

RESOLUTION NO. 36-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE AND ABANDONMENT OF TWIN OAKS DRIVE DRAINAGE EASEMENT TRACTS (TRACT #1 THROUGH TRACT #6) ALONG TWIN OAKS DRIVE SOUTHWEST OF CARTWRIGHT ROAD AND DEDICATED BY THE FINAL PLAT OF TWIN OAKS DRIVE RIGHT-OF-WAY AS RECORDED IN VOLUME 2003194, PAGE 160, MAP RECORDS, DALLAS COUNTY, TEXAS.

WHEREAS, HC SOLTERRA, LLC, hereinafter referred to as the “**Owner**”, is the Owner of the property located in the J. Anderson Survey, Abstract 1, as recorded in the County Clerk’s File No. 20210011450, Official Public Records, Dallas County, Texas (the “**Property**”); and

WHEREAS, the Owner dedicated to the City of Mesquite (the “**City**”) six Drainage Easement Tracts (Tract #1, Tract #2, Tract #3, Tract #4, Tract #5, and Tract #6) on the Property by the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas, being more fully shown and described in the attached Exhibit A to Exhibit 1 hereto and generally located along Twin Oaks drive southwest of Cartwright Road; and

WHEREAS, it has been determined that the six Drainage Easement Tracts are not needed for public use, no facilities owned by the City or any other party are in the six Drainage Easement Tracts and the Owner has requested that the City abandon and release these six Drainage Easement Tracts; and

WHEREAS, after review and consideration of the request, the Director of Public Works and Director of Planning and Development Services recommends approval of the request and abandonment and release of the six Drainage Easement Tracts to remove this unneeded encumbrance from the Property and relieve the City of maintenance responsibilities.

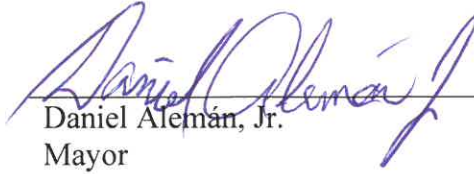
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The findings, definitions, and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

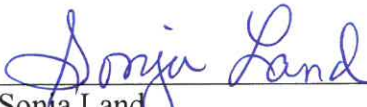
SECTION 2. That the City Manager is hereby authorized to execute a Release and Abandonment of Drainage Easement Tracts substantially in the form attached Exhibit 1.

SECTION 2. That the resolution shall take effect immediately on and after its passage.


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of October 2022.


Daniel Alemán, Jr.
Mayor

ATTEST:


Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:


David L. Paschall
City Attorney



VG-364-2022-202200315268

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202200315268 ✓

Real Property Recordings

Recorded On: December 14, 2022 03:32 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$58.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200315268
Receipt Number: 20221214000734
Recorded Date/Time: December 14, 2022 03:32 PM
User: Thelma B
Station: CC03

Record and Return To:

CITY OF MESQUITE
PO BOX 850267
MESQUITE TX 75185



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

RELEASE AND ABANDONMENT OF DRAINAGE EASEMENT TRACTS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)
) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HC SOLTERRA, LLC, hereinafter referred to as Owner, is the Owner of the property located in the J. Anderson Survey, Abstract 1, as recorded in County Clerk's File No. 202100114450, Official Public Records, Dallas County, Texas;

WHEREAS, the CITY OF MESQUITE was granted six (6) Drainage Easement Tracts (Tract #1, Tract #2, Tract #3, Tract #4, Tract #5, Tract #6) by the Final Plat of Twin Oaks Drive Right-Of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas, being more fully shown and described in the attached Exhibit "A";

WHEREAS, Owner has requested that the City of Mesquite abandon and release these Drainage Easement Tracts, being more fully shown and described in the attached Exhibit "A";

NOW, THEREFORE, the City of Mesquite in consideration of \$10.00 and other good and valuable consideration does hereby abandon, release and discharge all of its rights, title and interests in, to and under the Easement Tracts, being more fully shown and described in the attached Exhibit "A".

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this instrument is executed this 1st day of Dec., 2022.

