

ORDINANCE NO. 2454

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING THE ABANDONMENT OF THE 50 FOOT PINEHURST LANE RIGHT-OF-WAY AND A 10 FOOT UTILITY EASEMENT SITUATED IN DALLAS COUNTY, TEXAS AND BEING A PORTION OF BLOCK 3, TRACT C OF COUNTRY CLUB SQUARE, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 75012, PAGE 485 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE THEREOF:

WHEREAS, the City of Mesquite has heretofore obtained a 50 foot right-of-way that will not be needed in the future; and

WHEREAS, the City of Mesquite has heretofore obtained a 10 foot utility easement; and

WHEREAS, Grantee is dedicating a substitute utility easement which makes the subject easement unnecessary;

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

SECTION 1. That the City of Mesquite does hereby release and abandon the right-of-way described in Exhibit "A" and utility easement described in Exhibit "B" hereto.

SECTION 2. That the orderly development of the City of Mesquite requires the release and abandonment of the right-of-way and utility easement described herein, creates an urgency and emergency in the public interest and necessitates that this ordinance become effective immediately from and after its date of passage and the publication of the caption as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of August, A.D. 1987.

George A. Venner, Sr.  
George A. Venner, Sr.  
Mayor

ATTEST:

APPROVED AS TO FORM:

Lynn Prugel  
Lynn Prugel  
City Secretary

Jonathan Graham  
Jonathan Graham  
City Attorney

## PROPOSED RIGHT-OF-WAY AMENDMENT

Being a 1.3334 acre tract of land in the Theophilus Thomas Survey, Abstract No. 1461 situated in Dallas County, Texas and being a portion of Block 3, Tract C of Country Club Square, an addition to the City of Mesquite, Dallas County, Texas as recorded in Volume 75012, Page 485 of the Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the northeasterly right-of-way line of Pinehurst Lane (60' Right-Of-Way) and the southeasterly right-of-way line of La Prada Drive (100' Right-Of-Way); THENCE N 44°15'00" E along said southeasterly right-of-way line 340.10 feet to the POINT OF BEGINNING of herein described right-of-way;

THENCE N 44°15'00" E continuing along said right-of-way line 50.00 feet;

THENCE S 45°45'00" E, 30.36 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 21°43'00", a radius of 300.00 feet and a chord bearing of S 34°53'30" E;

THENCE along said curve in a southeasterly direction 111.71 feet to the POINT OF TANGENCY;

THENCE S 24°02'00" E, 248.05 feet to the POINT OF CURVATURE of a circular curve concave to the northeast having a central angle of 29°19'00", a radius of 251.60 feet and a chord bearing of S 38°41'30" E;

THENCE along said curve in a southeasterly direction 128.74 feet to the POINT OF TANGENCY;

THENCE S 53°21'00" E, 71.64 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 43°02'00", a radius of 300.00 feet and a chord bearing of S 31°50'00" E;

THENCE along said curve in a southeasterly direction 225.32 feet to the westerly right-of-way line of Interstate Highway 635 (US 75 Freeway, Right-Of-Way Varies) and being the POINT OF TANGENCY;

THENCE S 10°19'00" E along said westerly right-of-way line 471.00 feet to the easterly right-of-way line of Pinehurst Lane (60' Right-Of-Way) and being the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 33°33'32", a radius of 300.00 feet and a chord bearing of N 27°05'41" W;

THENCE along said curve and right-of-way line in a northwesterly direction 175.71 feet;

THENCE N 10°19'00" W, 306.05 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 43°02'00", a radius of 250.00 feet and a chord bearing of N 31°50'00" W;

THENCE along said curve in a northwesterly direction 187.77 feet to the POINT OF TANGENCY;

THENCE N 53°21'00" W, 71.64 feet to the POINT OF CURVATURE of a circular curve concave to the northeast having a central angle of 29°19'00", a radius of 301.60 feet and a chord bearing of N 38°41'30" W;

THENCE along said curve in a northwesterly direction 154.22 feet to the POINT OF TANGENCY;

THENCE N 24°02'00" W, 248.05 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 21°43'00", a radius of 250.00 feet and a chord bearing of N 34°53'30" W;

THENCE along said curve in a northwesterly direction 94.76 feet to the POINT OF TANGENCY;

THENCE N 45°45'00" W, 30.36 feet to the POINT OF BEGINNING and containing 50,000 square feet or 1.3334 acres of land.

