

RETURN TO: CITY SECRETARY  
CITY OF MESQUITE  
P.O. BOX 850137  
MESQUITE, TX 75185-0137



202000054897  
RESOLUTION 1/8

Res  
8-1

RESOLUTION NO. 05-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, DEDICATING AS PARKLAND APPROXIMATELY 14.883 ACRES OF LAND OWNED BY THE CITY AND LOCATED AT 3500 EMPORIUM SQUARE; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS AND THE FILING OF THIS RESOLUTION IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas ("**City**"), owns in fee simple approximately 14.883 acres of undeveloped real property located generally at 3500 Emporium Square which is more particularly described in Exhibit A and depicted in Exhibit B hereto, both incorporated herein for all purposes (**the "Property"**); and

WHEREAS, the City Council desires to provide adequate parkland for the residents of the City; and

WHEREAS, adequate parkland adjacent to residential areas is found to be economically beneficial to the inhabitants of the City and the surrounding properties; and

WHEREAS, parkland adjacent to residential areas is found to be beneficial to the health and well-being of the inhabitants of the City and the surrounding properties; and

WHEREAS, the City Council desires to dedicate the Property as parkland.

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

SECTION 1. That the City Council of Mesquite, Texas, hereby dedicates and otherwise designates the Property as parkland.

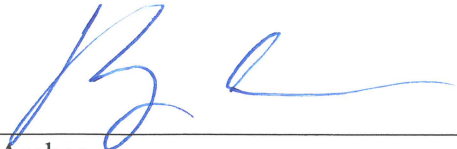
SECTION 2. That the City Manager is hereby authorized to execute the appropriate documents dedicating and designating the Property as parkland, including the filing of this executed resolution in the deed records of Dallas County, Texas.

SECTION 3. That any prior resolution of the City Council in conflict with the provisions contained in this resolution are hereby repealed and revoked.

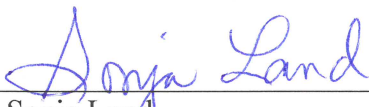
SECTION 4. That should any part of this resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 5. That this resolution shall take effect immediately from and after its passage and it is so duly resolved.


DULY PASSED AND ADOPTED by the City Council of the City of Mesquite, Texas, on  
the 3rd day of February 2020.

  
\_\_\_\_\_  
Bruce Archer  
Mayor

ATTEST:

  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

  
\_\_\_\_\_  
David L. Paschall  
City Attorney

**Exhibit A**

**Property**

**TRACT A:**

Being a parcel of land located in the City of Mesquite, Dallas County, Texas, a part of the J.T. Nelms Survey, Abstract No. 1095, and being a part of that 18.999 acre tract of land conveyed to Cole Partners, Ltd. as recorded in Volume 93212, Page 4552, Deed Records, Dallas County, Texas, and being further described as follows:

Beginning at a "X" in concrete found at the Northeast corner of said 18.999 acre tract of land, said point being the intersection of the West line of Shackelford Drive (a 60 foot wide right-of-way) with the South line of Brazoria Drive (a 50 foot wide right-of-way);

THENCE along the East line of said 18.999 acre tract of land as follows:

South 00 degrees 48 minutes 06 seconds West, 403.46 feet along the West line of Shackelford Drive to a 1/2 inch iron rod found for corner in the South line of Devonshire Drive (a 60 foot wide right-of-way);

South 89 degrees 11 minutes 54 seconds East, 180.00 feet along the South line of Devonshire Drive to a 1/2 inch iron rod found for corner;

South 00 degrees 48 minutes 06 seconds West, 574.14 feet to a 1/2 inch iron rod found at the Southeast corner of said 18.999 acre tract of land;

THENCE North 89 degrees 11 minutes 13 seconds West, 796.80 feet along the South line of said 18.99 acre tract of land to a 5/8 inch iron rod found for corner;

TEHNCE North 00 degrees 48 minutes 47 seconds East, 193.01 feet to 5/8 inch iron rod found for corner;

THENCE Northeasterly, 71.33 feet along a curve to the right which has a central angle of 21 degrees 30 minutes 31 seconds, a radius of 190.00 feet, a tangent of 36.09 feet, and whose chord bears North 11 degrees 34 minutes 02 seconds East, 70.91 feet to a 5/8 inch iron rod found for corner;

THENCE North 22 degrees 19 minutes 18 seconds East, 34.89 feet to a 5/8 inch iron rod found for corner in the South line of Emporium Square (a variable width right-of-way);

