



ORDINANCE NO. 3504

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, ABANDONING ALL RIGHT, TITLE AND INTEREST IN ALL PORTIONS OF A PUBLIC STREET RIGHT OF WAY WITHIN THE BLOCK B OF WESTSIDE ADDITION SECTION 1 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 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. 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 and general utility easement on, over, under and across the portion of Block B of Westside Addition Section 1, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof filed as Instrument No. 200600172708, Official Public Records, Dallas County, Texas, said abandoned street rights of way being more particularly 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 Secretary is hereby authorized and directed to file a certified copy of this Ordinance in the Official Public Records of Dallas County, Texas.

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

SECTION 4. 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.

EXHIBIT “A” TO ORDINANCE NO. 3504
Description of Right-of-Way Abandoned

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THE ____ DAY OF _____, 2018.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:5/9/18:99162)

EXHIBIT "A" TO ORDINANCE NO. 3504
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EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.06 ACRES (45,822 SQUARE FOOT)
JAMES F. CHENOETH SURVEY, ABSTRACT NUMBER 267
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Being a 1.06 acre (45,822 square feet) tract of land situated in the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Dallas County, Texas, and being part of a Block B of Westside Addition Section 1, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Instrument Number 200600172708, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of a called 54.952 acre tract of land described as Tract 7 in deed to CADG Mercer Crossing Holdings, LLC, as recorded in Instrument Number 201500309379, O.P.R.D.C.T., and being all of 60-foot wide Farmers Branch, Coppell, and Grapevine Road, as referenced in deed to William G. Thompson, Trustee, as recorded in Volume 79014, Page 635 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "PATE-RPLS 5647" for the northwest corner of a called 3.853 acre tract of land described as Tract 1 in deed to Graham Mortgage Corporation, as recorded in Instrument Number 201100087228, O.P.R.D.C.T., said corner being on the north line of Block B of said Westside Addition and the south right-of-way line of Valley View Lane (a 100-foot wide right-of-way);

THENCE North 88 degrees 30 minutes 24 seconds West, with the south line of said Valley View Lane and the north line of said Block B, a distance of 980.06 feet to a corner (not monumented) for the POINT OF BEGINNING of the herein described tract;

THENCE with the east line of said 60-foot wide Farmers Branch, Coppell, and Grapevine Road, and over and across Block B, of said Westside Addition, the following bearings and distances:

South 02 degrees 15 minutes 36 seconds West, departing the south line of said Valley View Lane, and the north line of said Block B, a distance of 92.70 feet to a corner (not monumented);

South 01 degree 55 minutes 24 seconds East, a distance of 353.19 feet to a corner (not monumented);

South 48 degrees 41 minutes 36 seconds West, a distance of 347.51 feet to a corner (not monumented), said corner being on the southwest line of Block B, of said Westside Addition and the northeast right-of-way line of Mercer Parkway (a 100-foot wide right-of-way);

THENCE North 35 degrees 21 minutes 14 seconds West, with the southwest line of Block B, of said Westside Addition and said northeast right-of-way line of Mercer Parkway, a distance of 60.33 feet to a corner (not monumented);

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RIGHT-OF-WAY ABANDONMENT
1.06 ACRES (45,822 SQUARE FOOT)
JAMES F. CHENOETH SURVEY, ABSTRACT NUMBER 267
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

THENCE with the east line of said 60-foot wide Farmers Branch, Coppell, and Grapevine Road, and over and across Block A, of said Westside Addition, the following bearings and distances:

North 48 degrees 41 minutes 36 seconds East, a distance of 312.88 feet to a corner (not monumented);

North 01 degree 55 minutes 24 seconds West, a distance of 327.01 feet to a corner (not monumented);

North 02 degrees 15 minutes 36 seconds East, a distance of 94.09 feet to a corner (not monumented), said corner being on the north line of Block B of said Westside Addition and the south right-of-way line of said Valley View Lane;

THENCE South 88 degrees 30 minutes 24 seconds East, with the north line of Block B of said Westside Addition and the south right-of-way line of said Valley View Lane, a distance of 60.01 feet to the POINT OF BEGINNING AND CONTAINING 1.06 acres (45,822 square feet) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.000135606.

