

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A RELEASE AND QUITCLAIM OF DRAINAGE EASEMENT ABANDONING THE PUBLIC DRAINAGE EASEMENT GRANTED TO THE TOWN OF ADDISON IN THAT CERTAIN EASEMENT DEDICATION RECORDED IN VOLUME 80007, PAGE 149, DEED RECORDS, DALLAS COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE SAME IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the Town of Addison, Texas, acting pursuant to law and upon the request of VPDEV 1, LLC, the owner of the underlying fee title, hereinafter referred to as Grantee, deems it advisable to abandon and quitclaim the hereinafter described drainage easement to Grantee, and is of the opinion and finds that said easement not needed for public use and should be abandoned and quitclaimed to Grantee.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The Town of Addison, Texas (“Town”) hereby approves the Release and Quitclaim of the Drainage Easement attached hereto incorporated herein as **Exhibit “A”** (the “Release”), it being the intent of the Town to abandon and quitclaim all right, title, and interest of the Town in and to that certain drainage easement recorded in Volume 0080007, Page 00149, Deed Records, Dallas County, Texas, as more particularly described in **Exhibit “A”**. The City Manager is authorized to execute the Release and shall record the same in the official public records of Dallas County, Texas.

SECTION 2. This Ordinance shall become effective from and after its passage.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **14th** day of **DECEMBER** 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

After Recording, Return to:
Town of Addison
Attn: City Secretary
5300 Belt Line Rd.
Addison, TX 75254

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.

**RELEASE AND QUITCLAIM
OF DRAINAGE EASEMENT**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §**

The TOWN OF ADDISON, TEXAS, (“City”) on behalf of the public, hereby releases, abandons, and quitclaims all of City’s right, title, and interest in the drainage easement granted to City pursuant to the following instrument:

that certain easement entitled ‘Easement Dedications’ by George B. Soliman, as grantor, to the City [Town] of Addison, Texas, as grantee, dated December 18, 1979, recorded in Volume 0080007, Page 00149, Deed Records, Dallas County, Texas;

along with any improvements located thereon or therein, in favor of the current record owner of the underlying fee simple interest in the real property described below (“Grantee”), but only to the extent said drainage easement affects the real property described in Exhibit “A” attached hereto and incorporated herein by reference.

Signed this _____ day of December 2021.

TOWN OF ADDISON, TEXAS

By: _____
Wesley S. Pierson, City Manager

[Acknowledgement page follows]

EXHIBIT A

State of Texas §
 §
County of Dallas §

This instrument was acknowledged before me, the undersigned authority, this _____ day of December 2021, by Wesley S. Pierson, City Manager, Town of Addison, a Texas home rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

My Commission Expires: _____

RELEASE AND QUITCLAIM OF DRAINAGE EASEMENT – Page 2

EXHIBIT A

EXHIBIT A

Property Description

Being an easement for drainage and paving improvements out of a 9.472 acre tract of land conveyed July 13, 1978, to GEORGE B. SOLIMAN, as recorded in Volume 78135, Page 817, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northwesterly line of Brookhaven Club Drive (a 100' R.O.W.), said point being N 41°12'11" E, 60' along said Right of Way from the most Southerly corner of said 9.472 acre tract;

THENCE, N 48°47'49" W, 30 feet;

THENCE, N 41°12'11" E, 25 feet;

THENCE, S 48°47'49" E, 30 feet to a point in the Northwesterly line of Brookhaven Club Drive;

THENCE, S 41°12'11" W, 25 feet to the POINT OF BEGINNING

EXHIBIT "A" TO RELEASE AND QUITCLAIM OF DRAINAGE EASEMENT