

ORDINANCE NO. 30711

An ordinance providing for the abandonment and relinquishment of two utility easements and three storm sewer easements, located in City Block 5088 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to TRG Bluffview, L.P.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, if needed, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; 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 TRG Bluffview, L.P., a Delaware limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing 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 City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; 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 **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** 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 its right, title and interest in and to the certain tracts or parcels 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, and conditions of this ordinance.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, 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, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

**SECTION 5.** That the abandonment, relinquishment 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.

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

**SECTION 7.** That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

**SECTION 8.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to 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 areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its 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 areas set out in Exhibit A. **GRANTEE**, its 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

**SECTION 8.** (continued)

amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said utility and sanitary sewer easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement, if needed, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

**SECTION 10.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

(a) disconnect existing Dallas Water Utilities mains.

(b) contact the Texas Excavation Safety System (Texas811) to have facilities marked & located within affected easements before any excavations are started.

**SECTION 11.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, 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, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. 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.

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**SECTION 12.** That this contract is designated as Contract No. DEV-2016-00001335.

**SECTION 13.** 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:  
LARRY E. CASTO, City Attorney

DAVID COSSUM, Director  
Department of Sustainable Development and  
Construction

BY:   
Assistant City Attorney

BY:   
~~For~~ Assistant Director

Passed DEC 13 2017

30711

171858

UTILITY EASEMENT ABANDONMENT  
SHERWOOD EAST ADDITION BLOCK 5088  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TRACT 1 and TRACT 2

TRACT 1

Exhibit A

BEING a 27,513 square foot (0.632 acre) tract of land situated in the W.C. Trimble Survey, Abstract No. 1484 and the W. Baker Survey, Abstract No. 54, being part of that called 13.1927 acre tract described in Special Warranty Deed to TRG Bluffview, L.P., as recorded in Instrument Number 201700210139 Official Public Records Dallas County Texas (OPRDCT), part of City Block 5088, and being part of Sherwood East Addition, an Addition to the City of Dallas as recorded in Volume 512, Page 2023 DRDCT, and being all of a 24 foot Utility Easement created by said Sherwood East Addition, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the northeast corner of said Sherwood East, being in the south right of way line for Northwest Highway – State Highway Loop 12 (100-foot right of way described as Tract 4, in Volume 1414, Page 93, DRDCT);

THENCE S 02°51'24" E with the east line of said Addition, a distance of 30.09 feet;

THENCE S 71°42'16" W, a distance of 116.31 to a point;

THENCE S 71°30'00" W, a distance of 7.73 feet to the POINT OF BEGINNING, the beginning of a nontangent curve to the right;

THENCE southerly with said curve to the right, having a central angle of 24°40'14", a radius of 111.75 feet, an arc length of 48.12 feet, and a chord of S 01°17'26" W, 47.75' feet a point of compound curvature;

THENCE with said curve to the right, having a central angle of 22°30'39", a radius of 450.00 feet, an arc length of 176.80 feet, and a chord of S 24°52'56" W, 175.67 feet to a point for corner

THENCE S 36°57'36" W, a distance of 96.28 feet to a point for corner

THENCE S 52°07'36" E, a distance of 65.72 feet to a point for corner;

THENCE S 41°17'55" W, a distance of 373.49 feet to a found 60d nail for corner;

THENCE S 64°15'00" W, a distance of 46.33 feet to a found 5/8-inch iron rod for corner;

THENCE N 17°52'00" W, a distance of 6.91 feet to a found 5/8-inch iron rod for corner;

THENCE N 41°17'55" E, a distance of 387.13 feet to a point for corner;

THENCE N 52°07'36" W, a distance of 39.86 feet to a point for corner;

THENCE S 36°57'36" W, a distance of 10.62 feet to the beginning of a curve;

THENCE with a curve to the right, having central angle of 101°57'13", a radius of 97.24 feet, with an arc length of 173.03 feet, and a chord of S 86°13'13" W, 151.09 feet to a point for corner;

THENCE N 41°52'00" W, a distance of 47.43 feet to the beginning of a curve;

THENCE with said curve to the right, having a central angle of 18°55'00", a radius of 267.00 feet, an arc length of 88.15 feet, and a chord of N 32°24'30" W, 87.75 feet to a point for corner;

THENCE N 22°57'00" W, a distance of 79.94 feet to a point for corner;

THENCE N 71°30'00" E, a distance of 24.07 feet to a point for corner;

THENCE S 22°57'00" E, a distance of 78.08 feet to the beginning of a curve;

—CONTINUE ON NEXT PAGE—

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BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12, A BEARING OF N 71°30'00" E, AS RECORDED IN DEED IN VOL. 2002210, PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.



