

# APPLICATION REVIEW

## ABD-22-9

HEARING DATE: October 25, 2022

1. **CASE #** ABD-22-9  
**Energov #** 22-000010-ABD

**PROPERTY LOCATIONS:** Abandonment of a portion of a 20' alley running from Dallas Street and intersecting another 20' alley that runs between McKeen and Rusk

**LEGAL DESCRIPTION:** Fieldnotes for 0.026 acres of land in the City of Waco, McLennan County, Texas, being a portion of a 20 foot wide alley in Block 12 of the Renick's Addition to the City of Waco Avenue as shown on the plat recorded in Volume 28, Page 502 of the Deed Records of McLennan County, Texas.

2. **APPLICANTS:** Joe Amaro  
**MAILING ADDRESS:** 304 Dallas Street  
Waco, TX 76707

3. **REQUEST:** Abandonment of a portion of an existing alley

4. **BACKGROUND:** Applicant requests a portion of the alley be abandoned. Half of the alley is being occupied by a fence erected by adjoining property owner.

**CASE #ABD-22-9**

**STAFF RECOMMENDATION:**

Planning Services recommends *Approval* of the abandonment request based on the following findings and subject to the following conditions:

Findings:

1. Public use of the right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
2. Utility access for surrounding properties is not adversely impacted by the abandonment of this right of way.

Conditions:

1. A sewer line easement shall be retained for the whole area of the abandonment.

**DEPARTMENT/ UTILITY COMMENTS:**

Traffic: No comment.

Engineering: No comment.

Utilities: 20' easement required.

Legal: No comment.

Fire Services. No comment.

Police: No comment.

AT&T: No comment.

Atmos Energy: No comment.

Oncor Electric: No comment.



Time Warner Cable. No comment.

Solid Waste: No comment.

**Notices: 15 mailed;**

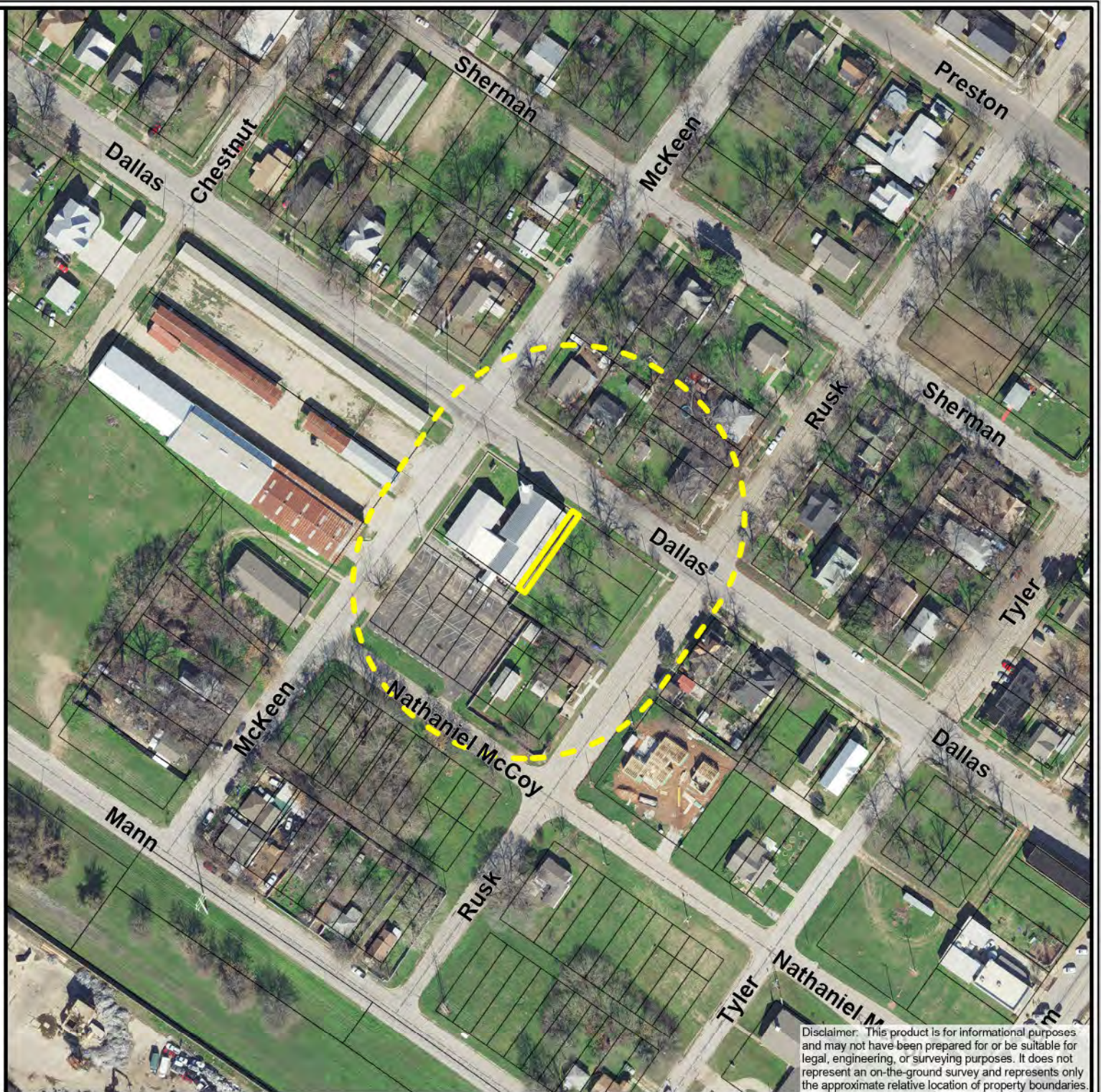
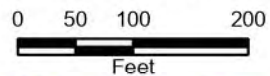


ABD-22-09  
 0.026 acre tract being a portion  
 of a 20-foot-wide alley between  
 a previously abandoned 20' alley  
 and Dallas St.  
 Property Location Map

-  ABD-22-09
-  200' Property Notice Buffer




October 2022



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



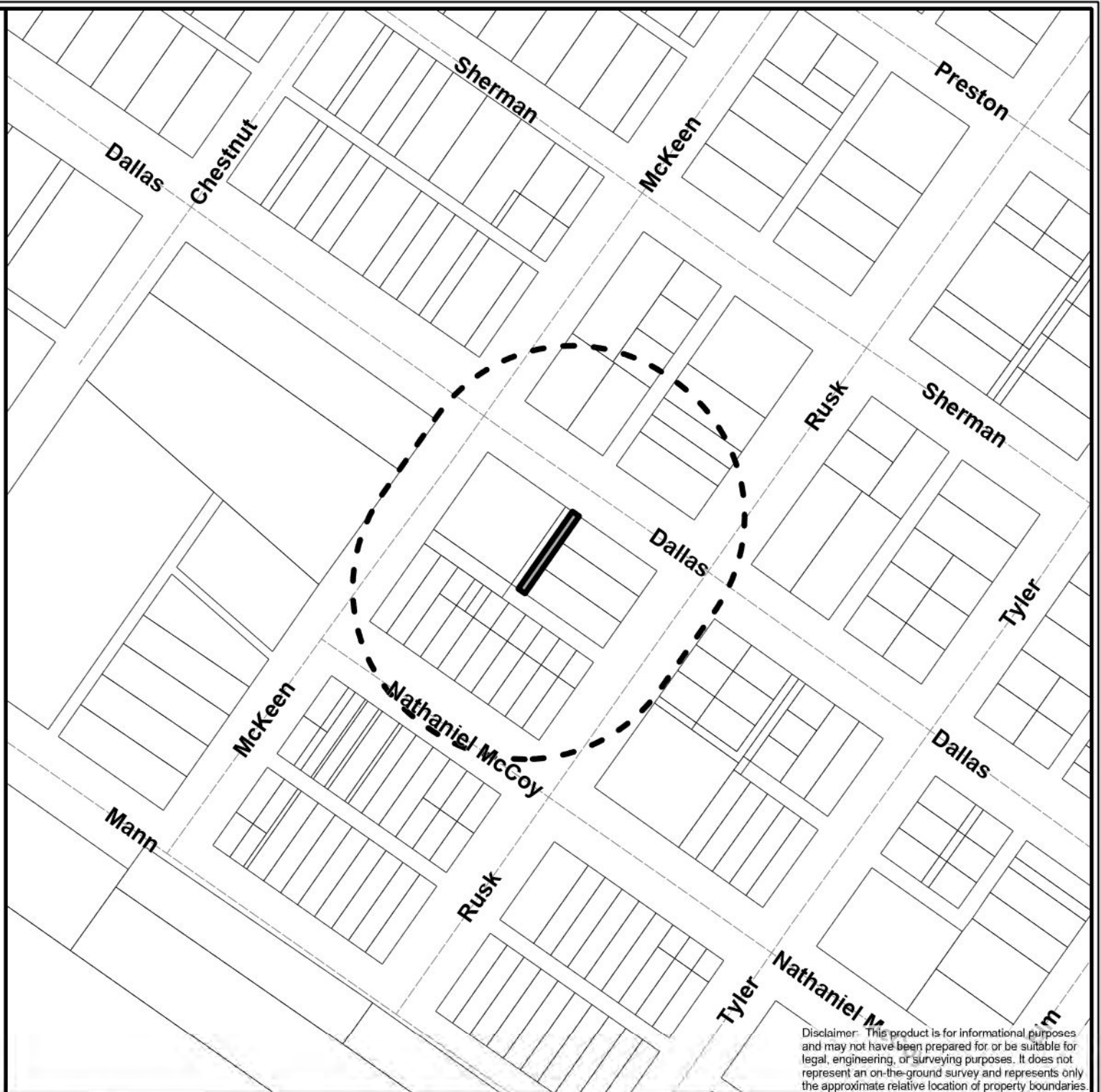
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October 2022

0 50 100 200  
 Feet



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LEGAL DESCRIPTION

STATE OF TEXAS  
COUNTY OF MCLENNAN  
CITY OF WACO

BEING all that tract of land located in the City of Waco, McLennan County, Texas, being a portion of a 20 foot wide alley in Block 12 of the Renick's Addition to the City of Waco as shown on the plat recorded in Volume 28, Page 502 of the Deed Records of McLennan County, Texas, and being further described as follows:

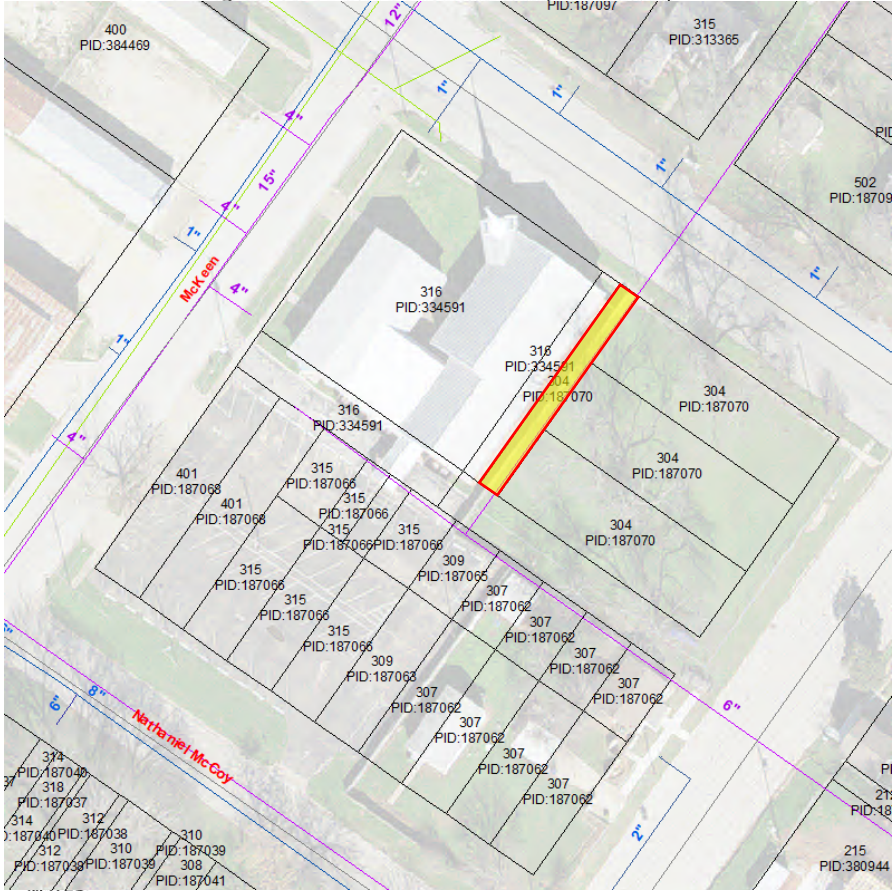
**Beginning** at a 1/2 inch steel rod capped "BOWMAN" set for the north corner of the herein described tract of land, being in the center of said 20 foot wide alley, the northeast line of Block 12 of said Renick's Addition, and the southwest Right-of-Way line of Dallas Street, from which a 3/8 inch steel rod found for the north corner of Lot 17, Block 12 of Renick's Addition to the City of Waco as shown on the plat recorded in McLennan County Clerk's Document 2005015111 of the Official Public Records of McLennan County, Texas;

**THENCE South 54 degrees 33 minutes 58 seconds East, 10.00 feet** over and across said 20 foot wide alley, with the northeast line of said Block 12 and the southwest line of said Dallas Street to a 1/2 inch steel rod capped "BOWMAN" set for the east corner of the herein described tract of land and the north corner of Lot 14, Block 12 of said Renick's Addition (Volume 28, Page 502);

**THENCE South 35 degrees 57 minutes 02 seconds West, 114.96 feet** with the northwest lines of said Lot 14, and Lots 15 and 16 of said Renick's Addition (Volume 28, Page 502) to a 1/2 inch steel rod capped "BOWMAN" set for the south corner of the herein described tract of land and the west corner of said Lot 16;

**THENCE** the following bearing and distances over and across said 20 foot wide Alley;

**North 54 degrees 33 minutes 58 seconds West, 10.00 feet** to a 1/2 inch steel rod capped "BOWMAN" set for the west corner of the herein described tract of land, from which a 1/2 inch steel rod capped "WALKER" found for the west corner of said Lot 17 bears North 54 degrees 33 minutes 58 seconds West, 125.05 feet;



- NOTES.
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
  - This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
  - No flood zone determination was made as part of this survey.

ALLEY ABANDONMENT

0.026 ACRES OUT OF A PORTION OF A 20 FOOT WIDE ALLEY IN BLOCK 12 OF THE RENICK'S ADDITION TO THE CITY OF WACO AS SHOWN ON THE PLAT RECORDED IN VOLUME 28, PAGE 502 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS

DALLAS STREET  
(80' R-O-W)

N 54°33'58" W 125.05'

POINT OF  
BEGINNING

20'

Lot 14

0.026 Acre

Lot 17,  
Block 12

Renick's Addition  
M.C.C.D. 2005015111  
O.P.R.M.C.T.

Lot 15,  
Block 12  
Renick's Addition  
Volume 28, Page 502  
D.R.M.C.T.

N 35°57'02" E 114.96'

20' Wide Alley

S 35°57'02" W 114.96'

Lot 16

10'

L2

20' Wide Alley

0' 20' 40'

(SCALE: 1" = 20')

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on September 1, 2022; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

*Daniel Wayne Cogburn*  
Daniel Wayne Cogburn  
R.P.L.S. 6894

Date: September 2, 2022

1519 Job No.: 10247

Drawn By: HMH

Sheet 1 of 1

Reviewed By: DWC

Property Address:  
304 Dallas Street,  
Waco, Texas

Prepared For:  
Joe Amaro

**Bowman**

CENTRAL TEXAS | 5054 Franklin Ave., Ste. A, Waco, TX. 76710  
254.776.1519 | TBPCLS# 10120600



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**North 35 degrees 57 minutes 02 seconds East, 114.96 feet** to the **POINT OF BEGINNING** and containing **0.026 acre** of land.

LINE	BEARING	DISTANCE
L1	S 54°33'58" E	10.00'
L2	N 54°33'58" W	10.00'

## LEGEND

- - 1/2 Inch Steel Rod Capped "BOWMAN" Set  
● - 3/8 Inch Steel Rod Found  
⊙ - 1/2 Inch Steel Rod Capped "WALKER" Found

M.C.C.D. - McLennan County Clerk's Document

D.R.M.C.T. - Deed Records of McLennan County, Texas

O.P.R.M.C.T. - Official Public Records of McLennan County, Texas

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(80' R-O-W)

N 54°33'58" W 125.05'

POINT OF  
BEGINNING

Lot 17,  
Block 12  
Renick's Addition  
M.C.C.D. 2005015111  
O.P.R.M.C.T.

Abandonment  
M.C.C.D. 2009012604  
O.P.R.M.C.T.

0.026 Acre

N 35°57'02" E 114.96'

20' Wide Alley

S 35°57'02" W 114.96'

Lot 15,  
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Lot 16

20' Wide Alley



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