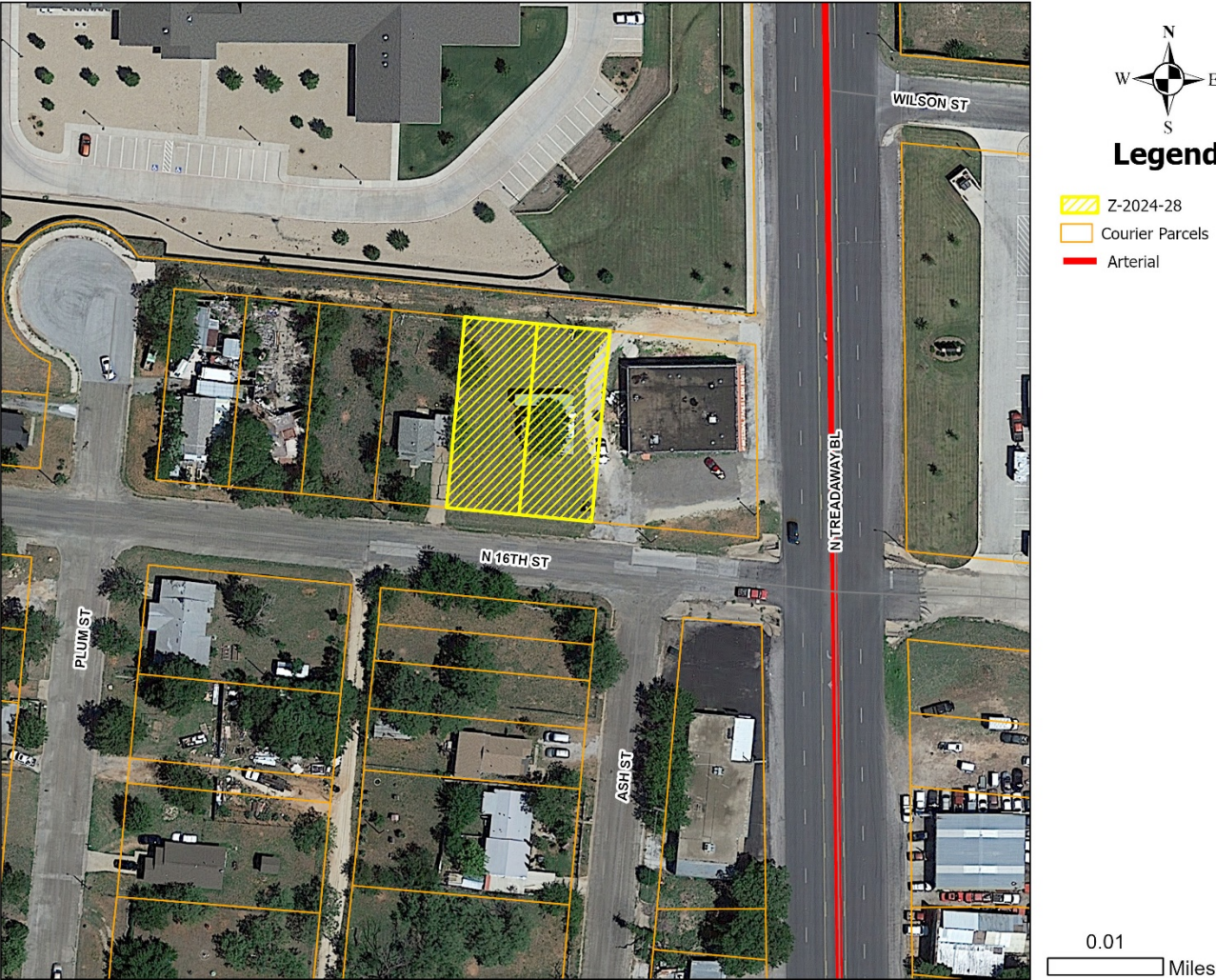
Legend:
O- Opposed
F- In Favor

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	

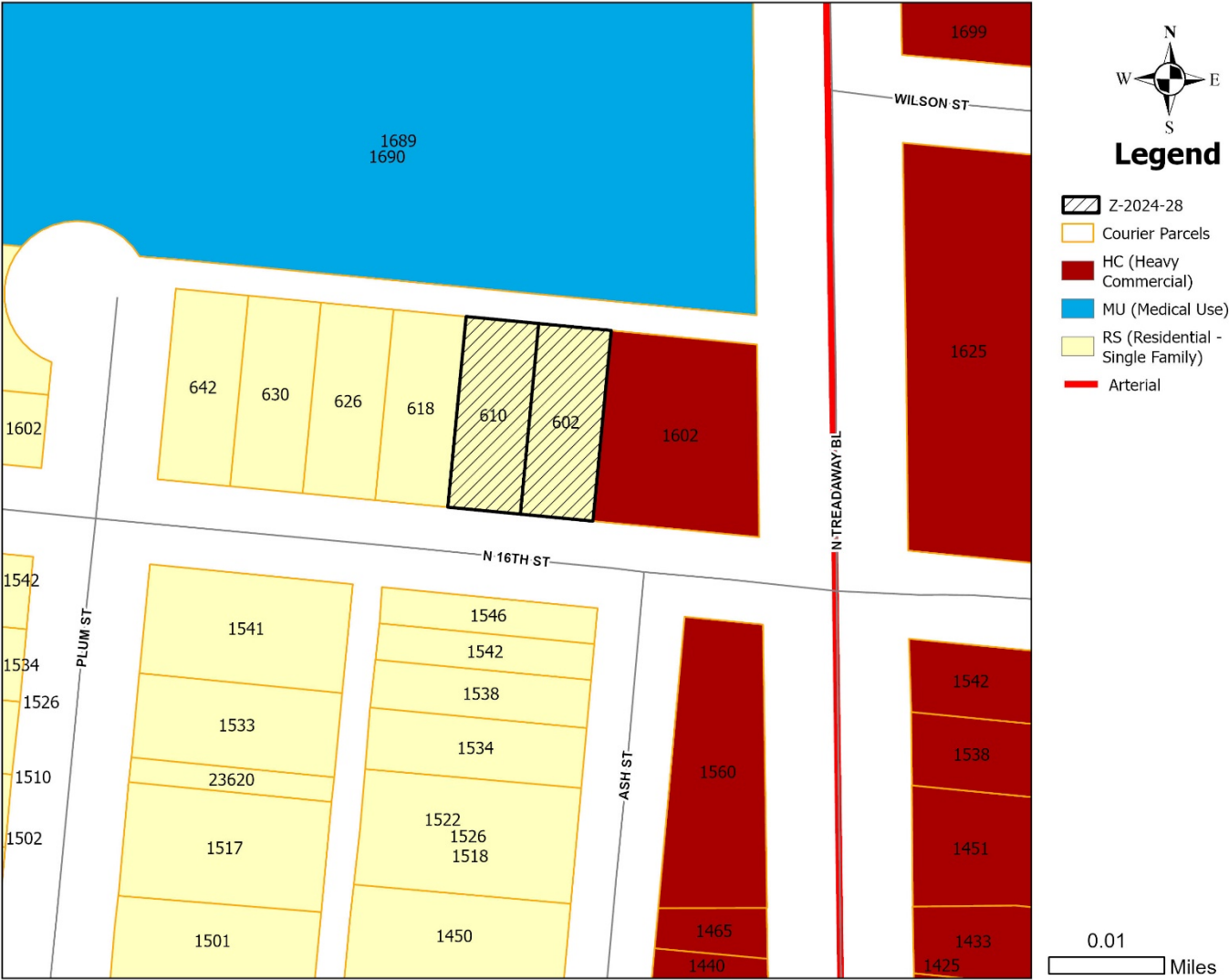


Case # Z-2024-28
September 19, 2024

LOCATION MAP



ZONING MAP





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 E 610 N. 16th Number of Lots: 2 Acreage: _____
Legal Description: COLLEGE DRIVE REPHAT REP BLK 33
Subdivision Name: _____ Block: K 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: [Signature] Date: 8-20-24

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 Total Number of Acres: 0.3
Zoning Classification(s): RESIDENTIAL Total Number of Lots: 2 LOTS
Location: 602 + 610

Property Owner Information & Authorization

Name/Company: ALVARO DE LIMA SANTOS
Address: 602 + 610 NORTH 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.

