



## RESOLUTION NO. 2019-124

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING THE SALE OF A 4920± SQUARE FOOT TRACT OF LAND OUT OF THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733, GENERALLY LOCATED AT 12700 N. STEMMONS, TO THE STATE OF TEXAS RELATING TO THE FUTURE EXPANSION OF INTERSTATE 35-E; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the State of Texas, through the Texas Department of Transportation (“TxDOT”), intends to further expand and improve a segment of Interstate 35-E (I-35E”) through the City of Farmers Branch; and

**WHEREAS**, TxDOT has made an offer to purchase a strip of land out of the City’s StarCenter property adjacent to the northbound service road of I-35E; and

**WHEREAS**, having considered the offer made by TxDOT, the City Council finds it to be in the public interest to accept the offer from TxDOT and authorize the City Manager and Deputy City Manager to take such actions as necessary to close such sale;

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

**SECTION 1.** The City Manager and Deputy City Manager are authorized to negotiate and sign all documents and agreements and take such further action as they determine to be reasonable and necessary to close on the sale to the State of Texas of the property described in Exhibit “A,” attached hereto and incorporated herein by reference, for a sales price of \$97,380.00.

**SECTION 2.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 3<sup>RD</sup> DAY OF SEPTEMBER 2019.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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Robert C. Dye, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:8/28/19:110469)

**RESOLUTION NO. 2019-124**  
**EXHIBIT "A"**

**EXHIBIT "A"**

County: Dallas  
Highway: I.H. 35  
R.O.W. CSJ: 0196-03-248

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**Description for Parcel 1**

Being a 4,920 square feet parcel of land situated in the Thomas Keenan Survey, Abstract No. 733, Dallas County, Texas, and being a part of that certain tract as conveyed to City of Farmers Branch, Texas, as recorded in Volume 72234, Page 1705, Volume 74029, Page 1973, Volume 99088, Page 4559 and Page 4567 of the Deed Records, Dallas County, Texas, said 4,920 square feet tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found on a north line of said City of Farmers Branch tract, same being on the southern right of way line of Carrick Street, a 60 foot right of way, and at the beginning of a curve to the right with a radius length of 179.35 feet;

THENCE along said southern right of way line of Carrick Street and said curve to the right through a central angle of 14 degrees 56 minutes 47 seconds, an arc length of 46.79 feet with a chord that bears South 81 degrees 51 minutes 28 seconds West and a chord distance of 46.65 feet to the end of said curve;

THENCE South 89 degrees 19 minutes 52 seconds West along the southern right of way line of Carrick Street for a distance of 200.32 feet to an angle point;

THENCE South 00 degrees 24 minutes 19 seconds East along the southern right of way line of Carrick Street or a distance of 5.89 feet to an angle point;

THENCE South 89 degrees 35 minutes 41 seconds West along the southern right of way line of Carrick Street for a distance of 25.23 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of the southern right of way line of Carrick Street and the new eastern right of way line of Interstate Highway 35E and being the **POINT OF BEGINNING**;

- 1) THENCE South 32 degrees 12 minutes 22 seconds West along the new eastern right of way line of Interstate Highway 35E for a distance of 23.24 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at an angle point;\*\*
- 2) THENCE along the eastern right of way line of Interstate Highway 35E and a curve to the left with a radius of 1,983.00 feet and with a central angle of 7 degrees 34 minutes 24 seconds an arc length of 262.12 feet with a chord that bears South 28 degrees 51 minutes 36 seconds East a chord distance of 261.92 feet;\*\*
- 3) THENCE South 32 degrees 38 minutes 48 seconds East along the new eastern right of way line of Interstate Highway 35E for a distance of 120.97 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at an angle point;\*\*

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**EXHIBIT "A" (cont.)**

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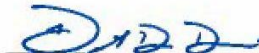
Description for Parcel 1 cont.

- 4) THENCE South 28 degrees 46 minutes 34 seconds East along the new eastern right of way line of Interstate Highway 35E for a distance of 87.75 feet to the intersection of the new and existing eastern right of way lines of Interstate Highway 35E;\*\*
- 5) THENCE North 34 degrees 27 minutes 02 seconds West along the existing eastern right of way line of Interstate Highway 35E a distance of 164.10 feet to an angle point;
- 6) THENCE North 33 degrees 02 minutes 48 seconds West along the existing eastern right of way line of Interstate Highway 35E for a distance of 157.21 feet to an angle point;
- 7) THENCE North 24 degrees 22 minutes 54 seconds West along the existing eastern right of way line of Interstate Highway 35E for a distance of 160.00 feet to an angle point;
- 8) THENCE North 41 degrees 41 minutes 36 seconds East along the existing eastern right of way line of Interstate Highway 35E for a distance of 20.00 feet to the southern right of way line of Carrick Street;
- 9) THENCE North 89 degrees 35 minutes 41 seconds East along the southern right of way line of Carrick Street for a distance of 9.77 feet to the POINT OF BEGINNING, and containing an area of 4,920 square feet or 0.1129 acres of land, more or less.

A plat at even survey date herewith accompanies this legal description.

\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000136506.

 3-4-19  
Dustin D. Davison, R.P.L.S.      Date  
Texas Registration No. 6451

Texas Department of Transportation  
4777 E. Highway 80  
Mesquite, Texas 75150



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EXHIBIT "A" (cont.)