THE CITY OF MESQUITE

APPROVED AS TO FORM:

By: 
CITY MANAGER

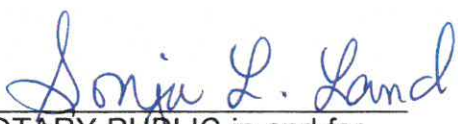
By: 
CITY ATTORNEY

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cliff Keheley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of Dec., 2022.


NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

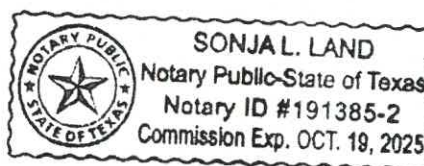
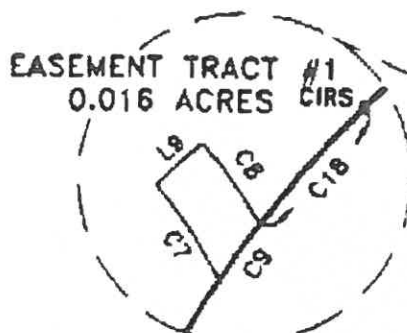


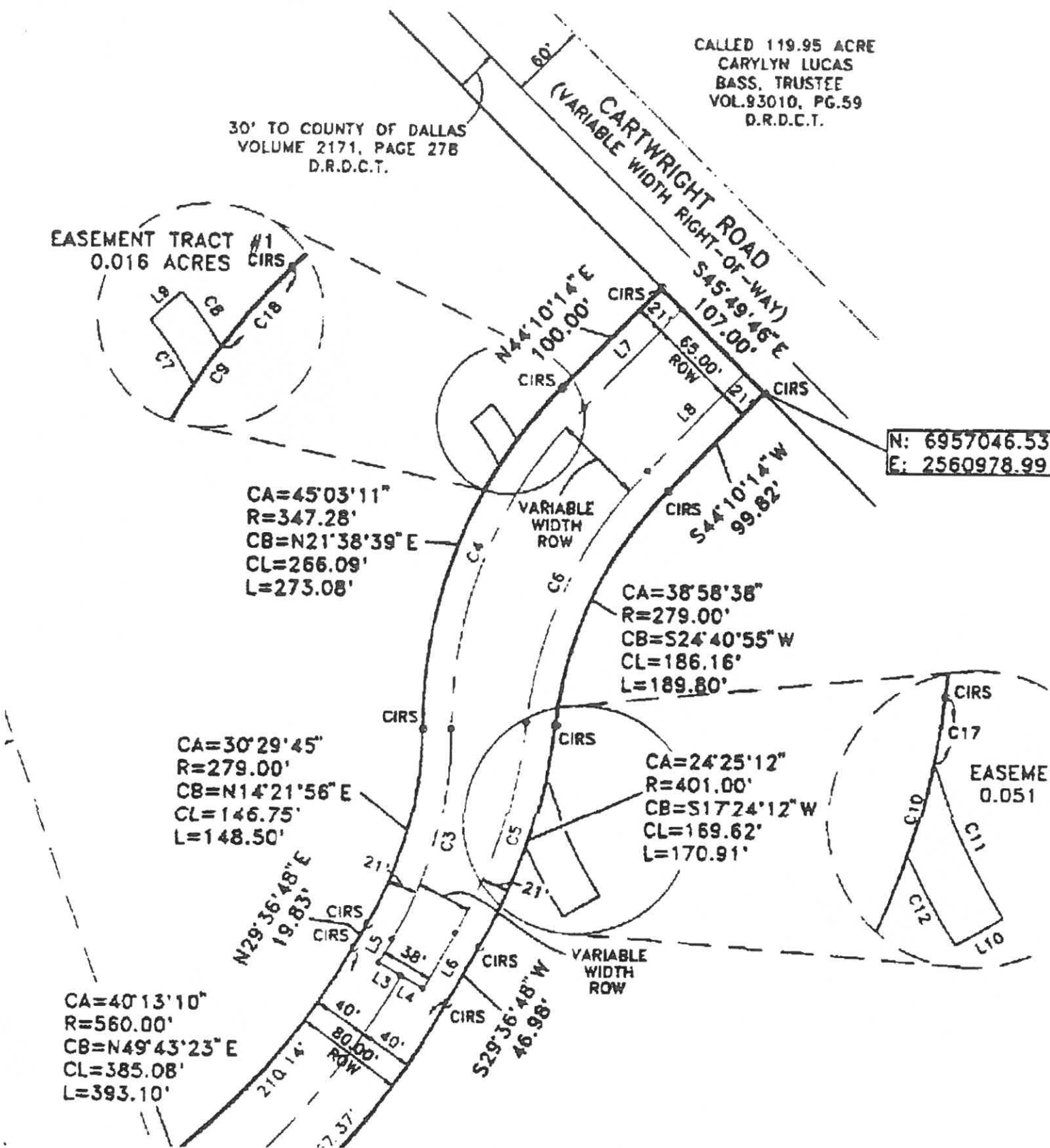
EXHIBIT "A"
EASEMENT TRACT #1

CALLED 119.95 ACRE
CARYLYN LUCAS
BASS, TRUSTEE
VOL.93010, PG.59
D.R.D.C.T.

30' TO COUNTY OF DALLAS
VOLUME 2171, PAGE 27B
D.R.D.C.T.



