

November 12, 2025

WHEREAS, the City of Dallas ("City") is the owner of a tract of unwanted and unneeded land containing approximately 48,180 square feet, together with approximately 13,200 square feet of building improvements, located near the intersection of Skillman Street and Southwestern Boulevard in the City of Dallas, Dallas County, Texas as described on Exhibit "A", attached herein and incorporated by reference, and which property is no longer wanted or needed for municipal use; and

WHEREAS, pursuant to Sections 253.008, and 272.001 of the Texas Local Government Code, as amended, in accordance with certain procedures the City may sell its property by public auction, where the highest bid reflects the fair market value of the property; and

WHEREAS, pursuant to Sections 253.014 and 272.001 of the Texas Local Government Code, as amended, in accordance with certain procedures the City may sell its property through a Real Estate Brokerage service, where the highest cash offer reflects the fair market value of the property; and

WHEREAS, the City will select most advantageous bid or cash offer from the sale process; and

WHEREAS, said City property is currently developable and Section 2-24.1 of the Dallas City Code requires a minimum bid reserve amount be established for a sale by public auction under Sections 253.008 and 272.001 of the Texas Local Government Code, as amended, and unless the reserve requirement is otherwise waived by the City Council; and

WHEREAS, it is the recommendation of the Director of Facilities and Real Estate Management that the property be sold by public auction subject to the minimum bid reserve amount established by City staff pursuant to Section 2-24.1 of the Dallas City Code or through a real estate brokerage service pursuant to State law.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City-owned property listed on Exhibit "A", attached herein and incorporated by reference is declared unwanted and unneeded by the City Council and the property is to be advertised for sale immediately following (1) the dedication of needed street easement area on the property as described in Exhibit B; (2) the release of the existing fifteen foot water easement dedicated by plat as recorded in Volume 94045, Page 1934 of the Deed Records of Dallas County; and (3) the dedication of a twenty foot water easement as described in Exhibit C; and, at the City Manager's election, be sold either by public auction, subject to auction minimum bid reserve amounts or through a real estate brokerage service, pursuant to state law and Dallas City Code Section 2-24.1.

November 12, 2025

SECTION 2. That, either through the public auction or real estate brokerage service process, the City advertise the property listed on Exhibit "A" will be offered for sale in its current condition with all existing improvements.

SECTION 3. That the City will select most advantageous bid or cash offer from the sale process.

SECTION 4. That the reserve amounts established by City staff and recommended by the Director of Facilities and Real Estate Management are hereby authorized and established as the reserve amounts for the sale of the property listed on Exhibit "A".

SECTION 5. That, at the City Manager's election as to the sale process to be used, the Director of Facilities and Real Estate Management is authorized to advertise the property listed on Exhibit "A" for sale by public auction or through a Real Estate brokerage service and upon conclusion of the advertising period conduct the public auction or accept cash offers as authorized herein.

SECTION 6. That the advertisement of the property shall state:

- (a) that the sale shall be by a Deed Without Warranty in a form approved by the City Attorney;
- (b) that the sale shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
 - i. a restriction prohibiting the placement of industrialized housing on the property;
 - ii. reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - iii. any and all visible and apparent easements and encroachments, whether of record or not;
 - iv. any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and

SECTION 6. (continued)

- v. standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by **GRANTEE**.
- (c) that, to the maximum extent allowed by law, the sale shall be strictly on an "AS IS, WHERE IS, WITH ALL FAULTS" basis; and
- (d) that as a material part of the consideration for the sale, the grantee and the City shall acknowledge and agree and provided in any relevant instrument that, to the maximum extent allowed by law, (a) **GRANTEE** is taking the property "AS IS, WHERE IS, WITH ALL FAULTS", (b) the City disclaims responsibility as to the accuracy or completeness of any information relating to the property, (c) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders, and (d) the City expressly disclaims and grantee expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the property. Without limiting the foregoing, the City makes no representations of any nature regarding the property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the property, including without limitation, the water, soil and geology, and the suitability thereof and the property for any and all activities and uses which grantee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances

SECTION 6. (continued)

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 lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. 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.

- (e) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 7. That, upon the conclusion of the public auction that has been advertised and conducted pursuant to Section 2-24.1 and state law, as applicable, the highest qualified bid received at such auction that meets or exceeds the reserve amount established by the City for the surplus property that is the most advantageous bid from the auction process shall be selected and deemed the sales price and shall be conclusive of the fair market value of such property and shall be accepted by the City.

