

AN ORDINANCE SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF ADDISON, TEXAS, AUTHORIZING AND DIRECTING THE MAYOR TO PUBLIC NOTICE OF SUCH PUBLIC HEARING; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

Section 1. On the 23rd day of March, 1976, at 7:30 o'clock at City Hall, City of Addison, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Addison, Texas of the following described property, to-wit:

TRACT 1

BEGINNING at an iron pipe on the East line of Addison Road, a 60 foot right of way, said beginning point being North 1622.6 feet and N 89° 58' 30" E - 30.0 feet from the intersection of the centerline of Addison Road (projected) with the centerline of Keller Springs Road;

THENCE North, along the East line of Addison Road, 199.5 feet;

THENCE N 89° 58' 30" E - 436.69 feet;

THENCE SOUTH - 199.5 feet;

THENCE S 89° 58' 30" - 436.69 feet to the point of beginning:

TRACT 2

BEGINNING at a point in the West boundary line of said 50 acre tract, 947.5' North of its Southwest corner, said point being the Northwest corner of a tract conveyed by Henry W. Keller to Clarence Traylor, and wife, Pearl Traylor by Deed, dated August 2, 1955, filed on October 27, 1955 and recorded in volume 4371, page 436, Deed Records Dallas County, Texas;

THENCE, North along the West boundary line of said 50 acre tract, 699.0 feet to its Northwest corner;

THENCE, East along the North boundary line of said 50 acre tract, 355.5 feet to the West boundary line of any undedicated 40 foot street;

THENCE, South with the West boundary line of said 40 foot street, 703.0 feet to the Northeast corner of said tract conveyed to Clarence Traylor and wife by Deed above mentioned;

THENCE, North 89 degrees 21 minutes West 355.5 feet to the place of beginning;

TRACT 3

BEGINNING at a point in the East boundary line of a 40 foot undedicated road which is the following courses and distances from the Southwest corner of said 50 acre tract:

- (1) East along the center line of Keller Springs Road, 395.5 feet,
- (2) North with the West boundary line of said 40 foot street 1277.5 feet to the place of beginning;

THENCE, North with the West boundary line of said 40 foot road, 373.7 feet to a point for corner in the North boundary line of said 50 acre tract;

THENCE, East with the North boundary line of said 50 acre tract, 590.0 feet to a point for corner, the Northwest corner of a tract conveyed by Henry W. Keller to M.H. McShann by Deed dated November 23, 1943, filed December 13, 1943, recorded in Volume 2451, page 242, Deed Records, Dallas County, Texas;

THENCE, South with the West boundary line of the tract so conveyed to M.H. McShann, 380.4 feet to a point for corner, the Northeast corner of a tract conveyed by Henry W. Keller to Naoma D. Favors by Deed dated March 7, 1955, filed March 9, 1955, recorded in volume 4214, page 286, Deed Records, Dallas County, Texas;

THENCE, North 89 degrees 21 minutes West with the North boundary line of the tract so conveyed to Naoma Favors by Deed above mentioned, passing its Northwest corner and continuing in all 587.6 feet to the place of beginning;

TOGETHER with a perpetual easement of ingress and egress for pedestrian and vehicular traffic over and across the following described tract or parcel of land:

BEGINNING at the Northeast corner of Tract No.1 above described; THENCE, South with the East line of said tract, passing its Southeast corner at 703 feet and continuing in the same direction, 922.5 feet to point in the North line of Keller Springs Road, THENCE, East with the North line of Keller Springs Road, 40 feet to point for corner; THENCE, North passing the Southwest corner of Tract 2, above described, at 1252.5 feet and continuing in the same direction, in all 1626.2 feet to the Northwest corner of Tract No. 2 above described,; THENCE, West 40 feet to the PLACE OF BEGINNING.

TRACT 4

BEING a tract of land situated in the William Lomax Survey, Abstract No. 792, City Block 8240, City of Dallas, Dallas County, Texas, and being part of a 13.94 acre tract of land conveyed to Henry S. Miller, Jr., Trustee, by M.H. McShann et ux, Frances C. McShann, as recorded in Vol. 842, Page 0643, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the present southeast corner of said Miller tract, said point being in the north line of Keller Springs Road (a 50' R/W), said point also being in the west line of a 2.01 acre tract of land conveyed to the Public for public use (future Dallas North Parkway); an iron stake set for corner;

THENCE North 89° 30' West, with the north line of said Keller Springs Road, 306.36' to the southwest corner of said Miller tract; an iron stake set for corner;

THENCE North 0° 12' East, with the West line of said Miller tract, 1234.59' to an iron stake set for corner;

