

ORDINANCE NO. 2383

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ABANDONING A PORTION OF A 15 FOOT UTILITY EASEMENT GRANTED TO THE CITY OF MESQUITE AS RECORDED IN VOLUME 300, PAGE 0839, DEED RECORDS OF DALLAS COUNTY, TEXAS; A PORTION OF A 25 FOOT UTILITY, FIRE LANE AND ACCESS EASEMENT AND A 15 FOOT UTILITY FIRE LANE AND ACCESS EASEMENT GRANTED BY PLAT OF THE CREST, AN ADDITION TO THE CITY OF MESQUITE, AS RECORDED IN VOLUME 84024, PAGE 1454, DEED RECORDS OF DALLAS COUNTY, TEXAS; AND AUTHORIZING THE MAYOR TO EXECUTE A QUIT CLAIM DEED; AND DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE THEREOF:

WHEREAS, the City of Mesquite has heretofore obtained a 15 foot utility easement; and

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 drainage and utility easement, and two public utility, fire lane and access easements on a 3.3-acre tract of land located northeast of North Galloway Avenue and I.H. 635 as described in Exhibits A, B, C, D, E and F attached hereto.

SECTION 2. That Mayor Brunhilde Nystrom is hereby authorized to execute a quit claim deed to carry out said release and abandonment to Southern Federal Bank Savings & Loan Association subject to relocation of the existing utilities to Wooded Lake Drive right-of-way or other dedicated easements at the expense of Grantee.

SECTION 3. That the orderly development of the City of Mesquite requires the release and abandonment of the 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 19th day of January, A.D., 1987.

*Mrs. Brunhilde Nystrom*  
Mrs. Brunhilde Nystrom  
Mayor

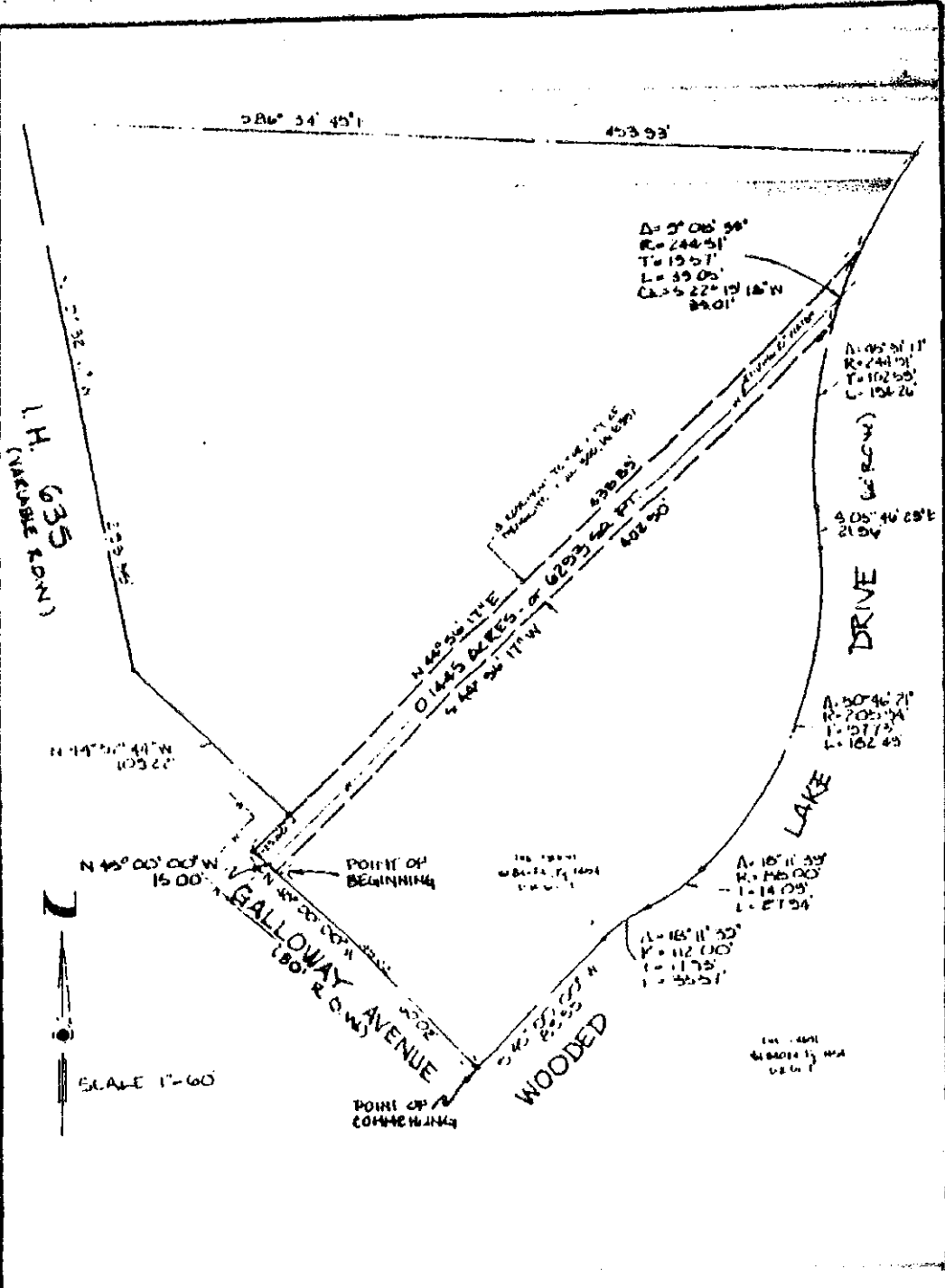
ATTEST:

APPROVED AS TO FORM:

*Lynn Prugel*  
Lynn Prugel  
City Secretary

*Elland Archer*  
Elland Archer  
City Attorney

00258



# EXHIBIT A

OCT 2, 1986

OF  
 15' Utility Easement Abandonment  
 SITUATED IN THE  
 Theophalus Thomas Survey, Abstract No. 1461  
 City of Mesquite, Dallas County, Texas

PREPARED BY THE ASSOCIATES IN  
 SURVEYING AND MAPPING, INC.  
 1200 W. DALLAS STREET, SUITE 100, DALLAS, TEXAS 75202

**EXHIBIT B****FIELD NOTE DESCRIPTION  
EASEMENT ABANDONMENT**

Being a tract of land situated in the Theophalus Thomas Survey, Abstract 1461, Dallas County, Texas, being part of The Crest, an addition to the City of Mesquite as recorded in Volume 84024, Page 1454, Deed Records of Dallas County, Texas, being part of a 15 foot wide easement granted to the City of Mesquite as recorded in Volume 300, Page 0839, Deed Records of Dallas County, Texas and being more particularly described as follows:

Commencing at a point at the intersection of the northeast right-of-way line of Galloway Avenue (80' R.O.W.) and the northwest line of Wooded Lake Drive (80' R.O.W. at this point);

Thence North 45° 00' 00" West, along said northeast right-of-way line a distance of 145.02 feet to the POINT OF BEGINNING;

