

ORDINANCE NO. 1346

**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 79, ALLEYWAY BETWEEN LOTS 1-8 AND LOTS 9-16; BLOCK 86, ALLEYWAY BETWEEN LOTS 1-8 AND LOTS 9-16; AND A PORTION OF TAYLOR STREET, BETWEEN BLOCK 79, LOTS 9-16 AND BLOCK 86, LOTS 1-8.**

**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 northern portion of an alleyway (1500 sq ft.) in the Llano Improvement and Furnace Company, Block 143, lots 4, 5, and 6; this northern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also, requesting to close, abandon, vacate, and convey the southern portion of same said alleyway in the Llano Improvement and Furnace Company, Block 143, lots 9, 10, 11, 12, and 13, (2400 sq ft.) The southern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also, requesting to close, abandon, vacate, and convey the northern ½ of an unimproved portion of Grayson Street, of the Llano Improvement and Furnace Company, Block 143, lots 9-13 (9375 sq ft) as described in the attached Exhibit "A" attached hereto.

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 alley and street as 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 northern portion of an alleyway (1500 sq ft.) in the Llano Improvement and Furnace Company, Block 143, lots 4, 5, and 6; this northern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also, to close, abandon, vacate, and convey the southern portion of same said alleyway in the Llano Improvement and Furnace Company, Block 143, lots 9, 10, 11, 12, and 13, (2400 sq ft.) The southern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also to close, abandon, vacate, and convey the northern ½ of an unimproved portion of Grayson Street, of the Llano Improvement and Furnace Company, Block 143, lots 9-13 (9375 sq ft).

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 northern portion of an alleyway (1500 sq ft.) in the Llano Improvement and Furnace Company, Block 143, lots 4, 5, and 6; this northern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also, to close, abandon, vacate, and convey the southern portion of same said alleyway in the Llano Improvement and Furnace Company, Block 143, lots 9, 10, 11, 12, and 13, (2400 sq ft.) The southern portion of the alleyway is in-between Vernon Ave to the west, Fargo Avenue to the east. Also, to close, abandon, vacate, and convey the northern ½ of an unimproved portion of

Grayson Street, of the Llano Improvement and Furnace Company, Block 143, lots 9-13 (9375 sq ft) as described in the attached exhibit "A" attached.

PASSED AND APPROVED this the 15th day of May, 2017.



Gail Langs  
Gail Lang, Mayor

ATTEST:

Toni Milam  
Toni Milam, City Secretary



**LEGEND**

- ⊙ 5/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- △ CALC. POINT
- VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- D.R.L.C. DEED RECORDS LLANO CO.
- O.P.R.R.P.L.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
- C.M. CONTROLLING MONUMENT
- ( ) RECORD INFO/SUBJECT
- U UTILITY POLE
- O-U- OVERHEAD UTILITY
- ⊕ WATER METER
- ⊙ WOOD PRIVACY FENCE
- WIRE FENCE

**NOTES:**  
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 42290C018C, EFFECTIVE 6/02/2012.  
 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

**LAND TITLE SURVEY**

LOCAL ADDRESS: EAST TARRANT STREET, LLANO, TEXAS.

LEGAL DESCRIPTION: BEING LOT NOS. 4, 5, 6, 9, 10, 11, 12 & 13, BLOCK NO 143, OF THE L.I.&F. COMPANY ADDITION TO THE TOWN OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME R, PAGE 544 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