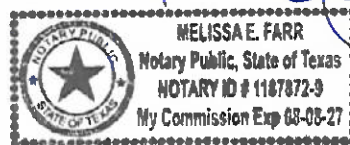
Property Owner's Signature: [Signature] Date: 8-20-2024

STATE OF: Texas

COUNTY OF: Dawson

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



[Signature]
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: _____



RCGA LLC
14643 DALLAS PKWY # 1050
DALLAS, TX 75254-7410

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2024-28

September 13, 2024

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **October 1, 2024, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. The property being considered for a zoning change is approximately 0.30 acres located at 602 and 610 N 16th St. Legal description being Lots 5 and 6, Block 1, College Drive Replat, Abilene, Taylor County, Texas. The property is currently zoned Residential Single-Family (RS-6), and the request is to change the zoning to Heavy Commercial (HC).

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. **All written responses must be signed by the respondent per State law.** The City also accepts comments by email per the instructions below.

The attached map shows the area of this zoning change request. Only the area highlighted on the map by striped lines is being considered for a zoning change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **November 7, 2024, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Clarissa Ivey at telephone 325-676-6382 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2024-28

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. **All correspondence must be signed** and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID: 54299, 54163

Requestor's Property Zoning: RS-6

Requestor's Proposed Zoning: HC

Your Name: RCGA LLC

Your Property Address: 630 N 16TH ST

Your Parcel ID: 19441

I am in favor of the request ☐

I am opposed to the request ☒

Signature:



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

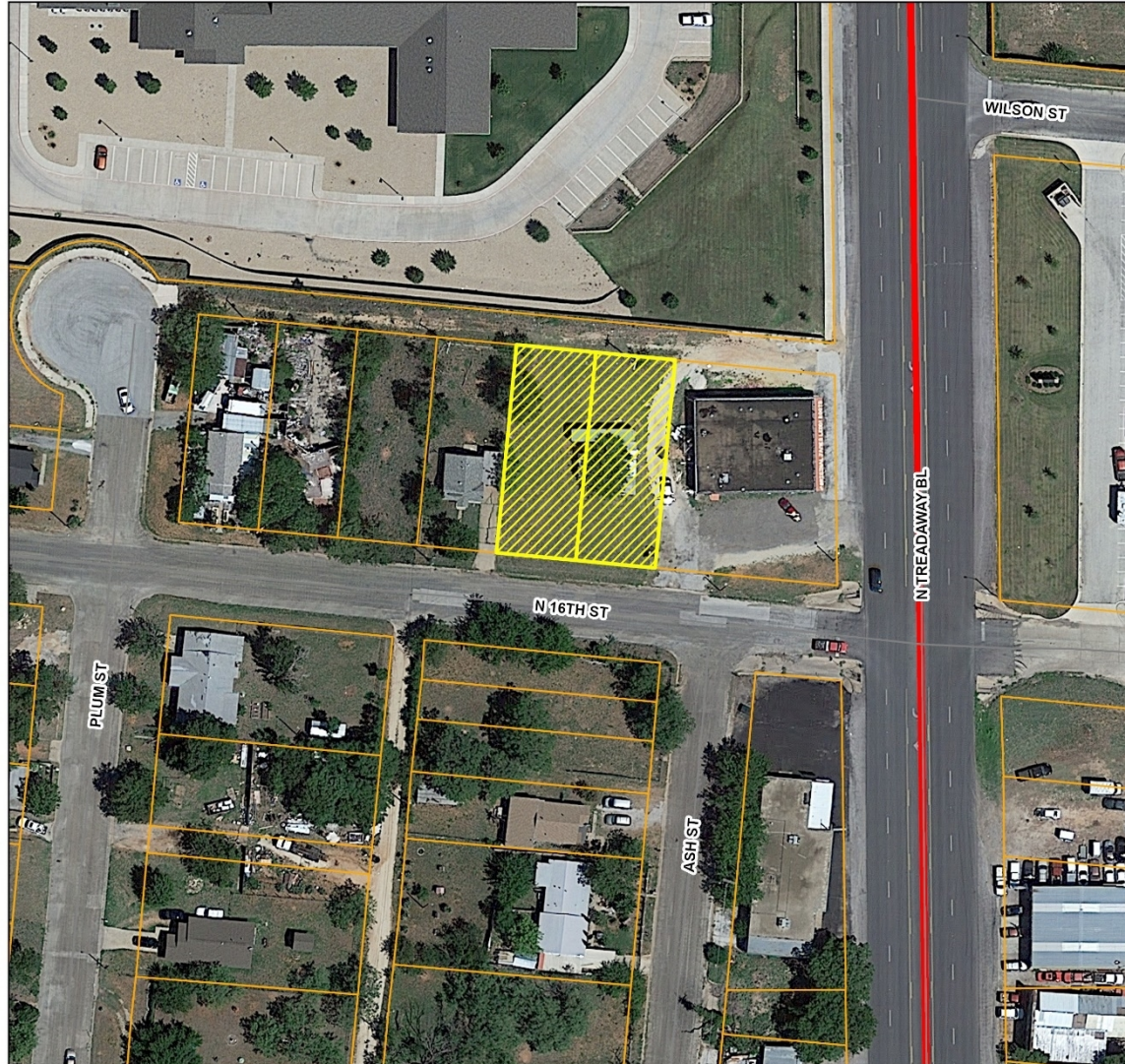
Planning & Zoning: October 1, 2024

Council Hearing: October 17, 2024
November 7, 2024





AERIAL LOCATION MAP

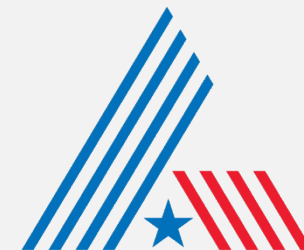


Legend

-  Z-2024-28
-  Courier Parcels
-  Arterial

0.01

 Miles



CITY OF
ABILENE
TEXAS



ZONING MAP

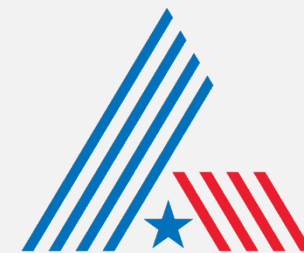


Legend

- Z-2024-28
- Courier Parcels
- HC (Heavy Commercial)
- MU (Medical Use)
- RS (Residential - Single Family)
- Arterial

0.01

Miles



CITY OF
ABILENE
TEXAS



VIEWS OF PROPERTIES





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)
- P Antenna, Non-Commercial/Amateur
- 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





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





NOTIFICATION AREA MAP



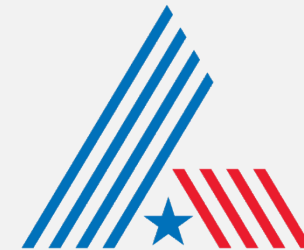
Legend

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

- 0 - In Favor-
- 1 - Opposed-
- 1.3% opposition

0.01

Miles



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.

