

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PARK TEXAS, ABANDONING AN ALLEY MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, TO THE ABUTTING OWNER, HIGHLAND PARK INDEPENDENT SCHOOL DISTRICT; PROVIDING SPECIAL CONDITIONS; 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 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; **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 of the underlying fee simple title, Highland Park Independent School District (“Owner”), an alley easement of 6,770 square feet in the S. Popplewell Survey, Abstract 1145, in the City of University Park, Dallas County, Texas, lying between Westchester and Lovers Lane (the “Property”) 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 and made a part hereof for all purposes, the same as if fully copied herein.

**SECTION 2.** The City of University Park does not abandon any other interest other than described in Exhibit “A,” but does hereby abandon all its right, title, or interest in the abandoned area, together with all improvements thereon, if any, subject however, to the conditions of this Ordinance.

**SECTION 3.** As provided by Chapter 272 of the Local Government Code, the City has determined the fair market value of the Property by obtaining an appraisal thereof. That appraisal has determined the fair market value of the Property to be \$1,404,000.00.

**SECTION 4.** That upon payment of the fair market value of \$1,404,000.00 by the Highland Park Independent School District to the City, the City Secretary is directed to prepare a certified copy of this Ordinance and furnish the same to the District for recording in the Real Property Records of Dallas County, Texas. The recording of this abandonment Ordinance in the Real 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 Property, plus all improvements thereon, if any, subject only to the requirements of this Ordinance.

**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 7th day of April 2026.

**APPROVED:**

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**TOMMY STEWART, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

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**CITY ATTORNEY**

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**CHRISTINE GREEN, CITY SECRETARY**

## EXHIBIT "A"

### EXHIBIT "A"

**BEING** a 0.1612 acre tract of land located in the S. Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, said 0.1612 acre tract of land being all of those certain Alley Way Easements dedicated by the deeds thereof filed for record in 1690, Page 227, Volume 1690, Page 230, Volume 1690, Page 232, Volume 1690, Page 228, Volume 1690, Page 237, Volume 1690, Page 233, Volume 1690, Page 229, Volume 1690, Page 235, Volume 1690, Page 226, and Volume 1690, Page 231, Deed Records, Dallas County, Texas, said 0.1612 acre tract of land also being all of a 5 feet wide Alley Way Dedication dedicated by the plat thereof filed for record in Dallas County Clerk's Instrument No. 201900258148, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.1612 acre tract of land also being all of a 5 feet wide Alley Dedication dedicated by the plat thereof filed for record in Dallas County Clerk's Instrument No. 201200168184, O.P.R.D.C.T., said 0.1612 acre tract of land also being all of a Alley Right-of-Way dedicated by the plat thereof filed for record in Dallas County Clerk's Instrument No. 201700248242, O.P.R.D.C.T., said 0.1612 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a the intersection of the south line of the said Alley Way Easement with the west block line of Block 1, J.W. Halsell Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 3, Page 28, Map Records, Dallas County, Texas (M.R.D.C.T.), same being the east right-of-way line of Westchester Drive (being a 65 feet wide public right-of-way), from said beginning point, the southwest lot corner of Lot 28, of said Block 1 bears South 00°31'24" East, a distance of 135.00 feet;

**THENCE** North 00°31'24" West, along the said block line and along the said east right-of-way line, a distance of 10.00 feet to the intersection of the said block line and the said east right-of-way line with the north line of the said existing Alley Way Easement;

**THENCE** North 89°28'36" East, over and across said Block 1 and along the said existing Alley Way Easement, a distance of 400.26 feet to the west block line of Block 2, HPISD Parking Lot #1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201700248242, O.P.R.D.C.T.;

**THENCE** North 00°27'07" West, along the said west block line of Block 2, a distance of 5.67 feet to the intersection of the said block line with the north line of the aforementioned Alley Right-of-Way;

**THENCE** over and across said Block 2 and along the north line of the said Alley Right-of-Way the following courses and distances:

North 89°32'02" East, a distance of 165.00 feet to the beginning of a non-tangent curve to the left having a radius of 10.02 feet;

With said curve to the left, an arc length of 15.18 feet, and across a chord which bears North 45°53'47" East, a chord length of 13.77 feet to the east block line of said Block 2, same being a west line of an existing 15 feet wide Alley Way dedicated by the plat thereof filed for record in Volume 3, Page 28, M.R.D.C.T.;

**THENCE** South 00°27'58" East, along the said east block line of Block 2 and along the said west line of the 15 feet wide Alley Way, a distance of 36.00 feet to the beginning of a non-tangent curve to the left having a radius of 10.02 feet;

**THENCE** departing the said block line and the said 15 feet wide Alley Way, over and across said Block 2, and along the south line of the aforesaid Alley Right-of-Way the following courses and distances:

With said curve to the left, an arc length of 15.18 feet, and across a chord which bears North 46°50'21" West, a chord length of 13.77 feet;

South 89°32'02" West, a distance of 165.00 feet to the west block line of said Block 2;

