

ORDINANCE NO. 3033

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING THE ABANDONMENT OF A UTILITY EASEMENT SITUATED IN DALLAS COUNTY, TEXAS AND BEING A PORTION OF SAMUELL PARK FARMS WEST ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 83216, PAGE 3409 PLAT RECORDS OF DALLAS COUNTY, TEXAS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite has heretofore obtained a utility easement that will not be needed in the future;

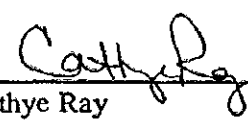
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That a portion of Samuell Park Farms West Addition more particularly described in Exhibit "A" attached hereto and included herein for all purposes shall be, and the same is hereby abandoned.

SECTION 2. That said utility easement is not needed for public purposes and it is the public interest of the City of Mesquite to abandon said described easement and the same is 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 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 1st day of May, 1995.


Cathye Ray
Mayor

ATTEST:

APPROVED:


Lynn Prugel
City Secretary


B.J. Smith
City Attorney

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DESCRIPTION
UTILITY EASEMENT
PARTIAL ABANDONMENT

EXHIBIT "A"
Page 1 of 4

Being a tract or parcel of land situated in the Thomas Scott Survey, Abstract Number 1353, in the City of Mesquite, Dallas County, Texas, and being a portion of that certain 30 foot Utility Easement described in Volume 72200, Page 1347, Deed Records Dallas County, Texas, and being more particularly described as follows;

COMMENCING at a point for the west corner of Lot 25, Block A, Samuell Park Farms West Addition, as recorded in Volume 83216, Page 3409, of said Deed Records, said point being the point of curvature of a curve to the right, having a central angle of $13^{\circ}16'56''$, a radius of 150.00 feet, a tangent length of 17.46 feet, and a long chord that bears $N 33^{\circ}58'54'' E$, 34.70 feet;

THENCE an arc distance of 34.77 feet with said curve and the west line of said Lot 25 to a point in the west line of the aforementioned 30 foot Utility Easement for the POINT OF BEGINNING;

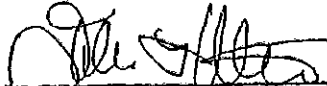
THENCE $N 13^{\circ}44'20'' W$, 229.59 feet with the west line of said 30 foot Utility easement to a point;

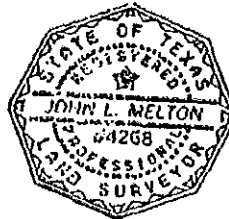
THENCE $N 23^{\circ}51'28'' E$, 49.17 feet to a point in the east line of said 30 foot Utility Easement;

THENCE $S 13^{\circ}44'20'' E$, 251.87 feet with said east line to a point in the aforementioned west line of Lot 25 for the point of curvature of a non-tangent curve to the left, having a central angle of $13^{\circ}08'22''$, a radius of 150.00 feet, a tangent length of 17.28 feet, and a long chord that bears $S 47^{\circ}11'33'' W$, 34.32 feet;

THENCE an arc distance of 34.40 feet with said curve and with said west line to the POINT OF BEGINNING and containing 0.165 Acres, (7,199 S.F.) of land, more or less.