Adams surveying company, LLC  
TBPLS Firm Registration No. 10177500

P.O. Box 833059  
Richardson, TX 75083  
Phone: (469) 317-0250  
Fax: (214) 295-9844

(For SPRG use only)

REVIEWED BY: A. Rodriguez

DATE: 10/4/17

S.P.R.G. NO: 4062

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 100'	2/27/17	16095

**UTILITY EASEMENT ABANDONMENT  
SHERWOOD EAST ADDITION BLOCK 5088  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TRACT 1 and TRACT 2**

**Exhibit A**

**TRACT 1**

THENCE with said curve to the left, having a central angle of 18°55'00", a radius of 243.00 feet, an arc length of 80.23 feet, and a chord of S 32°24'30" E, 79.86 feet to a point for corner;  
 THENCE S 41°52'00" E, a distance of 47.22 feet to the beginning of a curve;  
 THENCE with said curve to the left, having a central angle of 102°04'20", a radius of 73.24 feet, an arc length of 130.48 feet, and a chord of N 86°01'06" E, 113.90 feet to a point for corner;  
 THENCE N 36°57'36" E, a distance of 131.11 feet to the beginning of a curve;  
 THENCE with said curve to the left, having a central angle of 22°29'17", a radius of 426.00 feet, an arc length of 167.20 feet, and a chord of N 24°52'14" E, 166.13 feet to a point of compound curvature;  
 THENCE southerly with a curve to the left, having a central angle of 22°36'53", a radius of 87.75 feet, an arc length of 34.63 feet, and a chord of N 02°19'07" E, 34.41 feet to a point for corner;  
 THENCE N 71°30'00" E, a distance of 24.26 feet to the POINT OF BEGINNING and containing 27,513 square feet (0.632 acre) of land more or less.

LINE	BEARING	DISTANCE	L10	N 22°57'00" W	79.94'
L1	S 36°57'36" W	96.28'	L11	N 71°30'00" E	24.07'
L2	S 52°07'36" E	65.72'	L12	S 22°57'00" E	78.08'
L3	S 41°17'55" W	373.49'	L13	S 41°52'00" E	47.22'
L4	S 64°15'00" W	46.33'	L14	N 36°57'36" E	131.11'
L5	N 17°52'00" W	6.91'	L15	N 71°30'00" E	24.26'
L6	N 41°17'55" E	387.13'	L16	S 02°51'24" E	30.09'
L7	N 52°07'36" W	39.86'	L17	S 71°42'16" W	116.31'
L8	S 36°57'36" W	10.62'	L21	N 71°42'16" E	124.37'
L9	N 41°52'00" W	47.43'	L22	S 71°30'00" W	7.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	111.75'	48.12'	47.75'	S 01°17'26" W	24°40'14"
C2	450.00'	176.80'	175.67'	S 24°52'56" W	22°30'39"
C3	97.24'	173.03'	151.09'	S 86°13'13" W	101°57'13"
C4	267.00'	88.15'	87.75'	N 32°24'30" W	18°55'00"
C5	243.00'	80.23'	79.86'	S 32°24'30" E	18°55'00"
C6	73.24'	130.48'	113.90'	N 86°01'06" E	102°04'20"
C7	426.00'	167.20'	166.13'	N 24°52'14" E	22°29'17"
C8	87.75'	34.63'	34.41'	N 02°19'07" E	22°36'53"

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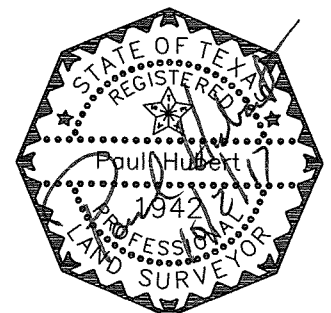


Exhibit A

TRACT 2

BEING a 16,417 square foot (0.377 acre) tract of land situated in the W.C. Trimble Survey, Abstract No. 1484 and the W. Baker Survey, Abstract No. 54, being part of that called 13.1927 acre tract of land described in Special Warranty Deed to IRP/Crest Gates Associates, L.P., recorded in Volume 2002210, Page 122, Deed Records Dallas County Texas (DRDCT), being situated in City Block 5088 and part of Sherwood East Addition, an Addition to the City of Dallas, as recorded in Volume 512, Page 2023, DRDCT, and being all of a 29 foot Utility Easement created by said Sherwood East Addition, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for northeast corner of said Sherwood East Addition, said rod being on the south right of way line for Northwest Highway (100-foot right of way, Tracts 4 and 5, Volume 1414, Page 122, DRDCT;  
 THENCE S 02°51'24" E, with the east line of said Addition, a distance of 30.09 feet to a point for corner;  
 THENCE S 71°42'16" W, a distance of 116.31 to a point for corner;  
 THENCE S 71°30'00" W, a distance of 444.62 feet to point for corner;  
 THENCE N 22°57'00" W, a distance of 29.09 to a point for corner in said south right of way line, from which a 5/8-inch iron rod with a cap stamped "B.D.D." found for the northwest corner of said Addition bears N 71°30'00" W, a distance of 2.27 feet;  
 THENCE N 71°30'00" E, with said south right of way a distance of 446.93 feet to a found 5/8-inch iron rod for corner;  
 THENCE N 71°42'16" E, continuing with said right of way line, a distance of 124.37 feet to the POINT OF BEGINNING, and containing 16,417 square feet (0.377 acre) of land more or less.