**THENCE** North 00°27'07" West, along the said block line, a distance of 1.33 feet to the intersection of the said block line with the south line of the aforementioned Alley Way Easement;

**THENCE** South 89°28'36" West, along the said Alley Way Easement, a distance of 400.25 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 0.1612 acres (7,020 square feet) SAVE AND EXCEPT 0.0057 acres (250 square feet) where no easement or dedication of record found, leaving a **NET AREA OF 0.1554 ACRES (6,770 SQUARE FEET)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

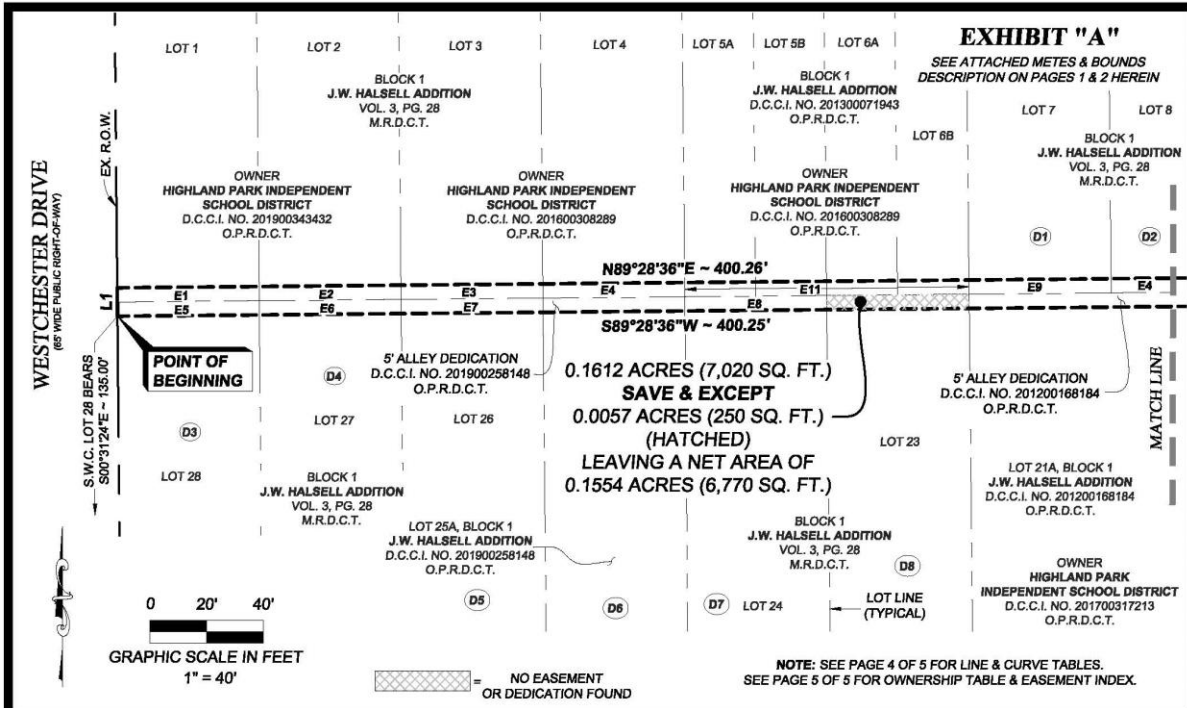
I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
March 27, 2026

Eric S. Spooner, RPLS  
Spooners & Associates, Inc.  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

EXHIBIT "A" ~ PAGE 2 of 5

Spooners & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - [espooner@spoonersurveyors.com](mailto:espooner@spoonersurveyors.com) - S&A 25088



**ALLEY WAY & ALLEY WAY  
EASEMENT ABANDONMENT  
CITY OF UNIVERSITY PARK  
DALLAS COUNTY, TEXAS**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE  
SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: ALLEY WAY - ALLEY WAY EASEMENTS  
25088 ALLEY ABANDONMENT.dwg