N: 6957046.53
E: 2560978.99

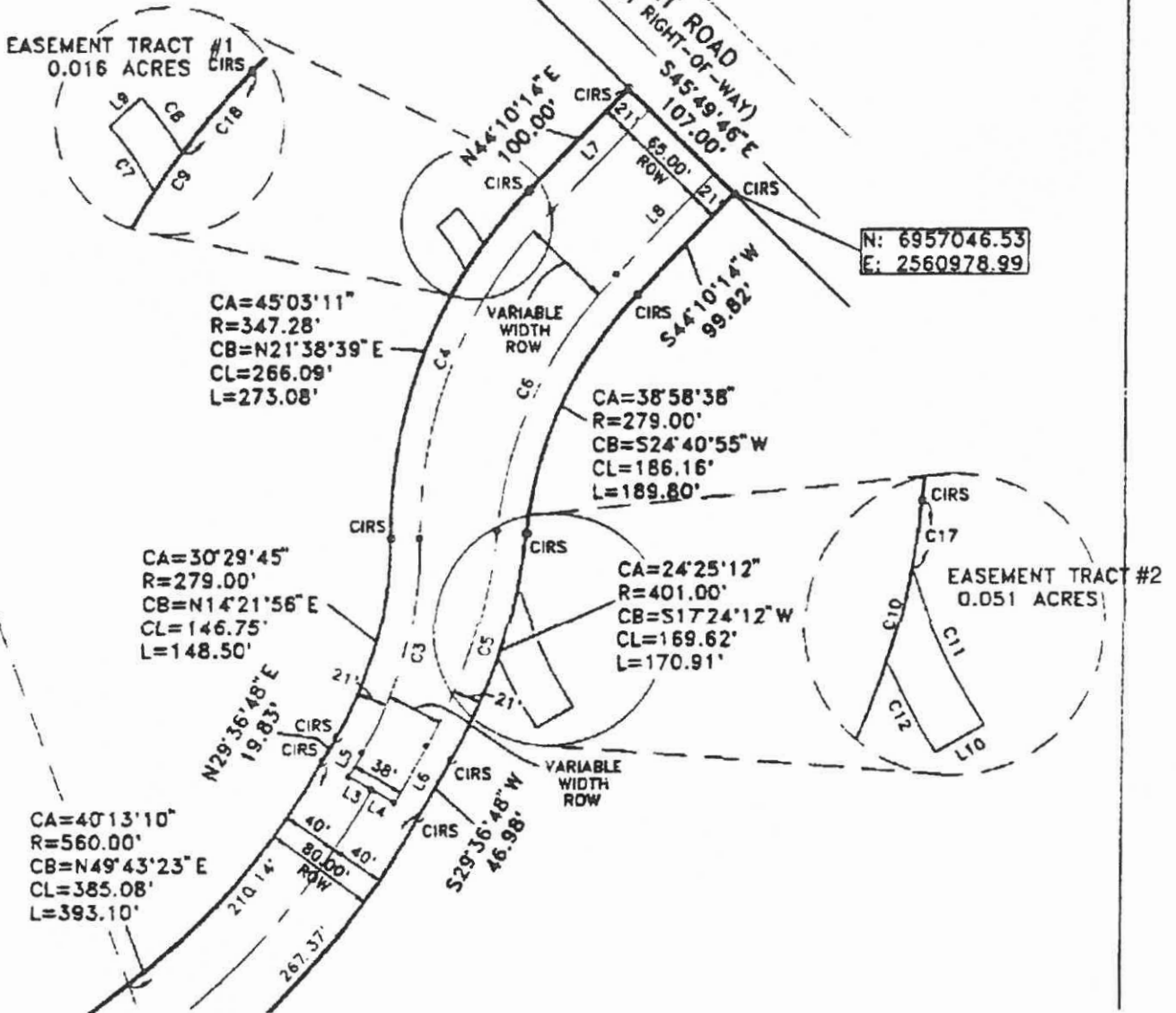


According to the Final Plat of Twin Oaks Drive Right-of-Way as
recorded in Volume 2003194, Page 160, Map Records, Dallas
County, Texas

