

ORDINANCE NO. 2505

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE ABANDONMENT OF CERTAIN EASEMENTS SITUATED IN DALLAS COUNTY, TEXAS AND BEING A PORTION OF CREEK CROSSING ESTATES TRACT 20 AND TRACT 25 AS RECORDED IN VOLUME 85080, PAGE 1891 AND VOLUME 85080, PAGE 1939, DEED RECORDS OF DALLAS COUNTY, TEXAS; PROVIDING AN EFFECTIVE DATE THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mesquite has heretofore obtained public easements that are currently vacant and that will not be needed in the future.

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 following easements located on Tract 20 and Tract 25 in Creek Crossing Estates described as follows:

1. 15 foot Sanitary Sewer Easement Line "C"
Recorded in Volume 85080, Page 1891, Deed Records of Dallas County, Texas and being more particularly described in Exhibit "A" attached hereto.
2. 15 foot Sanitary Sewer Easement Line "D"
Recorded in Volume 85080, Page 1891, Deed Records of Dallas County, Texas and being more particularly described in Exhibit "B" attached hereto.
3. Outfall No. 7 Drainage Easement
Recorded in Volume 85080, Page 1939, Deed Records of Dallas County, Texas and being more particularly described in Exhibit "C" attached hereto.
4. Outfall No. 3 West Drainage Easement
Recorded in Volume 85080, Page 1939, Deed Records of Dallas County, Texas and being more particularly described in Exhibit "D" attached hereto.

SECTION 2. That said easements are not needed for public purposes and it is the public interest of the City of Mesquite to abandon said described easements and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the public is concerned.

SECTION 3. That the orderly development of the City of Mesquite requires the release and abandonment of the easements 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.

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DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of January, A.D., 1988.


George A. Venner, Sr.
Mayor

ATTEST:


Lynn Prugel
City Secretary

APPROVED:


Jonathan Graham
City Attorney

FIELD NOTES
15' SANITARY SEWER EASEMENT LINE "C"

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445 and the J.P. Anderson Survey, Abstract No. 1, being part of a tract of land conveyed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at an iron rod set at the intersection of the southwest line of Clay Mathis Road (100' R.O.W.) and the southeast line of Mercury Road (100' R.O.W.);

THENCE South $44^{\circ}51'17''$ East along the said southwest line of Clay-Mathis Road a distance of 604.08 feet to an iron rod set for the beginning of a circular curve to the right having a central angle of $16^{\circ}13'06''$, a radius of 2,300.00 feet; and a tangent length of 327.71 feet;

THENCE along the said southwest line of Clay-Mathis Road and said circular curve to the right an arc length of 651.05 feet to the POINT OF BEGINNING; said point also being the beginning of a continuation of a circular curve to the right having a central angle of $00^{\circ}21'15''$, a radius of 2,300.00 feet and a tangent length of 7.11 feet;

THENCE continuing along the said southwest line of Clay-Mathis Road and said circular curve to the right an arc length of 14.22 feet to a point for the end of said circular curve to the right;

