

ORDINANCE NO. 16/016

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK TEXAS, ABANDONING A PORTION OF THE RIGHT-OF-WAY OF ARMSTRONG PARKWAY, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A HERETO, TO THE ABUTTING OWNER, 710 VENTURES LLC; 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 street right-of-way, 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, 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, 710 Ventures LLC (“Owner”), a 1,245 square feet portion of the Armstrong Parkway right-of-way that is no longer needed or necessary for public purposes by the City, said street right-of-way being more particularly described in Exhibit “A” attached hereto 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 that described in Exhibit “A”, but does hereby abandon all of its right, title, or interest in the described street right-of-way, together with any and all improvements thereon, if any, subject however, to the provisions of this ordinance.

SECTION 3. That upon delivery of payment to the City by Owner of \$143,175.00, the fair market value of the interest described in Exhibit “A”, as determined by an appraisal obtained by the City for this purpose, the City Secretary is directed to prepare a certified copy of this ordinance and furnish the same to the Owner for recording in the Real Property Records of Dallas County. 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 abandoned area, plus all improvements thereon, if any.

SECTION 4. 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 16th day of August 2016.

APPROVED:

OLIN B. LANE, MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(RLD/08/10/16; 78236)

CHRISTINE GREEN, CITY SECRETARY

EXHIBIT "A"

DATE: 05/05/2016
JOB NO. 16-05-006
SHEET 1 OF 2

EXHIBIT

VARIABLE WIDTH RIGHT-OF-WAY ABANDONMENT

Part of Armstrong Parkway
Between Stanhope Avenue and Shenandoah Avenue
S. Popplewell Survey, Abstract No. 1145
City of University Park, Dallas County, Texas

DESCRIPTION, of a 1,245 square foot (0.029 acre) tract of land situated in the S. Popplewell Survey, Abstract No. 1145, Dallas County, Texas, and being part of Armstrong Parkway (a 100-foot right-of-way); said 1,245 square foot tract being more particularly described by metes and bounds as follows (bearing system for this survey is based on a bearing of North 90 degrees, 00 minutes, 00 seconds East for the north line of Lot 17, Block C, Armstrong Fairway Addition, an addition to the City of University Park, according to the plat recorded in Volume 5, Page 431, Map Records, Dallas County, Texas);

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the south right-of-way line of Stanhope Avenue (a 50-foot right-of-way) with the current northwest right-of-way line of Armstrong Parkway (a 100-foot right-of-way), said point being the northeast corner of said Lot 17 and the northeast corner of a tract of land described to Buck Joe Miller in deed recorded in County Clerk's file no. 201600113643, Deed Records of Dallas County, Texas, from which a 5/8-inch iron rod found for reference bears North 90°00'00" West, a distance of 106.00 feet;

THENCE, North 90°00'00" East departing the current northwest right-of-way line of said Armstrong Parkway, a distance of 9.31 feet to a point for corner;

THENCE, South 03°11'00" East, a distance of 2.33 feet to a point for corner;

THENCE, South 27°19'54 " West, a distance of 121.38 feet to a point for corner;

THENCE, South 22°40'22" West, a distance of 21.51' to a point for corner;

THENCE, North 90°00'00" West, a distance of 7.01 feet to a 3/4-inch iron pipe found for corner at the intersection of the North right-of-way line of an alley with the current northwest right-of-way line of said Armstrong Parkway, said point being the southeast corner of said Lot 17 and the beginning of a non-tangent curve to the right having a radius of 1,195.92 feet, a central angle of 06°53'46", a chord bearing and distance of North 25°21'14" East, 143.86 feet;

THENCE, in a northeasterly direction departing the north right-of-way line of said alley, along said curve to the right and along the east line of said Lot 17, an arc length of 143.94 feet to the POINT OF BEGINNING and containing 1,245 square feet or 0.029 acres of land.