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Robert Hanna, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **19. Ordinance (Final Reading) 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) that Proposes Townhomes with a Maximum of Two Dwelling Units, and Duplexes. Located at 898-991 Minda Street (Tim Littlejohn)

GENERAL INFORMATION

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.

SPECIAL CONSIDERATIONS

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.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. 7223-FP Sanford Addition Final
4. 858 Minda St
5. 933 Minda St
6. 866 Minda St.
7. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 17th day of October, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of September, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

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

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

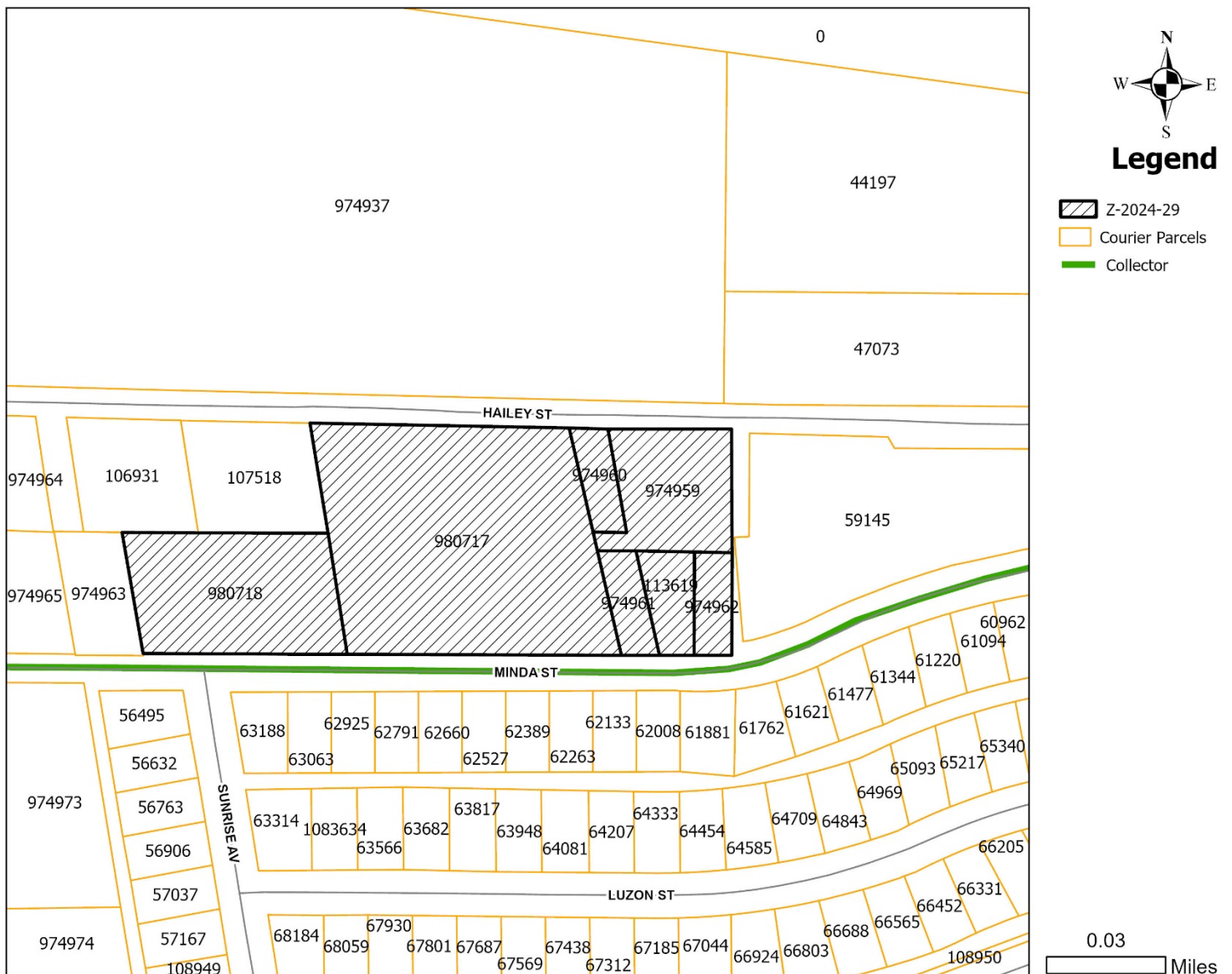
CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land from Multi-Family (MF) to a Planned Development District (PDD-188) subject to the requirements set out in Exhibit B and the concept plan set out in Exhibit C.

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.

Located at 898-991 Minda Street.



Legend

- Z-2024-29
- Courier Parcels
- Collector

0.03
Miles

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

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.

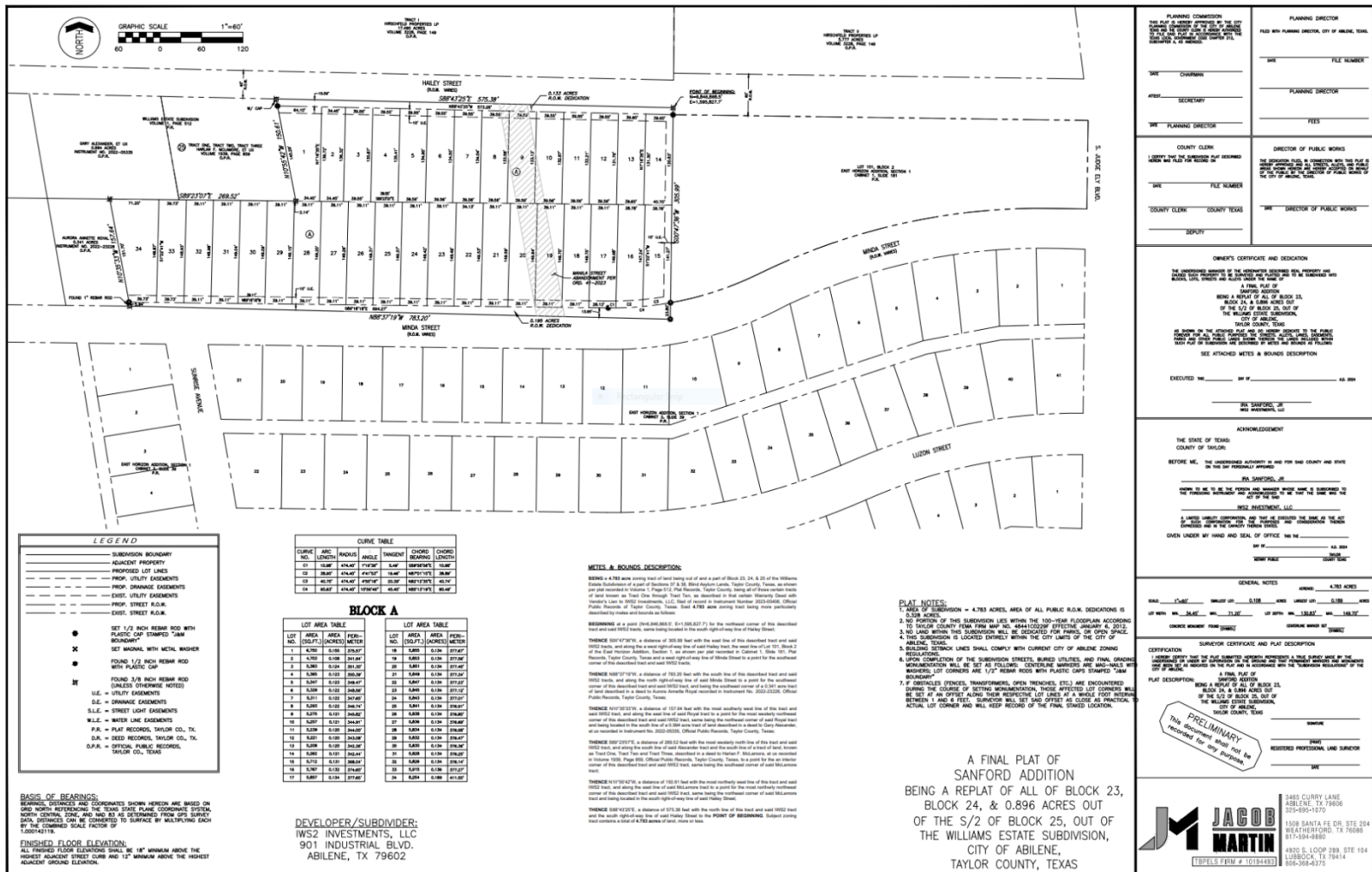
Specific Modifications:

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. Townhome 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.

