

ORDINANCE NO. 29383

An ordinance providing for the abandonment of a portion of Straightway Drive located adjacent to City Blocks A/5785 and B/5786 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Northwest Overlake, L.L.C. and Rizos Family Partnership Ltd.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

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**WHEREAS**, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Northwest Overlake, L.L.C., a Texas limited liability company and Rizos Family Partnership, Ltd., a Texas limited partnership, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of Straightway Drive is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore,**

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

**SECTION 1.** That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

**SECTION 2.** That for and in monetary consideration of the sum of **ONE HUNDRED TWENTY-FOUR THOUSAND THREE HUNDRED FORTY-SEVEN AND NO/100 DOLLARS (\$124,347.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 3.** That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

**SECTION 4.** That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

**SECTION 5.** That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

**SECTION 6.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their successors and assigns.

**SECTION 7.** That the abandonment and quitclaim provided for herein shall extend only

to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

**SECTION 8.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, their successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, their successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or

codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- A) Submit application for a preliminary plat within one year of the effective date of this ordinance and record a final replat of the adjoining properties within two years of the effective date of this ordinance showing any dedication by easement made necessary as noted in Section 9B below and shown in Exhibit C. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.
- B) In conjunction with the preliminary plat submittal:
  - (i) Submit landscape and parkway plans acceptable to the Department of Sustainable Development and Construction, Building Inspection Division and Engineering Division, for review and approval including the following:
    - 1) Provide a Pedestrian Access Easement along Community Drive from Overlake Drive to a point approximately 280 feet northeast of Community Drive's intersection with Northwest Highway which shall include:
      - a) a 5' landscape buffer within property where planted trees shall be included within the buffer; and
      - b) a 3' parkway to curb within City right-of-way; and
      - c) a 6' concrete sidewalk between the parkway and landscape buffer.

- 2) Provide a Pedestrian Access Easement along Northwest Highway from the abandonment area of Straightway Drive to a point approximately 237 feet east of Community Drive which shall include:
  - a) a 5' landscape buffer within property; and
  - b) a 5' parkway to curb within the State right-of-way; and
  - c) a 6' concrete sidewalk between the parkway and landscape buffer.
- C) In conjunction with the filing of the final plat execute the approved plans by the Director of Department of Sustainable Development and Construction and execute appropriate contracts for the construction of paving improvements.

This abandonment shall not be effective unless and until **GRANTEE** complies with this provision, and **GRANTEE's** failure to satisfy said conditions shall render this ordinance null and void and of no further effect.

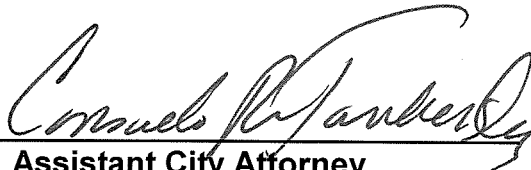
**SECTION 10.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, their successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

**SECTION 11.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 9, and completion of the dedications set forth in Section 9, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 12.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**WARREN M. S. ERNST**  
 City Attorney

**DAVID COSSUM**  
 Interim Director of Department of Sustainable Development and Construction

BY   
 Assistant City Attorney

BY   
 Assistant Director

Passed JUN 25 2014.

STREET RIGHT-OF-WAY ABANDONMENT

Straightway Drive
Adjacent to Blocks A/5785 and B/5786,
Lake Line Park Third Section
Dickerson Parker Survey, Abstract No. 1113
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 29,258 square foot (0.672 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas and adjacent to Blocks A/5785 and B/5786, Official Numbers of the City of Dallas, Texas; said tract being all of that certain portion of Straightway Drive (a 50-foot wide right-of-way) dedicated by the plat of Lake Line Park, Third Section, an addition to the City of Dallas, Texas recorded in Volume 5, Page 290 of the Map Records of Dallas County, Texas; said tract also being bounded on the southwest by the northeast right-of-way line of Northwest Highway (a variable width right-of-way) as described in Quit Claim Deed to Dallas County, Texas recorded in Volume 1574, Page 10 of the Deed Records of Dallas County, Texas and on the northeast by the southwest right-of-way line of Overlake Drive (a 50-foot right-of-way) as dedicated by the said plat of Lake Line Park, Third Section; said 29,258 square foot tract being more particularly described as follows (bearing system for this survey is based on the North American Datum of 1983, North Central Texas Zone 4202, reference frame 2002.00 (CORS):