THENCE along the South, East and North lines of Emporium Square as follows:

Southeasterly, 103.37 feet along a curve to the left which has a central angle of 16 degrees 55 minutes 18 seconds, a radius of 350.00 feet, a tangent of 52.06 feet, and whose chord bears

South 80 degrees 43 minutes 35 seconds East, 102.99 feet to a 1/2 inch iron rod found for corner;

South 89 degrees 11 minutes 14 seconds East, 107.28 feet to a 1/2 inch iron rod found for corner;

Northeasterly, 106.37 feet along a curve to the left which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 67.72 feet, a tangent of 67.72 feet, and whose chord bears North 45 degrees 48 minutes 46 seconds East, 95.77 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 48 minutes 46 seconds East, 114.57 feet to a 1/2 inch iron rod found for corner;

Northwesterly, 106.37 feet along a curve to the left which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 67.72 feet, a tangent of 67.72 feet, and whose chord bears North 44 degrees 11 minutes 14 seconds West, 95.77 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 11 minutes 14 seconds West, 132.32 feet to a 1/2 inch iron rod found for corner;

Southwesterly, 52.43 feet along a curve to the left which has a central angle of 49 degrees 34 minutes 40 seconds, a radius of 60.59 feet, a tangent of 27.98 feet, and whose chord bears South 66 degrees 01 minute 26 seconds West, 50.81 feet to a 1/2 inch iron rod found for corner in the East line of Lot 8, Block A, The Emporium, Phase 1, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Volume 87014, Page 1689, Deed Records, Dallas County, Texas;

THENCE along the East line of Lot 8 as follows:

THENCE North 48 degrees 45 minutes 54 seconds West, 39.75 feet to a 1/2 inch iron rod

North 00 degrees 43 minutes 43 seconds East, 442.23 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 8 and at the Northwest corner of said 18.999 acre tract of land, said point being in the South line of Brazoria Drive;

THENCE South 89 degrees 16 minutes 17 seconds East, 590.79 feet along the North line of said 18.999 acre tract and along the South line of Brazoria Drive to the Point of Beginning and containing 621,010 square feet or 14.256 acres of land,

TRACT B:

BEING a parcel of land located in the City of Mesquite, Dallas County, Texas, a part of the J.T. Nelms Survey, Abstract No. 1095, and being all of Lot 9, Block A, The Emporium, an addition to the City of Mesquite as recorded in Volume 87072, Page 1929, Dallas County Deed Records, and being further described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 9, said point being on the right-of-way line of Emporium Square (a variable width right-of-way);

THENCE along the west line of said Lot 9 and along the right-of-way line of Emporium Square as follows:

North 25 degrees 18 minutes 25 seconds West, 6.74 feet to a 1/2 inch iron rod found for corner;

North 22 degrees 19 minutes 18 seconds East, 125.56 feet to a 1/2 inch iron rod found for corner;

Northeasterly, 29.89 feet along a curve to the right which has a central angle of 68 degrees 29 minutes 28 seconds, a radius of 25.00 feet, a tangent of 17.02 feet, and whose chord bears North 56 degrees 34 minutes 03 minutes 03 seconds East, 28.14 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 9;

THENCE South 89 degrees 11 minutes 14 seconds East, 115.22 feet along the north line of said Lot 9 and along the right-of-way line of Emporium Square to a 1/2 inch iron rod found at the northeast corner of said Lot 9;

THENCE along the east line of said Lot 9 and along the right-of-way line of Emporium Square as follows:

Southeasterly, 39.27 feet along a curve to the right which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet, and whose chord bears South 44 degrees 11 minutes 13 seconds East, 35.36 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 48 minutes 47 seconds West, 100.00 feet to a 1/2 inch iron rod found for corner;

Southwesterly, 39.27 feet along a curve to the right which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet, and whose chord bears South 45 degrees 48 minutes 52 seconds West, 35.35 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 9;

THENCE along the south line of said Lot 9 and along the right-of-way line of Emporium Square as follows:

North 89 degrees 11 minutes 14 seconds West, 100.00 feet to a 1/2 inch iron rod found for corner;

Northwesterly, 82.59 feet along a curve to the right which has a central angle of 15 degrees 46 minutes 27 seconds, a radius of 300.00 feet, a tangent of 41.56 feet, and whose chord bears North 81 degrees 18 minutes 01 seconds West, 82.33 feet to the POINT OF BEGINNING and containing 27,292 square feet or 0.627 acres of land.