EXHIBIT C



END

ZONING CASE Z-2024-29 STAFF REPORT

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

Planning & Zoning Commission 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	F
ALEXANDER GARY & CHERYL	974964	857 HAILEY ST	
ALEXANDER GARY & CHERYL	974964	849 HAILEY ST	
BATISTE PROPERTIES LLC	974966	858 MINDA ST	F
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	O
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 AFCCO STEEL LLC	47073		
W&W AFCCO STEEL LLC	44197		
W&W AFCCO 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	

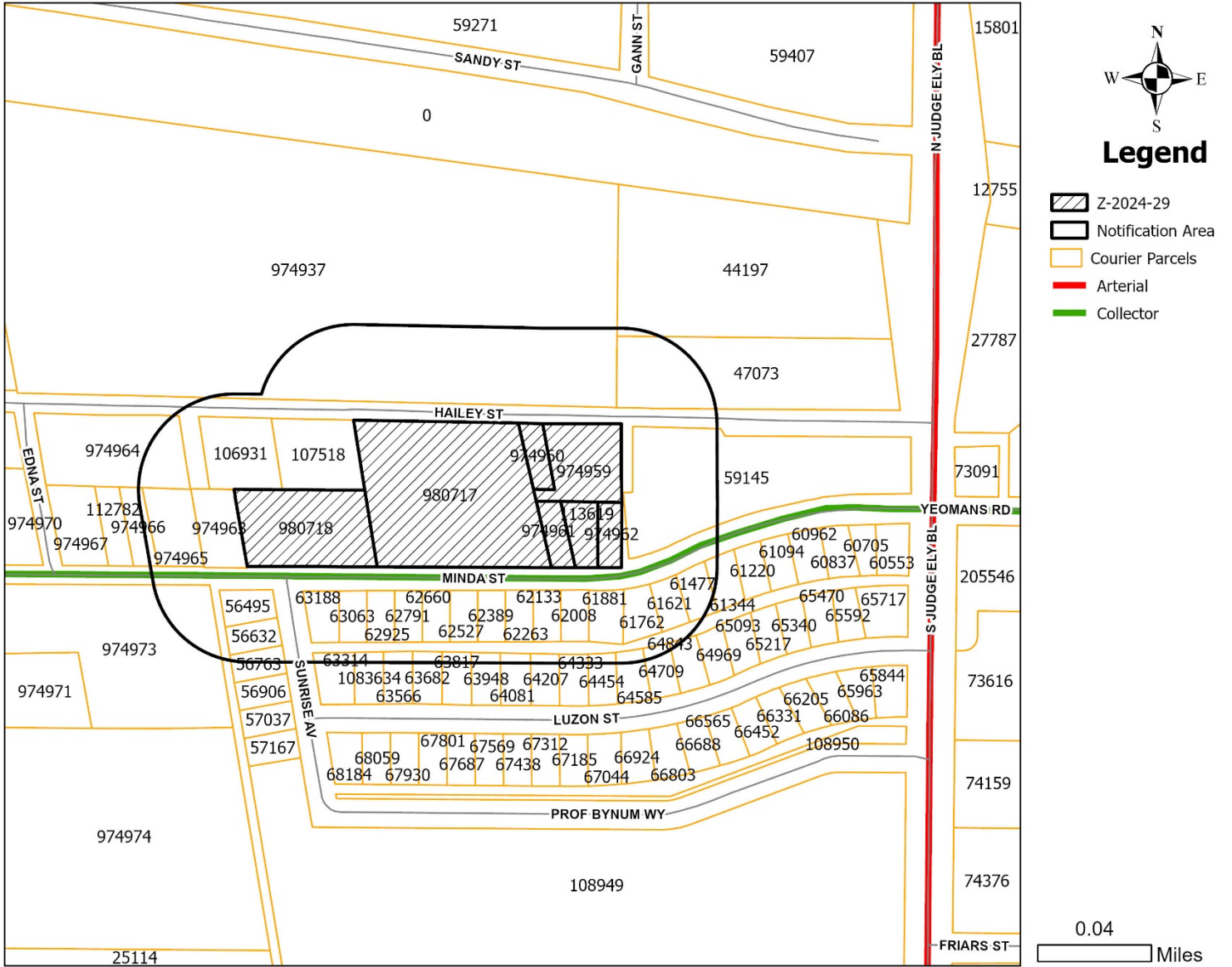
PROPERTY ID

Legend: O - Opposed, F - In Favor

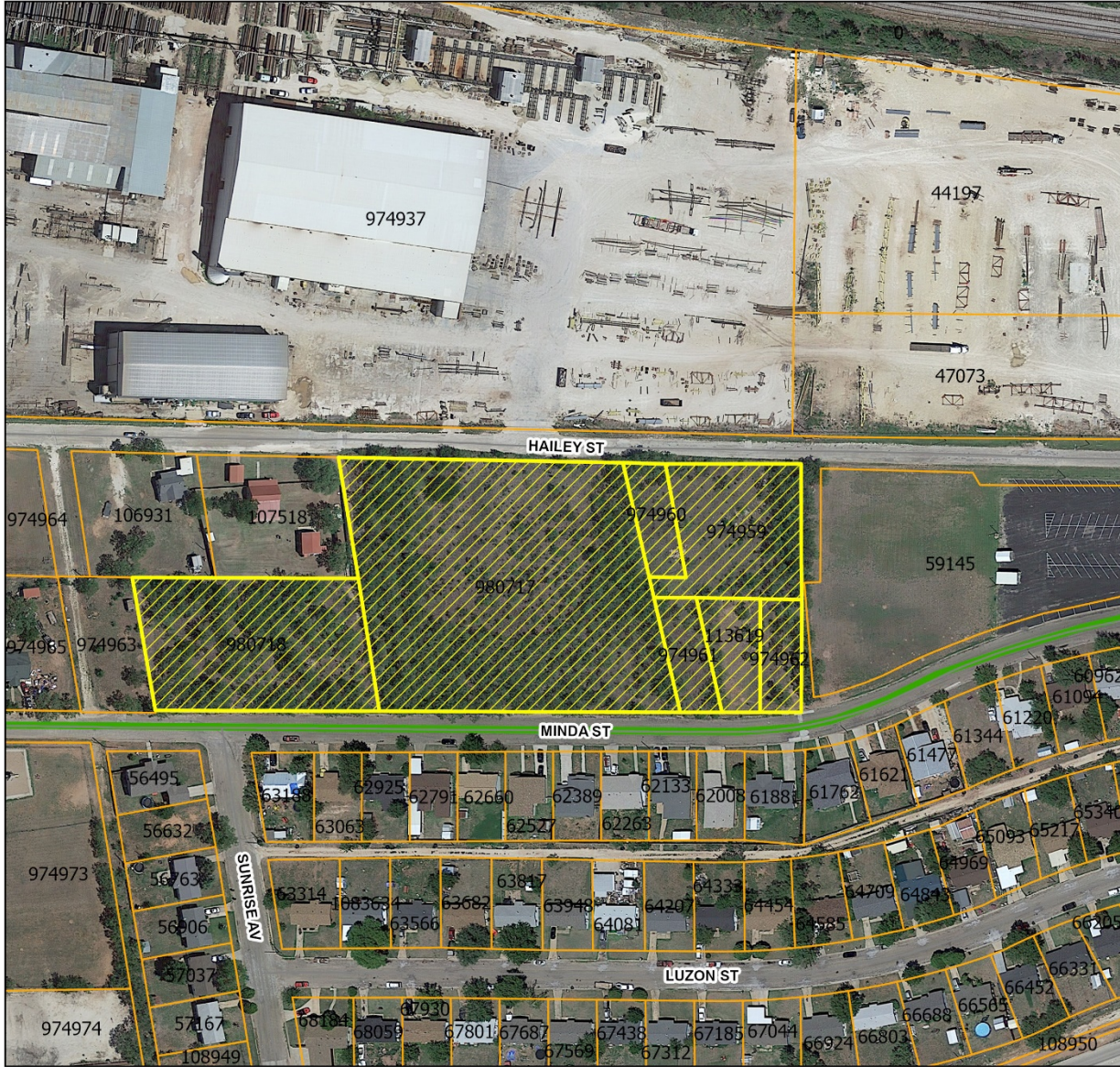
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
W&W AFCO STEEL LLC	44197		
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IWS2 INVESTMENTS LLC	980718	912 MINDA ST	
MORGAN RODNEY	1083634	910 LUZON ST	