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## PROPOSED UTILITY FACILITY ABANDONMENT

Being a 0.2485 acre tract of land in the Thomas Survey, Abstract No. 1461 situated in Dallas County, Texas and being a portion of Block 3, Tract C of Country Club Square, an addition to the City of Mesquite, Dallas County, Texas as recorded in Volume 75012, Page 485 of the Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the northeasterly right-of-way line of Pinehurst Lane (60' Right-Of-Way) and the southeasterly right-of-way line of La Prada Drive (100' Right-Of-Way); THENCE N 44°15'00" E along said southeasterly right-of-way line 340.10 feet to the POINT OF BEGINNING of herein described easement;

THENCE S 45°45'00" E, 30.36 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 21°43'00", a radius of 250.00 feet and a chord bearing of S 34°51'30" E;

THENCE along said curve in a southeasterly direction 94.76 feet to the POINT OF TANGENCY;

THENCE S 24°02'00" E, 248.05 feet to the POINT OF CURVATURE of a circular curve concave to the northeast having a central angle of 29°19'00", a radius of 301.60 feet and a chord bearing of S 38°41'30" E;

THENCE along said curve in a southeasterly direction 154.32 feet to the POINT OF TANGENCY;

THENCE S 51°21'00" E, 71.64 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 43°02'00", a radius of 250.00 feet and a chord bearing of S 31°50'00" E;

THENCE E 10°19'00" E, 306.05 feet to the northeasterly right-of-way line of Pinehurst Lane (60' Right-Of-Way) and being the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 01°52'28", a radius of 300.00 feet and a chord bearing of N 44°47'05" W;

THENCE along said curve and right-of-way line in a northwesterly direction 9.01 feet to the POINT OF TANGENCY;

THENCE N 45°45'00" W continuing along said right-of-way line 7.67 feet;

THENCE N 30°19'00" W, 291.71 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 43°02'00", a radius of 240.00 feet and a chord bearing of N 31°50'00" W;

THENCE along said curve in a northwesterly direction 180.26 feet to the POINT OF TANGENCY;

THENCE N 51°21'00" W, 71.64 feet to the POINT OF CURVATURE of a circular curve concave to the northeast having a central angle of 29°19'00", a radius of 311.60 feet and a chord bearing of N 38°41'30" W;

THENCE along said curve in a northwesterly direction 159.44 feet to the POINT OF TANGENCY;

THENCE N 24°02'00" W, 248.05 feet to the POINT OF CURVATURE of a circular curve concave to the southwest having a central angle of 21°43'00", a radius of 240.00 feet and a chord bearing of N 34°51'30" W;

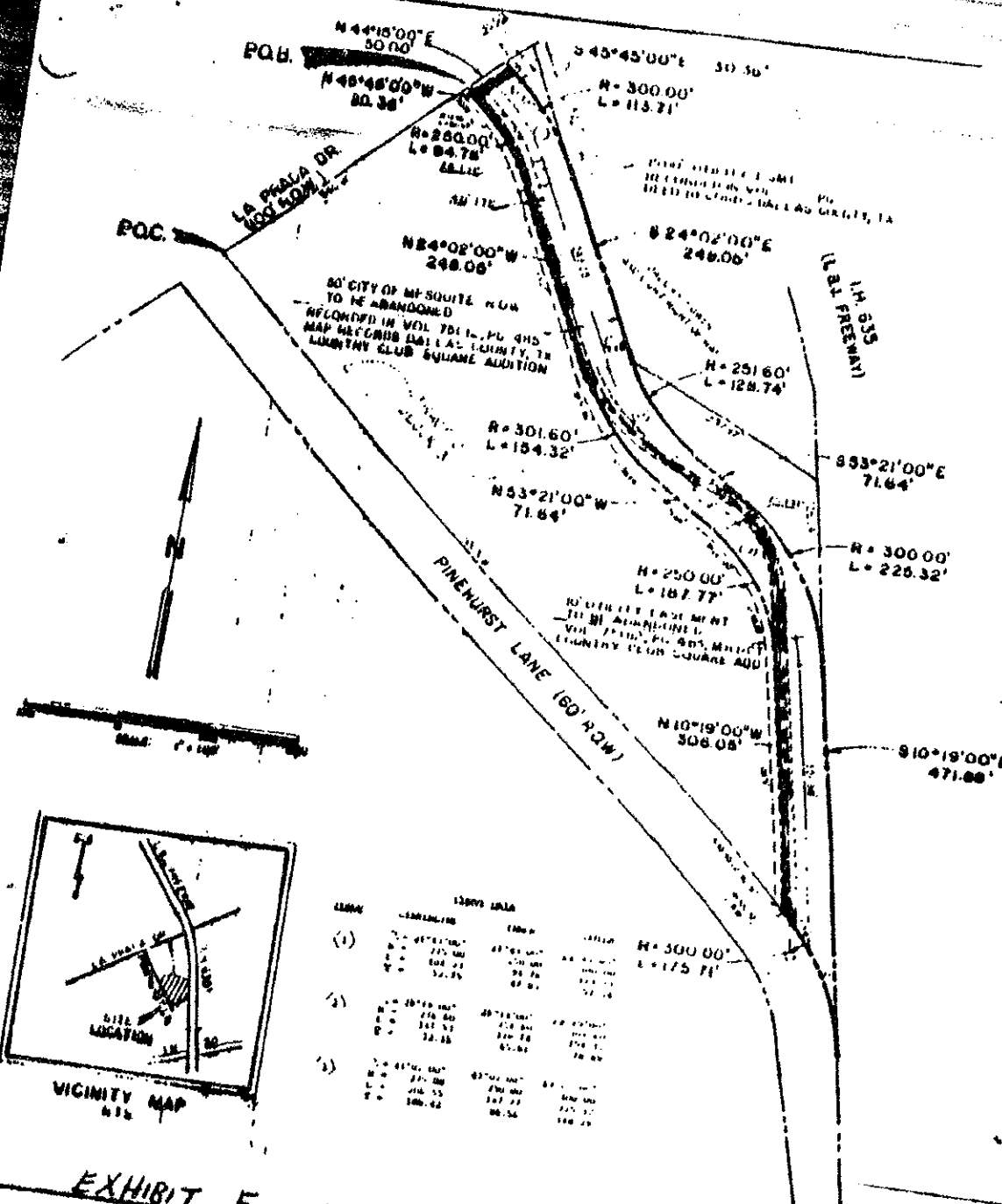
THENCE along said curve in a northerly direction 90.97 feet to the POINT OF TANGENCY;