BEGINNING, at a 1/2-inch iron rod found for corner in the said southwest line of Overlake Drive and the northeast line of said Block B/5786; said point being at the north end of a circular right-of-way corner clip at the intersection of the said southwest line of Overlake Drive and the northwest right-of-way line of said Straightway Drive, the northernmost, east corner of said Block B/5786 and the northernmost, east corner of that certain tract of land described as "Tract I", Parcel B in Correction Assumption Warranty Deed to Northwest Overlake, L.L.C. recorded in Instrument No. 20070357301 of the Official Public Records of Dallas County, Texas;

THENCE, South 44 degrees, 46 minutes, 04 seconds East, along the projected southwest right-of-way line of said Overlake Drive, at a distance of 65.12 feet passing a 1/2-inch iron rod found at the northernmost corner of said Block A/5785 (as originally platted), continuing in all a total distance of 80.00 feet to a 1/2-inch iron rod with "HUITT ZOLLARS" cap found for corner in the said southwest line of Overlake Drive and the northeast line of said Block A/5785; said point being at the east end of a circular right-of-way corner clip at the intersection of the said southwest line of Overlake Drive and the southeast right-of-way line of said Straightway Drive, the easternmost, north corner of said Block A/5785, the easternmost, north corner of that certain tract of land described as "Tract III" in said Correction Assumption Warranty Deed to Northwest Overlake, L.L.C. and the beginning of a non-tangent curve to the left;

THENCE, in a westerly direction, departing the said southwest line of Overlake Drive and the said northeast line of Block A/5785 and along said corner clip, the northerly line of said Block A/5785, the northerly line of said "Tract III" and said curve to the left, having a central angle of 89 degrees, 47 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of North 89 degrees, 39 minutes, 34 seconds West, 21.17 feet, an arc distance of 23.51 feet to a 1/2-inch iron rod with illegible cap found for corner in the said southeast line of Straightway Drive and the northwest line of said Block A/5785; said point being at the west end of said circular corner clip, the westernmost, north corner of said Block A/5785 and the westernmost, north corner of said "Tract III";

(For SPRG use only)
Reviewed By: DBF
Date: 05-17-2013
SPRG NO: 2657

STREET RIGHT-OF-WAY ABANDONMENT

Straightway Drive  
Adjacent to Blocks A/5785 and B/5786,  
Lake Line Park Third Section  
Dickerson Parker Survey, Abstract No. 1113  
City of Dallas, Dallas County, Texas

THENCE, South 45 degrees, 26 minutes, 56 seconds West, departing the said corner clip and along the said southeast line of Straightway Drive, the said northwest line of Block A/5785 and the northwest line of said "Tract III", at a distance of 235.06 feet passing the westernmost corner of said "Tract III", the northernmost corner of Lot 4A, Block A/5785 of the Resubdivision of Lot 4 and part of Lot 3, Block A/5785, Third Section of Lake Line Park, an addition to the City of Dallas, Texas according to the plat recorded in Volume 88018, Page 726 of said Deed Records and the northernmost corner of that certain tract of land described in Warranty Deed to Rizos Family Partnership, Ltd. recorded in Volume 98087, Page 3857 of said Deed Records, continuing along the northwest line of said Lot 4A and the northwest line of said Rizos tract in all a total distance of 550.70 feet to a point for corner (not monumented); said point being at the north end of a circular right-of-way corner clip at the intersection of the said southeast line of Straightway Drive and the said northeast line of Northwest Highway, the northernmost, west corner of said Lot 4A, the northernmost, west corner of said Rizos tract and the beginning of a tangent curve to the left;

THENCE, in a southerly direction, departing the said southeast line of Straightway Drive and along said corner clip, the westerly line of said Lot 4A, the westerly line of said Rizos tract and said curve to the left, having a central angle of 91 degrees, 04 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of South 00 degrees, 05 minutes, 04 seconds East, 21.41 feet, an arc distance of 23.84 feet to a point for corner (not monumented) in the said northeast line of Northwest Highway, the southwest line of said Lot 4A and the southwest line of said Rizos tract; said point being at the south end of said corner clip, the southernmost, west corner of said Lot 4A and the southernmost, west corner of said Rizos tract;

THENCE, North 45 degrees, 37 minutes, 04 seconds West, departing the said corner clip and along the projected northeast right-of-way line of said Northwest Highway, at a distance of 15.28 feet passing a 1/2-inch iron pipe found at the westernmost corner of said Block A/5785 (as originally platted), continuing in all a total distance of 80.01 feet to a 1/2-inch iron rod with "HUITT ZOLLARS" cap found for corner in the said northeast line of Northwest Highway (as originally dedicated), the southwest line of said Block B/5786 (as originally platted), the southwest line of that certain tract of land described as "Tract I", Parcel A in said Correction Assumption Warranty Deed to Northwest Overlake, L.L.C. and the southwest line of that certain tract of land described in Warranty Deed to the State of Texas recorded in Volume 2005147, Page 2433 of said Official Public Records; said point being at the west end of a circular right-of-way corner clip at the intersection of the said northeast line of Northwest Highway and the said northwest line of Straightway Drive, the westernmost, south corner of said Block B/5786, the westernmost, south corner of said "Tract I" Parcel A, the westernmost, south corner of said State of Texas tract and the beginning of a non-tangent curve to the left;

