

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK TEXAS, ABANDONING AN ALLEY AND PUBLIC UTILITY EASEMENT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A HERETO, TO THE ABUTTING OWNER, WILLIAM C. SHADDOCK, IN EXCHANGE FOR DEDICATION OF A NEW WATER AND SEWER LINE EASEMENT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT B HERETO, AND CASH CONSIDERATION; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of University Park, Texas, has determined that a portion of a certain alley easement, as described herein, is not needed or necessary for public purposes by the City and any claim to it should be abandoned to the abutting owner in exchange for a new water and sewer line easement and cash consideration, subject to the provisions of this ordinance; **Now, Therefore,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. The City of University Park, Texas, hereby abandons and quitclaims, in favor of the abutting property owner, William C. Shaddock (“Owner”), a 628 square feet alley and public utility easement that is no longer needed or necessary for public purposes by the City, said easement being more particularly described and depicted in Exhibit “A” attached hereto (3 sheets) and made a part hereof for all purposes, the same as if fully copied herein, in the City of University Park, Dallas County, Texas (the “abandoned area”).

SECTION 2. That the City of University Park does not abandon any other interest other than described in Exhibit “A”, but does hereby abandon all of its right, title, or interest in the described real property, together with any and all improvements thereon, if any, subject however, to the provisions of this ordinance.

SECTION 3. As required by state law, the City has obtained an appraisal of the abandoned area and the City Council finds that the fair market value exceeds the fair market value of the area

being deeded to the City by the Owner for a new water and sewer line easement as described below. In addition, the Owner is also the abutting property Owner of the underlying fee simple.

SECTION 4. That upon delivery of a water and sewer line easement dedication deed fully executed by the Owner on the tract described and depicted in Exhibit “B” (222 square feet) attached hereto, the City Secretary is directed to prepare a certified copy of this ordinance and furnish the same to the Owner for recording. The recording of this abandonment ordinance in the Official Property Records of Dallas County, Texas, shall serve as a quitclaim deed of the City of University Park of all such right, title or interest of the City of University Park in and to the abandoned area shown in Exhibit “A”, plus all improvements thereon, if any.

SECTION 5. This ordinance shall take effect immediately from and after its passage, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on the ____ day of October 2023.

APPROVED:

TOMMY STEWART, MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(RLD/09/25/23)

CHRISTINE GREEN, CITY SECRETARY

EXHIBIT "A"

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PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468

Exhibit "A" (ABANDONMENT OF ALLEY AND PUBLIC UTILITY EASEMENT)

BEING AN ALLEY AND PUBLIC UTILITY EASEMENT, AS RECORDED IN VOLUME 1950, PAGE 524, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 7, BLOCK 1, OF REVISED MAP OF UNIVERSITY PARK ESTATES, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 189, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON PIPE FOUND AT THE COMMON WEST CORNER OF SAID LOT 7 AND LOT 6, SAID BLOCK, SAID IRON PIPE BEING ON THE EAST LINE OF LOT 5, SAID BLOCK;

THENCE SOUTH, A DISTANCE OF 55.00 FEET ALONG THE COMMON LINE OF SAID LOTS 5 AND 7 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF AFORESAID EASEMENT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;