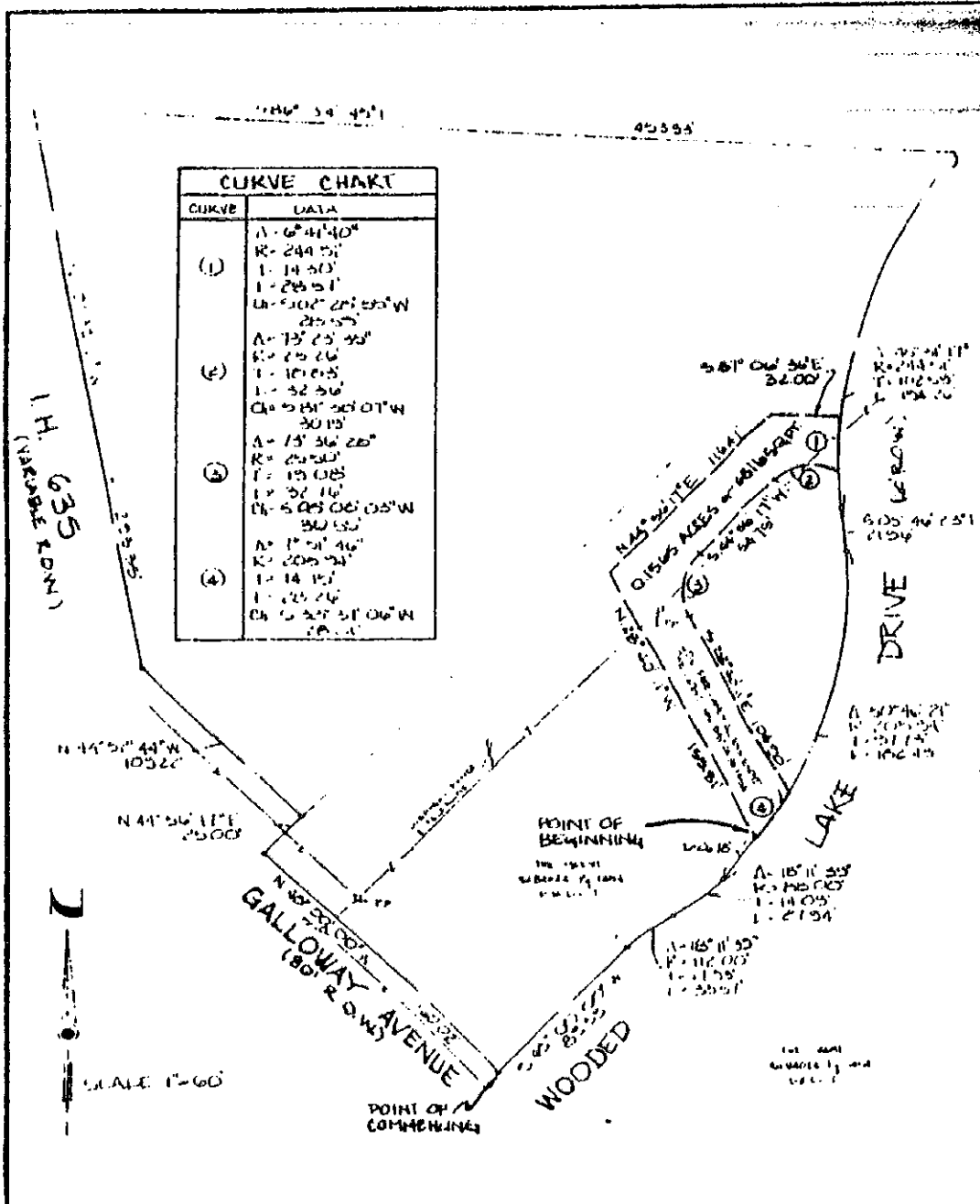
Thence North 45° 00' 00" West, continuing along said northeast right-of-way line, a distance of 15.00 feet to a westerly corner of the aforementioned Crest Addition;

Thence North 44° 56' 17" East, along the northwest line of said Crest Addition, along a northwest right-of-way line of Galloway Avenue and departing said right-of-way line at 25.00 feet, in all a distance of 438.89 feet to a point in the aforementioned northwest right-of-way line of Wooded Lake Drive (60' R.O.W. at this point), said point being in a circular curve to the left having a central angle of 9° 08' 59" and a radius of 244.51 feet;

Thence along said curve to the left continuing along said northwest right-of-way line, an arc distance of 39.05 feet and a chord bearing and distance of South 22° 19' 18" West 39.01 feet to a point for corner;

Thence South 44° 56' 17" West, departing said northwest right-of-way line a distance of 402.90 feet to the POINT OF BEGINNING and containing 0.1445 acres or 6,293 square feet of land.

15' UTIL. TO MESQUITE  
716-0103-30



**EXHIBIT C**

OCT 20 1980

OF  
25' Utility, Fire Lane & Access Easement Abandonment  
SITUATED IN THE

Theophalus Thomas Survey, Abstract No. 1461  
City of Mesquite, Dallas County, Texas

THE LITTLE ENGINEERS & ASSOCIATES, INC.  
111

# EXHIBIT D

00261

## FIELD NOTE DESCRIPTION EASEMENT ABANDONMENT

Being a tract of land situated in the Theophilus Thomas Survey, Abstract 1461, Dallas County, Texas, being part of The Crest, an addition to the City of Mesquite as recorded in Volume 84024, Page 1454, Deed Records of Dallas County, Texas and being more particularly described as follows:

Commencing at a point at the intersection of the northeast right-of-way line of Galloway Avenue (80' R.O.W.) and the northwest line of Wooded Lake Drive (80' R.O.W. at this point);

Thence North  $45^{\circ} 00' 00''$  East along said northwest right-of-way line, a distance of 89.59 feet to the beginning of a circular curve to the right having a central angle of  $18^{\circ} 11' 39''$  and a radius of 112.00 feet;

