

ORDINANCE NO. 2026-07

ORDINANCE OF THE CITY OF RIESEL, TEXAS ABANDONING ALLEY,
PROVIDING FOR CONTINUATION OF UTILITIES IN THE ABANDONED
ALLEY, AND AUTHORIZING THE EXECUTION OF QUIT CLAIM DEED(S)
TO THE ADJOINING LANDOWNER

WHEREAS, the City has received a Petition for Abandonment of Public Alley with regard to the alley in Block 3 of the Brookshire Addition; and

WHEREAS, the alley is no longer of use to the City except for underlying utility lines; and

WHEREAS, the Petitioner owns the land on both sides of the alley; and

WHEREAS, abandonment is made on the condition that the utilities remain in place and shall not be moved or interfered with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIESEL, TEXAS that:

1. The above recitals are incorporated herein and made findings of fact;
2. The alley that runs between lots 4, 5, 6, and 7 of the Brookshire Addition to the City of Riesel as more specifically shown by the map and the metes and bounds attached hereto as Exhibits "A" and "B" is hereby abandoned, including all rights of the public therein;
3. There is no abandonment of the utilities located within the Alley and the Petitioner agrees that such will forever remain in place;
4. This abandonment is conditioned on the utilities remaining in place and being undisturbed by the Petitioner;
5. The Mayor is hereby authorized to execute quit claim deeds to the property making up the abandoned alley in accordance with the attached metes and bounds description. The quit claim deeds will be made out to Waco Property Interests, LLC as grantee.
6. All conditions precedent to the action taken herein have occurred.

City of Riesel, Texas

By: Jennifer L Hogg

Mayor

Date: Aug. 4, 2026

Attest:

Alisha Glanary

City Secretary



EXHIBIT "A"

Plat Showing a 0.092 Acre Tract of Land, being a portion of a 20 Ft Wide Alley, located South of LOTS 4 and 5, in BLOCK 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas and North of LOTS 6 and 7, in BLOCK 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records.