L16	S 02°51'24" E	30.09'
L17	S 71°42'16" W	116.31'
L18	S 71°30'00" W	444.62'
L19	N 22°57'00" W	29.09'
L20	N 71°30'00" E	446.93'
L21	N 71°42'16" E	124.37'

LEGEND

P.O.C.= POINT OF COMMENCING  
 P.O.B.= POINT OF BEGINNING  
 IRF= IRON ROD FOUND  
 CIRF= CAPPED IRON ROD FOUND  
 M.N.F.= MAG NAIL FOUND  
 O.P.R.D.C.T.= OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS  
 D.R.D.C.T.= DEED RECORDS DALLAS COUNTY, TEXAS  
 VOL.= VOLUME  
 PG.= PAGE  
 INST. NO.= INSTRUMENT NUMBER  
 S.S.E.= STORM SEWER EASEMENT  
 SQ.FT.= SQUARE FEET  
 AC. = ACRE

BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12, A BEARING OF N 71°30'00" E, AS RECORDED IN DEED IN VOL. 2002210, PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.

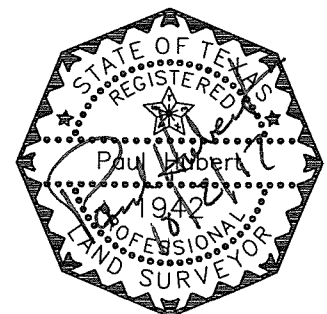
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**Adams**  
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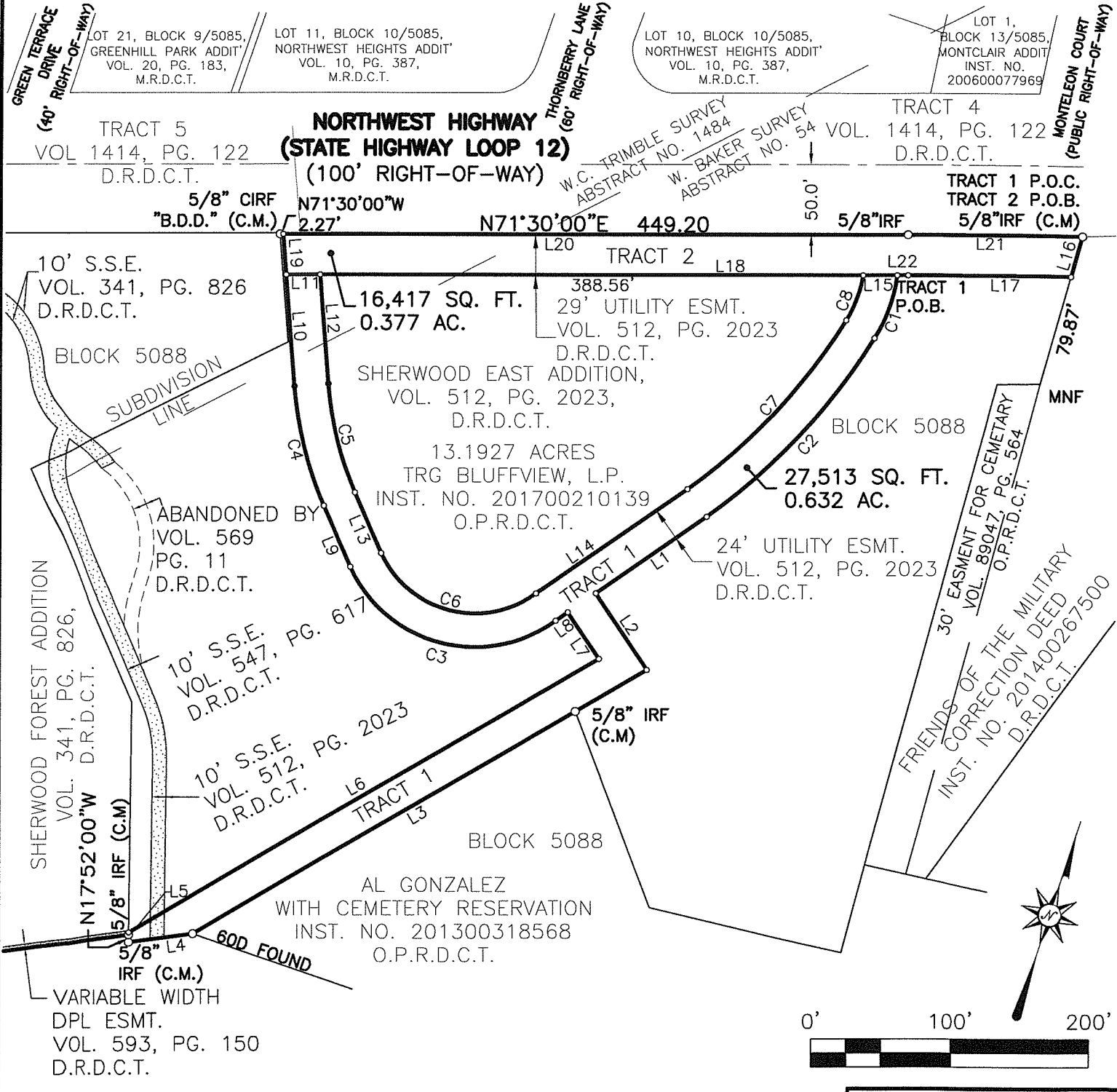


