

**ORDINANCE NO. 98-034**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS  
PROVIDING FOR THE ABANDONMENT OF A WATER  
LINE EASEMENT ON MILDRED STREET FROM THE  
EAST PROPERTY LINE OF THE CONFERENCE AND  
THEATRE CENTRE TO QUORUM DRIVE, PROVIDING  
AN EFFECTIVE DATE.**

**294251**

**09/15/98 1190998 \$15.00**  
**Deed**

**WHEREAS**, Section 272.001 TEXAS LOCAL GOVERNMENT CODE provides for the release and abandonment of the hereinafter described water line easement to the adjacent owner;

**WHEREAS**, the water line easement is no longer required since the water lines are completely within the existing right-of-way. This abandonment will eliminate the overlaps with Building A of Addison Circle Apartments; and

**WHEREAS**, the City Council, acting pursuant to law, deems it advisable to abandon the described easement which is no longer needed for public use, and said property should be abandoned, relinquished and vacated to the adjacent landowner.

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

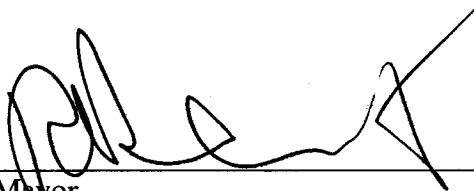
Section 1. The Town of Addison does hereby abandon, relinquish and vacate the water line easement described in Exhibit "A" to the adjacent landowner. Exhibit "A" is made a part hereof for all purposes.

Section 2. The abandonment provided herein shall apply to the public right, title, easement and interest that the Town of Addison may lawfully abandon, vacate and relinquish. The Town of Addison makes no warranty as to title to the land abandoned.

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 11th day of August, 1998.

  
\_\_\_\_\_  
Mayor  
Town of Addison, Texas

ATTEST:

CMORAN  
City Secretary  
Town of Addison, Texas

APPROVED AS TO FORM:

Kent Allyn  
City Attorney  
Town of Addison, Texas

Published  
9/11/98

# EXHIBIT A

## LAND DESCRIPTION

BEING a tract of land situated in the G.W. FISHER SURVEY, Abstract No. 482, and being a portion of Lot 2, Block F of the Julian Addition, an addition to the Town of Addison, Texas as recorded in Volume 1, Page 538 of the Plat Records of Dallas County, Texas and being a portion of 0.639 of an acre tract of land as described in instrument to the Town of Addison, Texas as recorded in Volume 91118, Page 1567 of the Deed Records of Dallas County, Texas and also being a portion of that tract of land described in City Ordinance No. 096-036 Town of Addison for (Partial) Street Right-of-Way Abandonment of Mildred Street as recorded in Volume 96180, Page 5243, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way line of Mildred Street (50 foot right-of-way) with the east right-of-way line of Julian Street (60 foot right-of-way);

THENCE, easterly with the said north right-of-way line of Mildred Street, 210 feet to the POINT OF BEGINNING, from which an iron rod found with "Huitt-Zollars" cap bears North 0 degrees 01 minute 39 seconds East a distance of 15.00 feet, said point of beginning also being on the east right-of-way line of a 20 foot alley;

THENCE, North 0 degrees 01 minute 39 seconds East, 10.0 feet to a point;

THENCE, South 89 degrees 49 minutes 12 seconds East, 209.35 feet to a point from which an iron rod found with "Huitt-Zollars" cap bears North 0 degrees 01 minute 39 seconds East a distance of 5.00 feet, said point being on a curve to the right, said curve having a central angle of 7 degrees 00 minutes 45 seconds, a radius of 851.03 feet, a chord bearing South 86 degrees 18 minutes 50 seconds East, 104.09 feet and an arc length 104.16 feet to a point;

THENCE, South 82 degrees 48 minutes 27 seconds East, 157.63 feet to a point on a proposed 80 foot right-of-way line for Quorum Drive;

THENCE, South 7 degrees 11 minutes 33 seconds West, along said 80 foot right-of-way, 10.0 feet to a point;

THENCE, North 82 degrees 48 minutes 27 seconds West, 157.63 feet to a point on a curve to the left, said curve having a central angle of 7 degrees 00 minutes 45 seconds, a radius of 841.03 feet, a chord bearing North 86 degrees 18 minutes 50 seconds West, 102.87 feet and an arc length of 102.93 feet to a point;

THENCE, North 89 degrees 49 minutes 12 seconds West, 209.35 feet to the POINT OF BEGINNING, containing 0.108 of an acre of land, more or less.

This description is intended to be the same tract of land described in instrument for Underground Water Line Easement (and appurtenances thereto) granted, sold and conveyed to the Town of Addison, Texas as recorded in Volume 86039, Page 0438 of the Deed Records of Dallas County, Texas.

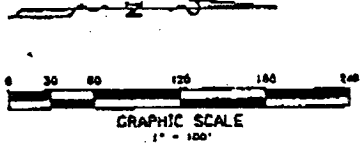
Exhibit Map on Page 2 of 2.