Thence along said curve to the right continuing along said northwest right-of-way line (variable width) an arc distance of 35.57 feet and a chord bearing and distance of North  $54^{\circ} 05' 50''$  East 35.42 feet to the point of reverse circular curvature to the left, said curve to the left having a central angle of  $18^{\circ} 11' 39''$  and a radius of 88.00 feet;

Thence along said curve to the left continuing along said northwest right-of-way line an arc distance of 27.94 feet and a chord bearing and distance of North  $54^{\circ} 06' 05''$  East 27.83 feet to the point of compound circular curvature to the left, said curve to the left having a central angle of  $7^{\circ} 27' 01''$  and a radius of 205.94 feet;

Thence along said curve to the left, continuing along said northwest right-of-way line (60' R.O.W.), an arc distance of 26.78 feet and a chord bearing and distance of North  $41^{\circ} 17' 00''$  East 26.76 feet to the POINT OF BEGINNING;

Thence North  $28^{\circ} 40' 11''$  West, departing said northwest right-of-way line, a distance of 155.81 feet to a point for corner;

Thence North  $44^{\circ} 56' 17''$  East a distance of 116.41 feet to a point for corner;

Thence South  $87^{\circ} 06' 36''$  East a distance of 32.00 feet to a point in the aforementioned northeast right-of-way line of Wooded Lake Drive (60' R.O.W.), said point being in a circular curve to the left having a central angle of  $6^{\circ} 41' 40''$  and a radius of 244.51 feet;

Thence along said curve to the left and along said northwest right-of-way line an arc distance of 28.57 feet and a chord bearing and distance of South  $02^{\circ} 28' 55''$  West 28.55 feet to a point for corner, said point being in a second circular curve to the left having a central angle of  $73^{\circ} 23' 35''$  and a radius of 25.26 feet;

25' UTIL., FIRE LANE,  
& ACCESS EASEMENT  
716-0103-30

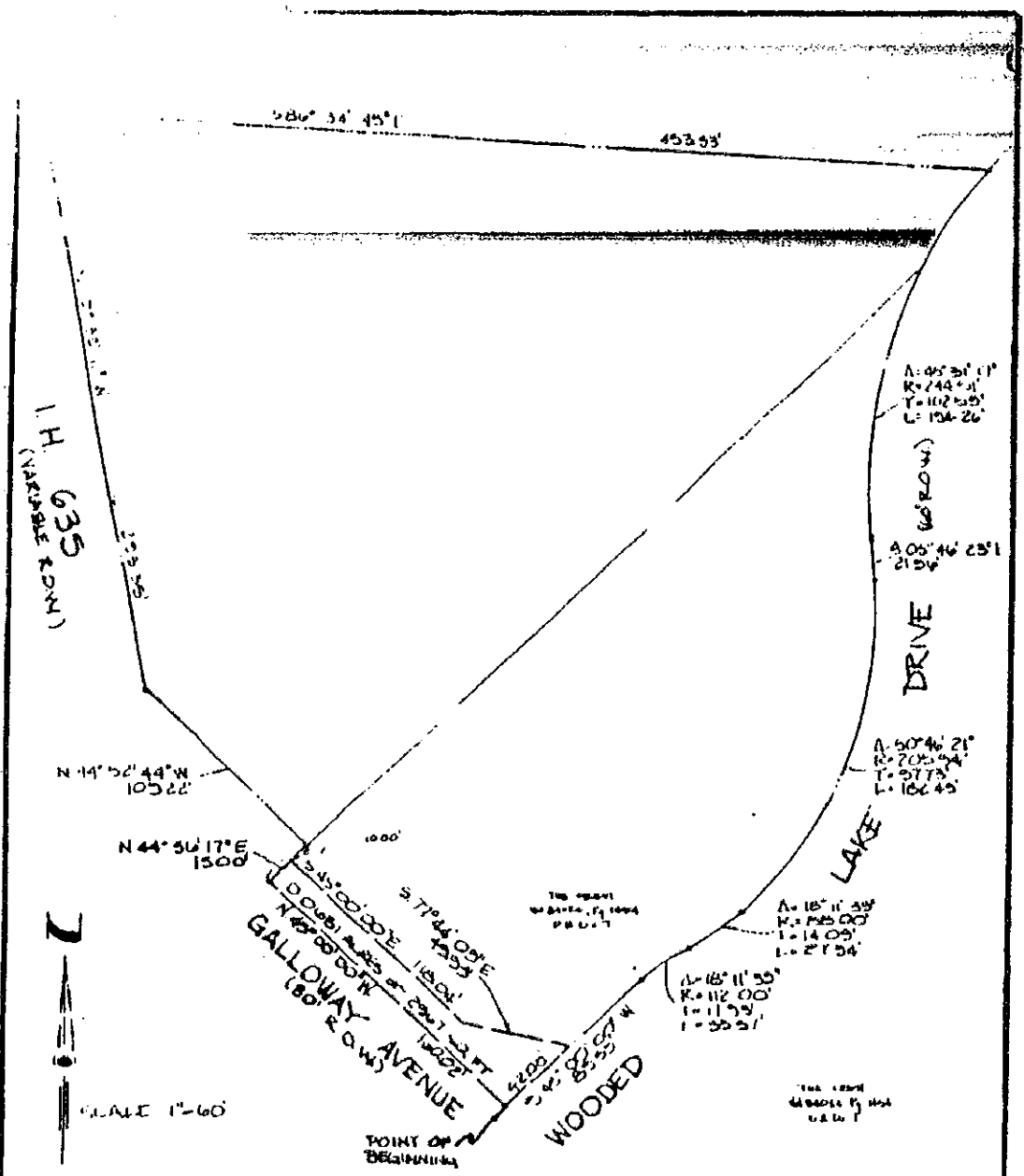
Thence along said curve to the left, departing said northwest right-of-way line, an arc distance of 32.36 feet and a chord bearing and distance of South  $81^{\circ} 38' 07''$  West 30.19 feet to the point of tangency;