30711

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**UTILITY EASEMENT ABANDONMENT**  
**SHERWOOD EAST ADDITION BLOCK 5088**  
**W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**TRACT 1 and TRACT 2**

**Exhibit A**



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**30711 UTILITY EASEMENT ABANDONMENT**  
**SHERWOOD FOREST ADDITION BLOCK 5088**  
**W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A-TRACT 5088**  
**177858**

BEING a 35,943 square foot (0.825 acre) tract of land situated in the W.C. Trimble Survey, Abstract No. 1484 and the W. Baker Survey, Abstract No. 54, being part of that called 13.1927 acre tract of land described in Special Warranty Deed to TRG Bluffview, L.P., as recorded in Instrument Number 201700210139 Official Public Records Dallas County Texas (OPRDCT), being situated in City Block 5088, and being part of Sherwood Forest Addition, an Addition to the City of Dallas as recorded in Volume 341, Page 826, Deed Records of Dallas County, Texas (DRDCT), and being a 24 foot Utility Easement as shown by said Addition and being more particularly described as follows:

COMMENCING from a 5/8 inch iron rod found for the northwest corner of said Sherwood Forest Addition, a point in the south right of way line of Northwest Highway – State Highway Loop 12 (called 100-foot right of way, described as Tract 5 in Volume 1414, Page 122, DRDCT);  
 THENCE N 71°30'00" E, with said south right of way line, a distance of 18.00 feet, to the POINT OF BEGINNING;  
 THENCE N 71°30'00" E continuing with said right of way line, a distance of 24.00 feet to a point for corner;  
 THENCE S 18°32'36" E leaving said right of way line, a distance of 263.00 feet to a point for corner;  
 THENCE S 06°05'00" W, a distance of 43.20 feet to a point for corner;  
 THENCE S 18°32'36" E, a distance of 135.23 feet to a point for corner;  
 THENCE S 18°57'00" E, a distance of 108.50 feet to a point for corner;  
 THENCE N 64°15'00" E, a distance of 153.24 feet to a point for corner;  
 THENCE S 25°45'00" E, a distance of 5.00 feet to a point for corner;  
 THENCE N 64°15'00" E, a distance of 110.00 feet to a point for corner;  
 THENCE N 25°45'00" W, a distance of 5.00 feet to a point for corner;  
 THENCE N 64°15'00" E, a distance of 153.24 feet to a point for corner;  
 THENCE N 18°20'00" W, a distance of 190.21 feet to a point for corner;  
 THENCE N 57°23'00" W, a distance of 56.23 feet to a point for corner;  
 THENCE N 18°20'00" W, a distance of 259.47 feet to a point for corner;  
 THENCE N 71°30'00" E, a distance of 24.00 feet to a point for corner;  
 THENCE S 18°20'00" E, a distance of 251.03 feet to a point for corner;  
 THENCE S 57°23'00" E, a distance of 56.23 feet to a point for corner;  
 THENCE S 18°20'00" E, a distance of 219.79 feet to a point for corner on the south line of said Addition;  
 THENCE S 64°15'00" W with said south line, a distance of 464.60 feet to a found 5/8-inch iron rod for the southwest corner of said Sherwood Forest Addition, being the southeast corner of Lot 4, Block A/5089, Plaza on Bachman Creek, an Addition to the City of Dallas as recorded in Volume 85180, Page 4861, DRDCT;  
 THENCE N 18°57'00" W, with the line common to said Additions, a distance of 135.62 feet to a found 5/8-inch iron rod with "BDD" cap;  
 THENCE N 18°32'36" W, continuing with said common line, a distance of 140.55 feet to a point for corner;  
 THENCE N 06°05'00" E, a distance of 43.20 feet to a point for corner;  
 THENCE N 18°32'36" W, a distance of 257.78 feet to the POINT OF BEGINNING and containing 35,943 square feet (0.825 acre) of land, more or less.

BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12, A BEARING OF N 71°30'00" E, AS RECORDED IN VOL. 2002210, PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.



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3071
UTILITY EASEMENT ABANDONMENT  
SHERWOOD FOREST ADDITION BLOCK 5088  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 541,71858  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 71°30'00" E	24.00'	L12	N 57°23'00" W	56.23'
L2	S 18°32'36" E	263.00'	L13	N 18°20'00" W	259.47'
L3	S 06°05'00" W	43.20'	L14	N 71°30'00" E	24.00'
L4	S 18°32'36" E	135.23'	L15	S 18°20'00" E	251.03'
L5	S 18°57'00" E	108.50'	L16	S 57°23'00" E	56.23'
L6	N 64°15'00" E	153.24'	L17	S 18°20'00" E	219.79'
L7	S 25°45'00" E	5.00'	L18	S 64°15'00" W	464.60'
L8	N 64°15'00" E	110.00'	L19	N 18°57'00" W	135.62'
L9	N 25°45'00" W	5.00'	L20	N 18°32'36" W	140.55'
L10	N 64°15'00" E	153.24'	L21	N 06°05'00" E	43.20'
L11	N 18°20'00" W	190.21'	L22	N 18°32'36" W	257.78'

