

ORDINANCE NO. 1547

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS, VACATING, ABANDONING, CLOSING, AND CONVEYING A PORTION OF AN ALLEY BEING BETWEEN BESSEMER AVE. AND OLD BESSEMER AVE. THE PORTION OF ALLEY IS LOCATED BETWEEN LOTS KNOWN AS HOLDEN BLK 61 LTS 15-16, TO THE SOUTH, AND, HOLDEN BLK LTS 1, 2, & PT OF LTS 3 & 4 TO THE NORTH. IT IS BORDERED BY BESSEMER AVE. TO THE EAST AND OLD BESSEMER AVE (CLOSED 7/18/1966) TO THE WEST. 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.

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 an alley; being a of an alley between Bessemer Ave. and North Leon Street. The portion of the alley is located between the lots known as HOLDEN BLK 61 LTS 15-16, TO THE SOUTH, AND, HOLDEN BLK LTS 1, 2, & PT OF LTS 3 & 4 TO THE NORTH. IT IS BORDERED BY BESSEMER AVE. TO THE EAST AND OLD BESSEMER AVE (CLOSED 7/18/1966) TO THE WEST. 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.

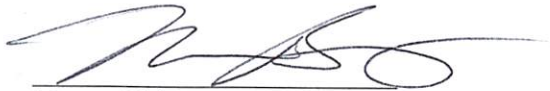
SECTION 4. Pursuant to the said abandonment request, from and after the effective date of this Ordinance, the portion of the street (912 square feet) is described in Exhibit "A," attached hereto and incorporated herein for all purposes, shall be and the same is hereby vacated, abandoned, and closed, except regarding 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 unimproved portion being, an alley; being a of an alley between Ames Ave. and West Dallas. The portion of the alley is located between the lots known as HOLDEN BLK 61 LTS 15-16, TO THE SOUTH, AND, HOLDEN BLK LTS 1, 2, & PT OF LTS 3 & 4 TO THE NORTH. IT IS BORDERED BY BESSEMER AVE. TO THE EAST AND OLD BESSEMER AVE (CLOSED 7/18/1966) TO THE WEST 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 6. The City Council hereby finds that the above-described public right-of-way is not needed, except for 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 an alley being an alley between Ames Ave. and West Dallas. The portion of alley is located between the LTS known as HOLDEN BLK 61 LTS 15-16, TO THE SOUTH, AND, HOLDEN BLK LTS 1, 2, & PT OF LTS 3 & 4 TO THE NORTH. IT IS BORDERED BY BESSEMER AVE. TO THE EAST AND OLD BESSEMER AVE (CLOSED 7/18/1966) TO THE WEST.

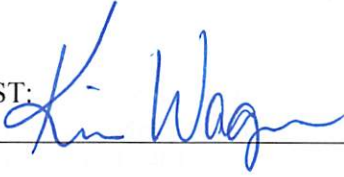
The portion of the alleys and streets to be vacated, abandoned, closed and sold to the Petitioner is further described in Exhibit "A" attached hereto and incorporated herein for all purposes.

PASSED AND APPROVED this the 18 day of February, 2025.



Mayor Bishop, Mayor

ATTEST:



Kim Wagner, TRMC, City Secretary

Fred L. Thompson
& Associates

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



HOLDEN'S
ADDITION
TO LLANO
8

BESSEMER STREET CLOSED FROM LEON
STREET TO TAYLOR STREET
CITY ORD. #329, JULY 18, 1966

ALLEY NOTED "CLOSED" IN A SURVEY
BY E.H. LLANNING, DECEMBER 19, 1967,
166/482 L.C.D.R.

20' ALLEY

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/
RED CAP, "FLT ASSOC"
- ▲ MAG NAIL SET
- ⊠ TxDOT ROW MONUMENT
- ⊙ FENCE POST
- ⊕ CALCULATED POINT
- ⊖ UTILITY POLE
- ⊗ WATER WELL/METER
- X — WIRE FENCE
- \ — WOOD FENCE
- E — ELEC. LINES
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

FND 3/8" I.R. IN CONC FROM WHICH
A 5" I.P. FNC POST FND LIES
S 18°36'00" E 0.33', AND FROM
WHICH A 1/2" I.R. FOUND IN THE
CENTERLINE OF PITTSBURG AVENUE
LIES S 89°18'20" W 437.95'

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BLOCK 59

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1472.39	5.98	5.98	N 28°42'09" E	0°13'57"
C2	1472.39	16.65	16.65	N 28°15'44" E	0°38'53"
C3	1472.39	153.87	153.80	S 24°56'40" W	5°59'16"
C4	1472.39	22.63	22.63	N 28°22'43" E	0°52'50"