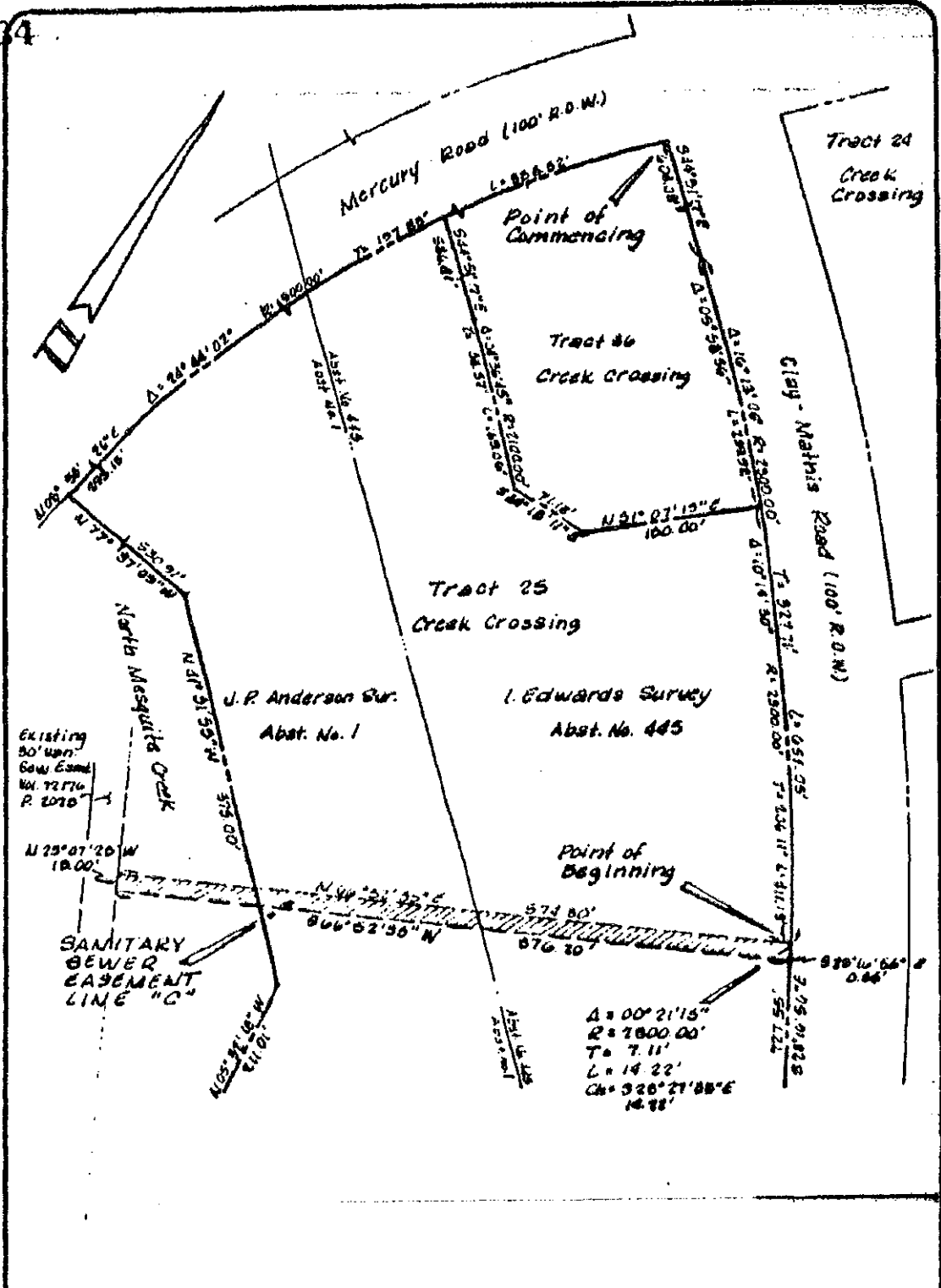
THENCE South $28^{\circ}16'56''$ East continuing along the said southwest line of Clay-Mathis Road a distance of 0.85 feet to a point for a corner;

THENCE South $66^{\circ}52'35''$ West departing the said southwest line of Clay-Mathis Road a distance of 576.20 feet to a point for corner in the northeast line of an existing 30' Sanitary Sewer Easement dedicated to the City of Mesquite as recorded in Volume 72176, Page 2073, Deed Records of Dallas County, Texas;

THENCE North $23^{\circ}07'25''$ West along the northeast line of said Sanitary Sewer Easement a distance of 15.00 feet to a point for corner;

THENCE North $66^{\circ}52'35''$ East a distance of 574.80 feet to the POINT OF BEGINNING and CONTAINING 0.1982 acres of land.

000234



ABANDONMENT SKETCH
0.1982 ACRES
ROBERTS & DOWNEY CIVIL ENGINEERS
 18800 DALLAS PARKWAY - SUITE 800, DALLAS, TEXAS 75248
 (214) 381-0000

DEC 10, 1987

Scale 1"=100'

87-202

FIELD NOTES
15' SANITARY SEWER EASEMENT LINE "D"

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at an iron rod set at the most easterly corner of Tract 25 in Creek Crossing; said point also being on the southwest right-of-way line of Clay-Mathis Road (100' R.O.W.) and on the northwest line of a tract of land conveyed to Lawrence McDaniel as recorded in Volume 3359, Page 92 of the Deed Records of Dallas County, Texas and on the southeast line of the said Willard R. Baker tract;