**LEGEND**

P.O.C.= POINT OF COMMENCING  
P.O.B.= POINT OF BEGINNING  
IRF= IRON ROD FOUND  
CIRF= CAPPED IRON  
ROD FOUND  
D.R.D.C.T.= DEED RECORDS DALLAS  
COUNTY, TEXAS  
M.R.D.C.T.= MAP RECORDS DALLAS  
COUNTY TEXAS  
O.P.R.D.C.T.= OFFICIAL PUBLIC  
RECORDS DALLAS COUNTY, TEXAS  
VOL.= VOLUME  
PG.= PAGE  
INST. NO.= INSTRUMENT NUMBER  
SQ. FT.= SQUARE FEET  
ESMT.= EASEMENT

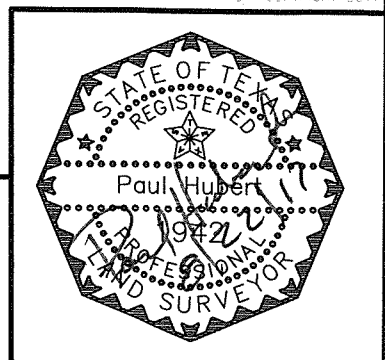
BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12, A BEARING OF N 71°30'00" E, AS RECORDED IN DEED IN VOL. 2002210, PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.

		P.O. Box 833059 Richardson, TX 75083 Phone: (469) 317-0250 Fax: (214) 295-9844		
		DRAWN BY BT	CHECKED BY PH	SCALE 1" = 100'

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 DATE: 9/1/17  
 S.P.R.G. NO: 4061

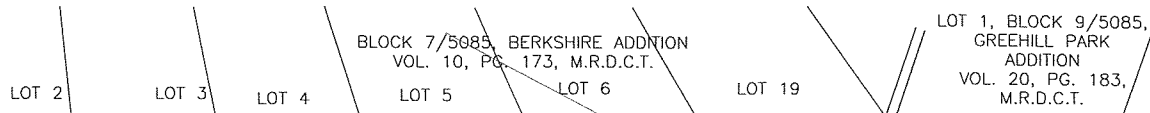
PAGE 2 OF 3



**30711 UTILITY EASEMENT ABANDONMENT**  
**SHERWOOD FOREST ADDITION BLOCK 5088**  
**W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

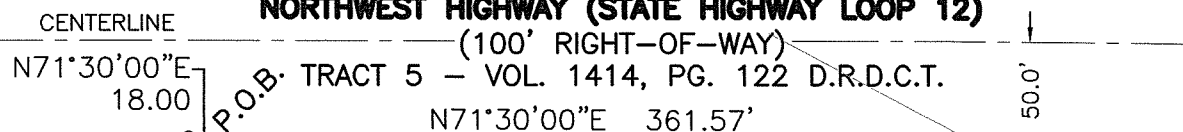
**EXHIBIT A-TRACT 3**

**171858**



**NORTHWEST HIGHWAY (STATE HIGHWAY LOOP 12)**

(100' RIGHT-OF-WAY)



13.1927 ACRES  
 TRG BLUFFVIEW, L.P.  
 INST. NO. 201700210139  
 O.P.R.D.C.T.

BLOCK 5088

LOT 4, BLOCK A/5089,  
 PLAZA ON BACHMAN CREEK  
 VOL. 85180, PG. 4861  
 D.R.D.C.T.

10' STORM  
 SEWER ESMT.  
 VOL. 85180, PG. 4861  
 D.R.D.C.T.

15' DPL ESMT.  
 VOL. 335, PG. 1531  
 D.R.D.C.T.

BRE PIPER MF BLUFFVIEW TX LLC  
 INST. NO. 201500068104  
 O.P.R.D.C.T.

W.C. TRIMBLE SURVEY - ABSTRACT NO. 1484  
 W. BAKER SURVEY - ABSTRACT NO. 54

35,943 SQ. FT.  
 0.825 AC.

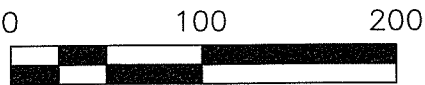
SHERWOOD FOREST ADDITION,  
 VOL. 341, PG. 826,  
 D.R.D.C.T.

15' SANITARY SEWER ESMT.  
 VOL. 85180, PG. 4861  
 D.R.D.C.T.

24' UTILITY ESMT.  
 VOL. 341, PG. 826  
 D.R.D.C.T.

BACHMAN LAKE RESERVATION L18  
 CITY OF DALLAS  
 BLOCK 4425,  
 VOL. 442, PG. 0210,  
 D.R.D.C.T.

VARIABLE WIDTH  
 DPL ESMT.  
 VOL. 593, PG. 150  
 D.R.D.C.T.



BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12,  
 A BEARING OF N 71°30'00" E, AS RECORDED IN DEED IN VOL. 2002210,  
 PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.

