

 ORIGINAL

ORDINANCE NO. 2013-12-9-8

AN ORDINANCE OF THE CITY OF RANGER, TEXAS VACATING AND ABANDONING A PORTION OF WASHINGTON STREET, SUMMITT AVENUE, TERRELL AVENUE AND MARSTON AVENUE AND ALLEYS IN JOHN M. GHOLSON ADDITION, AND AUTHORIZING THE QUIT CLAIMING OF SUCH VACATED AND ABANDONED STREETS AND ALLEYS TO THE ABUTTING SUBDIVISION LAND OWNER, AND CONTAINING A SEVERABILITY CLAUSE

WHEREAS, Danny Austin and wife Patricia Austin are the owners of all of Blocks 2, 3 and 4; Lots 1,2 and 3 of Block 12; and Lots 1,2,3,4,9,10,11 and 12 of Block 13, all in John M. Gholson Addition to the City of Ranger, Eastland County, Texas, and being out of and part of a certain 10.07 acres described in field notes and plat of survey by Lynn Williamson, Registered Professional Land Surveyor, dated October 14, 2013, copies of which are attached hereto; and also the owners of all of Blocks 1 and 14, John M. Gholson Addition to the City of Ranger, and

WHEREAS, portions of Washington Street, Summitt Avenue and Terrell Avenue (each 60 feet in width) as dedicated and three dedicated alleys (each 20 feet in width) lie within the described 10.07 acre tract and a portion of Marston Avenue (60 feet in width) as dedicated adjoins said 10.07 acre tract on its West side (and also adjoining said Blocks 1 and 14 on the East side).

WHEREAS, said streets and alleys have never in fact existed upon the ground, and

WHEREAS, Danny Austin and wife Patricia Austin have requested that the streets and alleys be permanently vacated and abandoned as public streets and alleys, and

WHEREAS, it would be to the benefit of the public to vacate and abandon said streets and alleys;

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

Section 1: That all of those portions of Washington Street, Summitt Avenue and Terrell Avenue (each dedicated as 60 feet in width) and all of the three alleys (each 20 feet in width) that lie within the boundaries of the described 10.07 acre tract and all of that portion of Marston Avenue (dedicated as 60 feet in width) that adjoins said 10.07 acre tract on its West side, be and they are hereby permanently vacated and abandoned as streets and alleys, respectively, and that the Mayor of the Board of City Commissioners be authorized and empowered to execute a quit claim on behalf of the City of Ranger, Texas, quit claiming such vacated and abandoned portions of such streets and alleys to Danny Austin and wife Patricia Austin, the owners of the abutting lots, subject to a reservation of an easement for any existing utilities located thereon.

Section 2: That if any provision or part of this ordinance should be invalid, the remainder hereof shall nevertheless be valid, all parts hereof expressly being declared to be several each from the other.

Passed and approved this 9th day of December, 2013.

ATTEST:



Mary Wells, City Secretary



Mayor, Board of City Commissioners

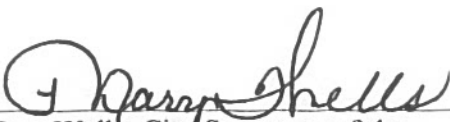
Passed and Approved on First Reading the 25th day of November, 2013.

Finally Adopted on Second Reading this 9th day of December, 2013.

THE STATE OF TEXAS

COUNTY OF EASTLAND

I, Mary Wells, City Secretary of the City of Ranger, Texas, hereby certify that the above and foregoing is a true and correct copy of the Ordinance passed by the City Commission of the City of Ranger, Texas, on the 9th day of December, 2013, and that same is duly recorded in the Minutes of said City.



Mary Wells, City Secretary of the
City of Ranger, Texas

GRANT STREET (60')



G. B. B. & S. B. B.
 R. D. 2038, 4314 N. 0.72
 FROM SEC 27 OF
 BLOCK 1, JOHN M.
 BLOCK 2, JOHN M.
 BLOCK 3, JOHN M.



LYNN WILLIAMSON, P.L.S.
 I HEREBY CERTIFY
 THAT THIS PLAT BEING
 A TRUE AND
 CORRECT SURVEY MADE
 UNDER MY DIRECT SUPERVISION ON THE

PLAT OF A SURVEY OF 10.07 ACRES OF
 LAND OUT OF AND PART OF BLOCKS 2, 3,
 4, 12 AND 13, JOHN M. CHOLSON SUBDIVISION,
 CITY OF RANGER, EASTLAND COUNTY, TEXAS

LEGEND:
 * FOUND IRG
 O SET 1/2"
 EXISTING
 DESCRIBED
 OVERHEAD

T. J. WILLIAMSON SURVEY
 EAST MAIN, SU
 EASTLAND, TEXAS

STATE OF TEXAS
CITY OF RANGER
COUNTY OF EASTLAND

Survey of 10.07 acres of land out of and part of Blocks 2, 3, 4, 12, 13 and portions of Streets and Alleys abutting said Blocks, of the John M. Gholson Subdivision to the City of Ranger, Eastland County, Texas, as per the Official Plat of said addition filed of record in Slide 167, Plat Cabinet Records of Eastland County, Texas. Said land also being out of and part of tracts conveyed to R. C. Wilson described in Volume 382 Page 88 and Volume 402 Page 12, Deed Records of Eastland County, Texas. This survey of said 10.07 acres being made for Danny Austin by virtue of this request and being more particularly described as follows:

Beginning at a 1/2" rebar with survey cap # 5085 set for the Southwest corner of this described tract, said point being in the North right of way line of Farm to Market Road No. 571 as known as Chestnut Street as per Official Plat and also Winsett Springs Road and in the West line of Block 2, John M. Gholson Subdivision, and being located 0.72 feet N 00° 36' 43" W from the Southwest corner of said Block 2.

Thence N 00° 36' 43" W, 559.28 feet with the West line of this described tract and West line of Blocks 2 and 13, John M. Gholson Subdivision; to the Northwest corner of Lot 4 of said Block 13, for the Northwest corner of this described tract. From said point a 5/8" iron found bears S 07° 57' 49" E 0.86 feet from actual corner and for reference.

Thence N 89° 23' 17" E, 300.00 feet with the North line of this described tract and along the North line of Lots 4 and 9 of said Block 13, to a 1/2" rebar with survey cap # 5085 set at the Northeast corner of Lot 9 Block 13, same being in the West line of Summit Avenue, for the Northerlymost Northeast corner of this described tract.

Thence S 00° 36' 43" E, 50.00 feet with the East line of Lot 9 Block 13 and West line of Summit Avenue, to a 1/2" rebar with survey cap # 5085 set at the Southeast corner of Lot 9 Block 13, for an angle corner of this described tract.

Thence N 89° 23' 17" E, 200.00 feet with the North line of this described tract and along the North line of Lot 3 Block 12, to a 1/2" rebar with survey cap # 5085 set at the Northeast corner of said Lot 3 Block 12, said point also being in the West line of a 20' alley, for an angle corner of this described tract.

Thence S 00° 36' 43" E, 180.00 feet with the East line of this described tract and along the East line of Lots 1, 2, & 3 Block 12, also along the West line of said 20' alley, to a 1/2" rebar with survey cap set in the center of Washington Street, for an angle corner of this described tract.

Thence N 89° 23' 17" E, 520.00 feet with the Easterlymost North line of this described tract and along the center of Washington Street, to a 1/2" rebar with survey cap # 5085 set at its intersection with the West line of Dorsey Avenue, for the Easterlymost Northeast corner of this described tract.

Thence S 00° 36' 43" E, 324.83 feet with the East line of this described tract and along the East line of Lots 7 thru 12 of Block 4, same being the West line of Dorsey Avenue, to a 1/2" rebar with survey cap # 5085 set in the East line of Lot 12 at its intersection with the North right of way line of Farm to Market Road No. 571, for the Southeast corner of this described tract.

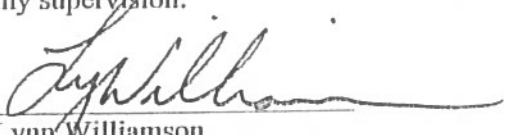
Thence S 89° 08' 17" W, 1020.01 feet with the South line of this described tract and the North right of way line of Farm to Market Road No. 571, to the place of beginning and containing 10.07 acres of land of which 2.57 acres of said land lies within the confines of Street, Avenues and alleys of said subdivision leaving a Net acreage of 7.50 acres of land.

This survey being made for descriptive purposes only with no record research made on Easements or Right of Ways that may affect subject tract.

FLOOD HAZARD STATEMENT

The Property and improvements described above are not in Flood Zone "A" which is defined as areas determined to be within the 100 year flood plain, according to the "Flood Hazard Boundary Map", Community Panel No. H-04, 480205A, for the City of Ranger, Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated May 17, 1974.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify these field notes and attached plat Numbered JB8300, to be a true and correct survey made on the ground 10/02/2013, under my supervision.


Lynn Williamson
Registered Professional Surveyor No. 5085
10/14/2013



COPY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

QUITCLAIM DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF EASTLAND §

That the undersigned, City of Ranger, Texas, acting by and through its duly authorized Mayor of the Board of City Commissioners, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee herein named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto Danny Austin and wife Patricia Austin, of the County of Eastland, State of Texas, herein referred to as "Grantee," whether one or more, the real property described on attached Exhibit "A."

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the above-described property and premises unto the Grantee, and Grantee's heirs, administrators, executors, successors, and/or assigns forever; so that neither Grantor nor Grantor's successors, and/or assigns shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances or any part thereof, subject to the reservation of easement noted on attached Exhibit "A".

EXECUTED this 10th day of December, 2013.

CITY OF RANGER, TEXAS

By: *Troy Emery*
Troy Emery, Mayor, Board of Commissioners

ATTEST:

Mary Wells
Mary Wells, City Secretary

Grantee's Address:
100 Winsett Springs Road
Ranger, Texas 76470

BLUNDELL AVENUE (60')

GRID NORTH: WGS 84

I, LYNN WILLIAMSON, COUNTY CLERK, HAVE FILED THIS INSTRUMENT UNDER MY DIRECT AUTHORITY ON THE 2ND DAY OF OCTOBER, 2013.
LYNN WILLIAMSON
COUNTY CLERK
TEXAS REGISTRATION
10/14/2013

STATE OF TEXAS
CITY OF RANGER
COUNTY OF EASTLAND

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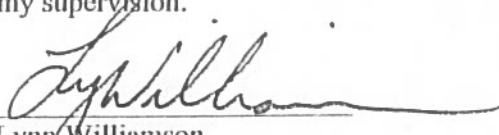
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