NOTIFICATION MAP



LOCATION MAP



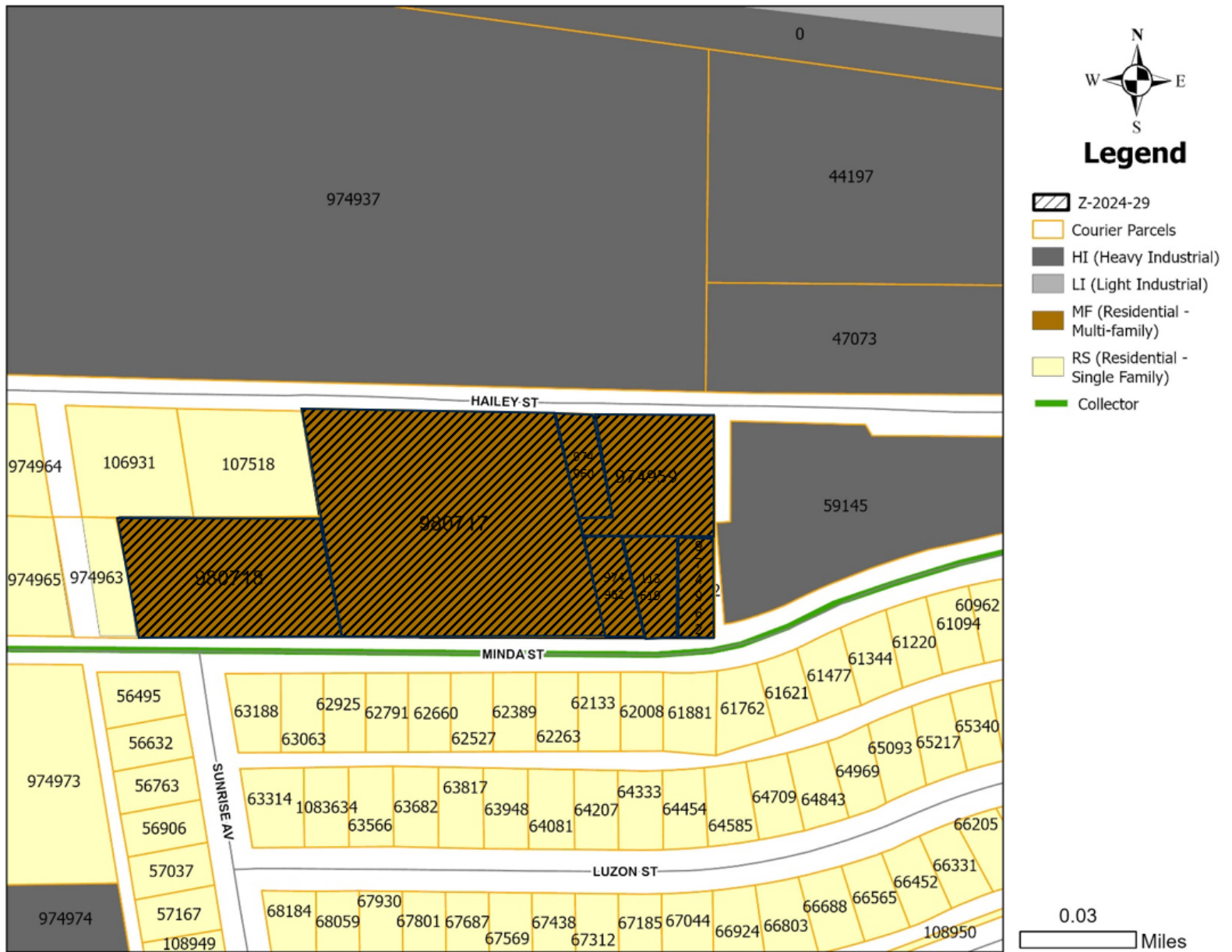
Legend

- Z-2024-29
- Courier Parcels
- Collector

0.03

Miles

ZONING MAP



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2024-29

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. **All correspondence must be signed** and include your name and address. Please mail the response form to:

Planning and Development Services

PO BOX 60, Abilene, TX 79604-0060.

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning: MF
Requestor's Proposed Zoning: PDD-188

Your Name: BATISTE PROPERTIES LLC
Your Property Address: 858 MINDA ST
Your Parcel ID: 974966

I am in favor of the request ☒

I am opposed to the request ☐

Signature:

James Batiste

SEP 26 AM 8:43

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2024-29

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**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

GOOD IDEA! ✓

Requestor's Property Zoning: MF

Your Name: ABERNATHY JEFFREY & SHAWNA

I am in favor of the request ☒

Your Property Address: 933 MINDA ST

Requestor's Proposed Zoning: PDD-188

Your Parcel ID: 62660

I am opposed to the request ☐

Signature:

Abernathy

SEP 30 PM 1:44

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2024-29

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PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Property Zoning: MF
Requestor's Proposed Zoning: PDD-188

Your Name: ROYAL AURORA
Your Property Address: 866 MINDA ST
Your Parcel ID: 974965

I am in favor of the request ☐

I am opposed to the request ☒

Signature:



SEP 30 PM 1:44



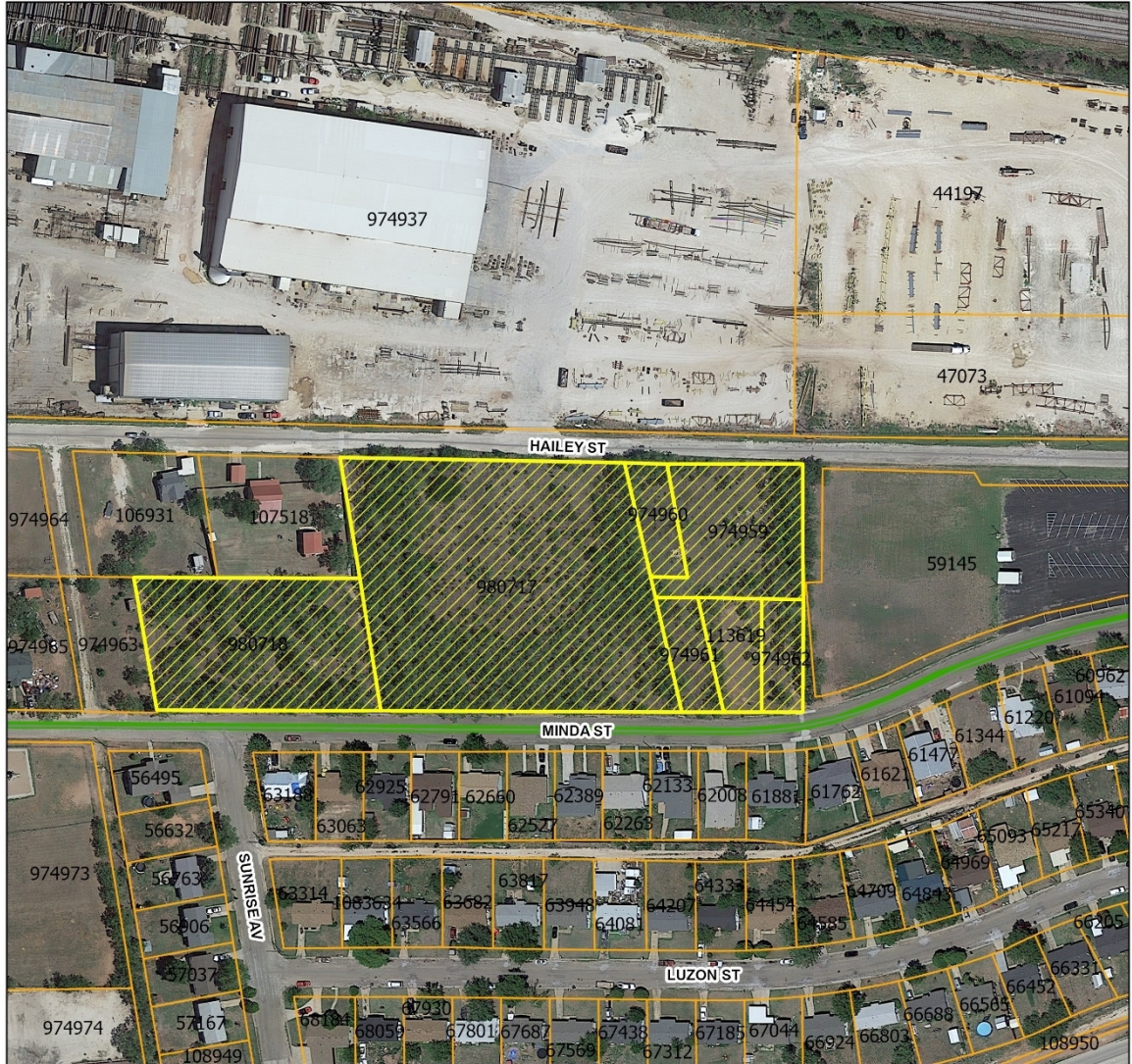
REZONE REQUEST

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:	2 in Favor, 1 in Opposition
Planning & Zoning:	October 1, 2024
Council Hearing:	October 24, 2024 November 7, 2024





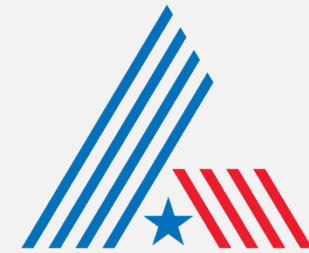
AERIAL LOCATION MAP



Legend

- Z-2024-29
- Courier Parcels
- Collector

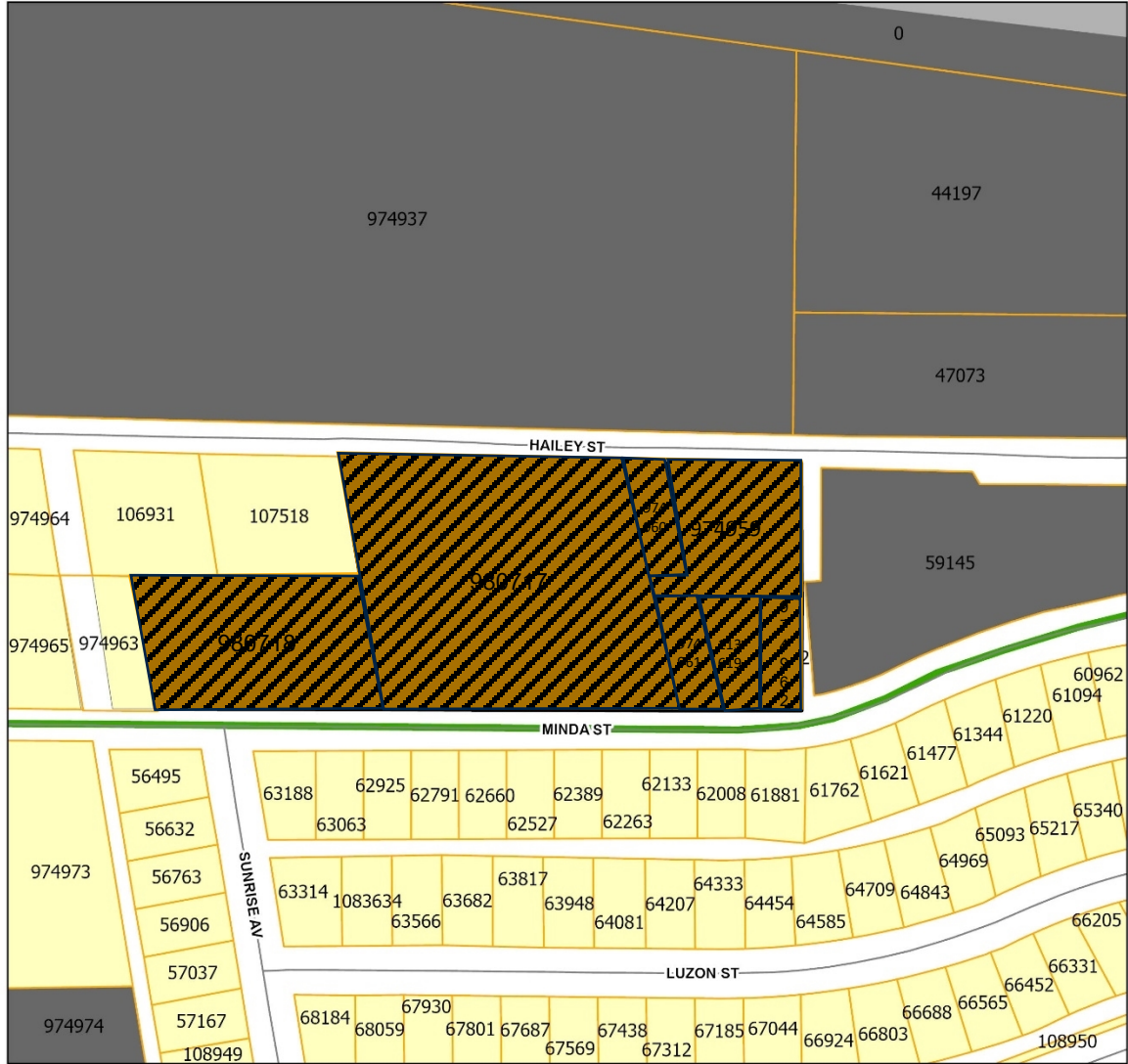
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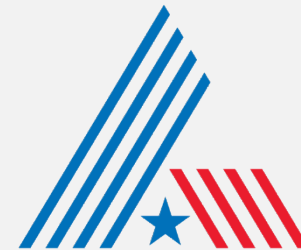
ZONING MAP



