

State of Texas	§	Court Order
Collin County	§	2025-232-03-03
Commissioners Court	§	

**An order of the Collin County Commissioners Court abandoning a portion of Mary Ann (Private Road 5157) in accordance with Section 251.058(b) of the Texas Transportation Code.**

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Whereas, in 1972 a proposed residential development was platted known as the “Barr W. Estates”;

Whereas, a proposed road in the development identified on the plat as “Mary Ann Lane” (a/k/a Private Road 5157 a/k/a Akela Way) was dedicated to the public;

Whereas, the residential development never fully occurred resulting in a failure of the purpose of the dedication for that portion of the road;

Whereas, the applicants for abandonment are the owners of the property abutting the road on both sides for the portion of the road sought to be abandoned; and

Whereas, the road and road right-of-way sought to be abandoned is of no use to the County or the public; and

Whereas, the existence of the platted right-of-way is causing title problems for the owners of the land who are requesting that the Commissioners Court abandon the road/road right-of-way.

Now, therefore, be it ordered by the Commissioners Court of Collin County, Texas that:

1. The foregoing recitals are incorporated herein and made findings of fact;
2. This Order operates as a conveyance of land;
3. The persons receiving the conveyance are Charles E. Lewis and Amelia J. Lewis;
4. The property being conveyed is an .035 acre tract of land located in the Joel F. Stewart Survey, Abstract 838, Collin County, Texas, and is more specifically described by metes and bounds and map attached hereto as Exhibit “A”, and incorporated by reference herein;
5. Title is subject to any utility easements on, under or over the property to be conveyed;
6. It is hereby ORDERED that the property described in Exhibit “A” hereto, being a part of Mary Ann Lane (a/k/a Private Road 5157 a/k/a Akela Way) is ABANDONED in accordance with Section 251.058(b) of the Texas Transportation Code, and title to the abandoned property is conveyed hereby in accordance with that statute to Charles E. Lewis and Amelia J. Lewis who own the lots abutting both sides of the portion of the road to be abandoned.
7. In accordance with Section 252.058(b) of the Texas Transportation Code this Order is a conveyancing instrument and is to be filed in the Official Public Records of Collin County, Texas, and indexed with Collin County being shown as the grantor and Charles E. Lewis and Amelia J. Lewis being shown as the grantees;
8. No action is necessary to convey the property other than the passage and recordation of this Order.

State of Texas  
Collin County  
Commissioners Court

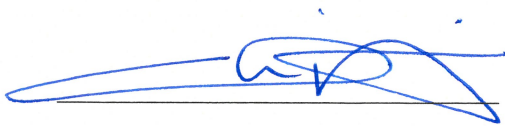
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Court Order  
2025-232-03-03

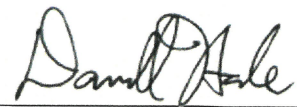
An order of the Collin County Commissioners Court abandoning a portion of Mary Ann (Private Road 5157) in accordance with Section 251.058(b) of the Texas Transportation Code.

9. Charles E. Lewis and Amelia J. Lewis shall pay the County \$28,000 for the market value of the property interest conveyed hereby.
10. Charles E. Lewis and Amelia J. Lewis shall pay the County for all expenses incurred by the County in carrying out the abandonment;
11. This Order only abandons the public's right in the part of the road identified in Exhibit "A". The remainder of "Mary Ann Lane" (a/k/a Private Road 5157 a/k/a Akela Way) is public right-of-way usable by the public for travel and has not been previously abandoned by the County.

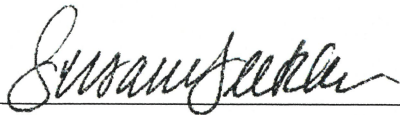
A motion was duly made, seconded, and carried by a majority of the court members in attendant during a regular session on Monday, March 3, 2025.



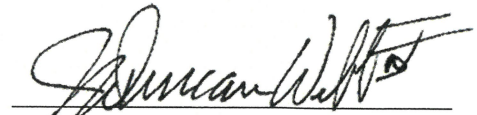
Chris Hill, County Judge



Darrell Hale, Commissioner, Pct 3



Susan Fletcher, Commissioner, Pct 1



Duncan Webb, Commissioner, Pct 4



Cheryl Williams, Commissioner, Pct 2



ATTEST: Stacey Kemp, County Clerk

**EXHIBIT A**  
**FIELD NOTES DESCRIBING A 0.9612 ACRE TRACT**  
**PART OF LOT 13 IN THE BARR W ESTATES, FIRST SECTION ADDITION**  
**SITUATED IN THE**  
**JOEL F. STEWART SURVEY, ABSTRACT NO. 838**  
**COLLIN COUNTY, TEXAS**

BEING a 0.9612 acre tract of land situated in the Joel F. Stewart Survey, Abstract Number 838, Collin County, Texas, and being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Charles E. Lewis and Amelia J. Lewis, as recorded in Document Number 95-0036752 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being part of Lot 13 of Barr W Estates, First Section, an addition to Collin County as recorded in Volume A, Page 47, Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most southern southwest corner of said Lewis tract and southwest corner of said Lot 13, and being the northwest corner of Lot 14 of the Re-Plat of Barr W Estates, First Section, an addition to Collin County as recorded in Volume C, Page 289, P.R.C.C.T., said corner being on the east right-of-way line of Mary Ann Lane, also known as Akela Way, (a called 50-foot wide private road shown on said Barr W Estates addition);

THENCE North 00 degrees 34 minutes 51 seconds West, with a west line of said Lewis Tract and the east line of said Mary Ann Lane, a distance of 151.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (hereafter referred to as "with cap") set for corner;

THENCE North 89 degrees 17 minutes 09 seconds East, departing said east and west lines, and over and across said Lewis Tract, a distance of 118.34 feet to a 1/2-inch iron rod with cap set for the beginning of a tangent circular curve to the right, having a radius of 14,381.00 feet, whose chord bears North 89 degrees 36 minutes 00 seconds East, a distance of 157.69 feet;

THENCE Easterly, continuing over and across said Lewis Tract, with said curve, through a central angle of 00 degrees 37 minutes 42 seconds, an arc distance of 157.69 feet to 1/2-inch iron rod with cap set for corner on the east line of said Lewis Tract, the east line of said Lot 13 and the common west line of a called 17.4 acre tract of land described in Deed without Warranty to Ronald G. Ryan and Yolanda Marie Ryan, Trustees, The Ryan Family Living Trust, as recorded in Document Number 20151130001492530 (O.P.R.C.C.T.);

THENCE South 00 degrees 48 minutes 21 seconds East, with said common line, a distance of 151.14 feet to a 1/2-inch iron rod with cap set for the most southern southeast corner of said Lewis Tract, the southeast corner of said Lot 13 and the northeast corner of said Lot 14;

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**SITUATED IN THE**  
**JOEL F. STEWART SURVEY, ABSTRACT NO. 838**  
**COLLIN COUNTY, TEXAS**

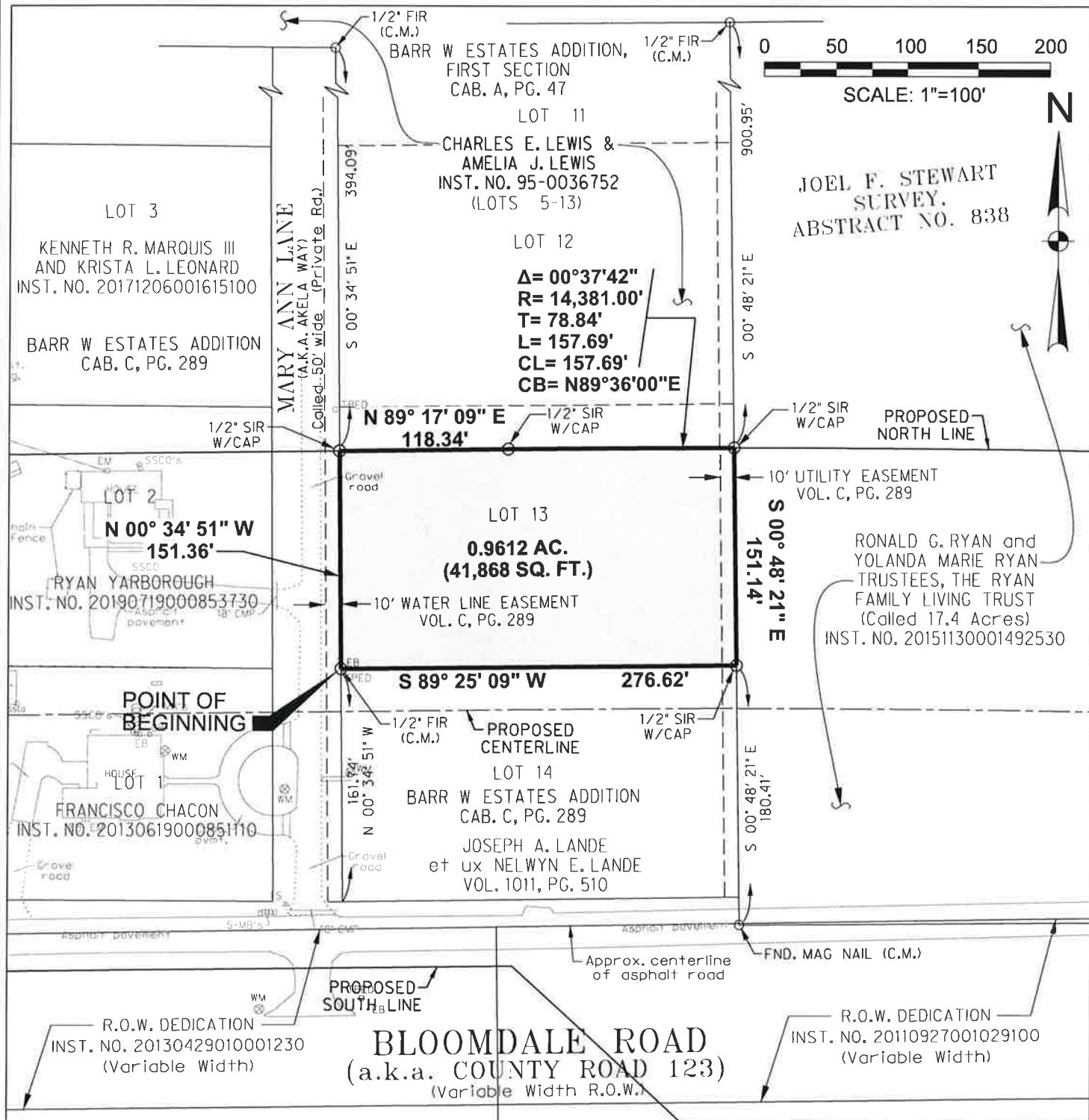
THENCE South 89 degrees 25 minutes 09 seconds West, departing said common line and with the south line of said Lewis Tract, the south line of said Lot 13 and the north line of said Lot 14, a distance of 276.62 feet to the POINT OF BEGINNING AND CONTAINING 41,868 square feet or 0.9612 acres of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface Adjustment Scale Factor: 1.00015271.

An exhibit of even date accompanies this legal description.

*Andrew J. Shafer August 24, 2022*  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600





*Andrew J. Shafer*  
August 24, 2022

**EXHIBIT A**  
**CHARLES AND AMELIA LEWIS TRACT**  
**0.9612 AC. (41,868 SQ. FT.)**  
SITUATED IN THE  
**JOEL F. STEWART SURVEY, ABSTRACT NO. 838**  
LOCATED IN COLLIN COUNTY, TEXAS



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO: 38937.013 AUGUST, 2022