THENCE North $44^{\circ}16'56''$ West along the said southwest line of Clay Mathis Road and departing the said common line of the Willard R. Baker and Lawrence McDaniel tracts a distance of 97.44 feet to the POINT OF BEGINNING;

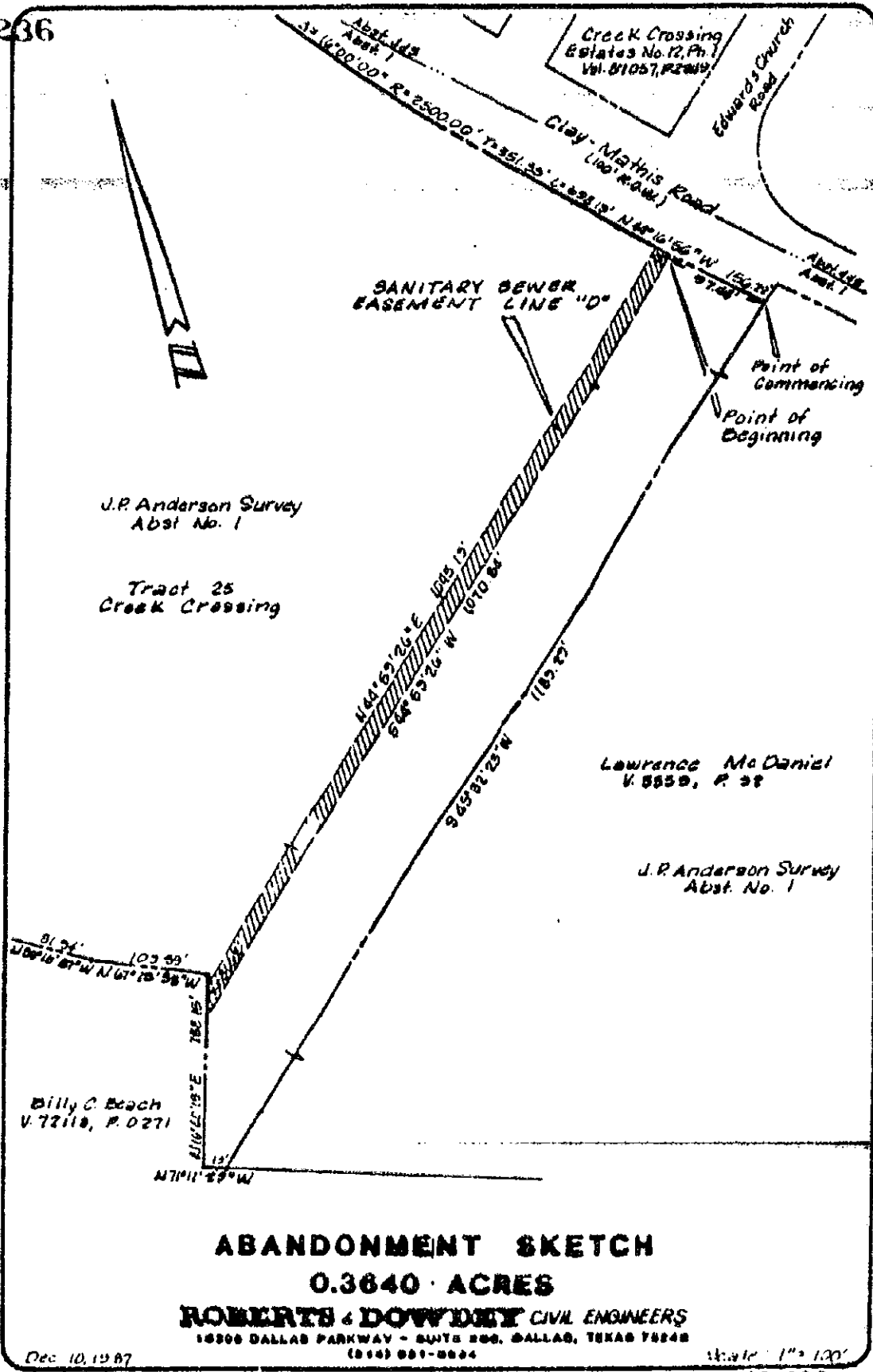
THENCE South $44^{\circ}59'26''$ West departing the said southwest line of Clay Mathis Road a distance of 1,070.84 feet to a point for corner on the common line of the said Willard R. Baker tract and a tract of land conveyed to Billy C. Beach as recorded in Volume 72118, Page 0271, Deed Records of Dallas County, Texas;

