

ORDINANCE NO. 1364

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS, VACATING, ABANDONING, CLOSING, AND CONVEYING AN UNIMPROVED PORTION OF CEDAR STREET. THIS ½ ALLEY AND ½ STREET IS A PORTION OF THE OATMAN ADDITION NEXT TO BLOCK 36 LOTS 1 & 2. THE PHYSICAL LOCATION OF THIS ½ ALLEY AND ½ STREET CLOSURE REQUEST IS LOCATED ON THE UNIMPROVED PORTION OF CEDAR STREET, BORDERED BY EAST GREEN TO NORTH, EAST COLLEGE TO THE SOUTH, OAK ST TO THE WEST AND ASH TO THE EAST, AND THE ½ ALLEY IS DIRECTLY BEHIND 800 E GREEN. THE PHYSICAL LOCATION OF THE PROPERTY IS ADJACENT TO 800 E GREEN. THE PORTION OF THE ½ ALLEY AND ½ STREET 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 unimproved portion of Cedar Street. This ½ alley and ½ street is a portion of the Oatman addition next to Block 36 Lots 1 & 2. The physical location of this ½ alley and ½ street closure request is located on the unimproved portion of Cedar St. bordered by East Green to the North, East College to the South, Oak St to the West and Ash to the East, and the ½ alley is directly behind 800 E Green. The physical location of the property is adjacent to 800 E. Green. The portion of the street 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 ½ street and ½ alley (5080 square feet) 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 of Cedar Street. This ½ alley and ½ street is a portion of the Oatman addition next to Block 36 Lots 1 & 2. The physical location of this ½ alley and ½ street closure request is located on the unimproved portion of Cedar St. bordered by East Green to the North, East College to the South, Oak St to the West and Ash to the East, and the ½ alley is directly behind 800 E Green. The physical location of the property is adjacent to 800 E Green. The portion of the ½ alley and ½ street 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 the portion of an unimproved portion of Cedar Street. This ½ alley and ½ street is a portion of the Oatman addition next to Block 36 Lots 1 & 2. The physical location of this ½ alley and ½ street closure request is located on the unimproved portion of Cedar St. bordered by East Green to the North, East College to the South, Oak St to the West and Ash to the East, and the ½ alley is directly behind 800 E Green. The physical location of the property is adjacent to 800 E Green. The portion of the ½ street and ½ 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.

PASSED AND APPROVED this the 4th day of December, 2017.

CORRECTING QUITCLAIM DEED

18-01343

Date: March 2, 2018
Grantor: CITY OF LLANO, TEXAS

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

Grantee: Lowery Cotton Company

Grantee's Mailing Address (including County):
Gerald T. Lowery
C/O Lowery Cotton Company
1373 E State Hwy 29
Llano, TX 78643

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

Property (including any improvements):

This northern 1/2 portion of an alley and eastern 1/2 portion of Cedar Street is a portion of the Oatman addition next to Block 36 Lots 1 & 2. The physical location of this northern 1/2 alley and eastern 1/2 portion of Cedar Street closure request is located on the unimproved portion of Cedar Street bordered by East Green to the North, East College to the South, Oak Street to the West and Ash Street to the East, and the northern 1/2 portion of the alley is directly behind 800 E Green. The portion of the northern 1/2 of the alley and eastern 1/2 portion of Cedar Street to be vacated, abandoned, closed and sold to the Petitioner is further described as the intersection of E Green and Cedar Street, as further described in Exhibit "A" attached hereto and incorporated herein for all purposes.

THE CITY OF LLANO

The tract of land described here is a portion of the Oatman addition next to Block 36 Lots 1 & 2, bordered by East Green to the North, East College to the South, Oak St to the West and Ash to the East (5,820 square feet) the northern 1/2 portion of the alley abuts 800 E Green. The portion of the northern 1/2 portion of the alley and eastern 1/2 portion of the street to be vacated, abandoned, closed and sold to the Petitioner is further described as the intersection of East Green and Cedar Street, as further described in Exhibit "A" attached hereto and incorporated herein for all purposes. This Correcting 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.

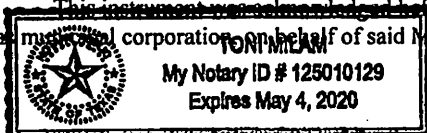
CITY OF LLANO, TEXAS

BY: Gail Lang
Gail Lang, Mayor

ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF LLANO }

This instrument was acknowledged before me on 03-05 2018, by Gail Lang, MAYOR, CITY OF LLANO, a Texas municipal corporation on behalf of said Municipal Corporation.



Toni Meam
Notary Public, State of Texas

THIS INSTRUMENT IS BEING EXECUTED TO CORRECT THE QUITCLAIM DEED FILED IN VOLUME 1577, PAGE 3345, 3346, AND 3347 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY TEXAS, IN WHICH THE PROPERTY DESCRIPTION LISTED UNDER "PROPERTY" WERE INCORRECT.

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STATE OF TEXAS
COUNTY OF LLANO

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me and
was duly RECORDED in the Volume and Page of
the Official Public Records of Llano County, Texas.

FILED
AT 10:20 O'CLOCK A M
ON THE 7 DAY OF
March A.D.
2018.



Marci Hadeler

MARCI HADELER
COUNTY CLERK
LLANO COUNTY, TEXAS

MARCI HADELER
COUNTY CLERK, LLANO CO. TEXAS

BY *Cmsclintock*
DEPUTY \$20

VOL. 1579
RECORDED

PAGE 1519-1521
3-7-2018

✓pg 1 PD

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ND:
 1/2" IRON ROD SET
 ON ROD FOUND
 INCE COR. POST
 TILITY POLE
 INC. ROW MON.
 OWN GUY
 4 ELECTRICAL
 RE FENCE

SUBJECT TO:
 RECORDED PLAT:
 J/290 L.C.P.R.
 46/618 L.C.P.R.
 ZONING, REGULATIONS,
 RULES AND ORDINANCES
 OF THE CITY OF LLANO,
 LLANO COUNTY, TEXAS

SET 1/2" I.R. FROM
 WHICH A 1/2" I.R. FND
 FOR THE NEC OF BLK.
 7, OATMANS ADD'N
 46/618 L.C.D.R. LIES
 S89°56'14"W 60.00ft

GREEN STREET

60' R-O-W 46/618 L.C.P.R.

EDGE OF PAVEMENT

SET
 1/2" I.R.

S89°56'14"E (DUE EAST) 98.14ft

34
 E SURFACE

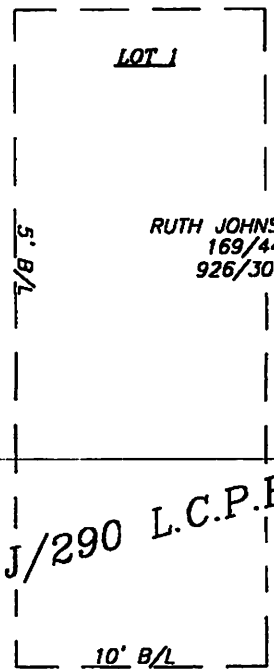
PLAT OF SURVEY
 '1) AND TWO (2), BLOCK THIRTY-SIX (36),
 A SUBDIVISION LOCATED IN THE CITY OF
 NTY, TEXAS, ACCORDING TO THE MAP OR
 RDED IN VOLUME J, PAGE 290, LLANO
 RCORDS, CORRECTED PLAT RECORDED
 E 618, LLANO COUNTY DEED RECORDS.

OATMANS

ADDITION

CEDAR STREET
 60' R-O-W 46/618 L.C.P.R.

137.50ft
 100°09'24"W



BLOCK 36

RUTH JOHNSON LEWIS et al
 169/448 L.C.D.R.
 926/306 L.C.O.P.R.

LOT 3

500°09'24"E
 137.50ft

PROFESSIONAL LAND SURVEYOR,
 I HEREBY REPRESENTS THE
 SURVEY MADE UNDER MY
 JUNE, 2008. IMPROVEMENTS
 PERTY LINES THE DISTANCES
 ACHMENTS, CONFLICTS OR
 UND EXCEPT AS SHOWN, AND
 EDICATED PUBLIC ROADWAY.
 E 25TH DAY OF JUNE, 2008.

SELLER:
 WILLIAM JOHNSON LEWIS, JACK R.
 McCLINTOCK & LINA LEWIS McCLINTOCK
 BUYER:
 GERALD T. LOWERY
 ADDRESS:
 E. GREEN
 MORTGAGEE:
 N/A
 OLT GF# 2008.316

J/290 L.C.P.R.

46/618 L.C.P.R.

SET
 1/2" I.R.

10' B/L

10' B/L

SET
 1/2" I.R.

N89°56'14"W 98.14ft

19.44' ALLEY

LAND SURV. NO. 1739
 TEXAS 78643

110

DRAWN BY: CMJ	REVISIONS	PROJECT	SHT. NAME FLOOD INFORMATION:	SHT. NO.
DATE: 06/25/2008		BOUNDARY SURVEY OF LOT NO'S ONE (1) AND TWO (2), BLK 36, OATMANS ADDITION, IN THE CITY OF LLANO, LLANO COUNTY, TEXAS	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS REFERENCED BY THE F.I.R.M. MAP PANEL No. 480451 0005 B EFFECTIVE DATE 05/04/1982	1 1
DWG. NO.: 08060501				
APPROVED BY: FLT				