

**A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.**

**DEFINITIONS:** For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 21,779 square feet of land located in Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Wheatland Road Improvement Project

"USE": The widening of Wheatland Road; provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Fee Simple Title subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the instrument more particularly described in Exhibit "B"

"OWNER": George P. Shropulos and Millie L. Shropulos, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$18,300

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000

"AUTHORIZED AMOUNT": Not to exceed \$21,300

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the USE of the PROPERTY for the PROJECT is a public use.

**SECTION 2.** That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

**SECTION 3.** That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

**SECTION 4.** That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

**SECTION 5.** That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

**SECTION 6.** That in the event this acquisition closes, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Street and Transportation Improvements Funds, Fund No. 5R22, Department PBW, Unit U803, Activity THRF, Program No. PB06U803, Object 4210, Encumbrance No. SUSU803EG73. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

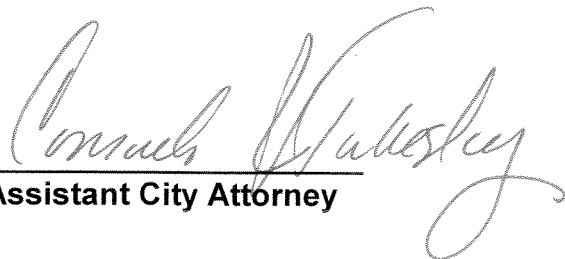
**SECTION 7.** That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**

**THOMAS P. PERKINS, JR., City Attorney**

BY

  
**Assistant City Attorney**

APPROVED BY  
CITY COUNCIL

JUN 12 2013

  
City Secretary

**Field Notes Describing a 21,779 Square Foot Tract of Land  
To Be Acquired in Block 7608  
From The George P. Shropulos Family Limited Partnership**

Being a 21,779 Square Foot (0.500 Acre) tract of land situated in the M.L. Swing Survey, Abstract No. 1422, in the City of Dallas, Dallas County, Texas, lying in Block 7608 (official City of Dallas Block Numbers), and being a portion of the property conveyed to the George P. Shropulos Family Limited Partnership, by Warranty Deed dated February 21, 1994 and recorded in Volume 94043, Page 2846 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 60-D Nail set in the Centerline of Wheatland Road (a Variable-Width Right-of-Way) at the West corner of said Shropulos Family tract, being also the most Northerly corner of a tract of land conveyed to Susan Wright Key by Special Warranty Deed dated January 28, 1988 and recorded in Volume 88021, Page 1852 of the Deed Records of Dallas County, Texas, and being also the most Westerly corner of the herein described tract of land:

**THENCE** North 59°11'08" East with the said Centerline of Wheatland Road a distance of 520.96 feet to a 60-D Nail set at an inside corner of the herein described tract of land:

**THENCE** North 58°47'35" East, continuing with the said Centerline of Wheatland Road a distance of 23.97 feet to a 60-D Nail set at the most Northerly corner of said Shropulos Family tract, being also the most Northerly corner of the herein described tract of land:

**THENCE** South 30°11'00" East with the Northeast line of said Shropulos Family tract, pass at 25.00 feet the Southeast Right-of-Way line of Wheatland Road as presently occupied, and continuing for a total distance of 40.01 feet to a 5/8 inch dia. iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as a "5/8" I.R. w/COD cap") set at the most Easterly corner of the herein described tract of land:

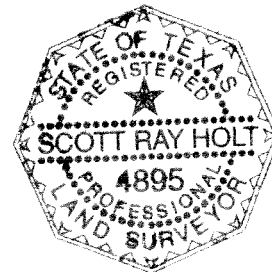
**THENCE** South 58°47'35" West, 15.00 feet perpendicularly from and parallel with the said presently occupied Southeast line of Wheatland Road a distance of 23.39 feet to a 5/8" I.R. w/COD cap set at an outside corner of the herein described tract of land:

**THENCE** South 59°11'08" West, continuing at 15.00 feet perpendicularly from and parallel with the said presently occupied Southeast line of Wheatland Road, a distance of 520.62 feet to a 5/8" I.R. w/COD cap set at the most Southerly corner of the herein described tract of land:

**Field Notes Describing a 21,779 Square Foot Tract of Land  
To Be Acquired in Block 7608  
From The George P. Shropulos Family Limited Partnership**

**THENCE** North 31°30'29" West, pass at 15.00 feet the said presently occupied Southeast line of Wheatland Road, and continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**, containing 21,779 Square Feet, or 0.500 Acres of land, *of which* 13,616 Square Feet of land is in the presently used roadway of Wheatland Road, to which no warranty is made hereunder, but all of which land is herein conveyed.