SECTION 8. That, upon the conclusion of the property listed through a real estate brokerage service pursuant to state law, as applicable, the highest cash offer received for the surplus property that meets or exceeds the reserve amount established by the City for the surplus property that is the most advantageous offer from the sale process shall be selected and deemed the sales price and shall be conclusive of the fair market value of such property and shall be accepted by the City.

SECTION 9. That the City Manager or designee is authorized to execute a Purchase and Sales Agreement, approved as to form by the City Attorney, to be entered into with respect to the surplus property listed on Exhibit "A" between the City and the highest qualified bidder or highest cash offer buyer for such property at such advertised public auction or through real estate brokerage service.

November 12, 2025

SECTION 10. That, upon receipt of the consideration from the highest qualified bidder or highest cash offer buyer, the City Manager or designee is authorized to execute a deed in a form approved by City Attorney and to be attested by the City Secretary, and other miscellaneous closing documents upon approval as to form by the City Attorney.

SECTION 11. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department FRM, Balance Sheet 0519 and Department of Facilities and Real Estate Management shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department FRM, Unit 1181, Object 5011. Any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8118.

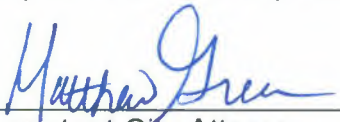
SECTION 12. That if a title policy is desired by **GRANTEE**, same shall be at the expense of the **GRANTEE**.

SECTION 13. That the sale shall be subject to standby fees, taxes and assessments, if any by any taxing authority for the year of the closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

SECTION 14. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
Tammy L. Palomino, City Attorney

BY:


Assistant City Attorney

Field Notes Describing Land
In Block D/5411

Being situated in the John C. Cook Survey, Abstract No. 259, City of Dallas, Dallas County, Texas, and being all of that land conveyed to the City of Dallas by deed recorded in Volume 82121, Page 3658 of the Deed Records of Dallas County, Texas and being all of Lot 2, Block D/5411 of the West White Rock Community Library Addition, an addition to the City of Dallas recorded in Volume 94045, Page 1934 of the Deed Records of Dallas County, Texas, and containing 48,180 Square Feet, or 1.106 Acres of land according the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

10/24/2025
Date:

EXHIBIT B

SAVE AND EXCEPT an easement to be retained by the City of Dallas for street purposes described as follows:

BEGINNING at the most Westerly corner of said Lot 2, on the Northeast Right-of-Way line of Southwestern Boulevard:

THENCE North 41°25' East with the said Northwest line of Lot 2 a distance of 10.00 feet:

THENCE South 48°35' East, being at all times 10.00-feet measured perpendicularly from and parallel with the Southwest line of said Lot 2 a distance of 190.00 feet"

THENCE North 41°25' East, being at all times 10-feet measured perpendicularly from and parallel with the Southeast line of said Lot 2 a distance of 164.01 feet to the intersection with the Northwest Right-of-Way line of Skillman Street:

THENCE South 24°43' West with the said Northwest line of Skillman Street a distance of 34.80 feet to an outside corner of the herein described tract of land:

THENCE South 41°25' West with the said Northwest line of Skillman Street a distance of 140.68 feet to the intersection with the above referenced Northeast line of Southwestern Boulevard:

THENCE North 48°35' West with the said Northeast line of Southwestern Boulevard a distance of 200.00 feet to the **POINT OF BEGINNING**, containing 3,473 Square Feet, or 0.080 Acres of land according to the map or plat thereof.