Legend

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

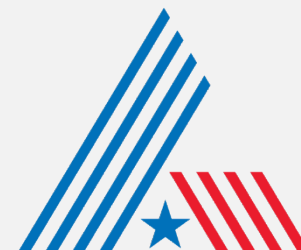
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CITY OF
ABILENE
TEXAS



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

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
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

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

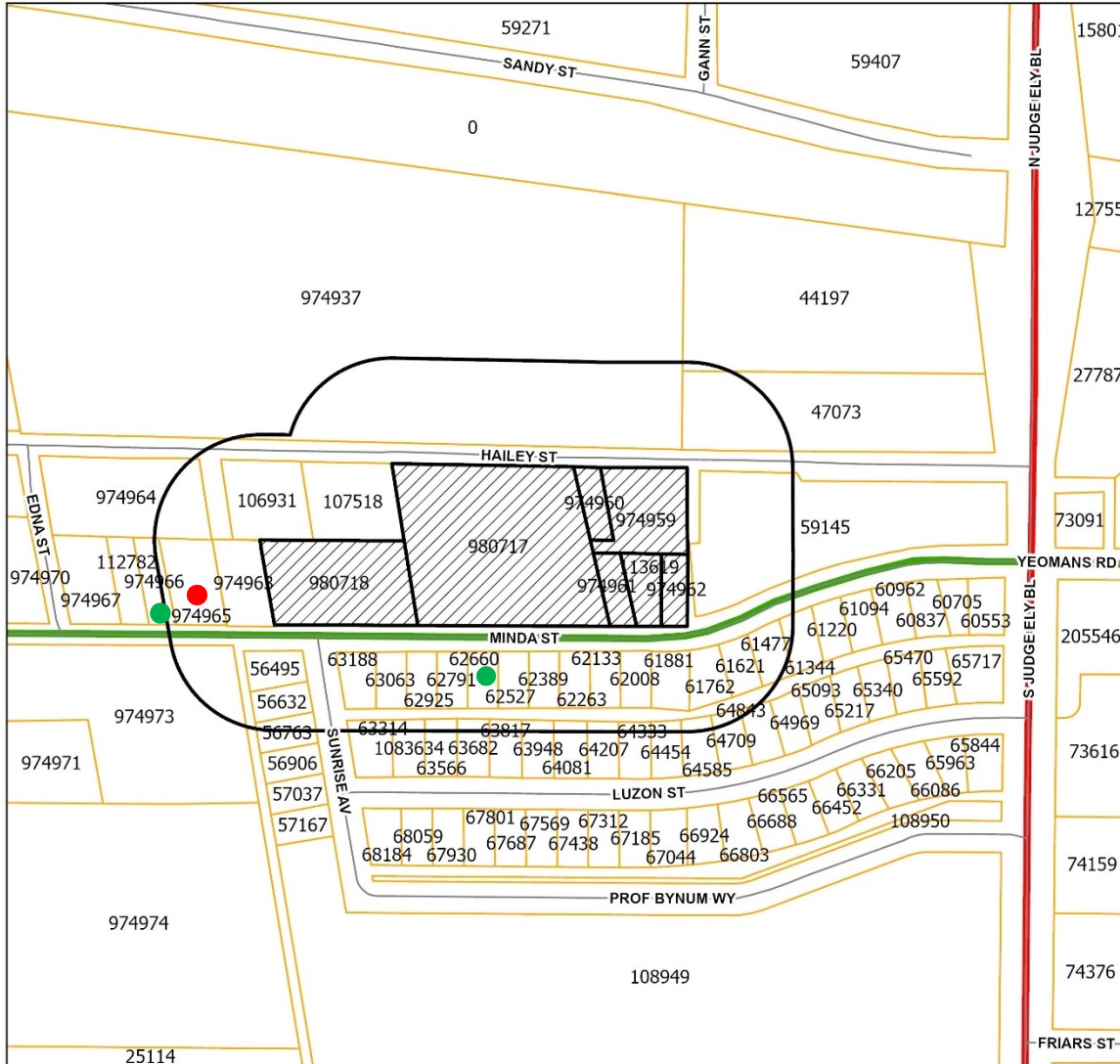


LEGEND

- 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



NOTIFICATION AREA MAP



Legend

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

2 - in Favor - ●

1 - in Opposition - ●

2.88% 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.

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Honorable Mayor and City Council Members

FROM: Robert Hanna, City Manager

SUBJECT: **20. Ordinance (Final Reading):** Receive a Report, Hold a Discussion, Public Hearing and Take Action on Temporarily Suspending the Fluoridation of the City of Abilene's Water Supply, and Discussion Only regarding a Permanent Termination of Fluoridation of the City's Water Supply *(Robert Hanna)*

GENERAL INFORMATION

On December 14, 2000, in response to voter approval of fluoridation of the City's water supply, the City Council passed Ordinance 53-2000, which authorized and directed the City to fluoridate all water supplies within its distribution system to reach a total fluoride concentration of as recommended by the Texas Department of Health. Ordinance 53-2000 repealed the 1964 Ordinance No. 127 which prohibited adding fluoride to the City's water supply.

On September 24, 2024, in the United States District Court, Northern District of California, Case No. 17-cv-02162-EMC, Food & Water Watch, Inc., et al. v. United States Environmental Protection Agency, et al., the District Judge found, by a preponderance of the evidence, that community water fluoridation at 0.7 mg/L presents an unreasonable risk of injury to the public's health and ordered the United States Environmental Protection Agency to take regulatory action in response.

City Council has requested a proposed Ordinance to temporarily suspend the fluoridation of the City's water supply in response to the Court's findings.

SPECIAL CONSIDERATIONS

Additionally, in conjunction with a temporary suspension of the fluoridation of the City's water supply, the City Council may discuss the options regarding permanently terminating the fluoridation of the City's water supply.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

N/A

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 2024 Ordinance Temp Suspend Fluoride
2. Ordinance 53-2000
3. Resolution 32-2000 - Canvass of Special Election - Fluoride
4. Resolution 11-12-1964 Canvass of Special Election
5. Temporarily Suspend Fluoride

ORDINANCE NO. _____

AN ORDINANCE TEMPORARILY SUSPENDING THE FLUORIDATION OF WATER SUPPLIES WITHIN THE CITY OF ABILENE'S DISTRIBUTION SYSTEM; AND PROVIDING A SEVERABILITY CLAUSE

WHEREAS, on December 14, 2000, the City Council passed Ordinance 53-2000, which authorized and directed the City to fluoridate all water supplies within its distribution system to reach a total fluoride concentration of as recommended by the Texas Department of Health; and

WHEREAS, on September 24, 2024, in the United States District Court, Northern District of California, Case No. 17-cv-02162-EMC, Food & Water Watch, Inc., et al. v. United States Environmental Protection Agency, et al., the District Judge found, by a preponderance of the evidence, that community water fluoridation at 0.7 mg/L presents an unreasonable risk of injury to the public's health and ordered the United States Environmental Protection Agency to take regulatory action in response; and

WHEREAS, the City Council finds that it is in the best interest of the city of Abilene, and its residents, that the fluoridation of the City's water supply be temporarily suspended due to the Court's findings; and

WHEREAS, the City Council does not make an independent finding or conclusion that the fluoridation of the City's water supply presents an unreasonable risk of injury to the health of the City's residents or those consuming the City's water supply;

WHEREAS, the City Council does not make an independent finding or conclusion that the fluoridation of the City's water supply is injurious to public health; and

WHEREAS, the City Council does not hereby permanently terminate the fluoridation of the City's water supply, and that any permanent termination of the fluoridation of the City's water supply shall require further action by the City Council as required by law.