**BASIS OF BEARINGS:** Bearings are based on the Centerline of Wheatland Road, at North 59°11'08" East, monumented as noted and derived from Global Positioning System observations using the North Texas Cooperative Real Time Kinematic Survey, Virtual Reference Station System, North American Datum of 1983.



*Scott Holt*  
3/26/2012

130972

**EXHIBIT A**  
**BLOCK 7611**

ROBERT SIMONTON  
SURVEY  
Abstract #1277

261 CW Springs Ltd.  
Inst. No: 200600294768

Sun NLF  
Limited Partnership  
Vol. 95125, Pg. 0768

ROBERT SIMONTON  
SURVEY  
Abstract #1277

**BLOCK 7605**

George P. Shropulos  
Family Limited Partnership  
Vol. 94043, Pg. 2846

21,779 Square Foot  
(0.500 Acre) Tract  
To Be Acquired  
(13,616 Square Foot  
In Currently Used  
Roadway)

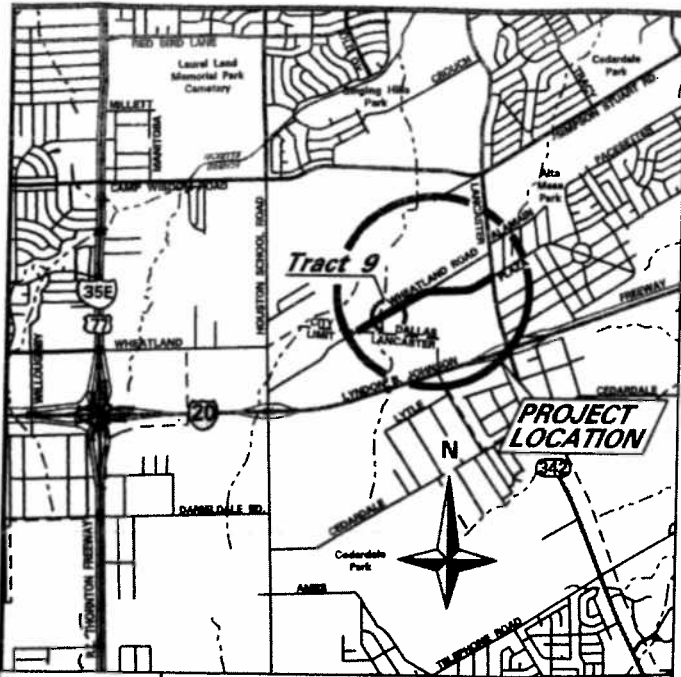
**BLOCK 7608**

M. L. SWING SURVEY  
Abstract #1422

Susan Wright Key  
Vol. 88021, Pg. 1852

Sheet 3 of 3  
**LOCATOR MAP: Parcel No. 9**

Wheatland Road			
From Lancaster City Limits to Lancaster Road			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	R:\(BROW,SURVEY)\HOLT\Wheatland\Wheatland Field Notes.dgn	As Noted	4-20-10
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
J. Chambers	S. Holt	Block 7605	311D-4147-9



**LOCATOR MAP**  
NOT TO SCALE

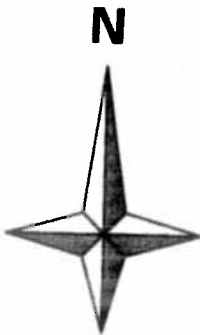
S. C. ATTERBURY  
SURVEY  
Abstract #14

RKCJ LLC  
Vol. 96066, Pg. 7234

POINT OF  
BEGINNING

40.00'  
N31°30'29"W

Existing Right-of-Way  
of Wheatland Road



- Property to be Acquired
- 58" I.R. wCOD Cap Set
- 60-D Nail Set

**EXHIBIT B**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## WARRANTY DEED

THE STATE OF TEXAS   §  
                                   §     KNOW ALL PERSONS BY THESE PRESENTS:  
 COUNTY OF DALLAS    §

That GEORGE P. SHROPULOS and MILLIE L. SHROPULOS, husband and wife (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of EIGHTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$18,300.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 George P. Shropulos

\_\_\_\_\_  
 Millie L. Shropulos

B

\* \* \* \* \*

STATE OF TEXAS       '

COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_

by George P. Shropulos.

\_\_\_\_\_  
Notary Public, State of TEXAS

STATE OF TEXAS       '

COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_

by Millie L. Shropulos.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Eddie Grant

Warranty Deed Log No. 35855