THENCE North $16^{\circ}40'19''$ East along the said common line of the Willard R. Baker and Billy C. Beach tracts a distance of 31.62 feet to a point for corner;

THENCE North $44^{\circ}59'26''$ East departing the said common line of the Willard R. Baker and Billy C. Beach tracts a distance of 1043.19 feet to a point for corner; said point being on the said southwest line of Clay Mathis Road;

THENCE South $44^{\circ}16'56''$ East along the said southwest line of Clay Mathis Road a distance of 15.00 feet to the POINT OF BEGINNING and CONTAINING 0.3640 acres of land.

000236



FIELD NOTES
OUTFALL NO. 7 DRAINAGE EASEMENT

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, and being part of a tract of land conveyed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod set at the most easterly corner of Tract 25 in Creek Crossing; said point also being on the southwest right-of-way line of Clay-Mathis Road (100' R.O.W.) and on the northwest line of a tract of land conveyed to Lawrence McDaniel as recorded in Volume 3359, Page 92 of the Deed Records of Dallas County, Texas and on the southeast line of the said Willard R. Baker tract;

THENCE North $44^{\circ}16'56''$ West along the said southwest line of Clay Mathis Road and departing the said common line of the Willard R. Baker and Lawrence McDaniel tracts a distance of 156.22 feet to an iron rod set for the beginning of a circular curve to the right having a central angle of $01^{\circ}56'45''$ and a radius of 2500.00 feet;

THENCE continuing along the said southwest line of Clay Mathis Road and along said circular curve to the right an arc distance of 84.91 feet and a chord bearing and distance of North $43^{\circ}18'33''$ West 84.90 feet to the POINT OF BEGINNING;

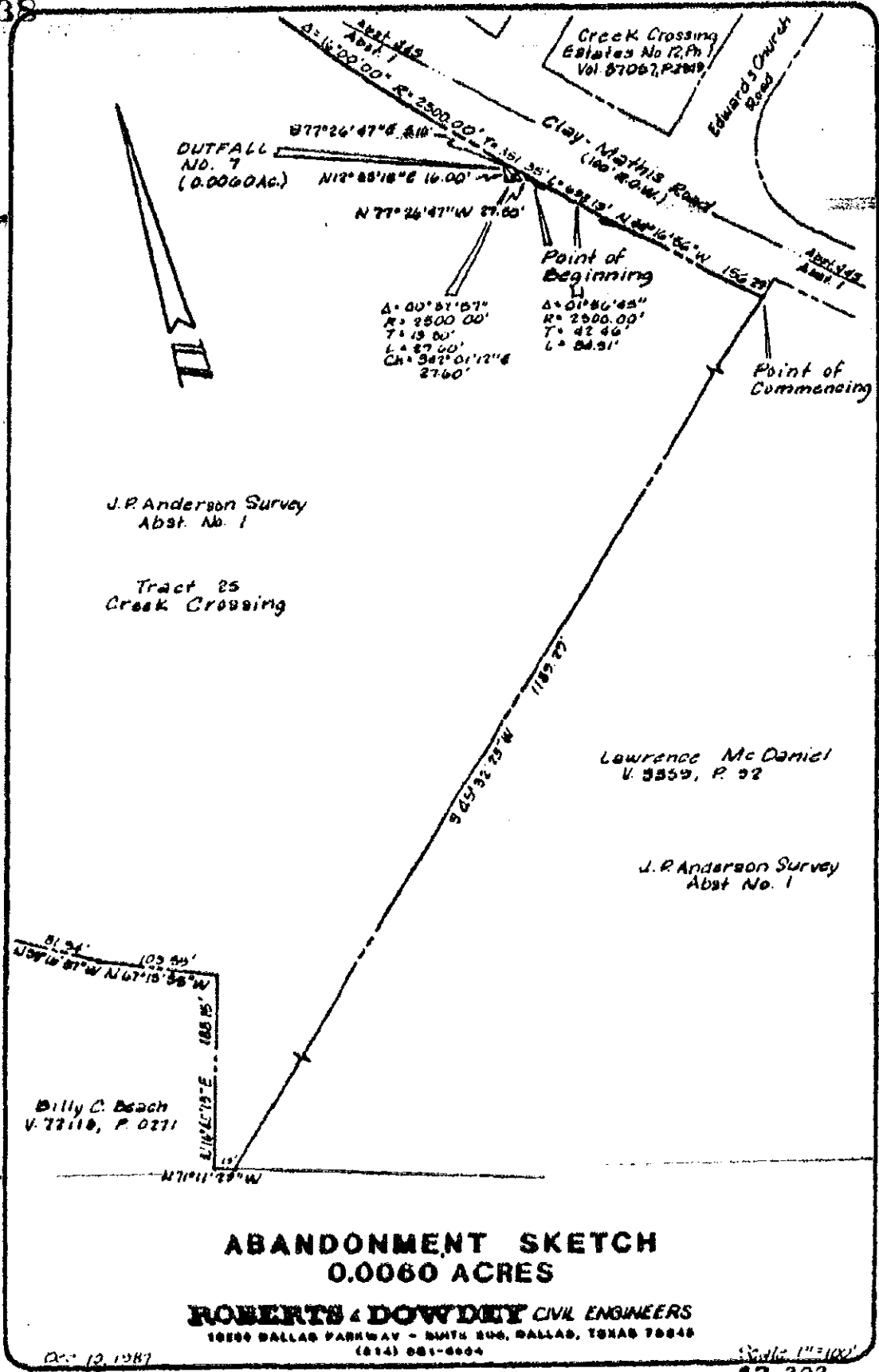
THENCE North $77^{\circ}26'47''$ West departing the said southwest line of Clay Mathis Road a distance of 27.59 feet to a point for corner;