Thence South  $44^{\circ} 56' 17''$  West a distance of 54.79 feet to the beginning of a circular curve to the left having a central angle of  $73^{\circ} 36' 28''$  and a radius of 25.50 feet;

Thence along said curve to the left an arc distance of 32.76 feet and a chord bearing and distance of South  $08^{\circ} 08' 03''$  West, 30.55 feet to the point of tangency;

Thence South  $28^{\circ} 40' 11''$  East a distance of 104.90 feet to a point in the aforementioned northwest right-of-way line of Wooded Lake Drive (60' R.O.W.), said point being in a circular curve to the right having a central angle of  $7^{\circ} 51' 48''$  and a radius of 205.94 feet;

Thence along said curve to the right and along said northwest right-of-way line an arc distance of 28.26 feet and a chord bearing and distance of South  $33^{\circ} 37' 06''$  West 28.24 feet to the POINT OF BEGINNING and containing 0.1565 acres or 6,816 square feet of land.



SCALE 1"=60'

### EXHIBIT E

OCT 20 1986

OF

**15' Utility, Fire Lane & Access Easement Abandonment**

SITUATED IN THE

**Theophilus Thomas Survey, Abstract No. 1461**

City of Mesquite, Dallas County, Texas

10 24 60      200 110 110 010 50

Richard L. ... & Associates, Inc.      1/1

**EXHIBIT F**FIELD NOTE DESCRIPTION  
EASEMENT ABANDONMENT

Being a tract of land situated in the Theophalus Thomas Survey, Abstract 1461, Dallas County, Texas, being part of The Crest, an addition to the City of Mesquite as recorded in Volume 84024, Page 1454, Deed Records of Dallas County, Texas and being more particularly described as follows:

Beginning at a point at the intersection of the northeast right-of-way line of Galloway Avenue (80' R.O.W.) and the northwest line of Wooded Lake Drive (80' R.O.W. at this point);

Thence North 45° 00' 00" West, along said northeast right-of-way line, a distance of 160.02 feet to a westerly corner of the aforementioned Crest Addition;

Thence North 44° 56' 17" East, along the northwest line of said Crest Addition and along a northwest right-of-way line of Galloway Avenue, a distance of 15.00 feet to a point for corner;

Thence South 45° 00' 00" East, departing said northwest lines, a distance of 118.04 feet to a point for corner;

Thence South 77° 44' 09" East a distance of 49.93 feet to a point in the aforementioned northwest right-of-way line of Wooded Lake Drive;

Thence South 45° 00' 00" West, along said northwest right-of-way line, a distance of 42.00 feet to the POINT OF BEGINNING and containing 0.0681 acres or 2,967 square feet of land.

15' UTILITY EASEMENT (THE CREST)