This property description is accompanied by a parcel plat of even date.

 April 14/17

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-217-6418
TBPLS Firm No. 10029600



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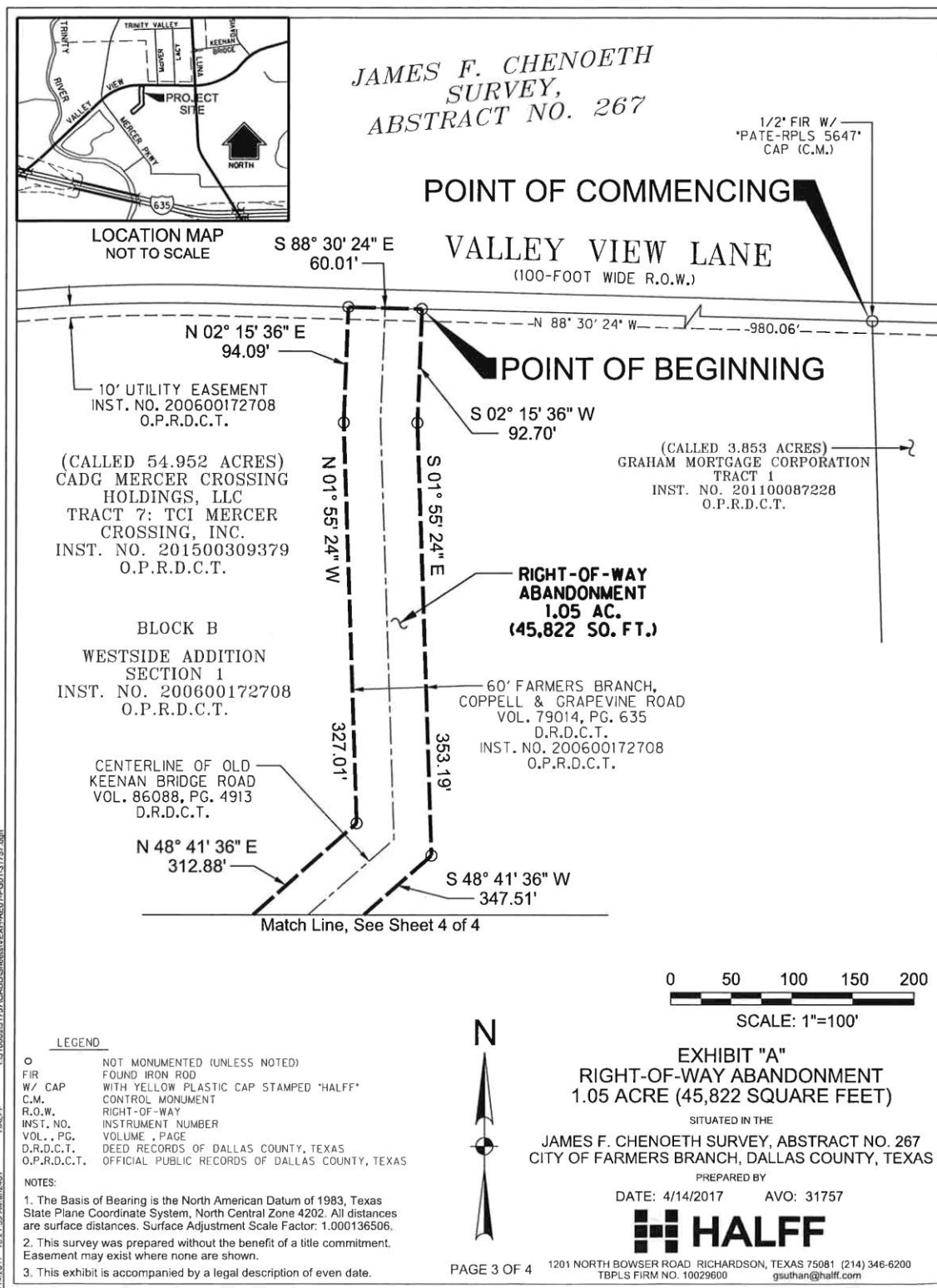


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