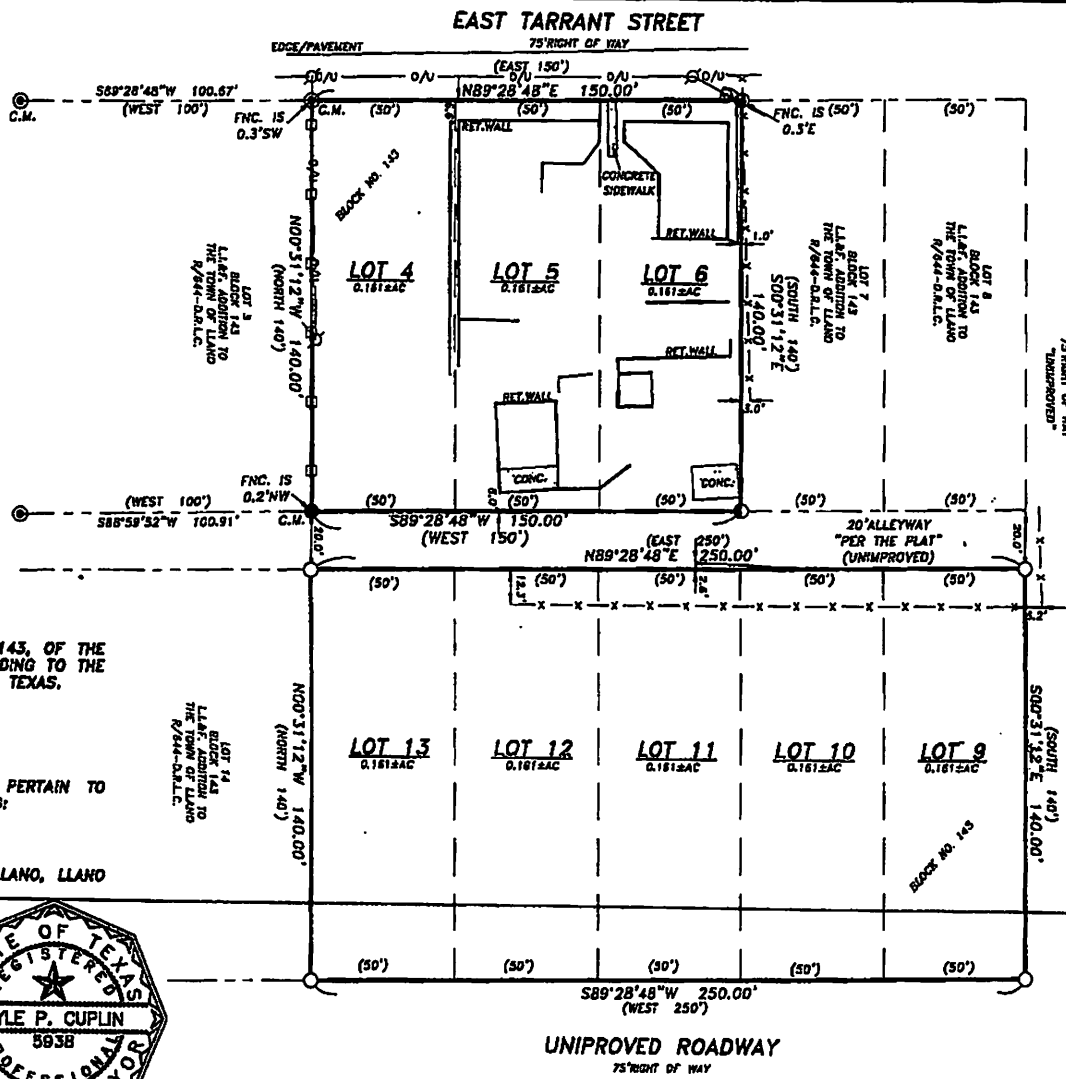
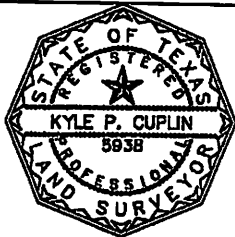
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY:  
 OATMAN LAND TITLES, INC. O.F. NO.: 2015.325  
 EFFECTIVE DATE: NOVEMBER 13, 2015 ISSUED: NOVEMBER 19, 2015

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: DELETED IN ITS ENTIRETY  
 RECORDED PLAT: R/644-D.R.L.C.  
 SUBJECT TO ALL CURRENT TERMS, CONDITIONS & ORDINANCES FOR THE CITY OF LLANO, LLANO COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*K.P. Cuplin*  
 KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 12/16/2015



**FARGO AVENUE**  
 75' RIGHT OF WAY  
 UNIMPROVED

1932 WEST NR 1431  
 PO BOX 1095  
 KANSASLAND, TX 76549  
 (817) 353-5100 FAX (817) 353-5100  
 WWW.CUPLINASSOCIATES.COM

NO.	DATE	DESCRIPTION
1		
2		

SCALE 1" = 50'  
 0 25 50

PROJ. NO. 155850  
 PREPARED FOR: DAVID W. RILEY & ELISA JEAN RILEY  
 ASSESSOR: K. CUPLIN  
 PERFORMED ON: 12/16/2015  
 PROFESSIONAL TRAP REG. 10159500  
 12/16/2015

**SHEET**  
 1 of 1

Exhibit 'p'

QUITCLAIM DEED

Date: May 15, 2017  
Grantor: CITY OF LLANO, TEXAS

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

Grantee: David & Jean Riley

Grantee's Mailing Address (including County):  
David & Jean Riley  
706 E. Tarrant  
Llano, TX 78643

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

Property (including any improvements):

DESCRIPTION OF THE NORTHERN PORTION OF AN ALLEYWAY (1500 SQ FT) IN THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 4-6; SOUTHERN PORTION OF SAME SAID ALLEYWAY IN THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 9-13 (2400 SQ FT); AND TH NORTHERN 1/2 OF AN UNIMPROVED PORTION OF GRAYSON STREET OF THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 9-13 (9375 SQ FT).

THE CITY OF LLANO.

The tract of land described here is composed of NORTHERN PORTION OF AN ALLEYWAY (1500 SQ FT) IN THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 4-6; SOUTHERN PORTION OF SAME SAID ALLEYWAY IN THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 9-13 (2400 SQ FT); AND TH NORTHERN 1/2 OF AN UNIMPROVED PORTION OF GRAYSON STREET OF THE LLANO IMPROVEMENT AND FURNACE COMPANY, BLOCK 143, LOTS 9-13 (9375 SQ FT).

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

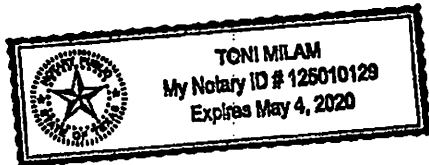
BY: Gail Lang  
Gail Lang, Mayor

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF LLANO

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This instrument was acknowledged before me on May 17, 2017, by Gail Lang, MAYOR, CITY OF LLANO, a Texas municipal corporation, on behalf of said Municipal Corporation.



Toni Milam  
Notary Public, State of Texas