

After Recording, Return to:
City Secretary
City of Farmers Branch
1000 Farmers Branch Road
Farmers Branch, Texas 75077

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**PARTIAL RELEASE AND QUITCLAIM
OF UTILITY EASEMENT**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

The **CITY OF FARMERS BRANCH, TEXAS**, ("City") on behalf of the public, hereby releases, abandons and quitclaims all of City's right, title and interest, if any, in a fifteen foot (15.0') wide public utility easement, being a portion that certain *Public Utilities Easement* conveyed by Wallace R. Hughes, et.al to City by instrument dated May 30, 1958, and recorded in **Volume 4923, Page 488, Deed Records, Dallas County, Texas**, along with any improvements located thereon or therein, in favor of the current record owner of the underlying fee simple interest in the real property described below ("Grantee"), but only to the extent said public utility easement affects the real property described and depicted in Exhibit "A," attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD all of City's right, title and interest in and to the within described property and premises unto Grantee and Grantee's heirs, executors, successors and assigns forever, so that neither City nor its successors or assigns shall have, claim or demand any right, easement or title to the aforesaid property, premises or appurtenances or any part thereof.

Signed this _____ day of September 2020.

CITY OF FARMERS BRANCH, TEXAS

By: _____
Charles S. Cox, City Manager

State of Texas §
 §
County of Dallas §

This instrument was acknowledged before me, the undersigned authority, this _____ day of September 2020, by Charles S. Cox, City Manager, City of Farmers Branch, Texas, a Texas home rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

My Commission Expires: _____

EXHIBIT A

15' PUBLIC UTILITY EASEMENT ABANDONMENT WESTSIDE ADDITION SECTION 2, BLOCK A MORGAN BUSINESS PARK, LOT 1, BLOCK A

SHEET 1 OF 2

Being that certain 15,108 square feet (0.347 acre) tract of land situated in the John L. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, and being a part of Block A of Westside Addition Section 2, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in County Clerk's Instrument No. 200600172709, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a portion of that certain tract of land conveyed as Tract 2 to Mercer Crossing Land, Ltd., by deed recorded in Instrument Number 201400014873, Official Public Records, Dallas County, Texas, and being a portion of Lot 1, Block A, Morgan Business Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000190752, said Official Public Records, same being a portion of that certain tract of land conveyed to Mercer Crossing Industrial Land, Ltd., by deed recorded in Instrument No. 201900235937, said Official Public Records, and being a portion of a 15 foot Public Utility Easement recorded in Volume 4923, Page 488, Deed Records, Dallas County, Texas, same being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with yellow "PATE" cap found for the southeast corner of said Mercer Crossing Land tract (Instrument Number 201400014873), same being in the intersection of Morgan Parkway (100 foot right-of-way) and Stemmons Freeway (Interstate Highway No. 35E)(variable width right-of-way);

THENCE North 05 deg. 47 min. 25 sec. West, along the common line of said Mercer Crossing Land tract (Instrument Number 201400014873) and said Stemmons Freeway, a distance of 88.03 feet to a point for the most easterly southeast corner of the herein described tract, same being in a south line of said 15 foot Public Utility Easement, same being the POINT OF BEGINNING;

THENCE South 76 deg. 39 min. 21 sec. West, through the interior of said Mercer Crossing Land tract (Instrument Number 201400014873) and along the southerly line of said 15 foot Public Utility Easement, passing at a distance of 640.11 feet, the east line of aforesaid Lot 1, and continuing through the interior of said Lot 1, a total distance of 922.02 feet to a point for angle point;

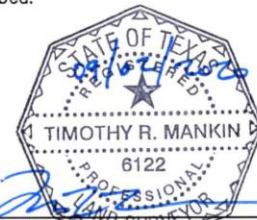
THENCE South 06 deg. 56 min. 04 sec. West, continuing through the interior of said Lot 1 and along the southerly line of said 15 foot Public Utility Easement, a distance of 70.59 feet to a point for the most southerly southeast corner of the herein described tract, same being in a south line of said Lot 1, same being in the northerly right-of-way line of aforesaid Morgan Parkway;

THENCE South 73 deg. 58 min. 52 sec. West, along the common line of said Lot 1, Morgan Parkway, and said 15 foot Public Utility Easement, a distance of 16.29 feet to a point for the most westerly corner of the herein described tract;

THENCE through the interior of said Lot 1 and along the northerly lines of said 15 foot Public Utility Easement as follows:
North 06 deg. 56 min. 04 sec. East, a distance of 87.39 feet to a point for angle point;
North 76 deg. 39 min. 21 sec. East, passing the east line of said Lot 1, and continuing through the interior of said Mercer Crossing Land tract (Instrument Number 201400014873) and along the northerly line of said 15 foot Public Utility Easement, a total distance of 934.46 feet to a point for the northeast corner of the herein described tract, same being in the east line of said Mercer Crossing Land tract (Instrument Number 201400014873), same being in the westerly right-of-way line of aforesaid Stemmons Freeway;

THENCE South 05 deg. 47 min. 25 sec. East, along the common line of said Mercer Crossing Land tract (Instrument Number 201400014873) and said Stemmons Freeway, a distance of 15.13 feet to the POINT OF BEGINNING and containing 15,108 square feet or 0.347 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 19-0212

DATE: 8/21/2020

REVISION: 9/2/2020

NOT TO SCALE

DRAWN: J.B.W.

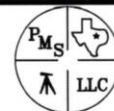
**PEISER & MANKIN
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