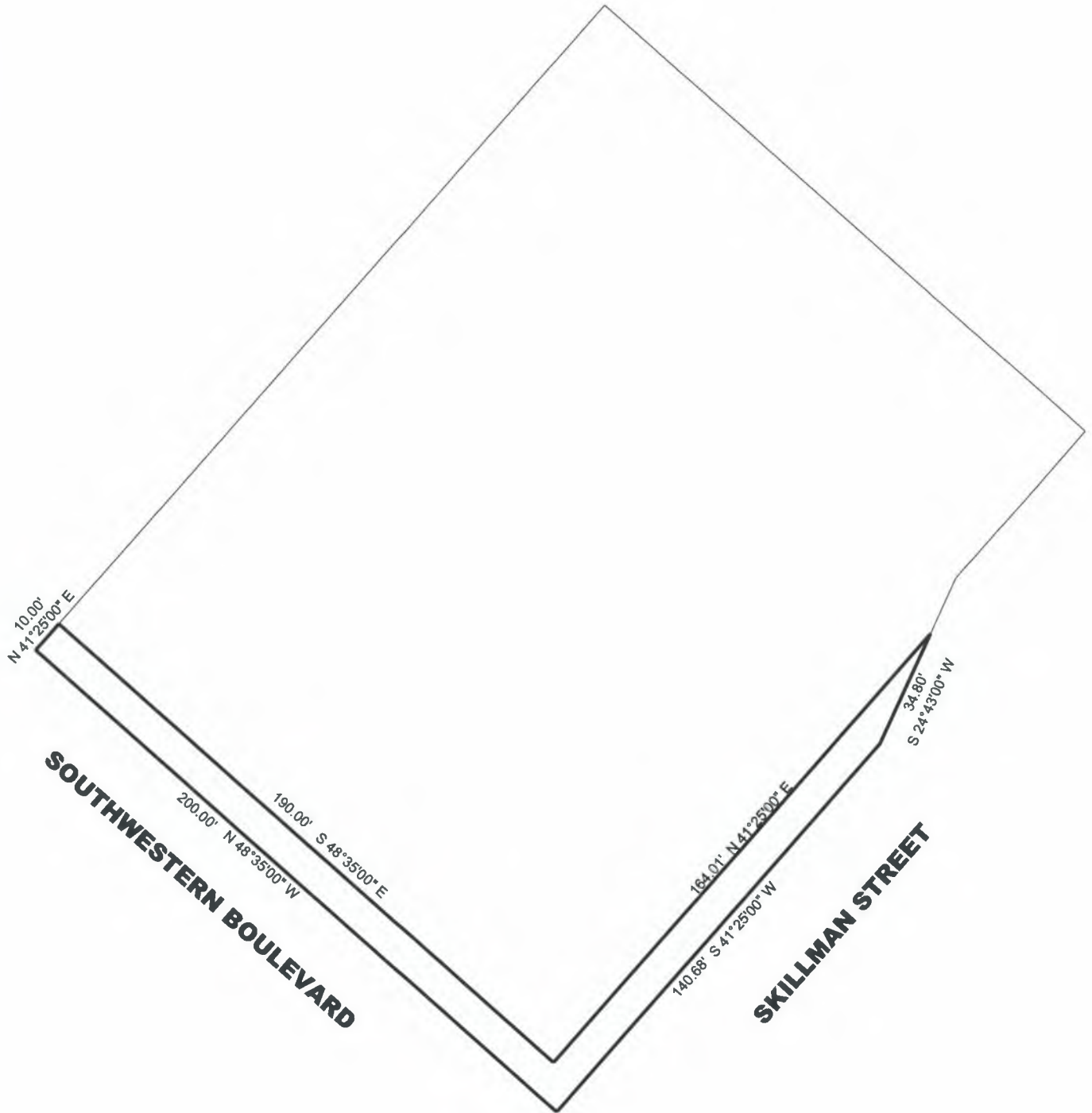
This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

10/24/2025
Date:

Exhibit B



SAVE AND EXCEPT

EXHIBIT C

SUBJECT TO a 20-foot-wide water easement being more particularly described as follows:

COMMENCING at the most Southerly corner of said Lot 2, being also the intersection of the Northwest line of Skillman Street with the Northeast line of Southwestern Boulevard:

THENCE North 48°35' West with the said Northeast line of Southwestern Boulevard a distance of 34.00 feet to the most Southerly corner and **POINT OF BEGINNING** of the herein described tract of land:

THENCE North 48°35' West, continuing with the said Northeast line of Southwestern Boulevard a distance of 20.00 feet to the most Westerly corner of the herein described tract of land:

THENCE North 41°25' East, departing the last said Northeast line of Southwestern Boulevard, being at all times 2.50 feet measured perpendicularly from and parallel with a Northwest line of a water easement dedicated by the West White Rock Community Library Addition, in addition to the City of Dallas recording in Volume 94045, Page 1934, of the Deed Records of Dallas County, Texas, and continuing for a total distance of 77.00 feet to an inside corner of the herein described tract of land:

THENCE North 48°35' West, being at all times 2.50 feet measured perpendicularly from and parallel with a Southwest line of said easement a distance of 50.50 feet to an outside corner of the herein described tract of land:

THENCE North 41°25' East a distance of 20.00 feet to an outside corner of the herein described tract of land:

THENCE South 48°35' East, being at all times 2.50 feet measured perpendicularly from and parallel with a Northeast line of said easement a distance of 50.50 feet to an inside corner of the herein described tract of land:

THENCE North 41°25' East, being at all times 2.50 feet measured perpendicularly from and parallel with a Northwest line of said easement a distance of 58.45 feet to an outside corner of the herein described tract of land:

THENCE South 78°31'49" East, being at all times 2.50 feet measured perpendicularly from and parallel with a North line of said easement a distance of 48.78 feet to the intersection with the above reference Northwest line of Skillman Street:

THENCE South 24°43' West with the said Northwest line of Skillman Street a distance of 20.55 feet to an outside corner of the herein described tract of land:

EXHIBIT C

THENCE North $78^{\circ}31'49''$ West, being at all times 2.50 feet measured perpendicularly from and parallel with a South line of said easement a distance of 32.51 feet to an inside corner of the herein described tract of land:

THENCE South $41^{\circ}25'$ West, being at all times 2.50 feet measured perpendicularly from and parallel with a Southeast line of said easement a distance of 143.89 feet to the **POINT OF BEGINNING**, containing 4,816 Square Feet, or 0.111 Acres of land according to the map or plat thereof.