THENCE N 45°45'00" W, 30.36 feet to the southeasterly right-of-way line of La Prada Drive (100' Right-Of-Way);

THENCE N 44°15'00" E along said southeasterly right-of-way line 10.00 feet to the POINT OF BEGINNING and containing 10,826 square feet or 0.2485 acres of land.

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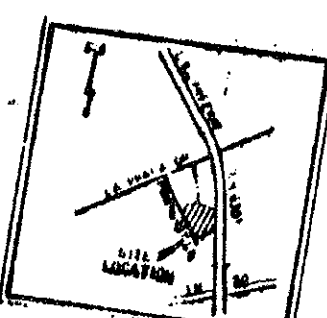
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N44°15'00"E 50.00'  
 PQB. N48°48'00"W 80.38'  
 R=260.00' L=84.78'  
 S45°45'00"E 30.50'  
 R=300.00' L=113.71'  
 N4°02'00"W 248.08'  
 R=249.06' L=249.06'  
 N24°02'00"E 249.06'  
 R=251.60' L=128.74'  
 R=301.60' L=154.32'  
 N53°21'00"W 71.84'  
 R=250.00' L=187.77'  
 S93°21'00"E 71.64'  
 R=300.00' L=225.32'  
 N10°19'00"W 308.08'  
 S10°19'00"E 471.88'  
 R=300.00' L=175.71'

50' CITY OF MS SUITE NOW  
 TO BE ABANDONED  
 RECORDED IN VOL 781 L. PG 415  
 MAP RECORDS DALLAS COUNTY, TX  
 LUMINAY CLUB SQUARE ADDITION

50' CITY EASEMENT  
 TO BE ABANDONED IN  
 VOL 781 L. PG 415, MAP  
 RECORDS DALLAS COUNTY, TX  
 LUMINAY CLUB SQUARE ADDITION



VICINITY MAP  
N 15

| STATION | BEARING         | DISTANCE | STATION | BEARING         | DISTANCE |
|---------|-----------------|----------|---------|-----------------|----------|
| 1       | N 44° 15' 00" E | 50.00    | 2       | S 45° 45' 00" E | 30.50    |
| 2       | N 48° 48' 00" W | 80.38    | 3       | N 4° 02' 00" W  | 248.08   |
| 3       | N 24° 02' 00" E | 249.06   | 4       | N 53° 21' 00" W | 71.84    |
| 4       | S 93° 21' 00" E | 71.64    | 5       | N 10° 19' 00" W | 308.08   |
| 5       | S 10° 19' 00" E | 471.88   | 6       | N 10° 19' 00" W | 308.08   |

EXHIBIT FOR ABANDONMENT