THENCE South 89° 35' East, 328.38' to a point in the west line of the aforementioned 2.01 acre tract of land designated for Public use, said point being the beginning of a curve to the right, having a radius of 1400.00', a central angle of 1° 40' 39", and a tangent bearing of South 0° 25' 39" East; an iron stake set for corner;

THENCE in a southerly direction with the westerly line of said 2.01 acre tract, same being the easterly line of the aforementioned Miller tract, and along said curve, 40.99' to the end of said curve; an iron stake set for corner;

THENCE South 1° 15' West, with the westerly line of said 2.01 acre tract, same being the present easterly line of the aforementioned Miller Tract 1194.17' to the place of beginning and containing 392,264 square feet (9.01 acres) of land.

TRACT 5

BEING a tract of land situated in the William Lomax Survey, Abstract 792, City Block 8240, City of Dallas, Dallas County, Texas, and being part of a 13.94 acre tract of land conveyed to Henry S. Miller, Jr., Trustee, by M.H. McShann et ux, Frances C. McShann, as recorded in Vol. 842, Page 643, Dallas County Deed Records, and being more particularly described as follows:

COMMENCING at the present southeast corner of said Miller tract, said point being in the north line of Keller Springs Road (a 50' R/W), said point also being in the west line of a 2.01 acre tract of land conveyed to the Public for Public use (future Dallas North Parkway);

THENCE North 1° 15' East, with the west line of said 2.01 acre tract of land, same being the present east line of said Miller tract, 1194.17' to the beginning of a curve to the left, having a radius of 1400.00' and a central angle of 1° 40' 39";

THENCE in a northerly direction with the westerly line of said 2.01 acre tract, same being the present easterly line of said Miller tract, and along said curve, 40.99' to the end of said curve, said point being the place of beginning of Tract No.2, an iron stake set for corner;

THENCE North 89° 35' West, 328.38' to a point in the west line of said Miller tract; an iron stake set for corner;

THENCE North 0° 12' East with the west line of said Miller tract 397.49' to the northwest corner of said Miller tract; an iron stake set for corner;

THENCE South 89° 39' East, with the North line of said Miller tract, 266/04' to a point in the westerly line of the aforementioned 2.01 acre tract, said point being the beginning of a curve to the right, having a radius of 1400.00', a central angle of 16° 58' 24" East; an iron stake set for corner;

THENCE in a southerly direction with the westerly line of said 2.01 acre tract, same being the present easterly line of the aforementioned Miller tract, and along said curve, 404.29' to the end of said curve, said point being the place of beginning and containing 122,104 square feet (2.80 acres) of land.

TRACT 6

BEING a tract of land situated in the William Lomax Survey, Abstract No. 792, City Block 8239, City of Dallas, Dallas County, Texas, and being all of a 16.851 acre tract of land conveyed to Herbert D. Weitzman, Trustee, by the Lincoln Company, a Partnership composed of Mack Pogue and Trammel Crow of Dallas County, as recorded in Vol. 73123, Page 0509, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the southwest corner of said Weitzman tract, same being the northeast corner of the intersection of Hangar Road (a 40' R/W) and Keller Springs Road (a 50' R/W); and iron stake set for corner;

THENCE North, with the east line of said Hangar Road, 1253.66' to the northwest corner of said Weitzman tract; an iron stake set for corner;

THENCE South 89° 18' East, with the north line of said Weitzman tract, said point being 587.50' to the northeast corner of said Weitzman tract said point being in the east line of a 13.94 acre tract of land conveyed to Henry S. Miller, Jr., Trustee by M.H. McShann, et ux, as recorded in Vol. 842, Page 0643, Dallas County Deed Records; an iron stake set for corner;

THENCE South 0° 12' West, with the joint property lines of said Weitzman, and Miller tracts, 1253.11' to a point in the north line of the aforementioned Keller Springs Road; an iron stake set for corner;

THENCE North 89° 21' West, with the North line of said Keller Springs Road, same being the South line of said Weitzman tract, 583.21' to the place of beginning and containing 733.587 square feet (16.84 acres) of land.

Section 2. The Mayor of the City of Addison is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days nor less than ten days prior to the date of such public hearing, all in accordance with the Municipal Annexation Act (Chapter 160, Acts of the 58th Legislature, Regular Session, 1963; compiled as 970a, Vernon's Texas Civil Statutes).

Section 3. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY ADOPTED, this the 9th day of March, 1976.

APPROVED:

Jim Redding
MAYOR

ATTEST:

Joyce S. Stevens
CITY SECRETARY