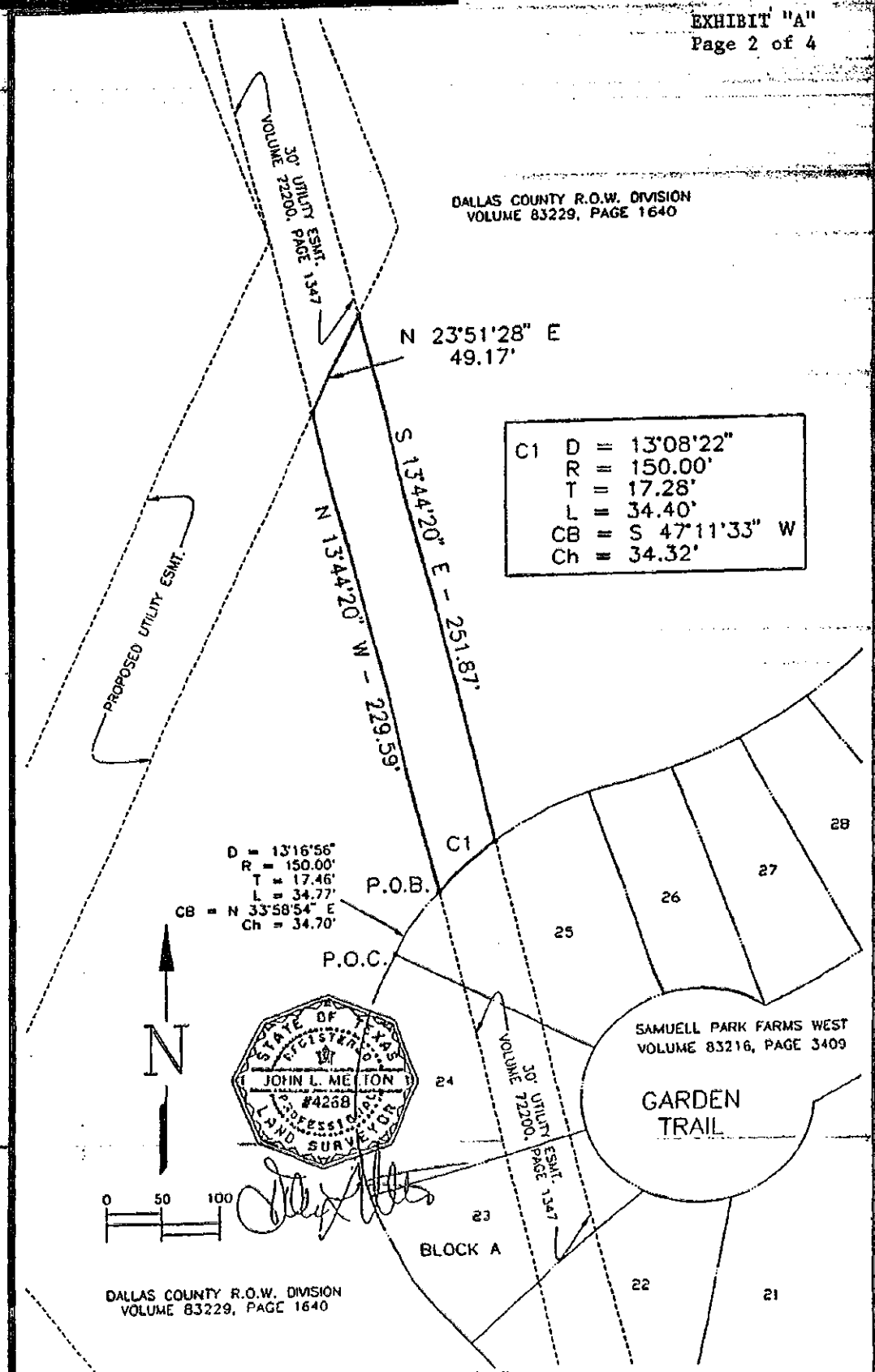
The Basis Of Bearings for this Easement is the 1983 State Plane Coordinate System, Lambert Projection, North Central Zone, Per N.G.S. Triangulation Stations "Garland NE Base", "Buckner", and "Grove RM 1".


John L. Melton
Registered Professional Land Surveyor
Texas Registration Number 4268



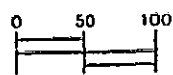
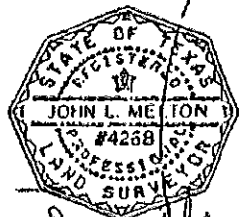
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DALLAS COUNTY R.O.W. DIVISION
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C1	D	=	13'08'22"
	R	=	150.00'
	T	=	17.28'
	L	=	34.40'
CB	=	S 47°11'33" W	
Ch	=	34.32'	

D	=	13'16'56"
R	=	150.00'
T	=	17.46'
L	=	34.77'
CB	=	N 33°58'54" E
Ch	=	34.70'



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SAMUELL PARK FARMS WEST
VOLUME 83216, PAGE 3409

GARDEN TRAIL

EXHIBIT "B"

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DESCRIPTION
UTILITY EASEMENT
PARTIAL ABANDONMENT

Page 3 of 4

Being a tract or parcel of land situated in the Thomas Scott Survey, Abstract Number 1353, in the City of Mesquite, Dallas County, Texas, and being a portion of those certain 30 foot Utility Easements described in Volume 72200, Page 1347, and Volume 72176, Page 2042, Deed Records Dallas County, Texas, and being more particularly described as follows;

COMMENCING at a point for the west corner of Lot 25, Block A, Samuell Park Farms West Addition, as recorded in Volume 83216, Page 3409, of said Deed Records, said point being the point of curvature of a curve to the right, having a central angle of $13^{\circ}16'56''$, a radius of 150.00 feet, a tangent length of 17.46 feet, and a long chord that bears $N 33^{\circ}58'54'' E$, 34.70 feet;

THENCE an arc distance of 34.77 feet with said curve and the northwest line of said Lot 25 to a point for the POINT OF BEGINNING, said point being the point of curvature of a curve to the right, having a central angle of $13^{\circ}08'32''$, a radius of 150.00 feet, a tangent length of 17.28 feet, and a long chord that bears $N 47^{\circ}11'33'' E$, 34.32 feet;

THENCE an arc distance of 34.40 feet with said curve and with said northwest line to a point;

THENCE $S 13^{\circ}44'20'' E$, 660.67 feet to the point of curvature of a tangent curve to the left, having a central angle of $25^{\circ}22'25''$, a radius of 180.00 feet, a tangent length of 40.52 feet, and a long chord that bears $S 26^{\circ}25'33'' E$, 79.06 feet;

