



RESOLUTION NO. 2015-047

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION DEED FROM MERCER CROSSING INDUSTRIAL LAND, LTD. FOR PORTION OF MORGAN PARKWAY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the right-of-way for Morgan Parkway, a public street within the City of Farmers Branch, extends westward from the west right of way line of Interstate Highway 35E and ends at a railroad right of way owned by the City of Dallas; and

WHEREAS, there is presently no right to cross said railroad right of way such that Morgan Parkway can be extended further west; and

WHEREAS, to accommodate the circulation of vehicle traffic at the western end of Morgan Parkway, the City has authorized the construction of a 120 foot diameter cul-de-sac turnaround at the west terminus of the roadway; and

WHEREAS, the cul-de-sac improvements extend outside the north and south boundary of the existing Morgan Parkway right of way; and

WHEREAS, in order to ensure inclusion of the entire cul-de-sac within the City's public street system, the owner of the property adjacent to the north and south street right of way of Morgan Parkway has executed a Right-of-Way Dedication Deed for the purpose of dedicating to the public for public street and utility purposes the portions of the cul-de-sac presently located outside of the existing public right of way; and

WHEREAS, the City Council of the City of Farmers Branch, Texas, finds it is in the public interest to accept such right of way dedication

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

SECTION 1. The City Manager is hereby authorized to accept on behalf of the City the conveyance and dedication of a public street and general utility right of way easement on, over, and under the property described in Exhibit "A," attached hereto and incorporated herein by reference, pursuant to an instrument acceptable to the City Manager.

SECTION 2. Upon receipt of instrument described in Section 1, above, signed by the grantor therein and in recordable form, the City Secretary is hereby authorized and directed to cause such instrument to be recorded in the Official Public Records of Dallas County, Texas.

SECTION 3. This resolution shall be effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 19TH DAY OF MAY, 2015.**

ATTEST:

APPROVED:

Angela Kelly, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:5/6/15:71476)

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Exhibit "A"

RIGHT-OF-WAY DEDICATION

TRACT 1

A tract or parcel of land situated in the Robert J. West Survey, Abstract No. 1577, in the City of Farmers Branch, Dallas County, Texas, being part of the 93.93 acres tract described in the Special Warranty Deed to MERCER CROSSING INDUSTRIAL LAND, LTD. recorded in Instrument No. 201400014873 in the Official Public Records of Dallas County, Texas (OPRDCT), and being part of Block B of WESTSIDE ADDITION SECTION 2, an addition to the City of Farmers Branch recorded in Instrument No. 200600172709 in the OPRDCT, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod with Baseline Corp cap at on the intersection of the west right-of-way line of Interstate Highway 35E (variable width right-of-way), and the south right-of-way line of Morgan Parkway formerly known as Mercer Parkway (100' wide right-of-way) as dedicated and described in said WESTSIDE ADDITION SECTION 2;

THENCE Westerly along the south line of Morgan Parkway the following:

THENCE South 85°21'21" West 122.60 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

THENCE Westerly an arc distance of 387.53 feet along a tangent curve to the left having a radius of 1,950.00 feet, a central angle of 11°23'12", and the chord bears South 79°39'45" West 386.89 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

THENCE South 73°58'10" West 801.74 feet to a found 5/8 inch iron rod with Baseline Corp cap;

THENCE Westerly an arc distance of 345.27 feet along a tangent curve to the right having a radius of 3,050.00 feet, a central angle of 06°29'10" and the chord bears South 77°12'45" West 345.09 feet;

THENCE South 80°27'20" West 25.47 feet to the POINT OF BEGINNING;

THENCE Westerly an arc distance of 9.77 feet departing the south line of Morgan Parkway and along a tangent curve to the left having a radius of 20.00 feet, a central angle of 27°59'08", and the chord bears South 66°27'46" West 9.67 feet;

THENCE Westerly an arc distance of 63.26 feet along a reverse curve to the right having a radius of 60.00 feet, a central angle of 60°24'41", and the chord bears South 82°40'32" West 60.37 feet to the south line of Morgan Parkway;

THENCE North 80°27'20" East 69.71 feet along the south line of Morgan Parkway to the Point of Beginning and Containing 410 square feet of land more or less.



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Exhibit "A"(cont.)