**Adams**  
 surveying company, LLC

P.O. Box 833059  
 Richardson, TX 75083  
 Phone: (469) 317-0250  
 Fax: (214) 295-9844

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BT	PH	1" = 100'	2/27/17	16095

30711

**STORM SEWER EASEMENT ABANDONMENT**

**EXHIBIT A-TRACTS 4,5,6**

**SHERWOOD FOREST & SHERWOOD EAST ADDITIONS BLOCK 5088**

**W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**171858**

BEING a 7,201 square foot (0.165 acre) tract of land situated in the W.C. Trimble Survey, Abstract No. 1484 and the W. Baker Survey, Abstract No. 54, being part of that called 13.1927 acre tract of land described in Special Warranty Deed to TRG Bluffview, L.P., as recorded in Instrument Number 201700210139 Official Public Records Dallas County Texas (OPRDCT), being situated in City Block 5088 and being part of Sherwood Forest Addition, as recorded in Volume 341, Page 826, Deed Records of Dallas County, Texas (DRDCT), and part of Sherwood East Addition, as recorded in Volume 512, Page 2023, DRDCT, and being part of a 10' Storm Sewer Easements as recorded in Volume 547, Page 617, DRDCT, a 10' Storm Sewer Easement as recorded in Volume 341, Page 826, DRDCT, and a 10' Storm Sewer Easement as recorded in Volume 512, Page 2023, DRDCT and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap marked "BDD" found for the northwest corner of said Sherwood Forest Addition, being on the south right of way line for Northwest Highway - State Highway Loop 12 (100 foot right of way) described as Tract 5 in Volume 1414, Page 122, DRDCT:

THENCE N 71°30'00" E, with said right of way line, a distance of 445.75 feet to the POINT OF BEGINNING;

THENCE N 71°30'00" E, continuing with said right of way line, a distance of 10.15 feet to a point for corner;

THENCE southerly, leaving said right of way line and with a curve to the left, having a central angle of 44°13'02", a radius of 65.07 feet, an arc length of 50.22 feet, and a chord of S 51°14'52" E, 48.98 feet to a point of reverse curvature;

THENCE with said curve to the right, having a central angle of 52°51'42", a radius of 72.00 feet, an arc length of 66.43 feet, and a chord bearing of S 46°50'42" E, 64.10 feet to a point of reverse curvature;

THENCE with said curve to the left with a central angle of 58°08'33", a radius of 62.00 feet, an arc length of 62.92 feet, and a chord of S 53°29'50" E, 60.25 feet to a point for corner;

THENCE S 45°15'00" W a distance of 0.43 feet to a point for the beginning of a curve;

THENCE with a curve to the right, having a central angle of 17°30'44", a radius of 74.70 feet, an arc length of 22.83 feet, a chord of S 62°53'10" E, 22.74 feet to a point for corner;

THENCE S 45°37'51" W, a distance of 10.17 feet to the beginning of a curve;

THENCE with said curve to the left, having a central angle of 20°34'28", a radius of 64.70 feet, an arc length of 23.23 feet, and a chord of N 65°56'39" W, 23.11 feet to a point for corner;

THENCE S 45°15'00" W. a distance of 0.30 feet to a point for the beginning of a curve;

THENCE with said curve to the right, having a central angle of 07°38'20", a radius of 72.00 feet, an arc length of 9.60 feet, and a chord of N 72°48'04" W, 9.59 feet to a point for corner;

THENCE with a curve to the left, having a central angle of 40°35'11", a radius of 62.00 feet, an arc length of 43.92 feet, and a chord of S 21°38'10" E, 43.01 feet to a point for corner;

THENCE S 41°55'45" E, a distance of 112.85 feet to a point for corner;

THENCE N 48°41'21" E, a distance of 37.54 feet to a point for corner;

THENCE S 41°18'39" E, a distance of 37.54 feet to a point for corner;

THENCE S 48°41'21" W, a distance of 37.54 feet to a point for corner;

-CONTINUE ON NEXT PAGE-

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BEARINGS ARE BASED ON THE SOUTH LINE OF STATE HIGHWAY LOOP 12, A BEARING OF N 71°30'00" E, AS RECORDED IN DEED IN VOL. 2002210, PG. 93, DEED RECORDS, DALLAS COUNTY, TEXAS.



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BT	PH	1" = 100'	2/27/17	16095

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Fax: (214) 295-9844

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DATE: 9/1/17  
S.P.R.G. NO: 4060

