



ORDINANCE NO. 3248

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, ABANDONING ALL RIGHT, TITLE AND INTEREST IN A PORTION OF BEE STREET AND PEPPERWOOD STREET DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO; RESERVING A GENERAL UTILITY EASEMENT; 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 redevelopment of City-owned-property deems it advisable to abandon and quitclaim the hereinafter described rights-of-way, and is of the opinion and finds that said rights-of-way are not needed for public use and should be abandoned and quitclaimed, 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. Subject to the reservation described in Section 2, below, 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 portions of Bee Street and Pepperwood Street described and depicted in Exhibit “A,” attached hereto and incorporated herein by reference, together with all improvements constructed on or below the surface thereof.

SECTION 2. The City of Farmers Branch does not by this ordinance quitclaim or otherwise abandon the City’s interest in, or otherwise convey, and expressly reserves unto the City, a general utility easement in property described shown in Exhibit “A,” attached hereto.

SECTION 3. The City Secretary is hereby authorized and directed to file a certified copy of this Ordinance in the Official Public Records of Dallas County, Texas.

SECTION 4. The City Manager is authorized to execute any documents necessary to complete the abandonment contemplated herein.

SECTION 5. This ordinance shall take effect upon its adoption in accordance with the provisions of the Charter of the City of Farmers Branch, and it is accordingly so ordained.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THE 15th DAY OF OCTOBER, 2013.**

ATTEST:

APPROVED:

Angela Kelly, City Secretary

William P. Glancy, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/3/13:62726)

EXHIBIT "A"
Description and Survey of Abandoned Right of Way

Part of Pepperwood Street
Thomas Keenan Survey, Abstract No. 733
City of Farmers Branch, Dallas County, Texas

DESCRIPTION, of a 179 square foot (0.004 acre) tract of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas; said tract being a portion of Pepperwood Street (a variable width right-of-way, by use and occupation); said 179 square foot tract being more particularly described as follows (bearing system for this survey (South 86 degrees, 21 minutes, 42 seconds West for the southernmost north line of Lot 1, Block A, Mustang Station, an addition to the City of Farmers Branch, Texas recorded in Instrument Number 201200048093 of the Official Public Records of Dallas County, Texas) is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas Zone 4202, State Plane Surface Bearings, based upon Reference Frame: NAD83 (CORS96), EPOCH 2002.00):

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found at the intersection of the south right-of-way line of said Pepperwood Street and the west right-of-way line of Bee Street (a variable width right-of-way, by use and occupation); said point being a reentrant corner of said Lot 1, Block A;

THENCE, North 86 degrees, 21 minutes, 42 seconds East, along the southernmost north line of said Lot 1, Block A and the south right-of-way line of said Pepperwood Street, a distance of 8.95 feet to the POINT OF BEGINNING;

THENCE, North 29 degrees, 27 minutes, 48 seconds East, departing the said north line of said Lot 1, Block A and the said south line of Pepperwood Street, a distance of 15.27 feet to a point for corner;

THENCE, South 60 degrees, 32 minutes, 12 seconds East, a distance of 22.50 feet to a point for corner;

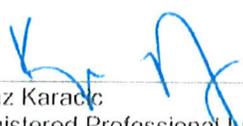
THENCE, South 29 degrees, 27 minutes, 48 seconds West, a distance of 0.61 feet to a point for corner in the said north line of Lot 1, Block A and the said south line of Pepperwood Street;

THENCE, South 86 degrees, 21 minutes, 42 seconds West, along the said north line of Lot 1, Block A and the said south line of Pepperwood Street, a distance of 26.86 feet to the POINT OF BEGINNING;

CONTAINING: 179 square feet or 0.004 acres of land, more or less.