RIGHT-OF-WAY DEDICATION

TRACT 2

A tract or parcel of land situated in the Robert J. West Survey, Abstract No. 1577, in the City of Farmers Branch, Dallas County, Texas, being part of the 35.67 acres tract described in the Special Warranty Deed to MERCER CROSSING INDUSTRIAL LAND, LTD. recorded in Instrument No. 201400014873 in the Official Public Records of Dallas County, Texas (OPRDCT), and being part of Block A of WESTSIDE ADDITION SECTION 2, an addition to the City of Farmers Branch recorded in Instrument No. 200600172709 in the OPRDCT, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod with Baseline Corp cap at on the intersection of the west right-of-way line of Interstate Highway 35E (variable width right-of-way), and the south right-of-way line of Morgan Parkway formerly known as Mercer Parkway (100' wide right-of-way) as dedicated and described in said WESTSIDE ADDITION SECTION 2;

THENCE Westerly along the south line of Morgan Parkway the following:

THENCE South 85°21'21" West 122.60 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

THENCE Westerly an arc distance of 387.53 feet along a tangent curve to the left having a radius of 1,950.00 feet, a central angle of 11°23'12", and the chord bears South 79°39'45" West 386.89 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

THENCE South 73°58'10" West 801.74 feet to a found 5/8 inch iron rod with Baseline Corp cap;

THENCE Westerly an arc distance of 345.27 feet along a tangent curve to the right having a radius of 3,050.00 feet, a central angle of 06°29'10" and the chord bears South 77°12'45" West 345.09 feet;

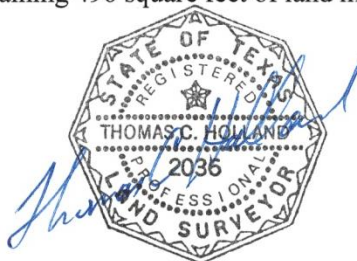
THENCE South 80°27'20" West 25.47 feet;

THENCE North 08°12'27" West 100.03 feet departing the south line of to the POINT OF BEGINNING on the north line of Morgan Parkway;

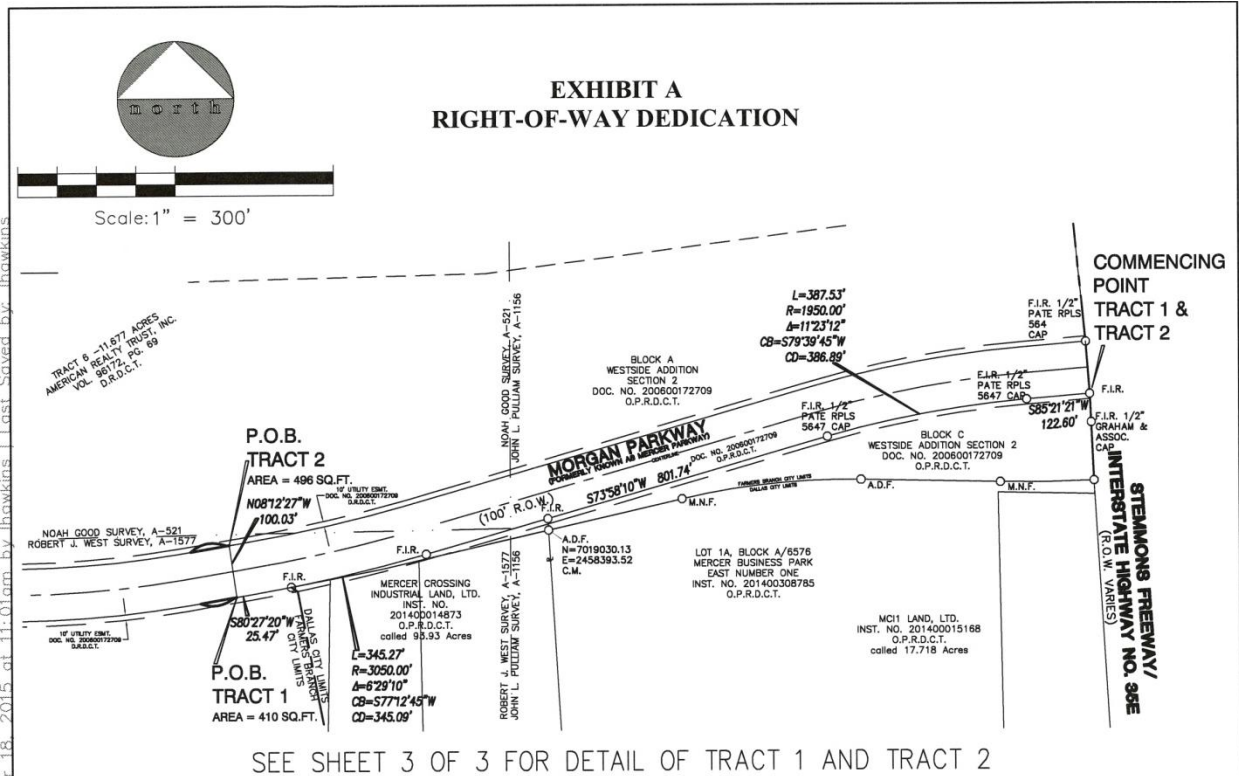
THENCE South 80°27'20" West 73.99 feet along the north line of Morgan Parkway;

THENCE Easterly an arc distance of 67.60 feet departing the north line of Morgan Parkway and along a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 64°33'06", and the chord bears North 78°04'31" East 64.08 feet;

THENCE Easterly an arc distance of 10.44 feet along a reverse curve to the left having a radius of 20.00 feet, a central angle of 29°53'44", and the chord bears South 84°35'48" East 10.32 feet to the Point of Beginning and Containing 496 square feet of land more or less.