(For SPRG use only)	
Reviewed By:	<u>DBF</u>
Date:	<u>15.17.2013</u>
SPRG NO:	<u>2657</u>



STREET RIGHT-OF-WAY ABANDONMENT

Straightway Drive
Adjacent to Blocks A/5785 and B/5786,
Lake Line Park Third Section
Dickerson Parker Survey, Abstract No. 1113
City of Dallas, Dallas County, Texas

THENCE, in an easterly direction, departing the said northeast line of Northwest Highway and along said corner clip, the southerly line of said Block B/5786, the southerly line of said "Tract I", Parcel A, the southerly line of said State of Texas tract and said curve to the left, having a central angle of 88 degrees, 56 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of North 89 degrees, 54 minutes, 56 seconds East, 21.01 feet, at an arc distance of 18.38 feet passing the easternmost corner of said State of Texas tract, continuing in all a total arc distance of 23.28 feet to a 1/2-inch iron rod with "HUITT ZOLLARS" cap found for corner in the said northwest line of Straightway Drive, the southeast line of said Block B/5786 and the southeast line of said "Tract I", Parcel A; said point being at the east end of said corner clip, the easternmost, south corner of said Block B/5786 and the easternmost, south corner of said "Tract I", Parcel A;

THENCE, North 45 degrees, 26 minutes, 56 seconds East, departing the said corner clip and along the said northwest line of Straightway Drive, the said southeast line of Block B/5786 and the southeast line of said "Tract I", Parcel A, at a distance of 381.91 feet passing the easternmost corner of said "Tract I", Parcel A and the southernmost corner of said "Tract I", Parcel B, continuing along the southeast line of said "Tract I", Parcel B in all a total distance of 551.89 feet to a 1/2-inch iron rod with "HUITT ZOLLARS" cap found for corner; said point being at the south end of the first referenced corner clip, the southernmost, east corner of said Block B/5786, the southernmost, east corner of said "Tract I", Parcel B and the beginning of a tangent curve to the left;

THENCE, in a northerly direction, departing the said northwest line of Straightway Drive and along the first referenced corner clip, the easterly line of said Block B/5786, the easterly line of said "Tract I", Parcel B and said curve to the left, having a central angle of 90 degrees, 13 minutes, 00 seconds, a radius of 15.00 feet, a chord bearing and distance of North 00 degrees, 20 minutes, 26 seconds East, 21.25 feet, an arc distance of 23.62 feet to the POINT OF BEGINNING;

CONTAINING, 29,258 square feet or 0.672 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

Handwritten signature of Michael C. Clover

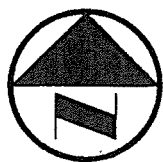
Michael C. Clover 5/03/13
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



Straightway abandonment.doc mcc
3074-12.328EX1.dwg mww

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Reviewed By: DBF
Date: 05-17-2013
SPRG NO: 2657

