

ORDINANCE O2020-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, RELEASING, VACATING AND ABANDONING A PORTION OF A UTILITY EASEMENT LOCATED IN LOT 22, BLOCK 1, LAKEWAY ESTATES AS RECORDED IN PLAT CABINET D, SLIDE 17, PLAT RECORDS, PARKER COUNTY, TEXAS

WHEREAS, Roger Wade McMillin and Amy L McMillin, are the property owners of a tract of land recorded in document 201504374, Deed Records, Parker County, and City of Weatherford has easement rights crossing the said tract of land; and

WHEREAS, Roger Wade McMillin and Amy L McMillin, has requested that the City Council release, vacate and abandon a portion of the utility easement described in Document Book 1520, Page 1798 D.R.P.C.T which crosses a that tract of land described in Document 201504374, D.R.P.C.T.; and

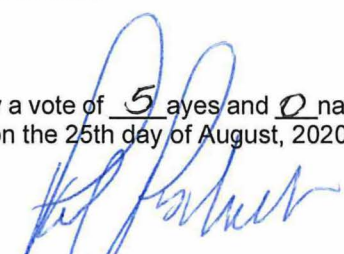
WHEREAS, after due investigation, the City Council has determined that this tract will not be of public benefit in the foreseeable future; and

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

That a portion of the utility easement described in Document Book 1572, Page 1798, D.R.P.C.T. which crosses the land described in Document 201504374 and located in Lot 22, Block 1, Lakeway Estates, Parker County, Texas, is hereby released, closed, vacated and abandoned:

Abandoned portion described in Exhibit A & B attached hereto.

The foregoing ordinance was read, passed, and adopted by a vote of 5 ayes and 0 nays at a meeting of the City Council of the City of Weatherford, Texas held on the 25th day of August, 2020.




Mayor Paul Paschall

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°41'49" E	55.02'
L2	N 06°05'59" W	132.01'
L3	S 82°40'14" W	62.32'
L4	N 50°38'05" W	42.64'

LAKEWAY DRIVE
(50' RIGHT-OF-WAY)

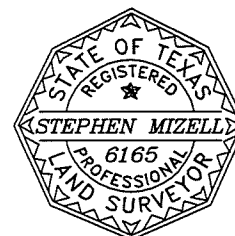
Exhibit "A"
A portion of a 20' Utility Easement to be abandoned being
Over, Under, and Across a portion of
Lot 22, Block 1
LAKEWAY ESTATES,
an Addition to the City of Weatherford,
Parker County, Texas, according to the
Plat thereof recorded in Cabinet D, Slide
17, Plat Records, Parker County, Texas.

NOTES

1. BEARINGS CORRELATED TO PLAT CALL N 76°28'52" E ALONG NORTH LINE OF SITE.
2. UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WEATHERFORD BEFORE DIGGING, TRENCHING, OR EXCAVATING.
3. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY OF THIS PROPERTY.
4. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT GF NO FT-2RE-9000381500450-RC, EFFECTIVE DATE FEBRUARY 13 2015 ISSUED FEBRUARY 26 2015.
5. 100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. ANY FLOOD LIMIT DETERMINATIONS AND OR MINIMUM FINISHED FLOOR ELEVATIONS WERE DETERMINED BY OTHERS.
6. THE EASEMENTS RECORDED IN VOL. 1633 PG 1537, VOL. 280, PG 131; VOL. 280, PG 145, VOL. 2807, PG 1133, VOL. 301, PG 503, VOL. 706, PG 41, VOL. 1481, PG 1643, VOL. 1481, PG 1649, VOL. 1502, PG 686, VOL. 1520, PG 1796, VOL. 1661, PG 944, AND VOL. 2691, PG 1732, DEED RECORDS, PARKER COUNTY, TEXAS, DO NOT AFFECT SUBJECT PROPERTY.
7. ALL IMPROVEMENTS NOT SHOWN.

SCALE 1" = 50'
TEXAS GEOSPATIAL
WWW.TXGEO.COM
4918 BEN DAY MURRIN RD
FT WORTH, TX 76126
817-441-6199
FAX 817-441-6805
TBPCL FIRM NO 10083300

PHASE 1 SECTION 3
LAKE HILLS
P.O. B. S. 770
P.R.P.C.T.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JULY 29 2020
EXHIBIT PREPARED AUGUST 07, 2020

Exhibit "B"
**A portion of a 20' Utility Easement to be
abandoned being
Over, Under, and Across a portion of
Lot 22, Block 1
LAKEWAY ESTATES,
an Addition to the City of Weatherford,
Parker County, Texas, according to the
Plat thereof recorded in Cabinet D, Slide
17, Plat Records, Parker County, Texas.**

FIELD NOTES:

Description for a portion of a 20' Utility Easement, recorded in Volume 1520, Page 1798, Real Records, Parker County, Texas, to be abandoned, being Over, Under, and Across a portion of Lot 22, Block 1, LAKEWAY ESTATES, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet D, Slide 17, Plat Records, Parker County, Texas, and being more particularly described, as follows

Commencing at a 1/2" iron rod capped MIZELL 6165 found for the northwest corner of said Lot 22, for the northeast corner of Lot 21, Block 1, said LAKEWAY ESTATES, in the south line of LAKEWAY DRIVE (a 50' Right-of-Way),

THENCE S 72°41'49" E, 55.02 feet to the Point of Beginning;

THENCE S 78°36'37" E, 242.78 feet, from which a 1/2" iron rod capped MIZELL 6165 found for the northeast corner of said Lot 22 and for the northwest corner of Lot 23, Block 1, said LAKEWAY ESTATES, in the south line of said LAKEWAY DRIVE, bears N 06°05'59" W, 132.01 feet;

THENCE S 82°40'14" W, 62.32 feet,

THENCE N 78°36'37" W, 146.10 feet to the POINT OF BEGINNING and containing 0.089 acre (3,877 square feet) of land.

NOTES.

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5. 100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. ANY FLOOD LIMIT DETERMINATIONS AND OR MINIMUM FINISHED FLOOR ELEVATIONS WERE DETERMINED BY OTHERS.
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7. ALL IMPROVEMENTS NOT SHOWN

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