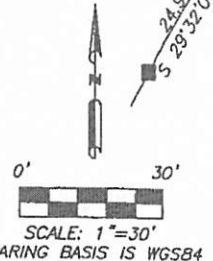
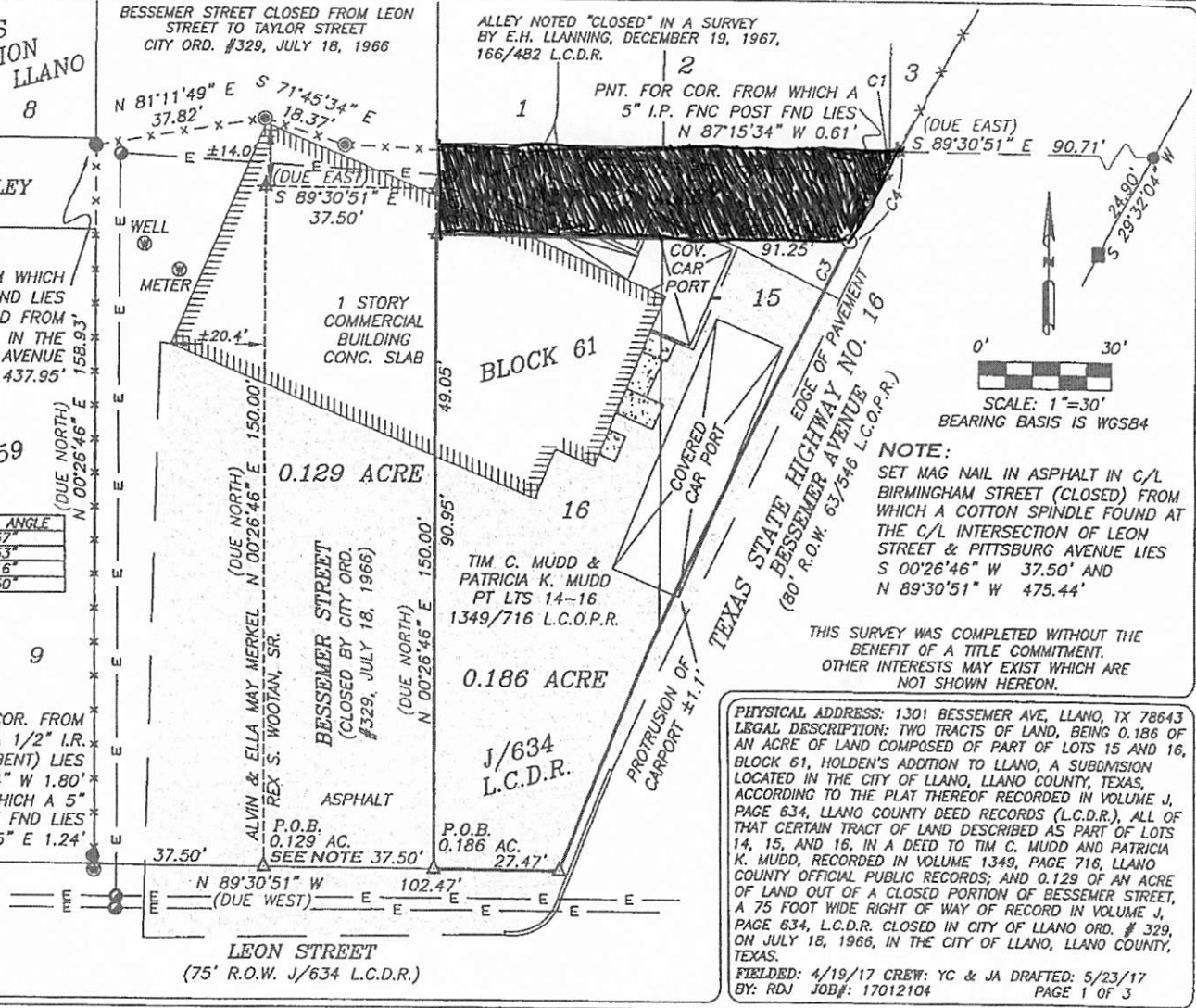


FLOOD INFORMATION:
THE SUBJECT PROPERTY
DEPICTED HEREON DOES
NOT LIE WITHIN A
SPECIAL FLOOD HAZARD
AREA, AS SHOWN ON
F.E.M.A.'S FLOOD
INSURANCE RATE MAP
No. 48299C0195C
EFFECTIVE DATE:
MAY 2, 2012

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND
SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS
PLAT WAS PREPARED FROM AN ON THE GROUND
SURVEY PERFORMED UNDER MY SUPERVISION ON
THE 19th DAY OF APRIL, 2017, WITNESS MY HAND
AND SEAL THIS THE 23rd DAY OF MAY, 2017.

JOHN A. ABLES R.P.L.S. #6102

PNT. FOR COR. FROM
WHICH A 1/2" I.R.
FOUND (BENT) LIES
N 11°46'24" W 1.80'
AND FROM WHICH A 5"
I.P. FNC POST FND LIES
S 06°43'55" E 1.24'



NOTE:
SET MAG NAIL IN ASPHALT IN C/L BIRMINGHAM STREET (CLOSED) FROM WHICH A COTTON SPINDLE FOUND AT THE C/L INTERSECTION OF LEON STREET & PITTSBURG AVENUE LIES S 00°26'46" W 37.50' AND N 89°30'51" W 475.44'

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER INTERESTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

PHYSICAL ADDRESS: 1301 BESSEMER AVE, LLANO, TX 78643
LEGAL DESCRIPTION: TWO TRACTS OF LAND, BEING 0.186 OF AN ACRE OF LAND COMPOSED OF PART OF LOTS 15 AND 16, BLOCK 61, HOLDEN'S ADDITION TO LLANO, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 634, LLANO COUNTY DEED RECORDS (L.C.D.R.), ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PART OF LOTS 14, 15, AND 16, IN A DEED TO TIM C. MUDD AND PATRICIA K. MUDD, RECORDED IN VOLUME 1349, PAGE 716, LLANO COUNTY OFFICIAL PUBLIC RECORDS; AND 0.129 OF AN ACRE OF LAND OUT OF A CLOSED PORTION OF BESSEMER STREET, A 75 FOOT WIDE RIGHT OF WAY OF RECORD IN VOLUME J, PAGE 634, L.C.D.R. CLOSED IN CITY OF LLANO ORD. # 329, ON JULY 18, 1966, IN THE CITY OF LLANO, LLANO COUNTY, TEXAS.
FILED: 4/19/17 CREW: YC & JA DRAFTED: 5/23/17
BY: RDJ JOB#: 17012104 PAGE 1 OF 3