EXHIBIT "A"
EASEMENT TRACT #2

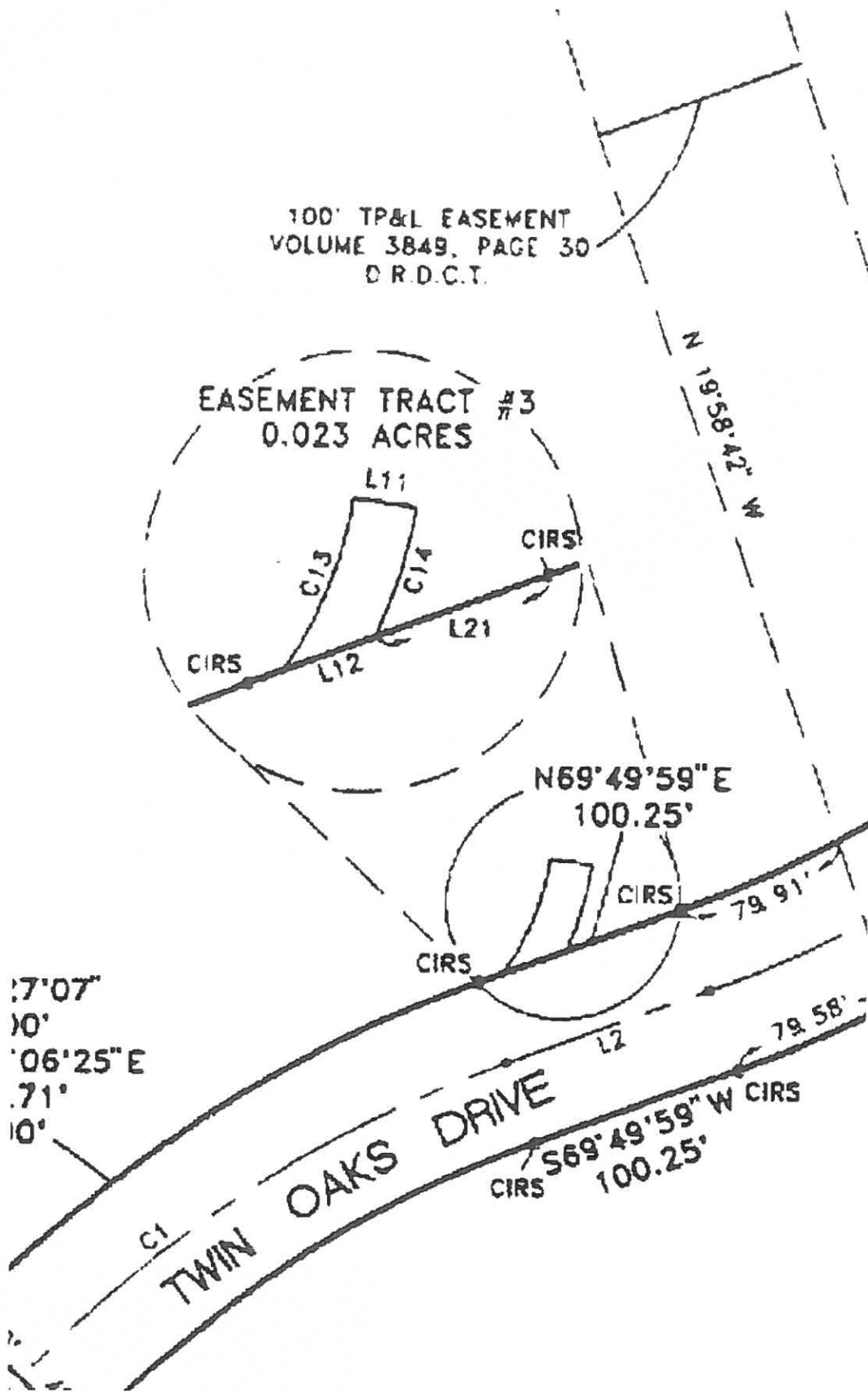
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