EXHIBIT A



0 50 100 200



GRAPHIC SCALE IN FEET

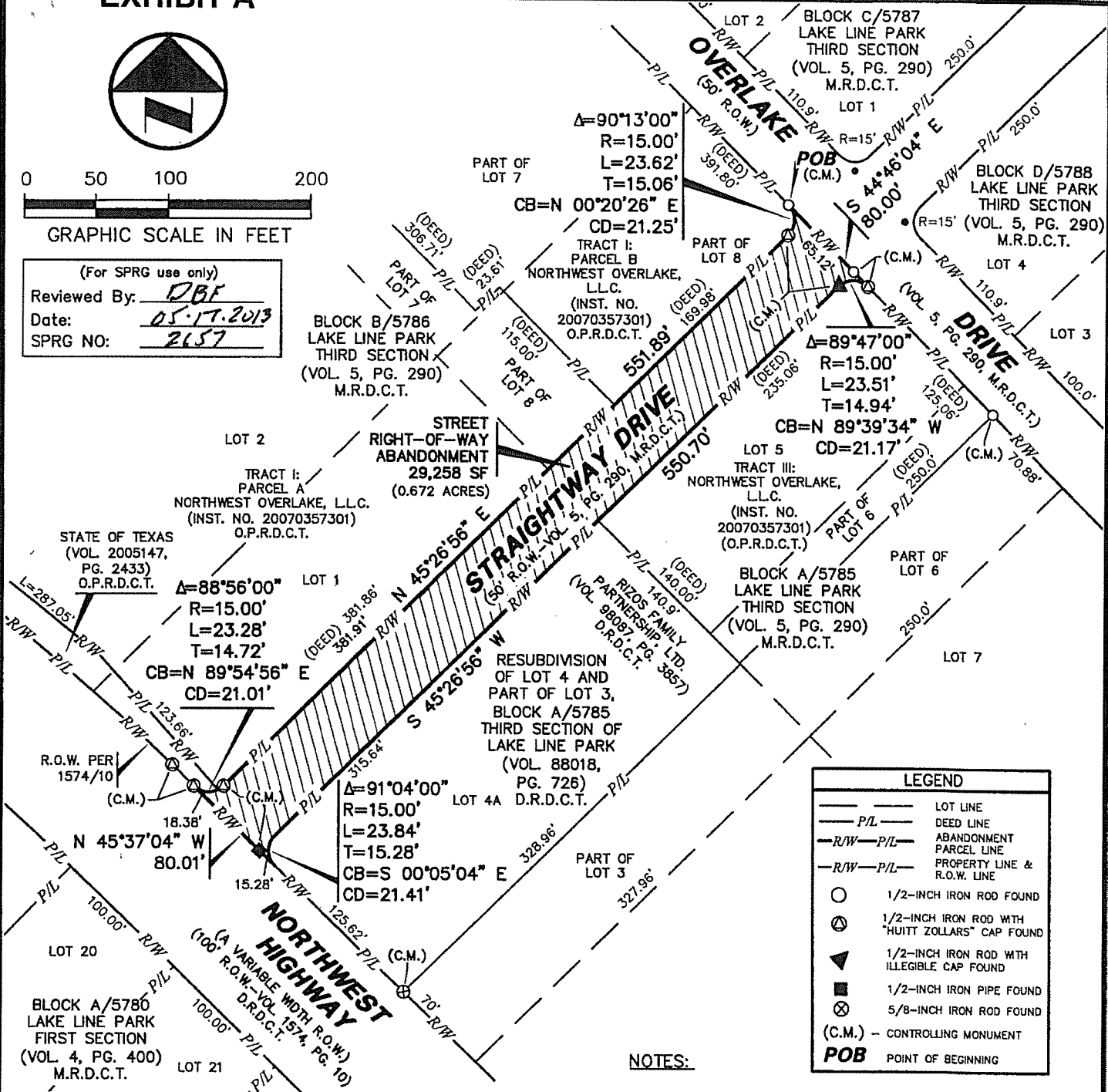
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Reviewed By: DBF  
Date: 05-17-2013  
SPRG NO: 2657

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05/03/2013 9:12AM

M.CLOVER



**LEGEND**

- LOT LINE
- P/L - DEED LINE
- RW - P/L - ABANDONMENT PARCEL LINE
- RW - P/L - PROPERTY LINE & R.O.W. LINE
- 1/2-INCH IRON ROD FOUND
- ⊙ 1/2-INCH IRON ROD WITH "HUIT ZOLLARS" CAP FOUND
- ▲ 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND
- 1/2-INCH IRON PIPE FOUND
- ⊗ 5/8-INCH IRON ROD FOUND
- (C.M.) - CONTROLLING MONUMENT
- POB POINT OF BEGINNING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the North American Datum of 1983, North Central Texas Zone 4202, reference frame 2002.00 (CORS).

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

*Michael C. Clover*  
Michael C. Clover 05/03/2013  
Registered Professional Land Surveyor No. 5225



**STREET RIGHT-OF-WAY ABANDONMENT**  
**STRAIGHTWAY DRIVE**  
 ADJACENT TO BLOCKS A/5785 AND B/5786,  
 LAKE LINE PARK THIRD SECTION  
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 4 OF 4

**Pacheco Koch** 8350 N. CENTRAL EXPWY. SUITE 1000  
 DALLAS, TX 75206 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-100080-00

<b>DRAWN BY</b> MWW	<b>CHECKED BY</b> MCC	<b>SCALE</b> 1"=100'	<b>DATE</b> MAY 2013	<b>JOB NUMBER</b> 3074-12.328
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## EXHIBIT B

### ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

29383

141040

EXHIBIT C

3' Parkway within ROW  
6' Side walk within ROW

5' Landscape buffer within property  
planted trees included within buffer  
(below utilities)