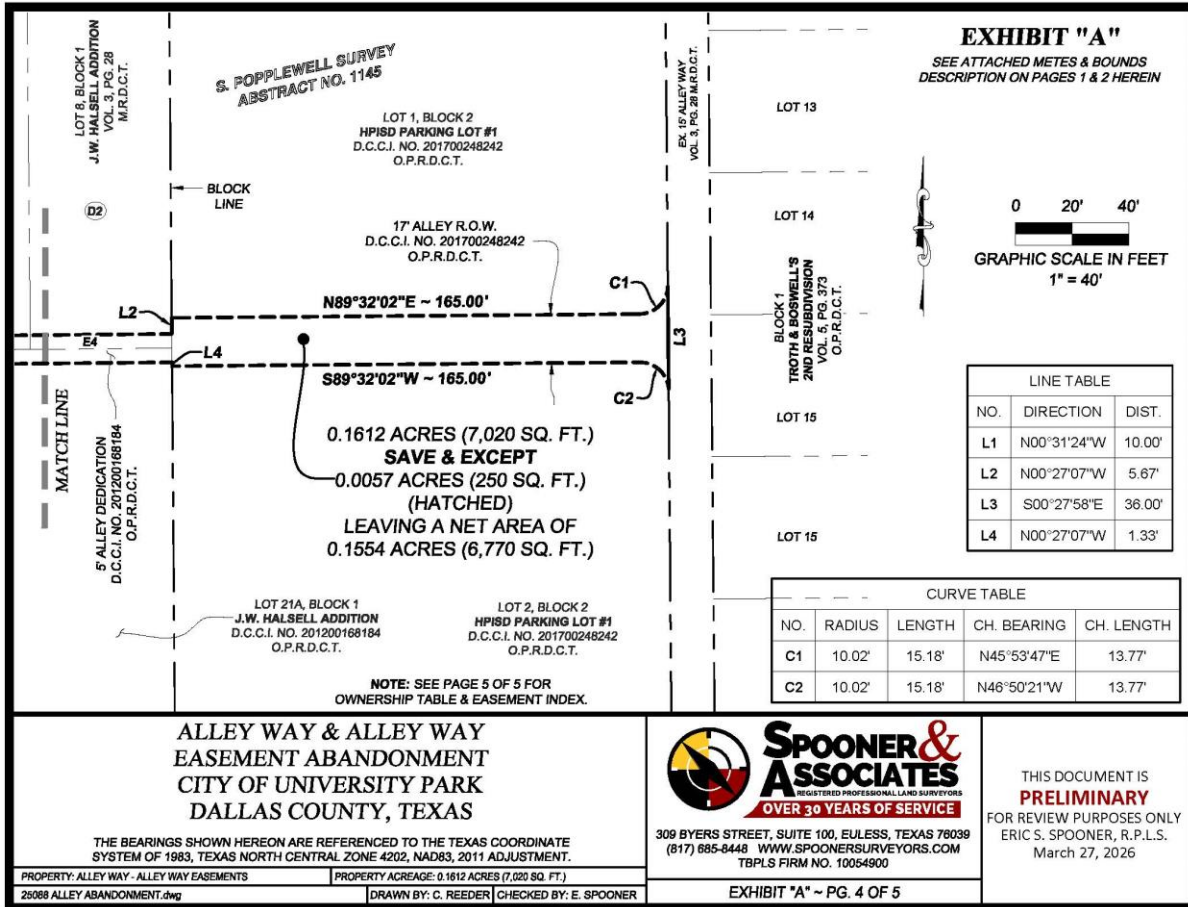
PROPERTY ACREAGE: 0.1612 ACRES (7,020 SQ. FT.)  
DRAWN BY: C. REEDER | CHECKED BY: E. SPOONER

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900

EXHIBIT "A" ~ PG. 3 OF 5

THIS DOCUMENT IS  
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March 27, 2026



**OWNERSHIP INFORMATION**

**D1**

OWNER  
**HIGHLAND PARK INDEPENDENT  
 SCHOOL DISTRICT**  
 D.C.C.I. NO. 201600361796  
 O.P.R.D.C.T.

**D5**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 201600353787  
 O.P.R.D.C.T.

**D2**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 202200204630  
 O.P.R.D.C.T.

**D6**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 202200237857  
 O.P.R.D.C.T.

**D3**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 202200259717  
 O.P.R.D.C.T.

**D7**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 201900343432  
 O.P.R.D.C.T.

**D4**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 202500131412  
 O.P.R.D.C.T.

**D8**

OWNER  
**HIGHLAND PARK  
 INDEPENDENT SCHOOL DISTRICT**  
 D.C.C.I. NO. 201500171037  
 O.P.R.D.C.T.

**EXHIBIT "A"**

SEE ATTACHED METES & BOUNDS  
 DESCRIPTION ON PAGES 1 & 2 HEREIN

**EASEMENTS INDEX**

**E1**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 227  
 D.R.D.C.T.

**E6**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 237  
 D.R.D.C.T.

**E2**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 227  
 D.R.D.C.T.

**E7**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 233  
 D.R.D.C.T.

**E3**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 230  
 D.R.D.C.T.

**E8**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 229  
 D.R.D.C.T.

**E4**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 232  
 D.R.D.C.T.

**E9**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 235  
 D.R.D.C.T.

**E5**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 228  
 D.R.D.C.T.

**E10**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 226  
 D.R.D.C.T.

**E11**  
 EX. 5' ALLEY ESMT.  
 VOL. 1690, PG. 231,  
 D.R.D.C.T.

**ALLEY WAY & ALLEY WAY  
 EASEMENT ABANDONMENT  
 CITY OF UNIVERSITY PARK  
 DALLAS COUNTY, TEXAS**

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 SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

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PROPERTY ACREAGE: 0.1612 ACRES (7,020 SQ. FT.)

25088 ALLEY ABANDONMENT.dwg

DRAWN BY: C. REEDER

CHECKED BY: E. SPOONER



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EXHIBIT "A" ~ PG. 5 OF 5