

TOWN OF ADDISON, TEXAS

1801539

ORDINANCE NO. 096-036

09/13/96
Deed

201694

\$15.00

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS PROVIDING FOR THE ABANDONMENT OF A PORTION OF MILDRED STREET LOCATED IMMEDIATELY WEST OF ITS INTERSECTION WITH QUORUM DRIVE AND WITHIN THAT AREA GENERALLY KNOWN AS ADDISON CIRCLE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the Town of Addison, Texas, acting pursuant to law, deems it advisable to abandon a portion of its street right-of-way easement described herein which is not needed for a public use, and said described property should be abandoned, relinquished, and vacated; and

WHEREAS, the City Council of the Town of Addison, Texas is of the opinion that the best interest and welfare of the public is served by abandoning same.

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


Section 1. The Town of Addison does hereby abandon, relinquish, and vacate that portion of the street easement as described and depicted in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 2. The abandonment provided herein shall only apply to the public right, title, easement and interest, if any, of the Town of Addison may lawfully abandon, vacate and relinquish.

Section 3. The City Secretary is hereby directed to certify a copy of this Ordinance and cause it to be recorded in the Deed Records of Dallas County, Texas.

Section 4. This Ordinance shall take effect immediately upon passage and it is so ordained.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 23 day of July, 1996.


Rich Beckert, Mayor

ATTEST:

CMORAN
Carmen Moran, City Secretary

[SEAL]

APPROVED AS TO FORM:

Ken Dippel
Ken Dippel, City Attorney

Published
8/22/96



**LAND DESCRIPTION
RIGHT-OF-WAY ABANDONMENT**

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas and being a portion of Mildred Street (80 foot right-of-way) according to the Warranty Deed from Opubco Properties, Inc. to the Town of Addison, Texas as recorded in Volume 91118, Page 1567 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the intersection of the westerly right-of-way line of Quorum Drive (80 foot right-of-way) as recorded in Volume 82093, Page 1073 of the Deed Records of Dallas County, Texas and the northerly right-of-way line of the aforesaid Mildred Street;

THENCE North 82 degrees 48 minutes 27 seconds West, along the northerly right-of-way line of said Mildred Street, a distance of 83.56 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap, the POINT OF BEGINNING and also being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 21 minutes 04 seconds, a radius of 130.00 feet and a chord bearing South 22 degrees 56 minutes 14 seconds West, a chord distance of 9.87 feet;

THENCE, along said curve in a southwesterly direction and departing the northerly right-of-way line of said Mildred Street and arc distance of 9.87 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE North 82 degrees 48 minutes 27 seconds West, a distance of 17.13 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left, having a central angle of 07 degrees 12 minutes 46 seconds, a radius of 846.53 feet and having a chord bearing of North 86 degrees 24 minutes 50 seconds West, a chord distance of 106.50 feet;

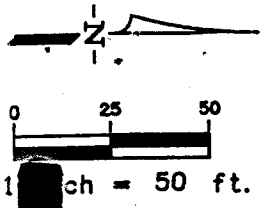
THENCE, along said curve in a northwesterly direction, an arc distance of 106.57 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the end of said curve;

THENCE South 89 degrees 58 minutes 47 seconds West, a distance of 46.39 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE North 00 degrees 10 minutes 48 seconds East, a distance of 16.03 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the aforementioned northerly right-of-way line of Mildred Street and being the beginning of a non-tangent curve to the right having a central angle of 06 degrees 51 minutes 00 seconds, a radius of 856.03 feet and a chord bearing of South 86 degrees 13 minutes 57 seconds East, a chord distance of 102.28 feet;

THENCE, along said curve and along said northerly right-of-way line in a southeasterly direction, an arc distance of 102.34 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the end of said curve;

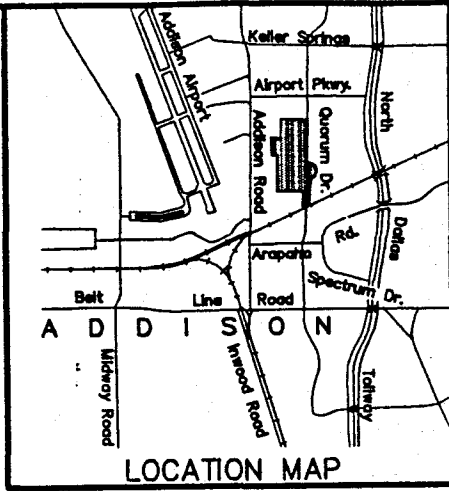
THENCE South 82 degrees 48 minutes 27 seconds East, along the northerly right-of-way line of said Mildred Street, a distance of 71.97 feet to the POINT OF BEGINNING and CONTAINING 2,121 square feet of land, more or less.



MILDRED STREET

80' R.O.W.
VOL. 91118, PG. 1567
D.R.D.C.T.

**G.W. FISHER SURVEY
ABSTRACT No. 482**



GAYLORD PROPERTIES, INC.
(FORMERLY OPUBCO PROPERTIES, INC.)
VOL. 84151, PG. 3619
D.R.D.C.T.

GAYLORD PROPERTIES, INC.
(FORMERLY OPUBCO PROPERTIES, INC.)
VOL. 84151, PG. 3619
D.R.D.C.T.

$\Delta = 07^{\circ} 12' 46''$
R = 848.53'
L = 108.57'
CB = N 86° 24' 50" W
CD = 108.50'

I.R.S. L = 2.42'
I.R.S.
S 89° 58' 47" W 46.39'
I.R.S.

$\Delta = 06^{\circ} 51' 00''$
R = 856.03'
L = 102.34'
CB = S 86° 13' 57" E
CD = 102.28'

N 82° 48' 27" W 17.13'

I.R.S.
I.R.F.
I.R.S.
I.R.S.
S 82° 48' 27" E 71.97'

**STREET RIGHT-OF-WAY
TO BE ABANDONED
2,121 Sq. Ft.**

$\Delta = 04^{\circ} 21' 04''$
R = 130.00'
L = 9.87'
CB = S 22° 56' 14" W
CD = 9.87'

I.R.F.
N 82° 48' 27" W 83.56'

POINT OF BEGINNING

LEGEND

- I.R.S. 1/2" IRON ROD SET WITH HUITT-ZOLLARS CAP
- I.R.F. 1/2" IRON ROD FOUND WITH HUITT-ZOLLARS CAP

Q U O R U M

80' R.O.W.
TOWN OF ADDISON, TEXAS
VOL. 82093, PG. 1073
VOL. 82093, PG. 1077
D.R.D.C.T.

**POINT OF COMMENCING
D R I V E**

96180 05246

LET 2 OF 2 OFFICE OF THE CITY SECRETARY

HUITT-ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS 214-871-3311

EXHIBIT MAP

STREET RIGHT-OF-WAY TO BE
ABANDONED ALONG MILDRED STREET
TOWN OF ADDISON, TEXAS

FOR HUITT-ZOLLARS, INC. 006-036

Eric J. Yahoudy 8-14-96
ERIC J. YAHOUDY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4862
DATE: NOVEMBER 29, 1995

76180 08196
4750

FILED

96 SEP 13 PM 2:52

EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

RETURN TO:

NAME John M. Hill

ADDRESS 3901 MAIN ST, 4000 NATIONS BANK PLAZA

CITY DALLAS, TX. 75202

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

STATE OF TEXAS

COUNTY OF DALLAS

I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

SEP 13 1996



Earl Bullock
COUNTY CLERK, Dallas County, Texas