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

PART 1: That enforcement of Ordinance 53-2000, requiring the fluoridation of the City of Abilene's water supply within its distribution system, is hereby temporarily suspended.

PART 2: That all findings and conclusions made in the above Whereas clauses are hereby adopted by the City Council.

PART 3: That upon the occurrence of one or more of the following events, the temporary suspension of Ordinance 53-2000 shall automatically terminate without further action from the City Council:

- A. After two (2) years have elapsed from the date of passage of this Ordinance;
- or

- B. Upon the final adoption of regulations by the United States Environmental Protection Agency regarding fluoridation of community water supplies; or
- C. Upon further ruling in Case No. 17-cv-02162-EMC, or on appeal, that fluoridation of community water supplies does not present an unreasonable risk of injury to public health.

PART 4: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

APPROVED ON FIRST READING the 17th day of October, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on 3rd day of November, 2024, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 7th day of November, 2024, to permit the public to be heard.

APPROVED AND PASSED ON FINAL READING this 7th day of November, 2024.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 53-2000

AN ORDINANCE REPEALING THE 1964 ORDINANCE NO. 127 OF THE CITY OF ABILENE; AUTHORIZING AND DIRECTING THE FLUORIDATION OF ALL WATER SUPPLIES OF THE CITY OF ABILENE; AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, an election was held in the City of Abilene on November 7, 2000 on the proposition of adding fluoride to the city's water supply; and

WHEREAS, said election resulted in the citizens voting to add fluoride to the water supply and thereby recommending repeal of Ordinance No. 127; now therefore,

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

PART 1: That the 1964 Ordinance No. 127, prohibiting the addition of fluoride to the water supply of the City of Abilene is hereby repealed.

PART 2: That the community water system as defined by the Federal Safe Drinking Water Act, P. L. 93-523 enacted by the United States Congress in 1974, which is the direct supplier of drinking water through piping systems serving properties within the City of Abilene, or to all communities and water supply corporations receiving water from the City of Abilene, is hereby authorized and directed to fluoridate all water supplies within its distribution systems to reach a total fluoride concentration of as recommended by the Texas Department of Health.

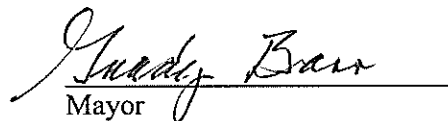
PART 3: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PASSED ON FIRST READING this 30th day of November, A.D. 2000.

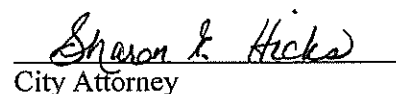
PASSED ON SECOND AND FINAL READING this 14th day of December, A.D. 2000.

ATTEST:


City Secretary


Mayor

APPROVED:


City Attorney

RESOLUTION NO. 32--2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE SPECIAL FLUORIDE ELECTION HELD IN THE CITY OF ABILENE ON NOVEMBER 7, 2000.

WHEREAS, on the 14th day of September, A.D. 2000, the City Council of the City of Abilene, by proper resolution and proclamation, called an election to be held in said City on the 7th day of November 2000, in accordance with the provisions of the Charter of said city, for the purpose of voting for or against adding fluoride to the City of Abilene water supply and thereby recommending the repeal of the 1964 Ordinance No. 127, which prohibited adding fluoride.

WHEREAS, the City Council has duly canvassed the returns of such election and has ascertained the results thereof; now, therefore,

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

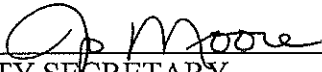
PART 1: That the City Council of the City of Abilene finds and declares the results of such elections as per the attached Exhibit "A".

PART 2: It appearing that the majority of votes cast in said special election were for adding fluoride to the City of Abilene water supply and thereby recommending the repeal of the 1964 Ordinance No. 127, which prohibited adding fluoride; and

PART 3: That this resolution shall take effect immediately from and after its passage.

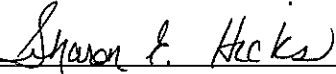
ADOPTED this 10th day of November, 2000.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

Resolution # 32-2000

Exhibit "A"

DATE OF ELECTION: 2000/11/07

TYPE ELECTION: Special Fluoride

ISSUE:

For or against adding fluoride to the City of Abilene water supply and thereby recommending the repeal of the 1964 Ordinance No. 127, which prohibited adding fluoride.

VOTER TURNOUT

Precinct	Early	105	107	110	111	112	120	121	201	202	206	208	216	222	315	319	326	329	333	337	338	403	404 (6&7) Jones	409	413	414	418	417	423	Total
For	9127	1082	438	824	710	607	9	15	232	481	667	328	3	382	1062	977	700	817	1119	339	1484	301	1068	823	553	331	103	963	417	16,835
Against	7112	1202	311	332	769	631	10	18	253	554	806	341	5	379	639	624	722	777	786	312	923	368	740	628	571	239	91	707	483	14,221
Total	16239	2284	749	1156	1479	1238	19	33	485	1035	1473	669	8	761	1701	1601	1422	1594	1905	651	2407	669	1808	1451	1124	570	194	1670	900	31,056

TOTAL NO. REGISTERED VOTERS: 71,306 TOTAL NO VOTERS: 31,056
 PERCENT TURNOUT COMPARED TO TOTAL NO. REGISTERED TO VOTE: 44%

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD IN THE CITY OF ABILENE ON NOVEMBER 3, 1964.

Nov. 12
1964

(25)

WHEREAS, on the 24th day of September, A. D. 1964, the City Council of the City of Abilene, by proper resolution and proclamation, called a special election to be held in said City on the first Tuesday of November, 1964, in accordance with the provisions of the Charter of said City; and,

WHEREAS, the City Council has duly canvassed the returns of said election and has ascertained the results thereof; now, therefore,

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

Section 1: That the City Council of the City of Abilene finds and declares the following to be the results of said special election:

PRECINCT	FOR ADOPTION OF ORDINANCE PROHIBITING FLUORIDATION	AGAINST ADOPTION OF ORDINANCE PROHIBITING FLUORIDATION
A	287 ✓	176 -
B	467 ✓	274 ✓
C	399 ✓	436 ✓
D	451 ✓	282 ✓
E	312 ✓	301 -
F	530 ✓	619 ✓
G	630 -	402 -
H	393 -	283 -
I	646 -	353 -
J	202 112	112 202
K	699 -	622 -
L	528 -	322 -
M	566	402
N	500	341
O	25	23
P	199	136
Q	455	319
R	2	0
S	-0-	-0-
T	770	881
U	544	441
V	451	324

PRECINCT	FOR ADOPTION OF ORDINANCE PROHIBITING FLUORIDATION	AGAINST ADOPTION OF ORDINANCE PROHIBITING FLUORIDATION
W	600	518
X	374	331
Absentees	81	77
TOTALS	10,111 10,201	7,975 7,885

Section 2: That it appearing that the initiated ordinance prohibiting the introduction of sodium fluoride or other artificial fluorides into the public water supply of the City of Abilene was approved by a majority of the votes cast in said special election, said ordinance is hereby adopted effective immediately.

Section 3: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 12th day of November, A. D. 1964.

ATTEST:

W Lee Byrd
MAYOR

Shirley Morris
CITY SECRETARY

APPROVED:

BY Les Cochran
Assistant City Attorney

ORDINANCE TEMPORARILY SUSPENDING ADDING FLUORIDE TO THE CITY'S WATER SUPPLY





**City Council
Agenda Memo**

City Council Meeting Date: 11/7/2024

TO: Honorable Mayor & Members of City Council

FROM: Stanley Smith, City Attorney

SUBJECT: 21. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
8. PFAS Litigation
9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District

Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None