30711

**STORM SEWER EASEMENT ABANDONMENT**

**SHERWOOD FOREST & SHERWOOD EAST ADDITIONS BLOCK 5088**

**W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A-TRACTS 4,5,6  
171858**

THENCE S 41°18'39" E, a distance of 4.28 feet to a point for the beginning of a curve;  
 THENCE with said curve to the right, having a central angle of 24°00'04", a radius of 105.00 feet, an arc length of 43.98 feet, and a chord of S 29°52'02" E, 43.66 feet to a point for corner  
 THENCE S 17°52'00" E, a distance of 127.76 feet to a point for corner on the south line of said Sherwood East Addition, from said point a found 60d nail bears N 64°15'00" E, 21.04 feet;  
 THENCE S 64°15'00" W with said south line, a distance of 10.10 feet to a point for corner, from which a 5/8" iron rod found for the southwest corner of said Sherwood East Addition, bears S 64°15'00" W, a distance of 15.20 feet;  
 THENCE N 17°52'00" W, a distance of 129.14 feet to the beginning of a curve;  
 THENCE with said curve to the left, having a central angle of 24°00'04", a radius of 95.00 feet, an arc length of 39.80 feet, and a chord of N 29°52'02" W, 39.51 feet to a point for the beginning of a curve;  
 THENCE N 41°18'41" W, a distance of 41.86 feet to a point for corner;  
 THENCE N 41°55'45" W, a distance of 112.79 feet to a point for the beginning of a curve;  
 THENCE with said curve to the right, having a central angle of 44°31'53", a radius of 72.00 feet, an arc length of 55.96 feet, and a chord bearing of N 19°39'49" W, 54.56 feet to a point  
 THENCE with a curve to the right, having a central angle of 36°05'16", a radius of 72.00 feet, an arc length of 45.35 feet, and a chord bearing of N 42°10'13" W, 44.60 feet to a point of a compound curvature;  
 THENCE with said curve to the left, having a central angle of 53°09'18", a radius of 62.00 feet, an arc length of 57.52 feet, and a chord bearing of N 46°41'32" W, 55.48 feet to a point for corner;  
 THENCE with said curve to the right, having a central angle of 45°38'31", a radius of 75.07 feet, an arc length of 59.80 feet, and a chord of N 50°31'47" W, 58.23 feet to the POINT OF BEGINNING and containing 7,201 square feet (0.165 acre) of land more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.07'	50.22'	48.98'	S 51°14'52" E	44°13'02"
C2	72.00'	66.43'	64.10'	S 46°50'42" E	52°51'42"
C3	62.00'	62.92'	60.25'	S 53°29'50" E	58°08'33"
C4	74.70'	22.83'	22.74'	S 62°53'10" E	17°30'44"
C5	64.70'	23.23'	23.11'	N 65°56'39" W	20°34'28"
C6	72.00'	9.60'	9.59'	N 72°48'04" W	7°38'20"
C7	62.00'	43.92'	43.01'	S 21°38'10" E	40°35'11"
C8	105.00'	43.98'	43.66'	S 29°52'02" E	24°00'04"
C9	95.00'	39.80'	39.51'	N 29°52'02" W	24°00'04"
C10	72.00'	55.96'	54.56'	N 19°39'49" W	44°31'53"
C11	72.00'	45.35'	44.60'	N 42°10'13" W	36°05'16"
C12	62.00'	57.52'	55.48'	N 46°41'32" W	53°09'18"
C13	75.07'	59.80'	58.23'	N 50°31'47" W	45°38'31"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 71°30'00" E	10.15'	L8	S 48°41'21" W	37.54'
L2	S 45°15'00" W	0.43'	L9	S 41°18'39" E	4.28'
L3	S 45°37'51" W	10.17'	L10	S 17°52'00" E	127.76'
L4	S 45°15'00" W	0.30'	L11	S 64°15'00" W	10.10'
L5	S 41°55'45" E	112.85'	L12	N 17°52'00" W	129.14'
L6	N 48°41'21" E	37.54'	L13	N 41°18'41" W	41.86'
L7	S 41°18'39" E	37.54'	L14	N 41°55'45" W	112.79'

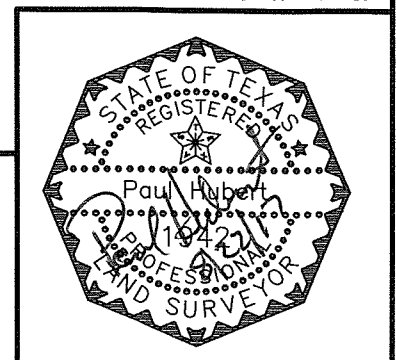
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BT	PH	1" = 100'	2/27/17	16095

30711

STORM SEWER EASEMENT ABANDONMENT

SHERWOOD FOREST & SHERWOOD EAST ADDITIONS BLOCK 5088

EXHIBIT A-TRACTS 4, 5, and 6

W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

171858

BLOCK 7/5085, BERKSHIRE ADDIT'  
VOL. 10, PG. 173, M.R.D.C.T.  
LOT 5 LOT 6 LOT 19

LOT 1, BLOCK 9/5085,  
GREENHILL PARK ADDIT'  
VOL. 20, PG. 183,  
M.R.D.C.T.

LOT 21, BLOCK 9/5085,  
GREENHILL PARK ADDIT'  
VOL. 20, PG. 183,  
M.R.D.C.T.