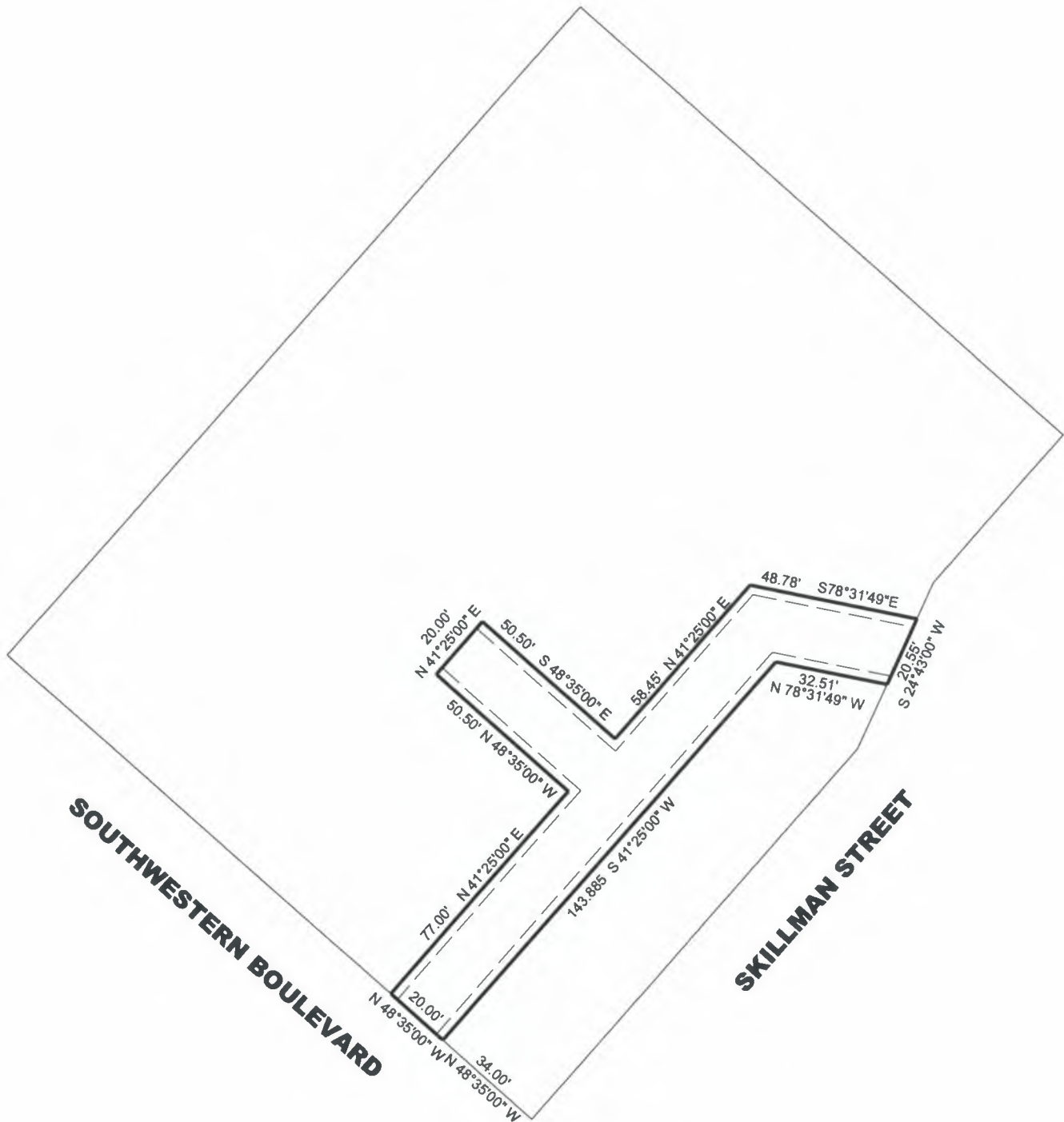
This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

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Date:

Exhibit C



SUBJECT TO