THENCE North $12^{\circ}33'13''$ East a distance of 16.00 feet to a point for corner;

THENCE South $77^{\circ}26'47''$ East a distance of 5.10 feet to the beginning of a circular curve to the left having a central angle of $00^{\circ}37'57''$ and a radius of 2500.00 feet; said point also being on the said southwest line of Clay-Mathis Road;

THENCE along the said southwest line of Clay-Mathis Road and said circular curve to the right an arc distance of 27.60 feet and a chord bearing and distance of South $42^{\circ}01'12''$ East 27.60 feet to the POINT OF BEGINNING and CONTAINING 0.0060 acres of land.

000238



J.R. Anderson Survey
Abst. No. 1

Tract 25
Creek Crossing

Lawrence McDaniel
V. 3559, P. 92

J.R. Anderson Survey
Abst. No. 1

Billy C. Beach
V. 72110, P. 0271

ABANDONMENT SKETCH 0.0060 ACRES

ROBERTS & DOWDEY CIVIL ENGINEERS
18800 DALLAS PARKWAY - SUITE 206, DALLAS, TEXAS 75248
(214) 681-6004

Dec. 13, 1987

Scale 1"=100'
87-202

FIELD NOTES
OUTFALL NO. 3 WEST DRAINAGE EASEMENT

BEING a tract of land situated in the M. Kim Survey, Abstract No. 757, City of Mesquite, Dallas County, Texas, and being part of a tract of land conveyed to Baker and Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0369, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod set at the intersection of the southwest line of Clay-Mathis Road (100' R.O.W.) and the southeast line of Mesquite Valley (a variable R.O.W.);

THENCE South 44°51'17" East along the said southwest line of Clay-Mathis Road a distance of 1197.07 feet to the POINT OF BEGINNING;

