

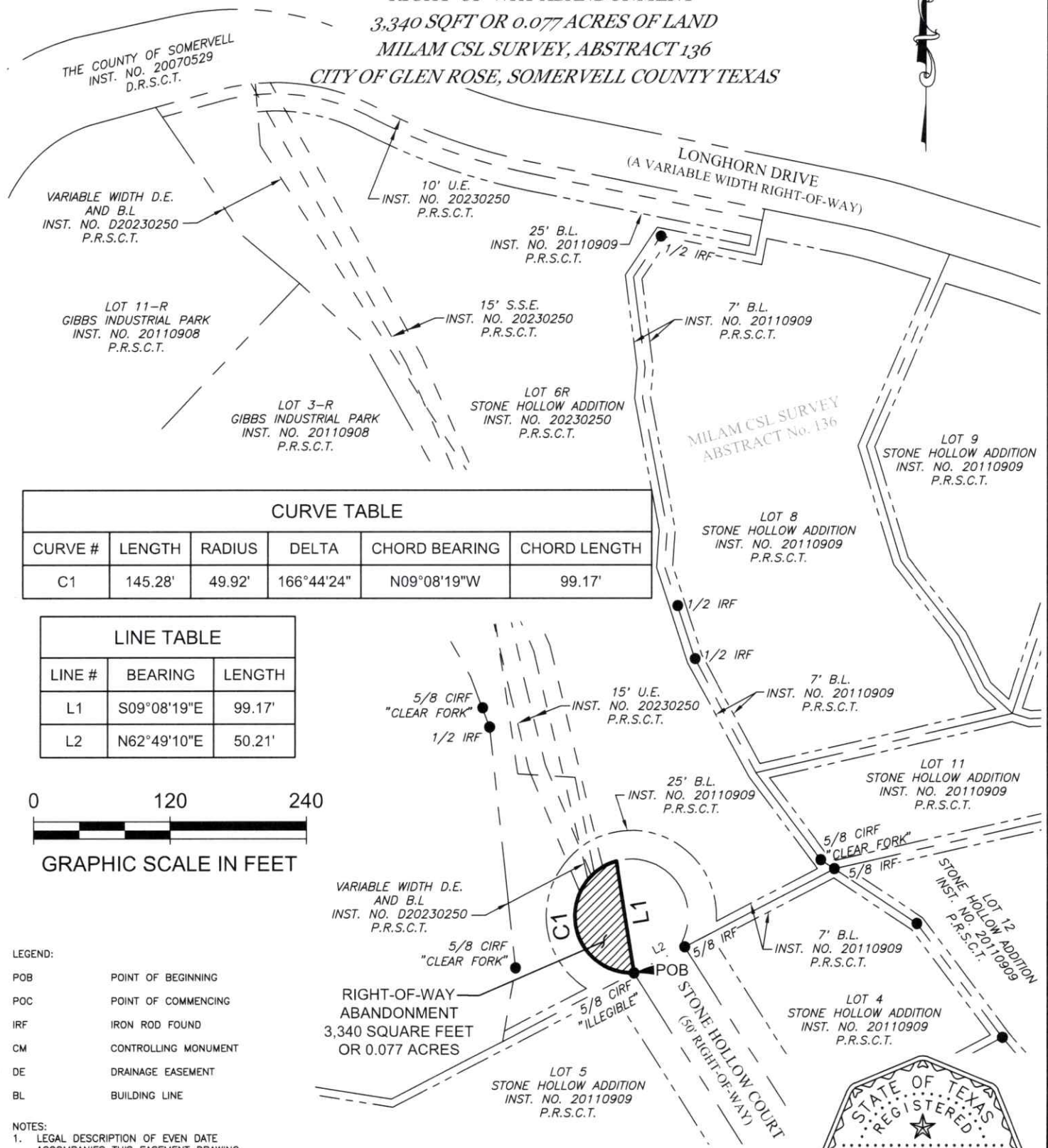
EXHIBIT "A"

RIGHT-OF-WAY ABANDONMENT

3,340 SQFT OR 0.077 ACRES OF LAND

MILAM CSL SURVEY, ABSTRACT 136

CITY OF GLEN ROSE, SOMERVELL COUNTY TEXAS

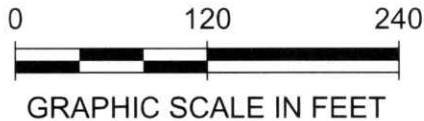


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	145.28'	49.92'	166°44'24"	N09°08'19"W	99.17'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S09°08'19"E	99.17'
L2	N62°49'10"E	50.21'



LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE

NOTES:

- LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
- BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



**SHIELD
ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

CODY WATSON
R.P.L.S. No. 7056
DATED: 06-29-2026

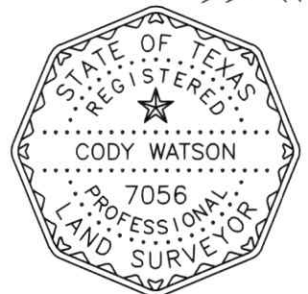


EXHIBIT "B"

RIGHT-OF-WAY ABANDONMENT

3,340 SQFT OR 0.077 ACRES OF LAND

MILAM CSL SURVEY, ABSTRACT 136

CITY OF GLEN ROSE, SOMERVELL COUNTY TEXAS

BEING A TRACT OF LAND SITUATED IN THE MILAM CSL SURVEY, ABSTRACT NUMBER 1412, CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, AND BEING A PORTION OF STONE HOLLOW COURT (A 50-FOOT RIGHT-OF-WAY), AS SHOWN ON THE PLAT THEREOF AND RECORDED IN INSTRUMENT NUMBER 20110909, PLAT RECORDS, SOMERVELL COUNTY, TEXAS (P.R.S.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD WITH ILLEGIBLE CAP FOUND BEING IN THE COMMON WEST RIGHT-OF-WAY LINE OF SAID STONE HOLLOW COURT AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS LOT 6R, OF SAID STONE HOLLOW ADDITION, AN ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN INSTRUMENT NUMBER 20230250 P.R.S.C.T, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 62°49'10" EAST, A DISTANCE OF 50.21 FEET BEING IN THE COMMON EAST RIGHT-OF-WAY LINE OF SAID STONE HOLLOW COURT AND THE SOUTH LINE OF SAID LOT 6R;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID COMMON SOUTH AND WEST RIGHT-OF-WAY LINE, AN ARC LENGTH OF 145.28 FEET, HAVING A RADIUS OF 49.92 FEET, A CENTRAL ANGLE OF 166°44'24", AND A CHORD BEARING AND DISTANCE OF NORTH 09°08'19" WEST, 99.17 FEET TO A POINT;

THENCE OVER AND ACROSS SAID STONE HOLLOW COURT, SOUTH 09°08'19" EAST, A DISTANCE OF 99.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,340 SQUARE FEET OR 0.077 ACRES OF LAND MORE OR LESS.

NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



SHIELD
ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

CODY WATSON
R.P.L.S. No. 7056
DATED: 06-29-2026



CITY OF GLEN ROSE RIGHT OF WAY ABANDONMENT VALUATION WORKSHEET

Prepared by: Veronica Welch
Department: Administration
Tuesday, June 30, 2026

PROPERTY ID/PARCEL NO.	UNIMPROVED LAND VALUE (\$)	PARCEL AREA (SQ. FT)	CALCULATED VALUE PER SQ. FT. (\$)
R39035	193464	183387.6	1.054945918

SUMMARY CALCULATIONS		
AVERAGE VALUE PER SQFT	\$	1.05
STREET AREA PROPOSED FOR ABANDONMENT		3340
CALCULATED SALES PRICE	\$	3,523.52

SOMERVELL CENTRAL APPRAISAL DISTRICT
WES ROLLEN
112 ALLEN DRIVE
GLEN ROSE, TX 76043

SOMERVELL CENTRAL APPRAISAL DISTRICT
PHONE: (254) 897-4094 FAX: (254) 897-3258

0 APRIL 20, 2026

2026 NOTICE OF APPRAISED VALUE

Date Sensitive Material Please Read Carefully

Protest Deadline: 5/20/2026

GLEN ROSE REAL ESTATE LLC
5722 NEW CASTLE LANE STE 527
BETTENDORF, IA 52722

Dear Property Owner,

We have appraised the property for the 2026 tax year. Based on the appraisal date of January 1 of this year, this appraisal is for the following property. Please refer to the account numbers below when inquiring about this property.

Account Numbers: PROPERTY ID: R39035 / GEO ID: 10136-SHRP-000-006-000

Street Address: STONE HOLLOW CT

Legal Description: ABST: A136-SHRP, LOT: 6R, TRACT: 6, STONE HOLLOW REPLAT, LOT 6R, ACRES 4.21

Property Valuation	Last Year	Proposed This Year
LAND MARKET	250,500	250,500
TOTAL MARKET	250,500	250,500
CIRCUIT BREAKER SAVINGS	-57,036	-18,343
TOTAL APPRAISED	193,464	232,157

Taxing Entities	Last Year's Exemptions	Last Year's Taxable Value	This Year's Exemptions	This Year's Taxable Value	Last Year's Rate Per \$100	Ceiling Information
CGR - CITY OF GLEN ROSE	0	193,464	0	232,157	0.2700000	
SGR - GLEN ROSE ISD	0	193,464	0	232,157	0.7896000	
GSO - SOMERVELL COUNTY	0	193,464	0	232,157	0.3246000	
WSO - SOMERVELL WATER	0	193,464	0	232,157	0.1180000	
SHD - HOSPITAL DISTRICT	0	193,464	0	232,157	0.1059979	

Percent Market Change From 2021 is 542.31%

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you are 65 and older or disabled and received a school tax exemption on your home last year from the school listed in the taxing entities above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (other than normal repairs and maintenance), your school tax ceiling may increase for improvements.

*If you currently receive a residence homestead exemption, exemption amounts shown on this notice are those provided by law as of the date of this notice. Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Contact the appraisal office if you disagree with this year's proposed value for your property, or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the appraisal review board (ARB). To appeal, you must file a WRITTEN protest with the ARB before **5/20/2026**. Enclosed is a protest form to send the appraisal district office with information to help you in preparing your protest. Before you send this form to the appraisal district, please contact them to determine if your question can be answered first. After your protest has been processed, you will be notified of the date, time, and place of your scheduled ARB hearing.

You may protest online at WWW.SOMERVELLCAD.NET or by letter, if it includes your name, your property's account numbers, legal description, and the facts and evidence surrounding your protest.

Office Use: D

Quick Link:



THIS IS NOT A BILL. DO NOT PAY.