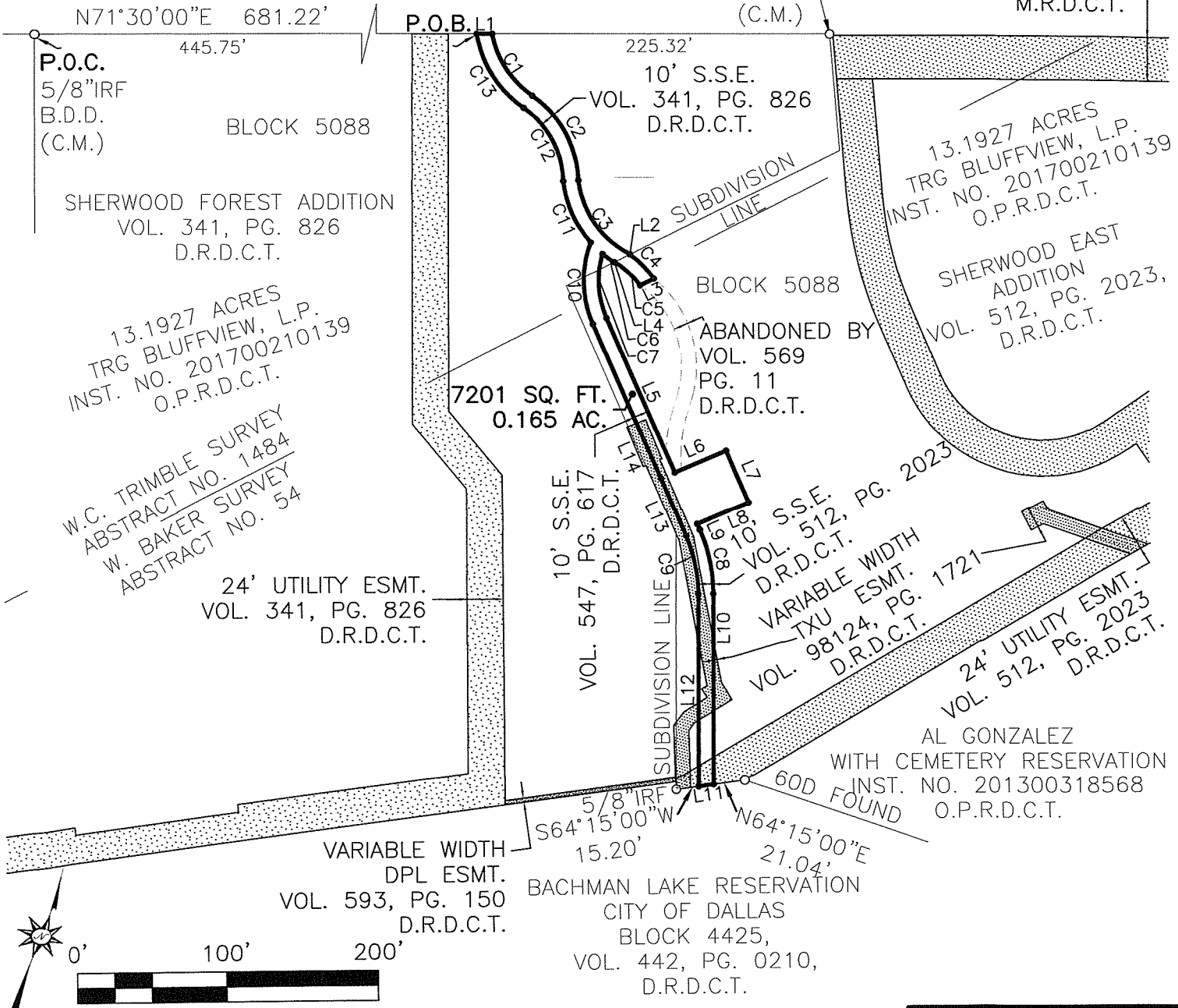
LOT 11, BLOCK 10/5085,  
NORTHWEST HEIGHTS ADDIT'  
VOL. 10, PG. 387,  
M.R.D.C.T.

NORTHWEST HIGHWAY (STATE HIGHWAY LOOP 12)

(100' RIGHT-OF-WAY)

TRACT 5 - VOLUME 1414, PG. 122  
D.R.D.C.T.

29' UTILITY ESMT.  
VOL. 512, PG. 2023  
M.R.D.C.T.



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**Adams**  
surveying company, llc

TBPLS Firm Registration No. 10177500

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Richardson, TX 75083  
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Fax: (214) 295-9844

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**STORM SEWER EASEMENT ABANDONMENT**  
SHERWOOD FOREST & SHERWOOD EAST ADDITIONS BLOCK 5088  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484, AND W. BAKER SURVEY ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRA S 4,56  
171858

LEGEND

- P.O.C.= POINT OF COMMENCING
- P.O.B.= POINT OF BEGINNING
- IRF= IRON ROD FOUND
- CIRF= CAPPED IRON ROD FOUND
- C.M.= CONTROLLING MONUMENT
- M.R.D.C.T.= MAP RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T.= DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T.= OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- VOL.= VOLUME
- PG.= PAGE
- INST. NO.= INSTRUMENT NUMBER
- ADDIT'= ADDITION
- S.S.E.= STORM SEWER EASEMENT

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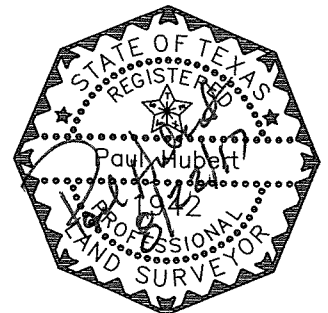


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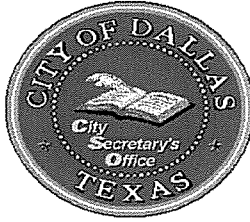
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## PROOF OF PUBLICATION – LEGAL ADVERTISING

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 DEC 13 2017

ORDINANCE NUMBER 30711

DATE PUBLISHED DEC 16 2017

ATTESTED BY: