

ORDINANCE NO. 31125

An ordinance providing for the abandonment of an alley located adjacent to City Block 19/140 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to LoCo Meletio Development LP and Ghost Sign Development L.P.; 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; 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 LoCo Meletio Development LP, a Delaware limited partnership and Ghost Sign Development L.P., a Delaware limited partnership, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said alley 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, conditions and reverter 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 reverter and the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$630,000.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10 the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, 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. Provided however, that if **GRANTEE**, their successors and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **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**.

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 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 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 area 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 file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

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 passage 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.

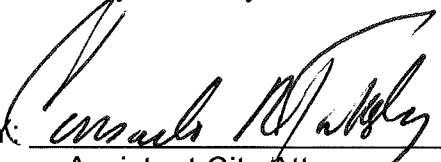
SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable 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 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, subject to a reverter interest, 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 is also designated for City purposes as Contract Nos. DEV-2019-00009377 for LoCo Meletio Development LP and DEV-2019-00009378 for Ghost Sign Development L.P.

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:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Assistant Director

Passed FEB 27 2019

20' ALLEY RIGHT-OF-WAY ABANDONMENT
BLOCK 19/140, RAILROAD ADDITION REVISED
BETWEEN SOUTH PEARL EXPRESSWAY
AND CESAR CHAVEZ BOULEVARD
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,000 square foot or 0.161 acre tract of land situated in City Block 19/140, City of Dallas, Dallas County, Texas, being a part of the John Grigsby Survey, Abstract No. 495 and being the 20-foot alley right-of-way located in City Block 19/140, Rail Road Addition Revised, an addition to the City of Dallas, Dallas County, Texas according to the map of record in Volume 4, Page 350, Map Records of Dallas County, Texas, and being adjacent to the northeast right-of-way line of Pearl Expressway (80-foot wide) created by said Railroad Addition Revised, recorded in Volume 4, Page 350, between the southwest right-of-way line of Cesar Chavez Boulevard (110-foot wide) created by said Railroad Addition Revised, recorded in Volume 4, Page 350, said 7,000 square foot tract being more particularly described as follows:

BEGINNING at a found "X" cut in concrete at the intersection of the said northeast line of South Pearl Expressway, with the said northwest line of said 20-foot alley, at the south corner of Lot 15, of said Block 19/140;

THENCE North 53 degrees 12 minutes 18 seconds East, along the northwest line of said 20-foot alley, a distance of 350.00 feet to a found nail at the intersection of said northwest line of the 20-foot alley, with the said southwest right-of-way line of Cesar Chavez Boulevard, at the east corner of Lot 28, of said Block 19/140, and being the north corner of the herein described tract;


THENCE South 36 degrees 44 minutes 09 seconds East, along the southwest line of said Cesar Chavez Boulevard, a distance of 20.00 feet to an inaccessible point in a brick structure, said point being at the intersection of the said southwest line of Cesar Chavez Boulevard, with the south line of said 20-foot alley, for the north corner of Lot 1, of said Block 19/140, and being the east corner of the herein described tract;

THENCE South 53 degrees 12 minutes 18 seconds West, along the southeast line of said 20-foot alley, a distance of 350.00 feet to a found 3/8" iron rod at the intersection of said 20-foot alley, with the said east line of South Pearl Expressway, for the west corner of Lot 14, of said Block 19/140, at the south corner of the herein described tract;

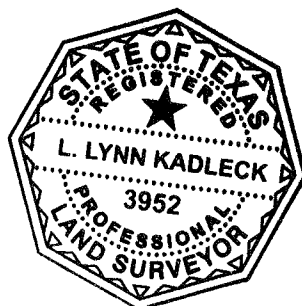
THENCE North 36 degrees 44 minutes 10 seconds West, along said northeast line of South Pearl Expressway, a distance of 20.00 feet to the POINT-OF-BEGINNING, containing 7,000 square feet or 0.161 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinates of the Texas Coordinate System of 1983, NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.

An exhibit of even date accompanies this description. Date: May 08, 2018


L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

May 8 2018



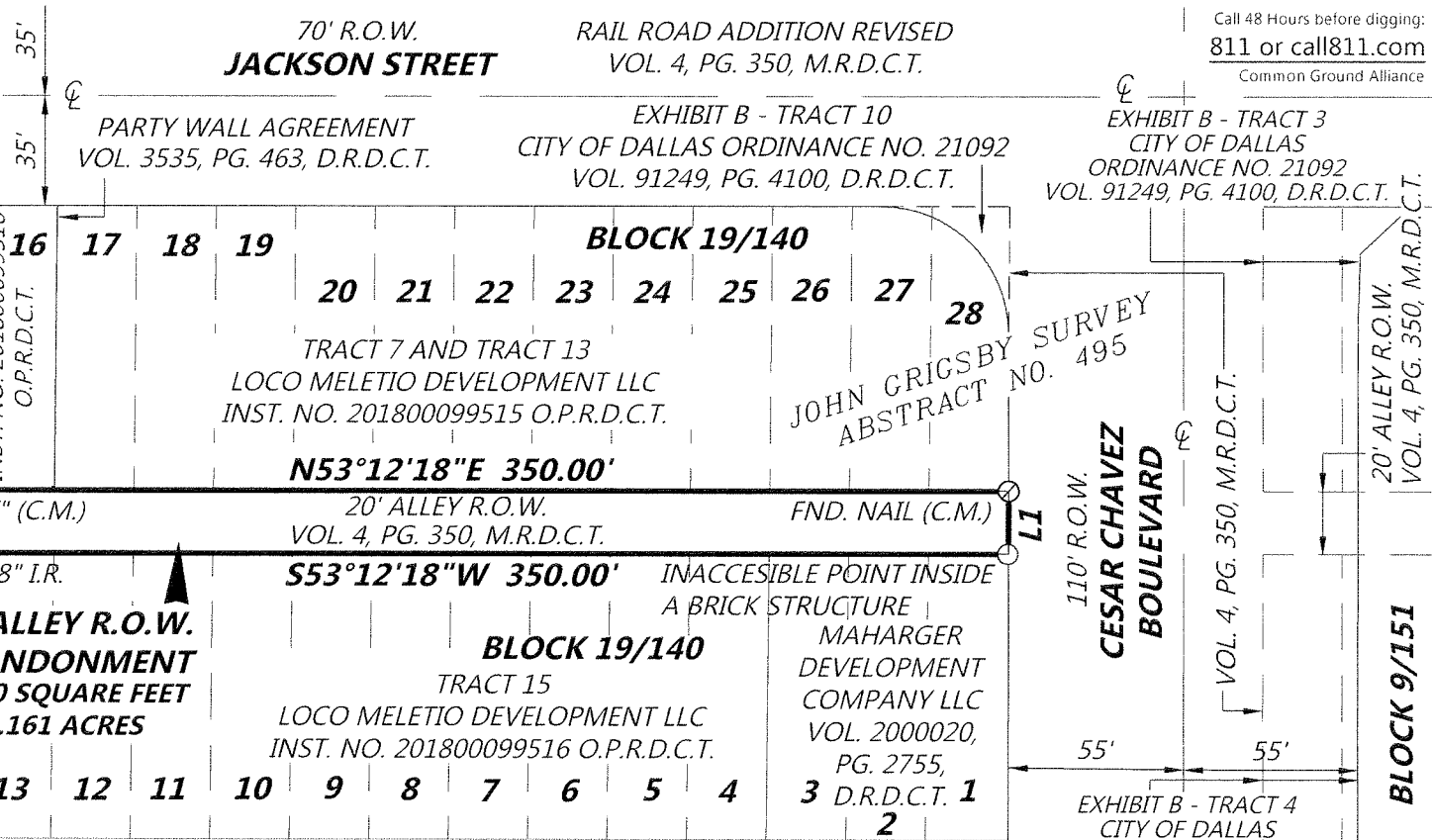
(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 5/15/18
SPRG NO. 4521

190320

Exhibit A

N:\0013517.00\DWG\5\SURVEY\ABANDONMENT\001\ABANDONMENT.DWG

Line Table		
Line #	Length	Direction
L1	20.00'	S36°44'09"E
L2	20.00'	N36°44'10"W



Call 48 Hours before digging:
 811 or call811.com
 Common Ground Alliance

BLOCK 30/128
 MADJACKS HOLDINGS, LTD.
 VOL. 96247, PG. 1524, D.R.D.C.T.

BLOCK 125
 SOUTH PEARL EXPRESSWAY
 FORMERLY KNOWN AS MCKINNEY STREET
 80' R.O.W. - VOL. 4, PG. 350, M.R.D.C.T.

BLOCK 19/140
 TRACT 7 AND TRACT 13
 LOCO MELETIO DEVELOPMENT LLC
 INST. NO. 201800099516 O.P.R.D.C.T.

BLOCK 9/151
 MAHARGER DEVELOPMENT COMPANY LLC
 VOL. 2000020, PG. 2755, D.R.D.C.T. 1 2

EXHIBIT B - TRACT 10
 CITY OF DALLAS ORDINANCE NO. 21092
 VOL. 91249, PG. 4100, D.R.D.C.T.

EXHIBIT B - TRACT 3
 CITY OF DALLAS ORDINANCE NO. 21092
 VOL. 91249, PG. 4100, D.R.D.C.T.

EXHIBIT B - TRACT 4
 CITY OF DALLAS ORDINANCE NO. 21092
 VOL. 91249, PG. 4100, D.R.D.C.T.

LEGEND

- FOUND MONUMENT
- (C.M.) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- VOL, PG. VOLUME, PAGE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- C— STREET CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- FND I.R. FOUND IRON ROD
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

(FOR SPRG USE ONLY)
 REVIEWED BY: A. Rodriguez
 DATE: 5/15/18
 SPRG NO. 4521

GENERAL NOTE:
 BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.

GRAPHIC SCALE 1"=60'

May 8, 2018

L. LYNN KADLECK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3952

05/08/18

KADLECK & ASSOCIATES
 a Division of **Westwood**
 Westwood Professional Services, Inc. westwoodps.com
 2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
 Phone (214) 473-4640 TollFree (888) 937-5150
 TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

20' ALLEY RIGHT-OF-WAY ABANDONMENT
 BLOCK 19/140, RAILROAD ADDITION REVISED
 BETWEEN SOUTH PEARL EXPRESSWAY
 AND CESAR CHAVEZ BOULEVARD
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE NUMBER:
 2 OF 2
 DATE: 05/08/2018

0013517

MAHARGER ALLEY ABANDONMENT

31125

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.



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 FEB 27 2019

ORDINANCE NUMBER 31125

DATE PUBLISHED MAR 02 2019

ATTESTED BY: