



ORDINANCE NO. 3303

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, ABANDONING ALL RIGHT, TITLE AND INTEREST IN A 3.8491 ACRE PORTION OF STREET RIGHT-OF-WAY DEDICATION LOCATED IN THE DCCCD BROOKHAVEN COLLEGE ADDITION, CITY OF FARMERS BRANCH, TEXAS, DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE ABANDONMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Farmers Branch, Texas, acting pursuant to State law and to facilitate the purchase of property from the Dallas County Community College District deems it advisable to abandon and quitclaim the hereinafter described street right-of-way, and is of the opinion and finds that said street right-of-way is not needed for use as a public street and should be abandoned and quitclaimed for that purpose, subject to the reservations and conditions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The City of Farmers Branch, Texas, hereby abandons and vacates the City’s right, title and interest for use as a public street and right of way the 3.8491 acre portion of the “Street Right-of-Way Dedication” out of the southeast corner of the DCCCD Brookhaven College Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof filed as Instrument No. 200900266486, Official Public Records, Dallas County, Texas, said portion of street right-of-way being more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”).

SECTION 2. The City Secretary is hereby authorized and directed to file, or caused to be filed, a certified copy of this Ordinance in the Official Public Records of Dallas County, Texas, concurrently with the special warranty deed described in Section 4, below.

SECTION 3. The City Manager is authorized to execute any documents necessary to complete the abandonment contemplated herein.

SECTION 4. This ordinance shall be effective following its adoption and upon delivery to the City of a special warranty deed signed in recordable form by an authorized representative of the Dallas County Community College District conveying a fee simple determinable interest in the Property to the City of Farmers Branch, which delivery will be evidenced only by the filing and recording of said special warranty deed in the Official Public Records of Dallas County, Texas; otherwise, this Ordinance shall not become effective.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THE 16TH DAY OF SEPTEMBER, 2014.**

ATTEST:

APPROVED:

Angela Kelly, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:9/5/14:67972)

EXHIBIT "A" TO ORDINANCE NO. 3303

PROPERTY DESCRIPTION OF PORTION OF STREET RIGHT-OF-WAY DEDICATION BEING ABANDONED

BEING all of that certain lot, tract or parcel of land situated in the NOAH GOOD SURVEY, A-520, City of Farmers Branch, Dallas County, Texas, and said parcel being more particularly described as follows:

COMMENCING at the southernmost southwest corner of Lot 1-R, Block A of Lots 1-R and 2-R, The Centre, an addition to the City of Farmers Branch, Texas, recorded in Volume 98039, Page 72 of the Map Records of Dallas County, Texas; THENCE N 89°49' 37" W, 119.02' to a 3/4" iron rod set for corner at the POINT OF BEGINNING; said point being in the north R.O.W. of Valley View Lane (a 100' R.O.W.);

THENCE N 89°49' 37" W, 348.41' along the north line of Valley View Lane to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 20° 00' 31" and a radius of 400.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 139.69' to a 3/4" iron rod set for corner at the beginning of a compound curve to the right having a central angle of 31°44' 39" and a radius of 100.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 55.40' to a 3/4" iron rod set for corner at the beginning of a compound curve to the right having a central angle of 98° 34' 39" and a radius of 32.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 55.06' to a 3/4" iron rod set for corner in the southeast R.O.W. line of Alpha Road (a variable width R.O.W.);

THENCE N 60° 30' 12" E, 540.83' along the southeast line of Alpha Road to a 3/4" iron rod set for corner at the beginning of a curve to the left having a central angle of 22° 36' 23" and a radius of 255.20';

THENCE around said curve and along the southeast line of Alpha Road, a distance of 100.69' to a 3/4" iron rod set for corner;

THENCE N 37° 53' 49" E, 51.09' along the southeast line of Alpha Road to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 106° 39' 44" and a radius of 18.50';

THENCE around said curve and along the southeast line of Alpha Road, a distance of 34.44' to a 3/4" iron rod set for corner in the west R.O.W. line of Alpha Link (a variable width R.O.W.) and at the beginning of a compound curve to the right having a central angle of 35° 39' 43" and a radius of 123.70';

THENCE around said curve and along the west line of Alpha Link, a distance of 76.99' to a 3/4" iron rod set for corner;

THENCE S 00° 13' 16" W, 109.92' along the west line of Alpha Link to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 25° 29' 36" and a radius of 316.30';

THENCE around said curve and along the west line of Alpha Link, a distance of 140.73' to a 3/4" iron rod set for corner;

THENCE S 25° 42' 52" W, 46.93' along the west line of Alpha Link to a 3/4" iron rod set for corner at the beginning of a curve to the left having a central angle of 15° 45' 20" and a radius of 351.30';

THENCE around said curve and along the west line of Alpha Link, a distance of 96.60' to a 3/4" iron rod set for corner;

THENCE S 49° 29' 42" W, 37.92' along the west line of Alpha Link to the point of beginning and containing 167,665.12 square feet or 3.8491 acres of land.