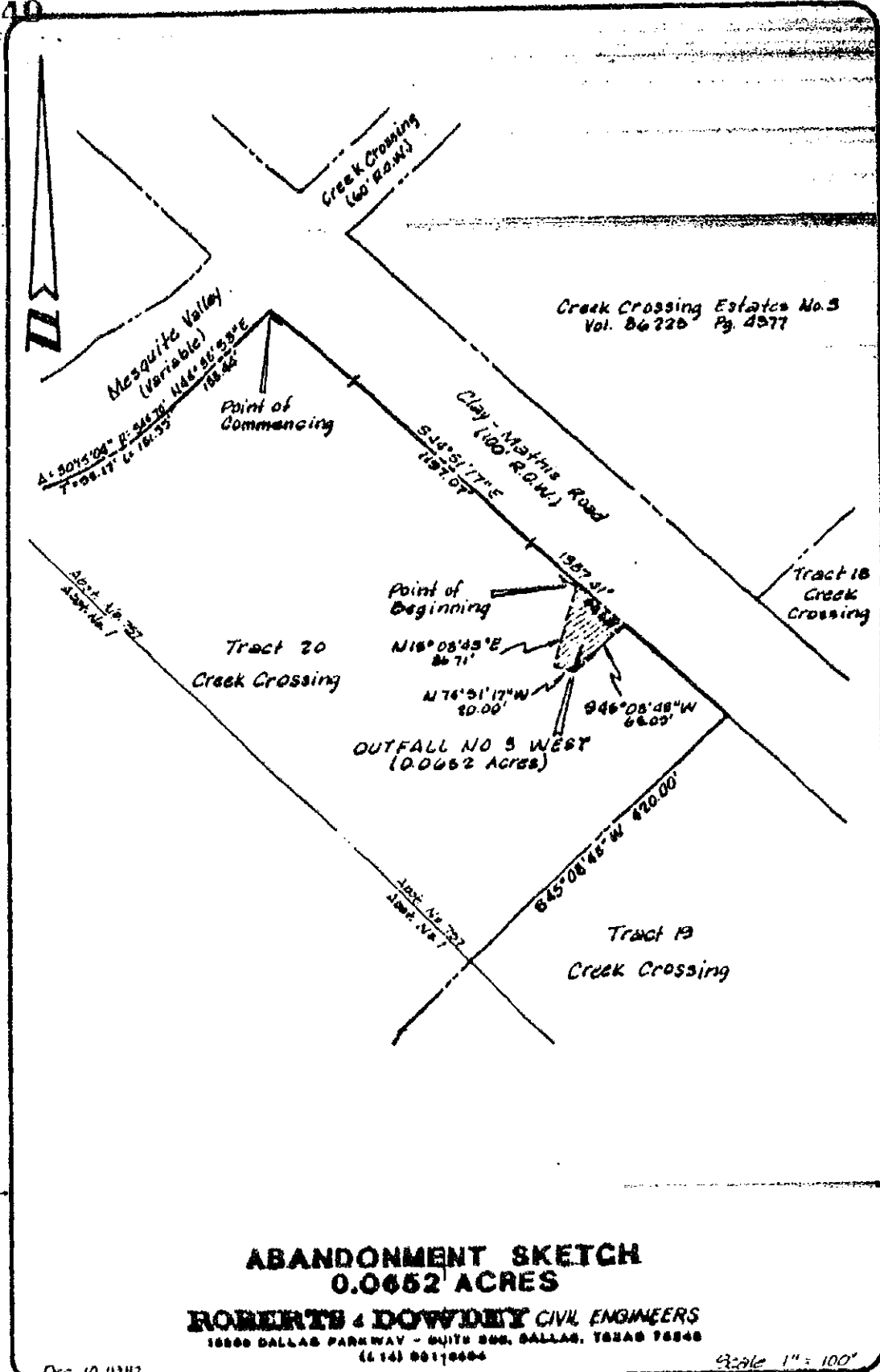
THENCE South 44°51'17" East continuing along the said southwest line of Clay-Mathis Road a distance of 60.68 feet to a point for a corner;

THENCE South 45°08'43" West departing the said southwest line of Clay Mathis Road a distance of 65.09 feet to a point for corner;

THENCE North 74°51'17" West a distance of 20.00 feet to a point for corner;

THENCE North 15°08'43" East a distance of 86.71 feet to the POINT OF BEGINNING and CONTAINING 0.0652 acres of land.

000240



Creek Crossing Estates No. 3
Vol. 86225 Pg. 4977

**ABANDONMENT SKETCH
0.0652 ACRES**

ROBERTS & DOWNEY CIVIL ENGINEERS
18000 DALLAS PARKWAY - SUITE 200, DALLAS, TEXAS 75248
(414) 901-0604

Dec 10, 1987

Scale 1" = 100'
87-203