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



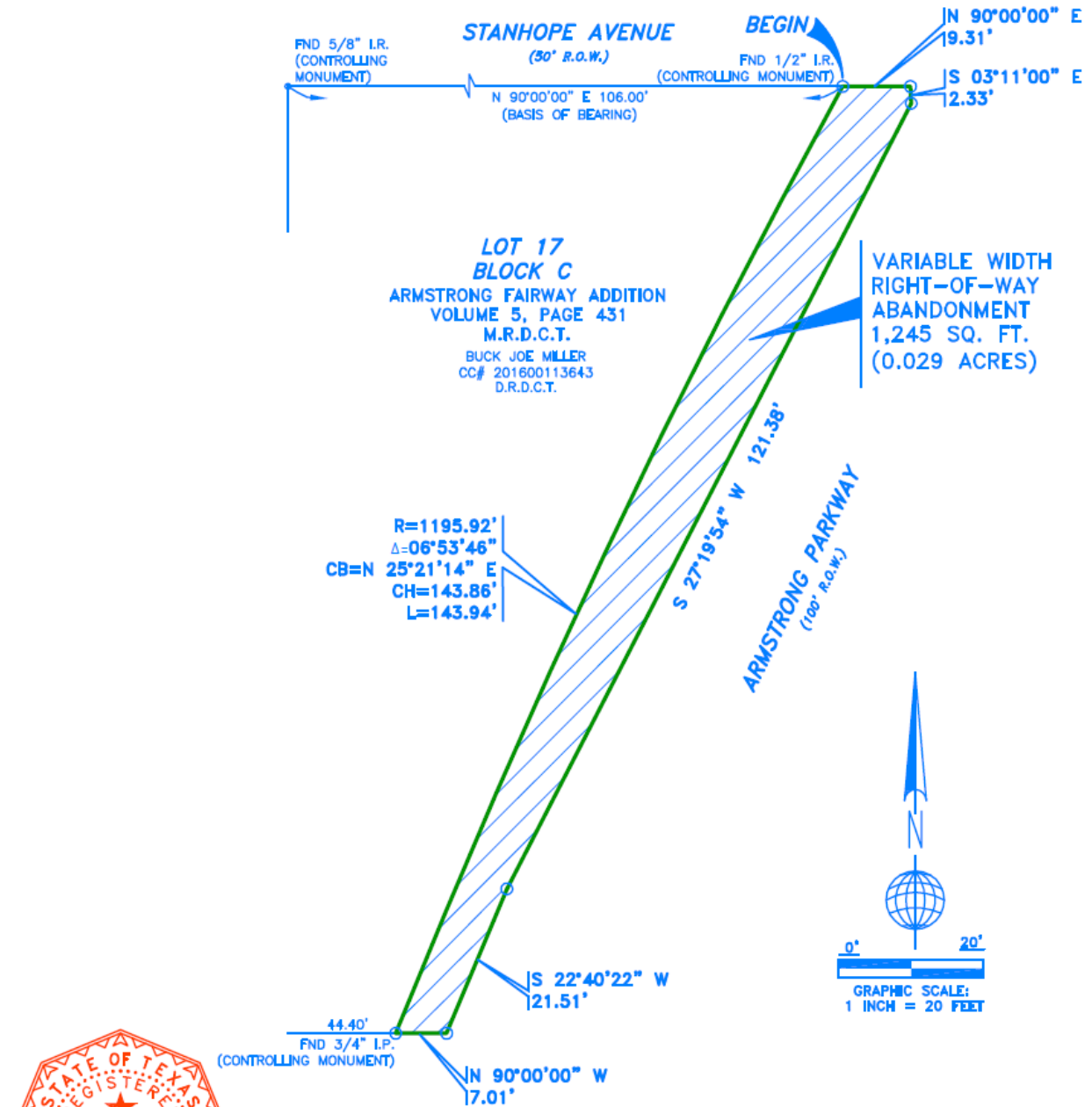
MARK N. PEEPLES

TXRPLS 6443

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DATE: 05/05/2016
JOB NO. 16-05-006
SHEET 2 OF 2

EXHIBIT



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