**Resolution No. 2015-047
Exhibit "A"(cont.)**



LEGEND:

C.M. = CONTROLLING MONUMENT
F.I.R. = FOUND 5/8" IRON ROD WITH BASELINE CORP. CAP
A.D.F. = ALUMINUM DISC FOUND
M.N.F. = MAG NAIL WITH WASHER FOUND



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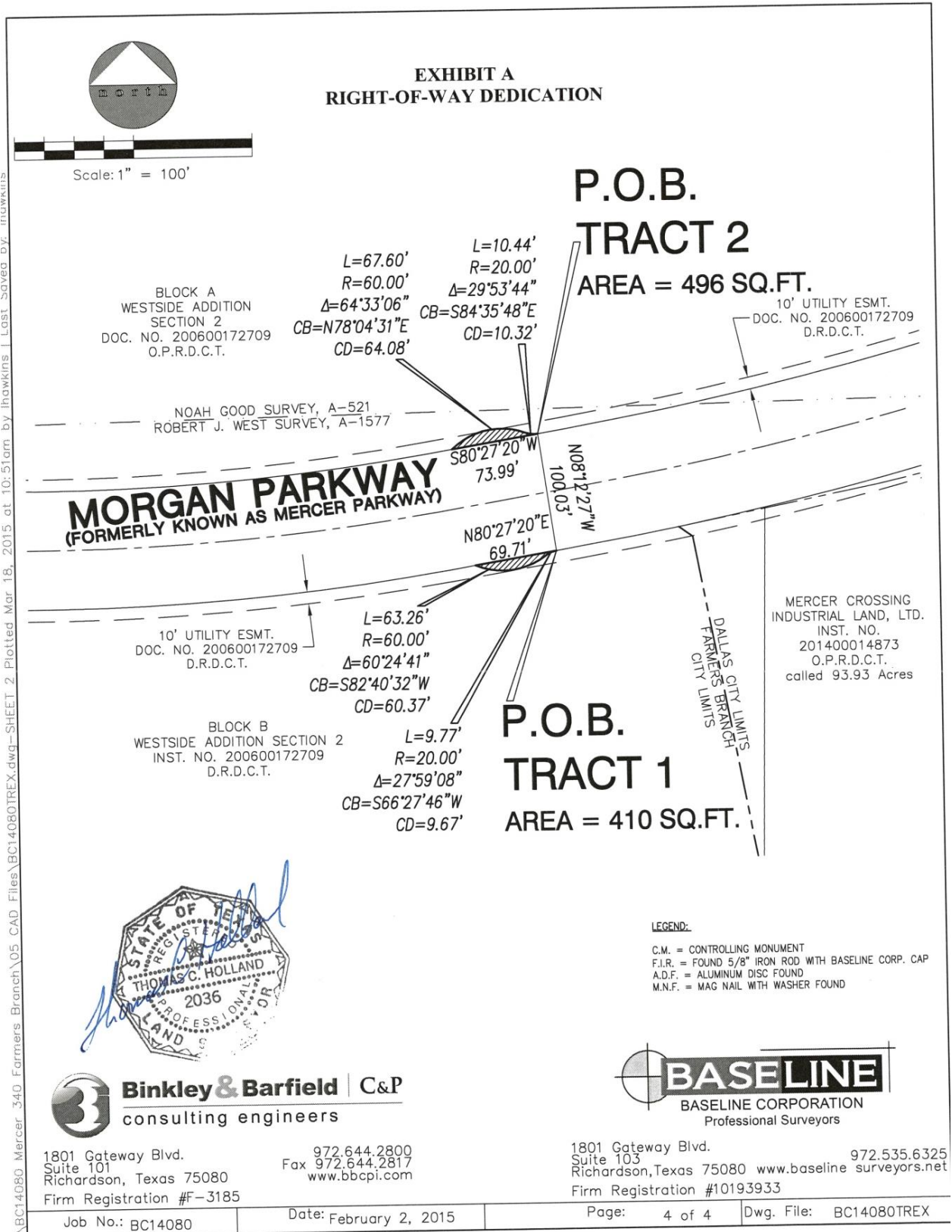
Job No.: BC14080

Date: February 2, 2015

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Dwg. File: BC14080TREV

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Exhibit "A"(cont.)



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