

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS, VACATING, ABANDONING, CLOSING, AND CONVEYING ALLEY IN BEING A PORTION OF THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 116, ALLEYWAY BETWEEN LOTS 1-8 AND LOTS 9-16. ALLEYWAY IS BORDERED BY HAMILTON STREET TO THE NORTH, TEXAS STATE HIGHWAY 29 TO THE SOUTH, FARGO AVENUE TO THE WEST, AND WELLS AVENUE TO THE EAST.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS, THAT:

SECTION 1. The City Council recognizes that the petition duly presented to the City Council of the City of Llano, Texas to vacate, abandon, close and convey the alley in a portion of the Llano Improvement and Furnace Company, Block 116, alleyway between lots 1-8 and lot(s) 9-16; The alley to be vacated, abandoned, closed and sold to the Petitioner is further described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 2. The City of Llano has studied the requested abandonment in view of safety, health and other considerations, and has determined that the public interest would be served if the request is approved.

SECTION 3. The Petitioner has agreed to pay fair market value for the land.


SECTION 4. Pursuant to the said abandonment request, from and after the effective date of this Ordinance, the portion of the alleys described in Exhibit "A," attached hereto and incorporated herein for all purposes, shall be and the same is hereby vacated, abandoned and closed, except with regard to any existing utility lines and facilities, for which an easement shall be reserved by the City.

SECTION 5. The City Council authorizes the Mayor to execute the necessary documents to vacate, abandon, close and convey an alleyway; being a portion of the Llano Improvement and Furnace Company, Block 116, alleyway between lots 1-8 and lot(s) 9-16; The alleyway is bordered by Hamilton Street to the North, Texas State Highway 29 to the South, Fargo Avenue to the West, and Wells Avenue to the East.

SECTION 6. The City Council hereby finds that the above-described public right-of-way is not needed, with the exception of the utility easement, and the City Council hereby deems that it is in the best interest of the public to vacate, abandon, close and sell the portion of the Llano Improvement and Furnace Company, Block 116, alleyway between lot(s) 1-8 and lot(s) 9-16.

PASSED AND APPROVED this the 16th day of September, 2014.




Mike Virdell, Mayor

ATTEST:


Toni Milam, City Secretary

QUITCLAIM DEED

Date: September 15, 2014
Grantor: CITY OF LLANO, TEXAS

Grantor's Mailing Address (including county):
CITY OF LLANO
301 W. Main St.
Llano, Texas 78643
Llano County

Grantee: Chuck Blair

Grantee's Mailing Address (including county):
Chuck Blair
PO Box 477
Hillsboro, TX 76645

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

DESCRIPTION OF THE ALLEYWAY IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, MADE FOR CHUCK BLAIR

THE CITY OF LLANO.

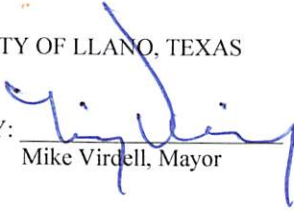
The tract of land described here is composed of approximately 10,124 Square feet of a portion of the Llano Improvement and Furnace Company, Block 116, alleyway between lots 1-8 and lot(s) 9-16.

This Quitclaim is subject to any City of Llano utilities which are currently located within the property described above.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

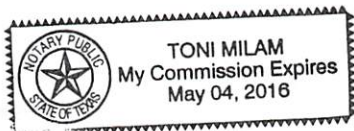
CITY OF LLANO, TEXAS


BY: 
Mike Virdell, Mayor

ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF LLANO }

This instrument was acknowledged before me on September 18, 2014 by Mike Virdell, MAYOR, CITY OF LLANO, a Texas municipal corporation, on behalf of said Municipal Corporation.




Notary Public, State of Texas

Fred L. Thompson
& Associates, P.C.

111 W. Main St.
P.O. Box 74
Llano, TX 78643
P: (325) 247-4510
F: (325) 247-1043
llanosurvey.com
FIRM Registration #: 100502-00



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/
RED CAP, "FLT ASSOC"
- ⊙ CAPPED IRON ROD FOUND
- ⊙ SIGN
- ▲ SPIKE FOUND
- TxDOT ROW MONUMENT
- UTILITY POLE
- () RECORD INFORMATION

SIGN TABLE:

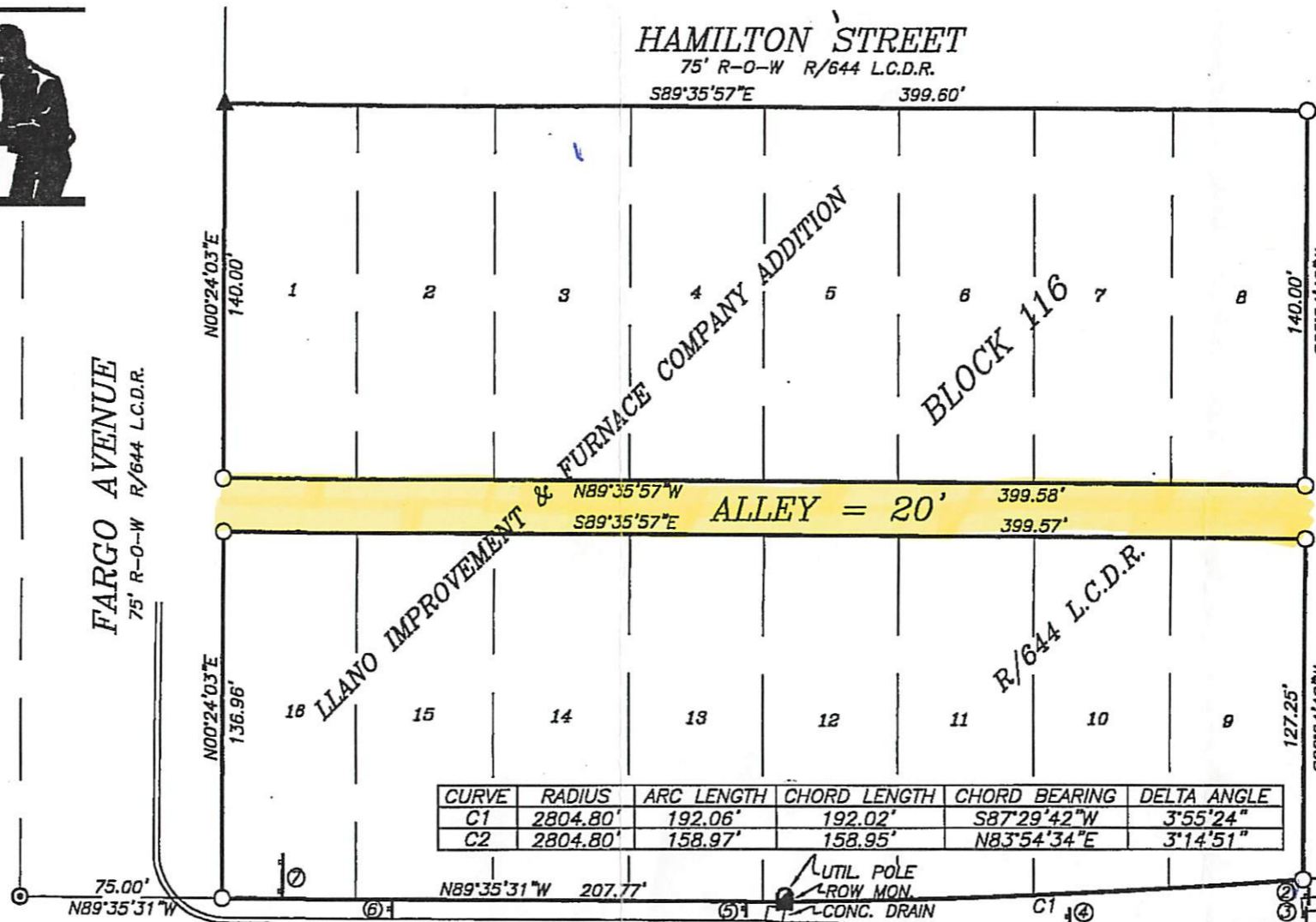
- 1=STOP SIGN & STREET SIGN
- 2=NO ENGINE BRAKE BY CITY ORDINANCE
- 3=LLANO CITY LIMITS, POPULATION 3325
- 4=NO PARKING
- 5=SUPERIOR PUBLIC WATER SYSTEM
- 6=CENTER LANE TURN SIGN
- 7=BILLBOARD ADD. SIGN



I, F. L. THOMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR # 1739 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 11th DAY OF JULY, 2014, WITNESS MY HAND AND SEAL THIS THE 16th DAY OF JULY, 2014.

F. L. Thompson
F. L. THOMPSON R.P.L.S. #1739

FARGO AVENUE
75' R-O-W R/644 L.C.D.R.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2804.80'	192.06'	192.02'	S87°29'42"W	3°55'24"
C2	2804.80'	158.97'	158.95'	N83°54'34"E	3°14'51"

HAMILTON STREET

75' R-O-W R/644 L.C.D.R.
S89°35'57"E 399.60'

FURNACE COMPANY ADDITION

BLOCK 116

N00°24'03"E
140.00'

N00°24'03"E
136.96'

140.00'

127.25'

75.00'
N89°35'31"W

N89°35'31"W 207.77'

UTIL. POLE
ROW MON.
CONC. DRAIN

CONC. DRAIN
C2

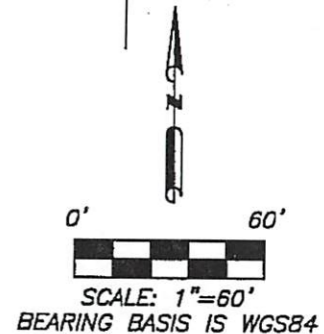
TEXAS STATE HIGHWAY NO. 29

80' R-O-W 64/439 L.C.D.R.

SUBJECT TO:
RECORDED PLAT: R/644 L.C.D.R.
CITY OF LLANO ZONING, RULES,
& REGULATIONS.

TITLE SURVEY
GF#: 20140613431.-LL
TITLE CO.: Highland Lakes Title Co.
OWNER: William Blake Hall
BORROWER: Environmental Monitoring Lab, LLC

PHYSICAL ADDRESS: Texas State Highway No. 29, Llano, TX 78643
LEGAL DESCRIPTION: All of Block 116, Llano Improvement and Furnace Co. Addition to the Town of Llano, according to the plat recorded in Volume R, Page 644, Llano County Deed Records, Save & Except that part of said Block deeded to the State of Texas in Volume 64, Page 439, Llano County Deed Records,
FILED: 07/11/2014 CREW: JA & WT DRAFTED: 07/16/2014
BY: LMC JOB#: 14061901



FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP No. 48299C0195C
EFFECTIVE DATE: MAY 2, 2012