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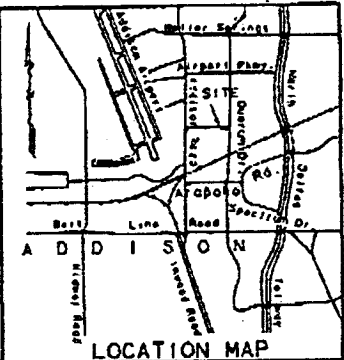
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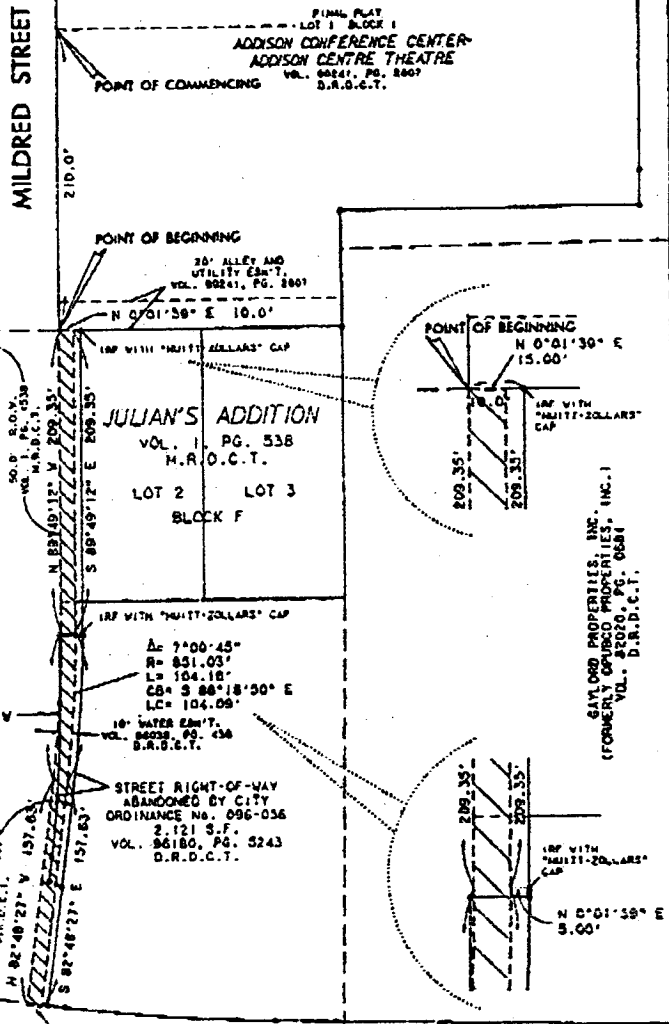
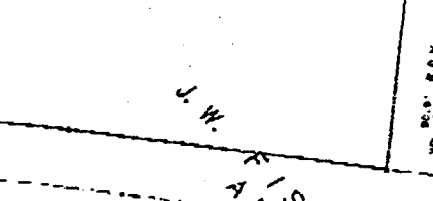
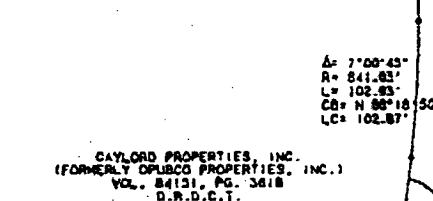
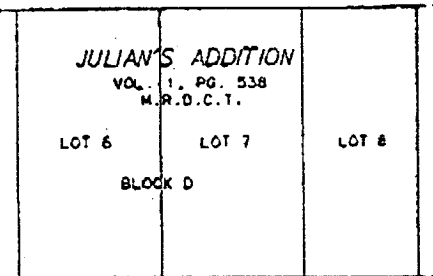
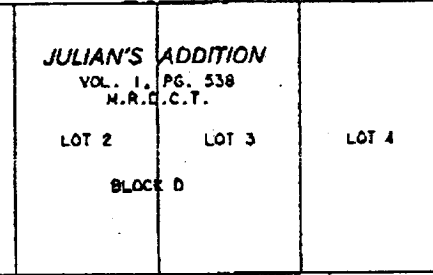
**EXHIBIT MAP**  
PAGE 2 OF 2



**BASIS OF BEARING:**  
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET AS RECORDED IN VOLUME 93249, PAGE 1391 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



**JULIAN AVENUE**



IRF = IRON ROD FOUND  
ABANDONMENT AREA [Hatched Pattern]  
SEE PAGE 1 OF 2 FOR LAND DESCRIPTION

**HUITT-ZOLLARS**  
3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75204  
DALLAS / FORT WORTH / AUSTIN / DUNN COUNTY

**UNDERGROUND WATER LINE EASEMENT ABANDONMENT**  
WITHIN MILDRED STREET RIGHT-OF-WAY  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

FOR: HUITT-ZOLLARS, INC.  
*Eric J. Yanduy* 12-5-96  
**ERIC J. YANUDY, REGISTERED**  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4862  
HUITT-ZOLLARS, INC.  
3131 MCKINNEY AVENUE, SUITE 600  
DALLAS, TEXAS 75204  
(214) 671-3311

SEAL

24210 08186

FILED

98 SEP 15 AM 9:58

EARL BULLOCK  
COUNTY CLERK  
DALLAS COUNTY

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  
I hereby certify this instrument was filed on the date and time stamped herein 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 15 1998



*Earl Bullock*  
COUNTY CLERK, Dallas County, Texas

RETURN TO:

NAME TOWN OF ADDISON  
ADDRESS 5300 BELT LINE RD  
CITY DALLAS, TX 75240