LEGEND
 • 1/4 SECTION
 • 1/2 SECTION
 • 3/4 SECTION
 • 1/8 SECTION
 • 1/16 SECTION
 • 1/32 SECTION
 • 1/64 SECTION
 • 1/128 SECTION
 • 1/256 SECTION
 • 1/512 SECTION
 • 1/1024 SECTION
 • 1/2048 SECTION
 • 1/4096 SECTION
 • 1/8192 SECTION
 • 1/16384 SECTION
 • 1/32768 SECTION
 • 1/65536 SECTION
 • 1/131072 SECTION
 • 1/262144 SECTION
 • 1/524288 SECTION
 • 1/1048576 SECTION
 • 1/2097152 SECTION
 • 1/4194304 SECTION
 • 1/8388608 SECTION
 • 1/16777216 SECTION
 • 1/33554432 SECTION
 • 1/67108864 SECTION
 • 1/134217728 SECTION
 • 1/268435456 SECTION
 • 1/536870912 SECTION
 • 1/1073741824 SECTION
 • 1/2147483648 SECTION
 • 1/4294967296 SECTION
 • 1/8589934592 SECTION
 • 1/17179869184 SECTION
 • 1/34359738368 SECTION
 • 1/68719476736 SECTION
 • 1/137438953472 SECTION
 • 1/274877906944 SECTION
 • 1/549755813888 SECTION
 • 1/1099511627776 SECTION
 • 1/2199023255552 SECTION
 • 1/4398046511104 SECTION
 • 1/8796093022208 SECTION
 • 1/17592186044416 SECTION
 • 1/35184372088832 SECTION
 • 1/70368744177664 SECTION
 • 1/140737488355328 SECTION
 • 1/281474976710656 SECTION
 • 1/562949953421312 SECTION
 • 1/1125899906842624 SECTION
 • 1/2251799813685248 SECTION
 • 1/4503599627370496 SECTION
 • 1/9007199254740992 SECTION
 • 1/18014398509481984 SECTION
 • 1/36028797018963968 SECTION
 • 1/72057594037927936 SECTION
 • 1/144115188075855872 SECTION
 • 1/288230376151711744 SECTION
 • 1/576460752303423488 SECTION
 • 1/1152921504606846976 SECTION
 • 1/2305843009213693952 SECTION
 • 1/4611686018427387904 SECTION
 • 1/9223372036854775808 SECTION
 • 1/18446744073709551616 SECTION
 • 1/36893488147419103232 SECTION
 • 1/73786976294838206464 SECTION
 • 1/147573952589676412928 SECTION
 • 1/295147905179352825856 SECTION
 • 1/590295810358705651712 SECTION
 • 1/1180591620717411303424 SECTION
 • 1/2361183241434822606848 SECTION
 • 1/4722366482869645213696 SECTION
 • 1/9444732965739290427392 SECTION
 • 1/18889465931478580854784 SECTION
 • 1/37778931862957161709568 SECTION
 • 1/75557863725914323419136 SECTION
 • 1/151115727451828646838272 SECTION
 • 1/302231454903657293676544 SECTION
 • 1/604462909807314587353088 SECTION
 • 1/1208925819614629174706176 SECTION
 • 1/2417851639229258349412352 SECTION
 • 1/4835703278458516698824704 SECTION
 • 1/9671406556917033397649408 SECTION
 • 1/19342813113834066795298816 SECTION
 • 1/38685626227668133590597632 SECTION
 • 1/77371252455336267181195264 SECTION
 • 1/154742504910672534362390528 SECTION
 • 1/309485009821345068724781056 SECTION
 • 1/618970019642690137449562112 SECTION
 • 1/1237940039285380274899124224 SECTION
 • 1/2475880078570760549798248448 SECTION
 • 1/4951760157141521099596496896 SECTION
 • 1/9903520314283042199192993792 SECTION
 • 1/19807040628566084398385987584 SECTION
 • 1/39614081257132168796771975168 SECTION
 • 1/79228162514264337593543950336 SECTION
 • 1/158456325028528675187087900672 SECTION
 • 1/316912650057057350374175801344 SECTION
 • 1/633825300114114700748351602688 SECTION
 • 1/1267650600228229401496703205376 SECTION
 • 1/2535301200456458802993406410752 SECTION
 • 1/5070602400912917605986812821504 SECTION
 • 1/10141204801825835211973625643008 SECTION
 • 1/20282409603651670423947251286016 SECTION
 • 1/40564819207303340847894502572032 SECTION
 • 1/81129638414606681695789005144064 SECTION
 • 1/162259276829213363391578010288128 SECTION
 • 1/324518553658426726783156020576256 SECTION
 • 1/649037107316853453566312041152512 SECTION
 • 1/1298074214633706907132624082305024 SECTION
 • 1/2596148429267413814265248164610048 SECTION
 • 1/5192296858534827628530496329220096 SECTION
 • 1/10384593717069655257060992658440192 SECTION
 • 1/20769187434139310514121985316880384 SECTION
 • 1/41538374868278621028243970633760768 SECTION
 • 1/83076749736557242056487941267521536 SECTION
 • 1/166153499473114484112975882535043072 SECTION
 • 1/332306998946228968225951765070086144 SECTION
 • 1/664613997892457936451903530140172288 SECTION
 • 1/1329227995784915872903807060280344576 SECTION
 • 1/2658455991569831745807614120560689152 SECTION
 • 1/5316911983139663491615228241121378304 SECTION
 • 1/10633823966279326983230456482242756608 SECTION
 • 1/21267647932558653966460912964485513216 SECTION
 • 1/42535295865117307932921825928971026432 SECTION
 • 1/85070591730234615865843651857942052864 SECTION
 • 1/170141183460469231731687303715884105728 SECTION
 • 1/340282366920938463463374607431768211456 SECTION
 • 1/680564733841876926926749214863536422912 SECTION
 • 1/1361129467683753853853498429727072845824 SECTION
 • 1/2722258935367507707706996859454145691648 SECTION
 • 1/5444517870735015415413993718908291383296 SECTION
 • 1/10889035741470030830827987437816582766592 SECTION
 • 1/21778071482940061661655974875633165533184 SECTION
 • 1/43556142965880123323311949751266331066368 SECTION
 • 1/87112285931760246646623899502532662132736 SECTION
 • 1/174224571863520493293247799005065324265472 SECTION
 • 1/348449143727040986586495598010130648530944 SECTION
 • 1/696898287454081973172991196020261297061888 SECTION
 • 1/1393796574908163946345982392040522594123776 SECTION
 • 1/2787593149816327892691964784081045188247552 SECTION
 • 1/5575186299632655785383929568162090376495104 SECTION
 • 1/11150372599265311570767859136324180752990208 SECTION
 • 1/22300745198530623141535718272648361505980416 SECTION
 • 1/44601490397061246283071436545296723011960832 SECTION
 • 1/89202980794122492566142873090593446023921664 SECTION
 • 1/178405961588244985132285746181186892047843328 SECTION
 • 1/356811923176489970264571492362373784095686656 SECTION
 • 1/713623846352979940529142984724747568191373312 SECTION
 • 1/1427247692705959881058285969449495136382746624 SECTION
 • 1/2854495385411919762116571938898990272765493248 SECTION
 • 1/5708990770823839524233143877797980545530986496 SECTION
 • 1/11417981541647679048466287755595961091061972992 SECTION
 • 1/22835963083295358096932575511191922182123945984 SECTION
 • 1/45671926166590716193865151022383844364247891968 SECTION
 • 1/91343852333181432387730302044767688728495783936 SECTION
 • 1/182687704666362864775460604089535377456991567872 SECTION
 • 1/365375409332725729550921208179070754913983135744 SECTION
 • 1/730750818665451459101842416358141509827966271488 SECTION
 • 1/1461501637330902918203684832716283019655932542976 SECTION
 • 1/2923003274661805836407369665432566039311865085952 SECTION
 • 1/5846006549323611672814739330865132078623730171904 SECTION
 • 1/11692013098647223345629478661730264157247460343808 SECTION
 • 1/23384026197294446691258957323460528314494920687616 SECTION
 • 1/46768052394588893382517914646921056628989841375232 SECTION
 • 1/93536104789177786765035829293842113257979682750464 SECTION
 • 1/187072209578355573530071658587684226515959365500928 SECTION
 • 1/374144419156711147060143317175368453031918731001856 SECTION
 • 1/748288838313422294120286634350736906063837462003712 SECTION
 • 1/1496577676626844588240573268701473812127674924007424 SECTION
 • 1/2993155353253689176481146537402947624255349848014848 SECTION
 • 1/5986310706507378352962293074805895248510699696029696 SECTION
 • 1/11972621413014756705924586149611790497021399392059392 SECTION
 • 1/23945242826029513411849172299223580994042798784118784 SECTION
 • 1/47890485652059026823698344598447161988085597568237568 SECTION
 • 1/95780971304118053647396689196894323976171195136475136 SECTION
 • 1/191561942608236107294793378393788647952342390272950272 SECTION
 • 1/383123885216472214589586756787577295904684780545900544 SECTION
 • 1/766247770432944429179173513575154591809369561091801088 SECTION
 • 1/1532495540865888858358347027150309183618739122183602176 SECTION
 • 1/3064991081731777716716694054300618367237478244367204352 SECTION
 • 1/6129982163463555433433388108601236734474956488734408704 SECTION
 • 1/12259964326927110866866776217202473468949912977468817408 SECTION
 • 1/24519928653854221733733552434404946937899825954937634816 SECTION
 • 1/49039857307708443467467104868809893875799651909875269632 SECTION
 • 1/98079714615416886934934209737619787751599303819750539264 SECTION
 • 1/196159429230833773869868419475239575503198607639501078528 SECTION
 • 1/392318858461667547739736838950479151006397215279002157056 SECTION
 • 1/784637716923335095479473677900958302012794430558004314112 SECTION
 • 1/1569275433846670190958947355801916604025588861116008628224 SECTION
 • 1/3138550867693340381917894711603833208051177722232017256448 SECTION
 • 1/6277101735386680763835789423207666416102355444464034512896 SECTION
 • 1/12554203470773361527671578846415332832204710888928069025792 SECTION
 • 1/25108406941546723055343157692830665664409421777856138051584 SECTION
 • 1/50216813883093446110686315385661331328818843555712276103168 SECTION
 • 1/100433627766186892221372630771322662657637687111424552206336 SECTION
 • 1/200867255532373784442745261542645325315275374222849104412672 SECTION
 • 1/401734511064747568885490523085290650630550748445698208825344 SECTION
 • 1/803469022129495137770981046170581301261101496891396417650688 SECTION
 • 1/1606938044258990275541962092341162602522202993782792835301376 SECTION
 • 1/3213876088517980551083924184682325205044405987565585670602752 SECTION
 • 1/6427752177035961102167848369364650410088811975131171341205504 SECTION
 • 1/12855504354071922204335696738729300820177623950262342682411008 SECTION
 • 1/25711008708143844408671393477458601640355247900524685364822016 SECTION
 • 1/51422017416287688817342786954917203280710495801049370729644032 SECTION
 • 1/102844034832575377634685573909834406561420991602098741459288064 SECTION
 • 1/205688069665150755269371147819668813122841983204197482918576128 SECTION
 • 1/411376139330301510538742295639337626245683966408394965837152256 SECTION
 • 1/822752278660603021077484591278675252491367932816789931674304512 SECTION
 • 1/1645504557321206042154969182557350504982735865633579863348609024 SECTION
 • 1/3291009114642412084309938365114701009965471731267159726697218048 SECTION
 • 1/6582018229284824168619876730229402019930943462534319453394436096 SECTION
 • 1/13164036458569648337239753460458804039861886925068638906788872192 SECTION
 • 1/26328072917139296674479506920917608079723773850137277813577744384 SECTION
 • 1/52656145834278593348959013841835216159447547700274555627155488768 SECTION
 • 1/105312291668557186697918027683670432318895095400549111254310975536 SECTION
 • 1/210624583337114373395836055367340864637790190801098222508621951072 SECTION
 • 1/421249166674228746791672110734681729275580381602196445017243902144 SECTION
 • 1/842498333348457493583344221469363458551160763204392890034487804288 SECTION
 • 1/1684996666896914987166688442938726917102321526408785780068975684576 SECTION
 • 1/3369993333793829974333376885877453834204643052817571560137951369152 SECTION
 • 1/6739986667587659948666753771754907668409286105635143120275902738304 SECTION
 • 1/13479973335175319897333507543509815336818572211270286240551805476608 SECTION
 • 1/26959946670350639794667015087019630673637144422540572481103610953216 SECTION
 • 1/53919893340701279589334030174039261347274288845081144962207221906432 SECTION
 • 1/107839786681402559178668060348078522694548577690162289924414443812864 SECTION
 • 1/215679573362805118357336120696157045389097155380324579848828887625728 SECTION
 • 1/431359146725610236714672241392314090778194310760649159697657775251456 SECTION
 • 1/862718293451220473429344482784628181556388621521298319395315550502912 SECTION
 • 1/1725436586902440946858688965569256363112777243042596638790631101005824 SECTION
 • 1/3450873173804881893717377931138512726225554486085193277581262202011648 SECTION
 • 1/6901746347609763787434755862277025452451108972170386555162524404023296 SECTION
 • 1/13803492695219527574869511724554050904902217944340773110325048808046592 SECTION
 • 1/27606985390439055149739023449108101809804435888681546220650097616093184 SECTION
 • 1/55213970780878110299478046898216203619608871777363092441300195232186368 SECTION
 • 1/110427941561756220598956093796432407239217743554726184882600390464372736 SECTION
 • 1/220855883123512441197912187592864814478435487109452369765200780928745472 SECTION
 • 1/441711766247024882395824375185729628956870974218904739530401561857490944 SECTION
 • 1/883423532494049764791648750371459257913741948437809479060803123714981888 SECTION
 • 1/1766847064988099529583297500742918515827483896875618958121606247429963776 SECTION
 • 1/3533694129976199059166595001485837031654967793751237916243212494859927552 SECTION
 • 1/7067388259952398118333190002971674063309935587502475832486424989719855104 SECTION
 • 1/14134776519904796236666380005943348126619871175004951664972849979439710208 SECTION
 • 1/28269553039809592473332760011886696253239742350009903329945699958879420416 SECTION
 • 1/56539106079619184946665520023773392506479484700019806659891399917758840832 SECTION
 • 1/113078212159238369893331040047546785012958969400039613319782799835517681664 SECTION
 • 1/226156424318476739786662080095093570025917938800079226639565599671035363328 SECTION
 • 1/452312848636953479573324160190187140051835877600158453279131199342070726656 SECTION
 • 1/904625697273906959146648320380374280103671755200316906558262398684141453312 SECTION
 • 1/1809251394547813918293296640760748560207343510400633813116524797368282906624 SECTION
 • 1/3618502789095627836586593281521497120414687020801267626233049594736565813248 SECTION
 • 1/7237005578191255673173186563042994240829374041602535252466099189473131626496 SECTION
 • 1/14474011156382511346346373126085988481658748083205070504932198378946263252992 SECTION
 • 1/28948022

EXHIBIT "B"



Tibbit Surveying

1-254-314-7618
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

FIELD NOTES FOR A TRACT OF LAND IN THE CITY OF RIESEL, McLENNAN COUNTY, TEXAS.

Being **0.092 Acres**, more or less, of the Jose David Sanchez Survey, Abstract No. 36, in McLennan County, Texas, and being part of a 20 Ft. Wide Alley located South of Lots 4 and 5, in Block 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas, and North of Lots 6 and 7, in Block 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records;

BEGINNING at the intersection of the South line of said alley with the West line of another 20 Ft. Wide Alley and at the calculated Northeast corner of said Lot 6;

THENCE, S 75° 24' 33" W, with the North line of said Lots 6 and 7, **200.00 Feet**, to the calculated Northwest corner of said Lot 7 and at the Northeast corner of Lot 8 in said J. S. Brookshire Addition;

THENCE, N 14° 35' 27" W, crossing said first mentioned alley, **20.00 Feet**, to the North line of said first mentioned alley at the calculated Southwest corner of said Lot 4 and the Southeast corner of Lot 3 in said Resubdivision of Blocks 3 & 4 of the Brookshire Addition;

THENCE, N 75° 24' 33" E, with the North line of said first mentioned alley and with the South line of said Lots 4 and 5, **200.00 Feet**, to the intersection of the North line of said first mentioned alley, with the West line of said second mentioned alley and at the Southeast corner of said Lot 5;

THENCE, S 14° 35' 27" E, crossing said first mentioned alley, with the West line of said second mentioned alley, **20.00 Feet**, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Note description was prepared from an actual survey made on the ground, February 4, 2026, the Records of McLennan County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 30TH DAY OF JUNE, 2026.

Toby Tibbit
Registered Professional Land Surveyor No. 5496



PETITION FOR ABANDONMENT OF PUBLIC ALLEY

Block 3, Brookshire Addition — City of Riesel, McLennan County, Texas

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF RIESEL,
TEXAS:

The undersigned Petitioner, being the owner of all real property abutting both sides of the public alley described below, respectfully petitions the City Council of the City of Riesel, Texas, for the abandonment and vacation of said public alley pursuant to the applicable provisions of the City of Riesel Code of Ordinances and Texas Local Government Code.

1. DESCRIPTION OF ALLEY TO BE ABANDONED

The alley subject to this petition runs between Lots 4, 5, 6, and 7 of Block 3 of the Brookshire Addition, City of Riesel, McLennan County, Texas, as more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein by reference.

2. OWNERSHIP

Petitioner is the sole owner of the properties abutting both sides of the alley described above. No other property owner has frontage upon, or an ownership interest in, this alley segment. Accordingly, Petitioner is the only party required to join in this petition.

3. REQUIRED EXHIBITS

The following exhibits are attached to and made a part of this Petition:

Exhibit A – Survey Exhibit of the entirety of the alley, including the location of all existing utilities (water, sewer, electric, gas, telephone, cable, and other franchise utilities), if any.

Exhibit B – Metes and Bounds Description of the property to be conveyed to Petitioner upon abandonment.

4. UTILITIES

Petitioner represents that the survey exhibit attached as Exhibit A accurately depicts all utilities of record, if any, located within the alley right-of-way. Petitioner acknowledges that any public utility easement determined necessary by the City to protect existing utility infrastructure shall be reserved as a condition of abandonment.

5. REQUEST

Petitioner respectfully requests that the City Council of the City of Riesel (a) accept this Petition as complete, (b) consider this Petition at a regularly scheduled meeting of the City Council within thirty (30) days of receipt of all required documentation, and (c) upon approval, adopt an ordinance abandoning the alley and authorize execution of a quitclaim deed conveying the abandoned right-of-way to Petitioner in accordance with the metes and bounds description in Exhibit B.

Respectfully submitted,



Petitioner Signature

Printed Name: Ryan Shelberg

Title: Authorized Representative, Waco Property Interests, LLC

Address: 1220 N Brazos St., Suite 2A, Whitney, TX 76692-2050

Property ID: 153650

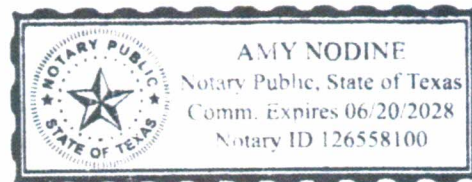
Date: 07/21/2026

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF McLENNAN

This instrument was acknowledged before me on this 21 day of July, 2026, by Ryan Shelberg, as Authorized Representative of Waco Property Interests LLC, on behalf of said company.


Notary Public, State of Texas

FOR CITY USE ONLY

Date Received: 7-21-26 Received By: Alisha Flanary
Council Meeting Date: _____ Action: ☐ Approved ☐ Denied ☐ Tabled

EXHIBIT "B"



Tibbit Surveying

1-254-314-7618
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

FIELD NOTES FOR A TRACT OF LAND IN THE CITY OF RIESEL, McLENNAN COUNTY, TEXAS.

Being **0.092 Acres**, more or less, of the Jose David Sanchez Survey, Abstract No. 36, in McLennan County, Texas, and being part of a 20 Ft. Wide Alley located South of Lots 4 and 5, in Block 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas, and North of Lots 6 and 7, in Block 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records;

BEGINNING at the intersection of the South line of said alley with the West line of another 20 Ft. Wide Alley and at the calculated Northeast corner of said Lot 6;

THENCE, S 75° 24' 33" W, with the North line of said Lots 6 and 7, **200.00 Feet**, to the calculated Northwest corner of said Lot 7 and at the Northeast corner of Lot 8 in said J. S. Brookshire Addition;

THENCE, N 14° 35' 27" W, crossing said first mentioned alley, **20.00 Feet**, to the North line of said first mentioned alley at the calculated Southwest corner of said Lot 4 and the Southeast corner of Lot 3 in said Resubdivision of Blocks 3 & 4 of the Brookshire Addition;

THENCE, N 75° 24' 33" E, with the North line of said first mentioned alley and with the South line of said Lots 4 and 5, **200.00 Feet**, to the intersection of the North line of said first mentioned alley, with the West line of said second mentioned alley and at the Southeast corner of said Lot 5;

THENCE, S 14° 35' 27" E, crossing said first mentioned alley, with the West line of said second mentioned alley, **20.00 Feet**, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Note description was prepared from an actual survey made on the ground, February 4, 2026, the Records of McLennan County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 30TH DAY OF JUNE, 2026.

Toby Tibbit
Registered Professional Land Surveyor No. 5496

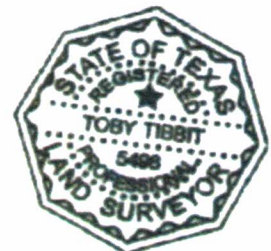


EXHIBIT "A"

Plat Showing a 0.092 Acre Tract of Land, being a portion of a 20 Ft Wide Alley, located South of LOTS 4 and 5 in BLOCK 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas and North of LOTS 6 and 7, in BLOCK 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records.





200 West State Highway 6, Suite 620
Waco, TX 76712
p: 254.772.9212 | f: 254.778.2524
TBPE #2041 TBPLS 10194344
stnpl.com

MEMORANDUM

3 AUGUST 2026

To: City of Riesel
Attn: Alisha Flanary
From: David L. Marek, PE
Cc:

Project: CIRI2500377.08
Project No.: Brookshire-Beaver Subdivision

Alisha,

We have reviewed the abandonment petition submitted for the public alley that currently resides between Lots 4.5.6 and 7 of Block 3 of the Brookshire Addition and have the following opinions:

We recommend approval of the petition to abandon the alley based on the limits of the fieldnotes provided with the petition request.

PETITION FOR ABANDONMENT OF PUBLIC ALLEY

Block 3, Brookshire Addition — City of Riesel, McLennan County, Texas

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF RIESEL,
TEXAS:

The undersigned Petitioner, being the owner of all real property abutting both sides of the public alley described below, respectfully petitions the City Council of the City of Riesel, Texas, for the abandonment and vacation of said public alley pursuant to the applicable provisions of the City of Riesel Code of Ordinances and Texas Local Government Code.

1. DESCRIPTION OF ALLEY TO BE ABANDONED

The alley subject to this petition runs between Lots 4, 5, 6, and 7 of Block 3 of the Brookshire Addition, City of Riesel, McLennan County, Texas, as more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein by reference.

2. OWNERSHIP

Petitioner is the sole owner of the properties abutting both sides of the alley described above. No other property owner has frontage upon, or an ownership interest in, this alley segment. Accordingly, Petitioner is the only party required to join in this petition.

3. REQUIRED EXHIBITS

The following exhibits are attached to and made a part of this Petition:

Exhibit A – Survey Exhibit of the entirety of the alley, including the location of all existing utilities (water, sewer, electric, gas, telephone, cable, and other franchise utilities), if any.

Exhibit B – Metes and Bounds Description of the property to be conveyed to Petitioner upon abandonment.

4. UTILITIES

Petitioner represents that the survey exhibit attached as Exhibit A accurately depicts all utilities of record, if any, located within the alley right-of-way. Petitioner acknowledges that any public utility easement determined necessary by the City to protect existing utility infrastructure shall be reserved as a condition of abandonment.

5. REQUEST

Petitioner respectfully requests that the City Council of the City of Riesel (a) accept this Petition as complete, (b) consider this Petition at a regularly scheduled meeting of the City Council within thirty (30) days of receipt of all required documentation, and (c) upon approval, adopt an ordinance abandoning the alley and authorize execution of a quitclaim deed conveying the abandoned right-of-way to Petitioner in accordance with the metes and bounds description in Exhibit B.

Respectfully submitted,



Petitioner Signature

Printed Name: Ryan Shelberg

Title: Authorized Representative, Waco Property Interests, LLC

Address: 1220 N Brazos St., Suite 2A, Whitney, TX 76692-2050

Property ID: 153650

Date: 07/21/2026

ACKNOWLEDGMENT

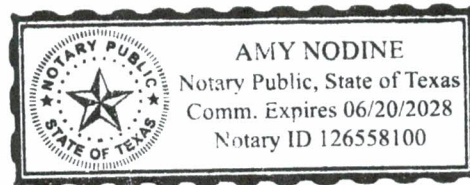
STATE OF TEXAS

COUNTY OF McLENNAN

This instrument was acknowledged before me on this 21 day of July, 2026, by Ryan Shelberg, as Authorized Representative of Waco Property Interests, LLC, on behalf of said company.



Notary Public, State of Texas



FOR CITY USE ONLY

Date Received: 7-21-26 Received By: Alisha Flanary
Council Meeting Date: 8/4/26 Action: ☒ Approved ☐ Denied ☐ Tabled



EXHIBIT "B"



Tibbit Surveying

1-254-314-7618
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

FIELD NOTES FOR A TRACT OF LAND IN THE CITY OF RIESEL, McLENNAN COUNTY, TEXAS.

Being **0.092 Acres**, more or less, of the Jose David Sanchez Survey, Abstract No. 36, in McLennan County, Texas, and being part of a 20 Ft. Wide Alley located South of Lots 4 and 5, in Block 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas, and North of Lots 6 and 7, in Block 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records;

BEGINNING at the intersection of the South line of said alley with the West line of another 20 Ft. Wide Alley and at the calculated Northeast corner of said Lot 6;

THENCE, S 75° 24' 33" W, with the North line of said Lots 6 and 7, **200.00 Feet**, to the calculated Northwest corner of said Lot 7 and at the Northeast corner of Lot 8 in said J. S. Brookshire Addition;

THENCE, N 14° 35' 27" W, crossing said first mentioned alley, **20.00 Feet**, to the North line of said first mentioned alley at the calculated Southwest corner of said Lot 4 and the Southeast corner of Lot 3 in said Resubdivision of Blocks 3 & 4 of the Brookshire Addition;

THENCE, N 75° 24' 33" E, with the North line of said first mentioned alley and with the South line of said Lots 4 and 5, **200.00 Feet**, to the intersection of the North line of said first mentioned alley, with the West line of said second mentioned alley and at the Southeast corner of said Lot 5;

THENCE, S 14° 35' 27" E, crossing said first mentioned alley, with the West line of said second mentioned alley, **20.00 Feet**, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Note description was prepared from an actual survey made on the ground, February 4, 2026, the Records of McLennan County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 30TH DAY OF JUNE, 2026.

Toby Tibbit
Registered Professional Land Surveyor No. 5496



EXHIBIT "A"

Plat Showing a 0.092 Acre Tract of Land, being a portion of a 20 Ft Wide Alley, located South of LOTS 4 and 5, in BLOCK 3, of Resubdivision of Blocks 3 & 4 of the Brookshire Addition to the City of Riesel, McLennan County, Texas, according to the plat of record in Volume 1592, Page 152 of the Deed Records of McLennan County, Texas and North of LOTS 6 and 7, in BLOCK 3, of the J. S. Brookshire Addition to the Town of Riesel, according to the plat of record in Volume 91, Page 289 of said deed records.

LEGEND

- 1/2" HIGH IRON PIN FOUND (DOTTED LINE)
- 1/2" HIGH DOTTED IRON PIN FOUND
- 1/2" HIGH DOTTED IRON PIN FOUND (NOT SET)
- 1/2" HIGH IRON PIN FOUND (NOT SET)
- 1/2" HIGH IRON PIN FOUND (NOT SET)

NOTES

1. Deed Records - DEED RECORDS OF MCLENNAN COUNTY, TEXAS
2. Official Public Records - OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS
3. NO ABOVE GROUND EVIDENCE OF UTILITIES WERE OBSERVED DURING A COURSE OF OUR FIELD WORK OF THIS 0.092 ACRE TRACT

Toby Tibbit, Registered Professional Land Surveyor No. 54895, do hereby certify that the foregoing Plat and accompanying Field Notes were prepared from an actual survey made on the ground, February 4, 2026, the records of McLennan County, Texas, and surveys of land interests, that the corners and boundaries with notes indicated and adjusted, are as were found on the ground, and that discrepancies, conflicts, provisions or intrusions, overlapping or improvements, none exists, visible or apparent to the one known or described Person, Town or Country, (and North - True, Center Line (C/L) (See Record).

WITNESS MY HAND AND SEAL THIS 4TH DAY OF JUNE, 2026

Toby Tibbit
Registered Professional Land Surveyor No. 54895



MAP SCALE
0 10 20 30
Feet



Tibbit Surveying

P.O. Box 112 Riesel, Texas 76780
254-314-7618 TIBBITSURVEYING.COM