(A survey plat of even date herewith accompanies this legal description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the

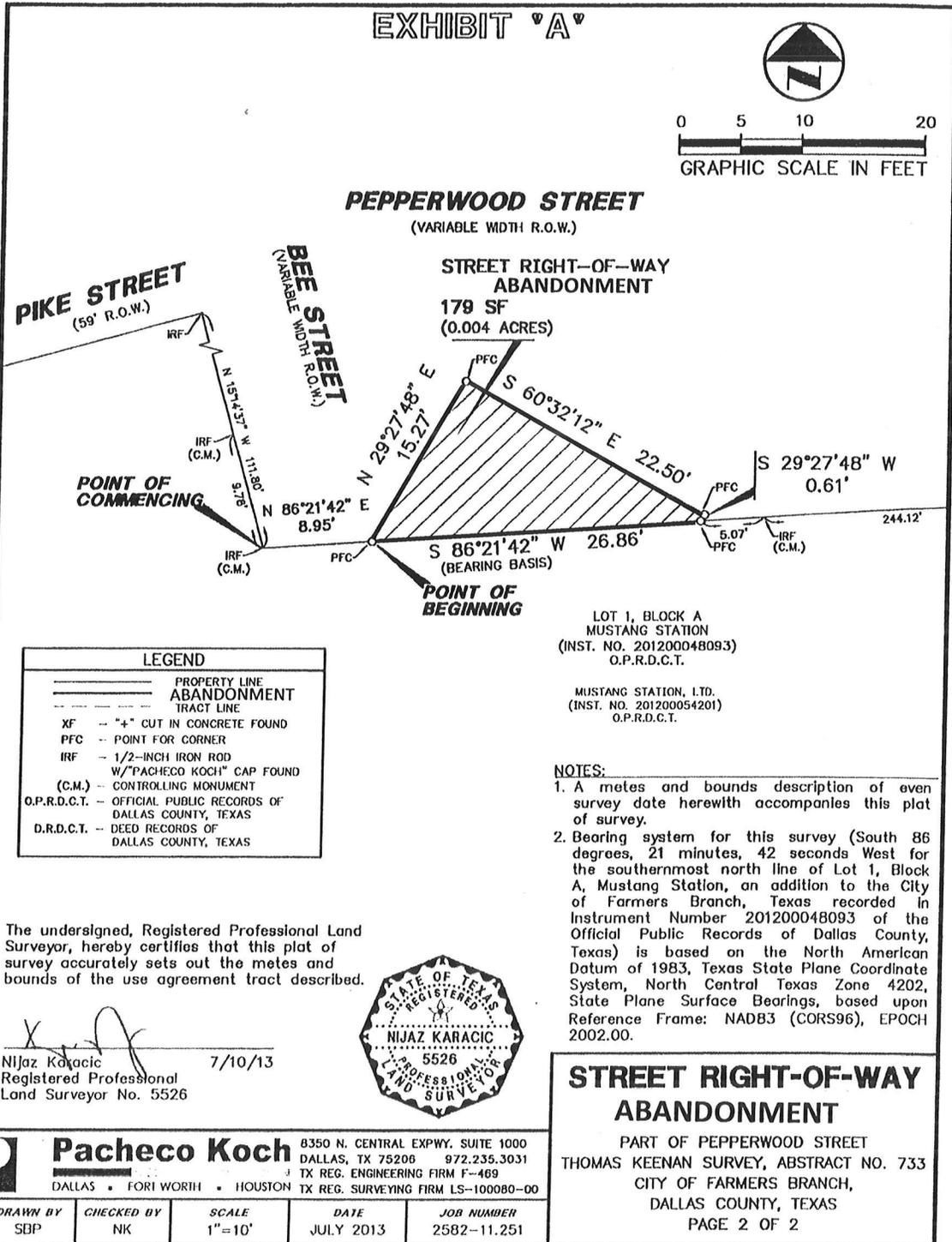


Nijaz Karacic 7/10/13
Registered Professional Land Surveyor No. 5526
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



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EXHIBIT "A"
Description and Survey of Abandoned Right of Way



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