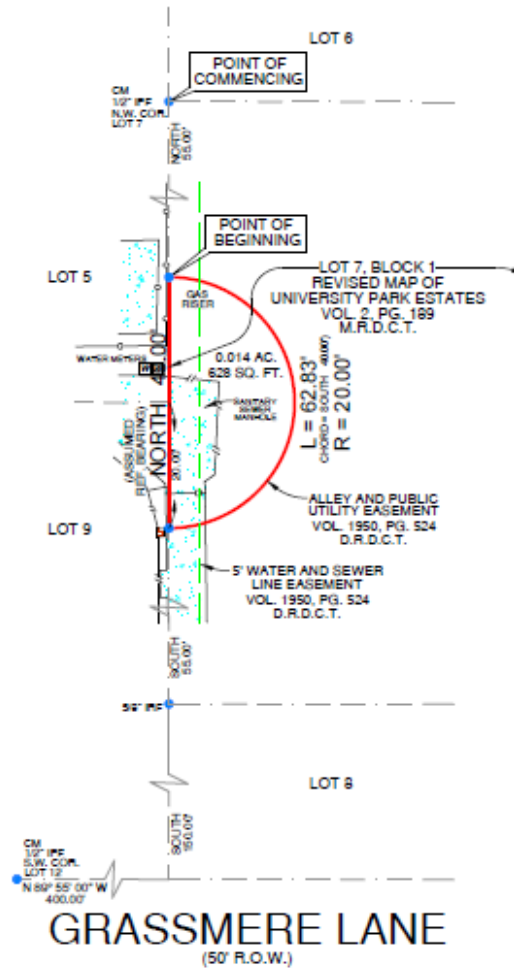
THENCE DEPARTING SAID COMMON LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.83 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH - 40.00 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT, BEING ON THE COMMON LINE OF SAID LOT 7 AND LOT 9, AFORESAID BLOCK;

THENCE NORTH ALONG SAID COMMON LINE, PASSING THE COMMON EAST CORNER OF SAID LOT 9 AND AFORESAID LOT 5 AT A DISTANCE OF 20.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5 AND 7 A TOTAL DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 628 SQUARE FEET OR 0.014 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

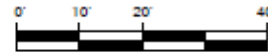
Date: 07/24/23



LEGEND:

BARBERS FENCE	ASPHALT
CHARLIER FENCE	CONCRETE
WROUGHT IRON FENCE	GRAVEL
WOOD FENCE	MUD
VINYL FENCE	WOOD
ELECTRIC LINE	BRICK
Gas = GAS METER	STONE
SM = SLOTTED METER	
RP = IRON PIPE FOUND	
RP = IRON PIPE 30" WITH PRESSURE CAP	
RP = IRON PIPE FOUND	
CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE	

NOTES:
BEARINGS ARE ASSUMED.
CM = CONTROLLING MONUMENT.
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS.
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS.



SCALE: 1" = 20'

EXHIBIT TO DEPICT ABANDONMENT OF ALLEY AND PUBLIC UTILITY EASEMENT

DATE: 07/25/23 TECH: MSP
FIELD: 07/24/23 FIELD: MJ



SKETCH TO ACCOMPANY DESCRIPTION OF 628 SQUARE FEET FOR AN ALLEY AND PUBLIC UTILITY EASEMENT, AS RECORDED IN VOLUME 1950, PAGE 524, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING OUT OF LOT 7, BLOCK 1, OF REVISED MAP OF UNIVERSITY PARK ESTATES, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 189, MAP RECORDS, DALLAS COUNTY, TEXAS.

JOB NO.: 19-21336AWD

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

EXHIBIT "B"

Page 2 of 2

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468

Exhibit "A"

(3.00' x 74.00' WATER AND SEWER LINE EASEMENT)

BEING A PORTION OF LOT 7, BLOCK 1, OF REVISED MAP OF UNIVERSITY PARK ESTATES, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 189, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 7 AND LOT 8, SAID BLOCK, SAID IRON ROD BEING ON THE BEING ON THE EAST LINE OF LOT 9, SAID BLOCK;

THENCE NORTH 45° 00' 00" EAST, A DISTANCE OF 7.07 FEET TO THE INTERSECTION OF THE NORTH AND EAST LINES OF A 5-FOOT-WIDE WATER AND SEWER LINE EASEMENT, AS RECORDED IN VOLUME 1950, PAGE 524, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, A DISTANCE OF 74.00 FEET ALONG SAID EAST LINE;

THENCE SOUTH 89° 55' 00" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 3.00 FEET;

THENCE SOUTH, A DISTANCE OF 74.00 FEET TO THE AFORESAID NORTH LINE OF 5-FOOT-WIDE WATER AND SEWER LINE EASEMENT;

THENCE NORTH 89° 55' 00" WEST, A DISTANCE OF 3.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 222 SQUARE FEET OR 0.005 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 07/24/23