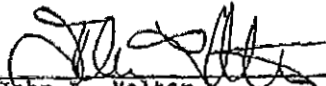
THENCE an arc distance of 79.71 feet with said curve to a point;

THENCE $N 62^{\circ}40'09'' W$, 11.17 feet to a point;

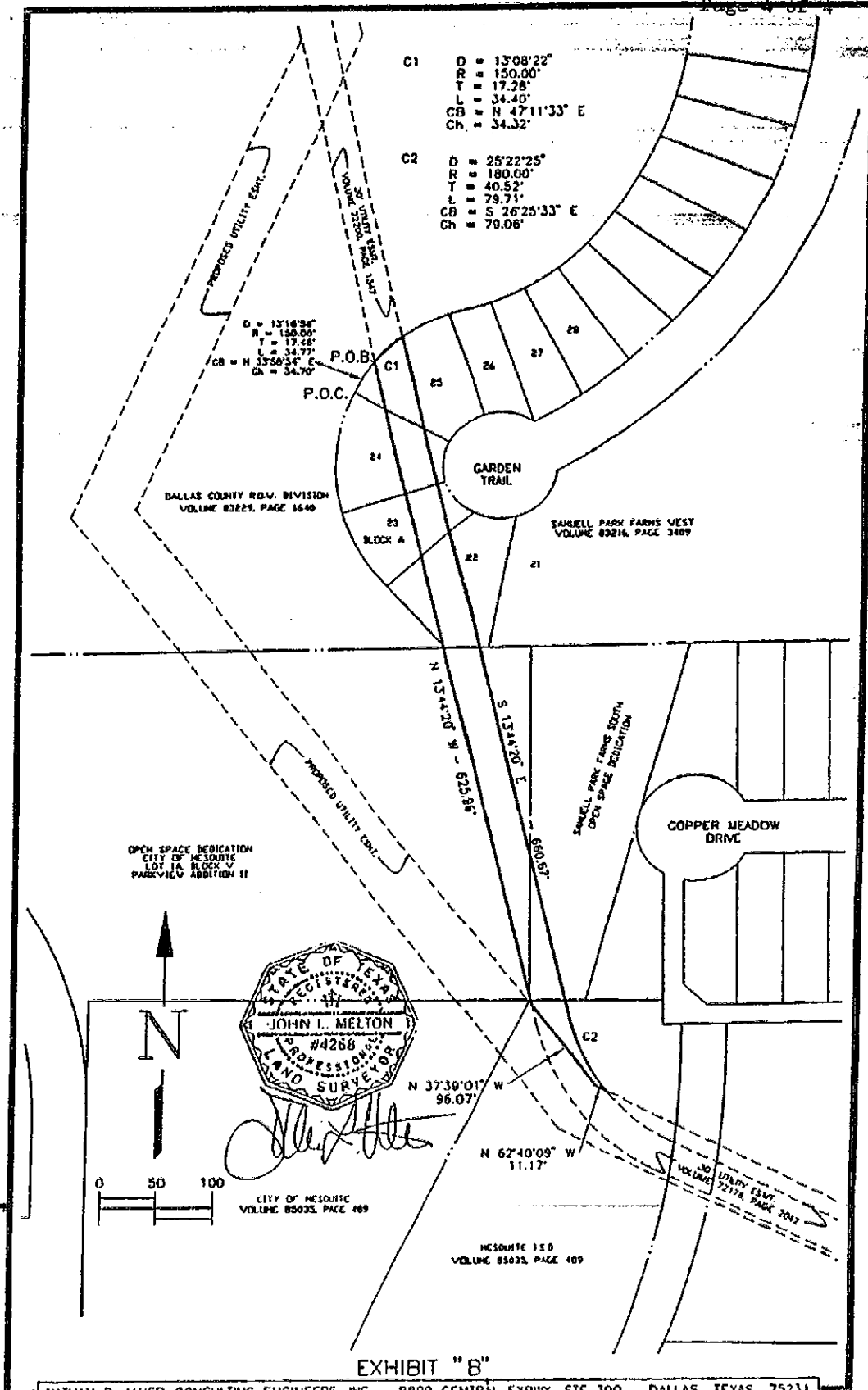
THENCE $N 37^{\circ}39'01'' W$, 96.07 feet to a point;

THENCE $N 13^{\circ}44'20'' W$, 625.96 feet to the POINT OF BEGINNING and containing 0.466 Acres, (20,317 S.F.) of land, more or less.

The Basis Of Bearings for this Easement is the 1983 State Plane Coordinate System, Lambert Projection, North Central Zone, Per N.G.S. Triangulation Stations "Garland NE Base", "Buckner", and "Grove RM 1".


John L. Melton
Registered Professional Land Surveyor
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