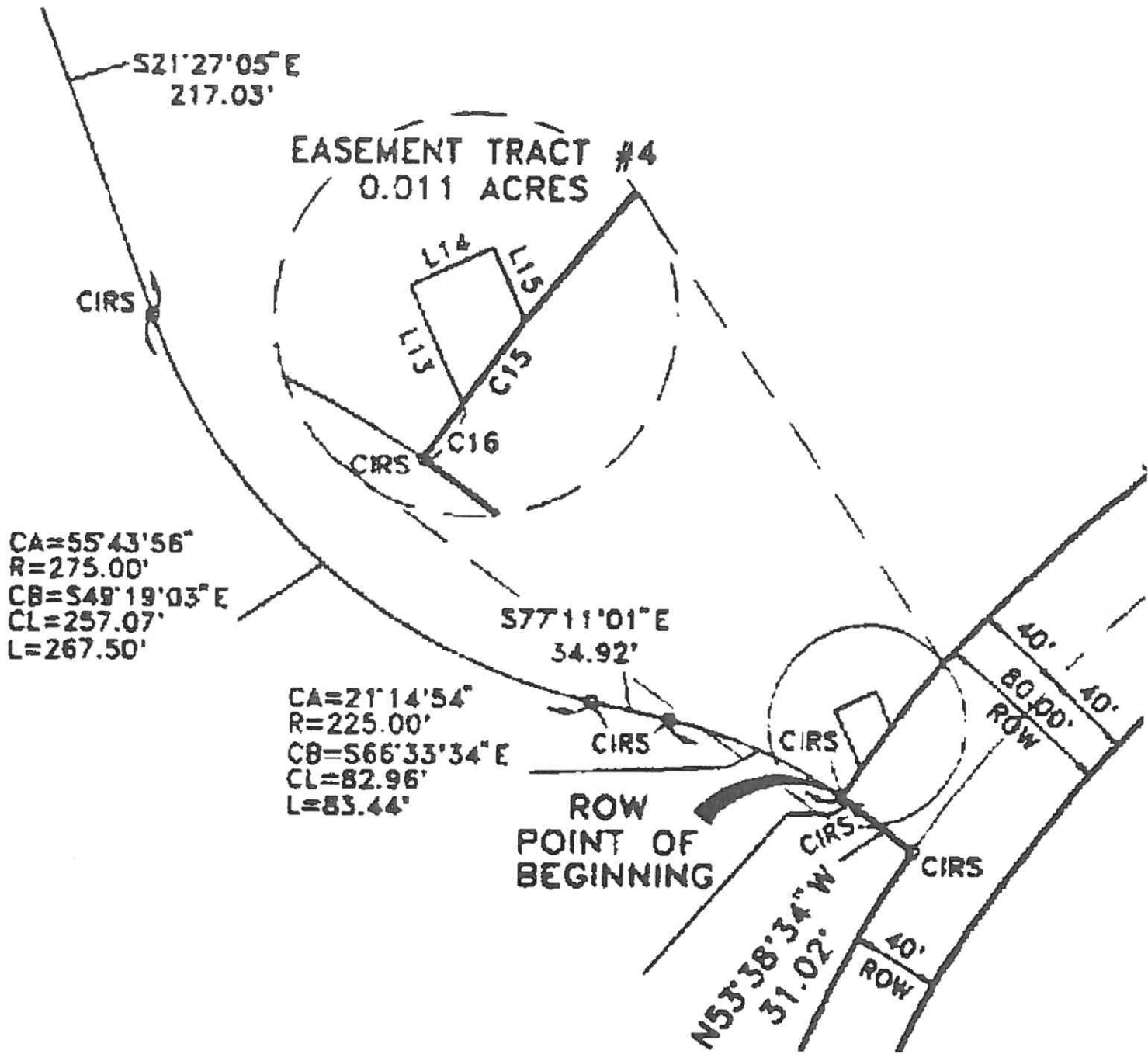
According to the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas

EXHIBIT "A"
EASEMENT TRACT #3



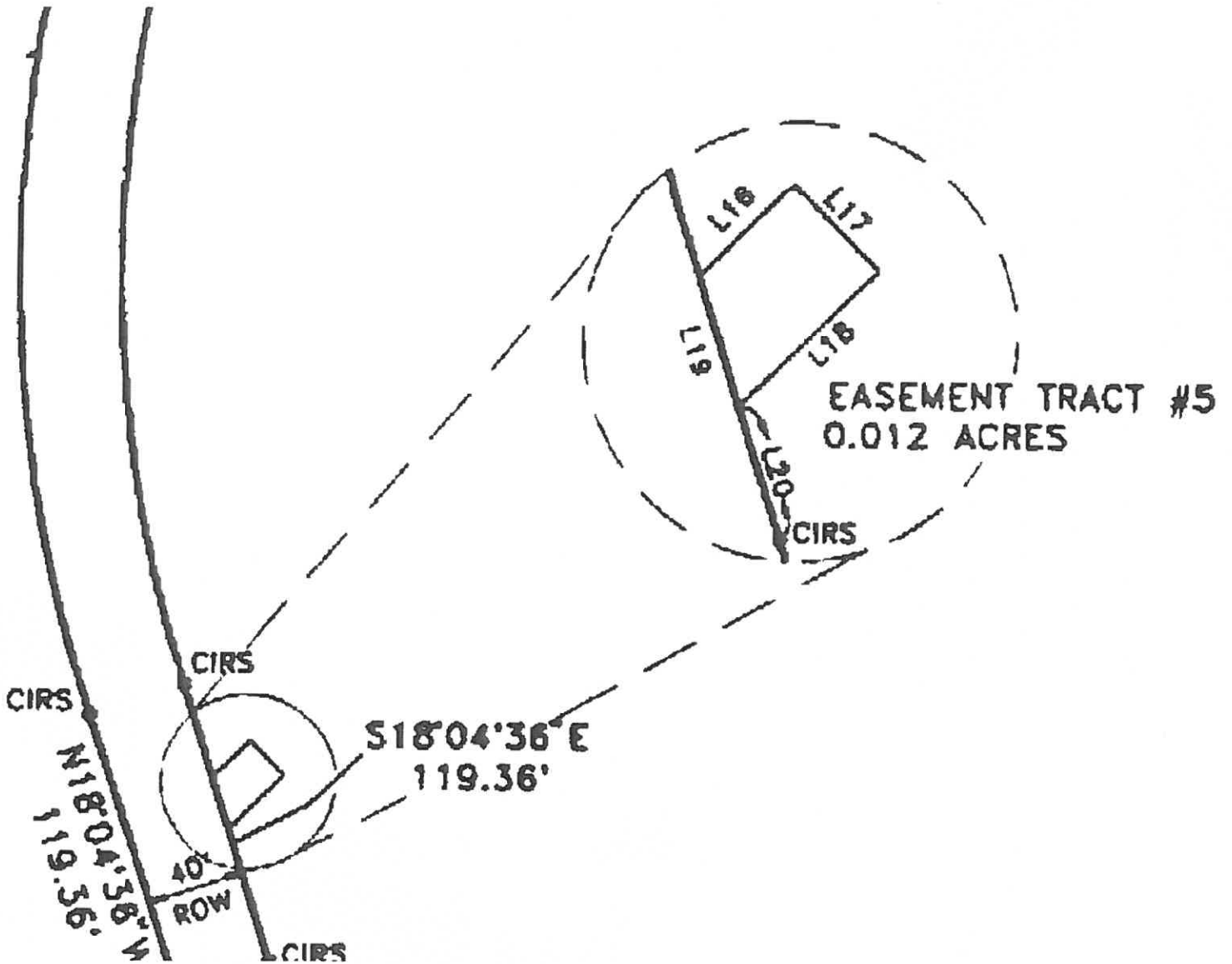
According to the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas

EXHIBIT "A"
EASEMENT TRACT #4



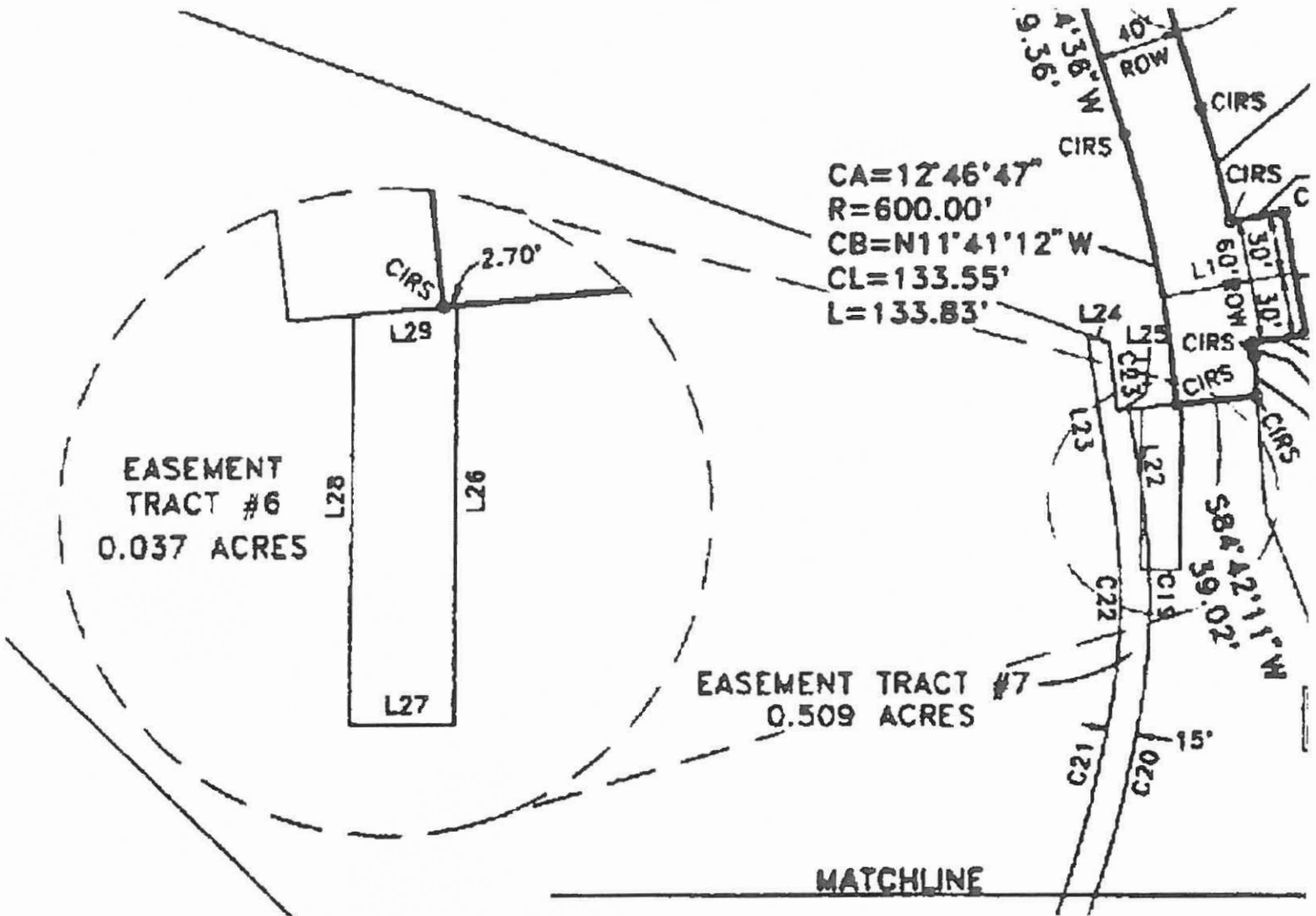
According to the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas

EXHIBIT "A"
EASEMENT TRACT #5



According to the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas

EXHIBIT "A"
EASEMENT TRACT #6



According to the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas

EXHIBIT "A"
EASEMENT TRACT TABLES

LINE	BEARING	DISTANCE
L1	N 79°41'44" E	64.30'
L2	N 69°49'59" E	100.25'
L3	N 60°23'12" W	19.00'
L4	S 60°23'12" E	19.00'
L5	N 29°36'48" E	19.83'
L6	N 29°36'48" E	46.98'
L7	N 44°10'14" E	100.00'
L8	N 44°10'14" E	99.82'
L9	N 46°08'55" E	20.01'
L10	S 59°35'05" W	30.04'
L11	S 81°48'13" E	20.00'
L12	S 68°49'59" W	31.08'
L13	N 24°45'24" W	28.55'
L14	N 65°14'32" E	20.00'
L15	S 24°45'24" E	17.67'
L16	N 45°27'27" E	21.89'
L17	S 44°32'35" E	20.00'
L18	S 45°27'27" W	31.85'
L19	N 16°04'36" W	22.34'
L20	N 16°04'36" W	56.89'
L21	S 68°49'59" W	57.40'
L22	S 09°13'42" E	44.53'
L23	N 09°13'42" W	83.06'
L24	S 70°20'18" E	11.38'
L25	N 84°42'11" E	6.36'
L26	S 00°15'24" W	81.00'
L27	N 89°44'36" W	20.00'
L28	N 00°15'24" E	79.06'
L29	N 84°42'11" E	20.09'

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	600.00'	35°33'59"	N 52°02'59" E	366.50'	372.45'
C2	600.00'	40°13'10"	N 49°43'23" E	412.58'	421.18'
C3	300.00'	30°29'45"	N 14°21'56" E	157.80'	159.68'
C4	326.28'	45°03'11"	N 21°38'39" E	250.00'	256.56'
C5	380.00'	24°25'12"	N 17°24'12" E	160.74'	161.86'
C6	300.00'	38°58'38"	N 24°40'55" E	200.17'	204.08'
C7	130.00'	16°31'49"	N 33°31'05" W	37.38'	37.51'
C8	150.00'	12°21'48"	S 35°52'39" E	32.30'	32.37'
C9	347.28'	03°45'10"	S 34°01'13" W	22.74'	22.75'
C10	401.00'	07°33'21"	N 14°21'15" E	52.84'	52.88'
C11	319.34'	17°08'57"	S 24°59'35" E	95.22'	95.58'
C12	349.34'	09°24'37"	N 28°35'30" W	57.31'	57.38'
C13	125.00'	26°53'32"	N 21°33'42" E	58.13'	58.67'
C14	145.00'	16°48'07"	S 16°30'10" W	42.24'	42.39'
C15	640.00'	02°02'17"	S 36°42'30" W	22.77'	22.77'
C16	640.00'	01°18'30"	N 35°02'07" E	14.61'	14.61'
C17	401.00'	05°22'58"	S 07°53'05" W	37.66'	37.67'
C18	347.28'	08°16'27"	N 40°02'01" E	50.11'	50.15'
C19	309.50'	17°33'11"	S 00°27'07" E	94.45'	94.82'
C20	588.00'	11°20'04"	S 13°59'31" W	116.13'	116.32'
C21	573.00'	11°20'04"	N 13°59'31" E	113.17'	113.35'
C22	294.50'	17°33'11"	N 00°27'07" W	89.87'	90.22'
C23	570.00'	03°16'52"	S 06°56'15" E	32.64'	32.64'

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