**EXHIBIT "B"**

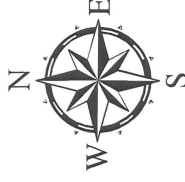
**Depiction of  
3500 Emporium Square**

# EMPORIUM CIRCLE

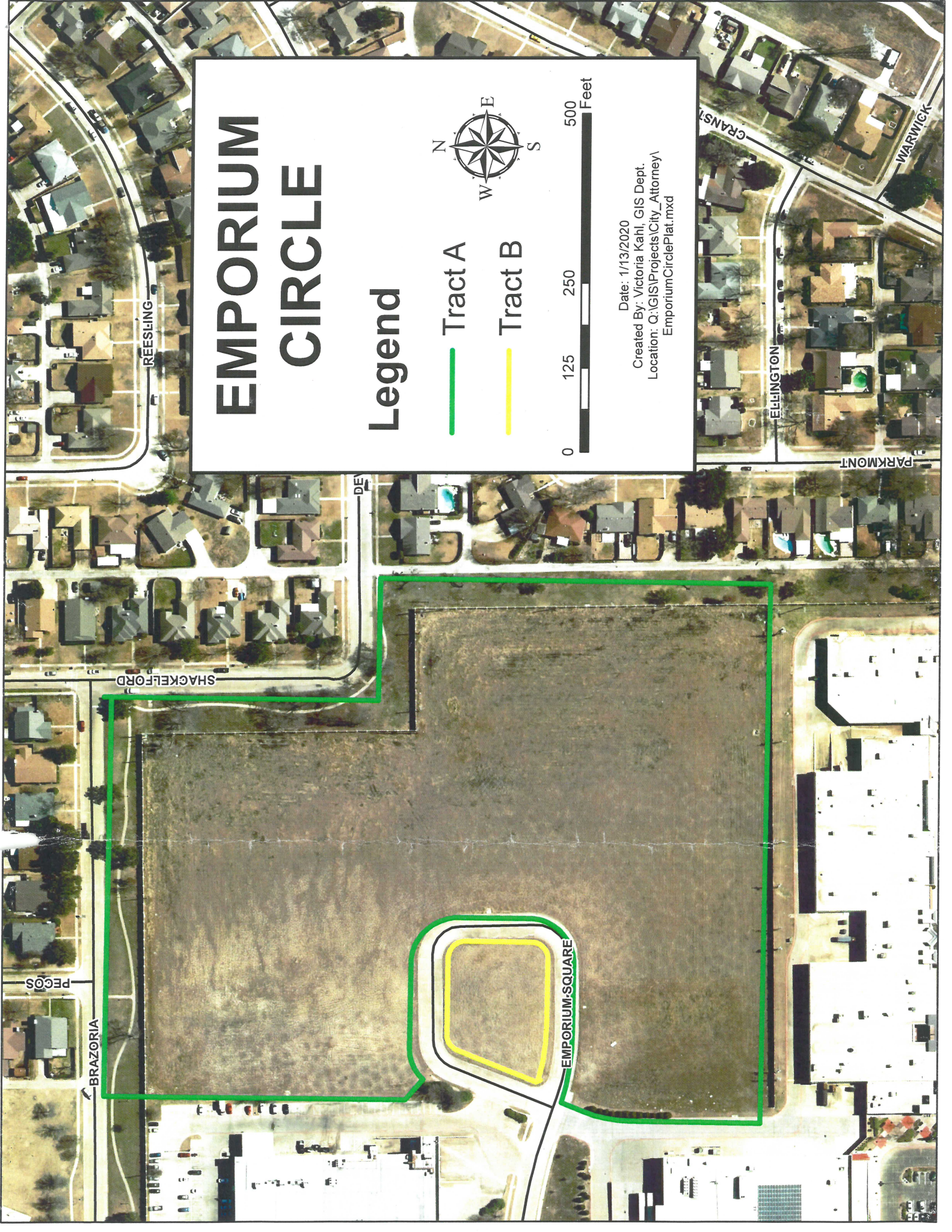
## Legend

Tract A

Tract B



Date: 1/13/2020  
Created By: Victoria Kahl, GIS Dept.  
Location: Q:\GIS\Projects\City\_Attorney  
EmporiumCirclePlat.mxd



Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
02/26/2020 08:57:12 AM  
\$50.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

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