OVERLAKE DRIVE

COMMUNITY DRIVE

STRAIGHTWAY DRIVE

NORTHWEST HIGHWAY

12,000 SF

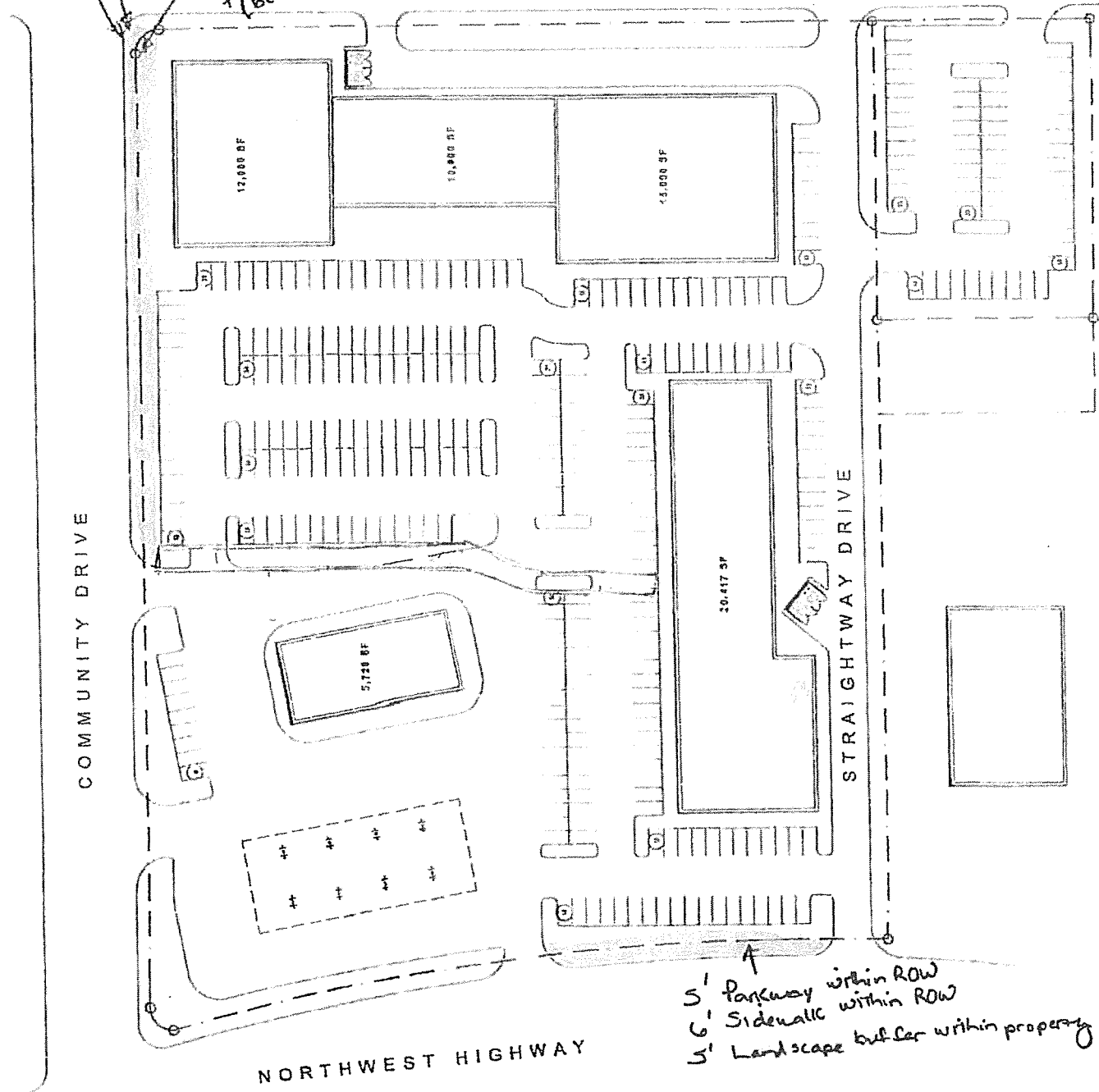
10,000 SF

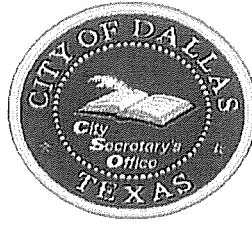
15,000 SF

5,720 SF

30,417 SF

5' Parkway within ROW  
6' Sidewalk within ROW  
5' Landscape buffer within property





## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 25 2014

ORDINANCE NUMBER 29383

DATE PUBLISHED JUN 28 2014

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose G. Liss".