

August 27, 2025

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 3.28 acres of land, located in Dallas County, Texas, and being the same property more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Dallas Floodway – Hampton Pump Station

"USE": The installation, use, and maintenance of a levee, swale, channel or other improvements as may be necessary for the control of drainage and flooding provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Fee Simple Estate subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": City of Highland Park, a municipal corporation of the State of Texas, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$100,043.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$5,000.00

"AUTHORIZED AMOUNT": Not to exceed \$105,043.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2025

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT payable out of the:

Flood Protection Storm Drainage Management Fund 3T23, Department SDM, Unit W446, Activity TRPP, Program No. PB98W397, Object 4210, Encumbrance/Contract No. DWU-2025-00026943; in an amount not to exceed \$100,043.00; and

CLOSING COSTS AND TITLE EXPENSES payable out of the:

Flood Protection Storm Drainage Management Fund 3T23, Department SDM, Unit W446, Activity TRPP, Program No. PB98W397, Object 4230, Encumbrance/Contract No. DWU-2025-00026945, in an amount not to exceed \$5,000.00.

The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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.

August 27, 2025

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

BY:


Assistant City Attorney

Exhibit A

Field Notes Describing a 3.281 Acre Tract of Land in City Block No. 7929 to be Acquired from the City of Highland Park

Being a 142,918 square foot (3.281 Acre) tract of land situated in the E. Durbin Survey, Abstract Number 384, and the G.W. Dooley Survey, Abstract Number 390, Dallas County, Texas, lying in Block 7929, official City of Dallas Block Numbers, and being a part of the land conveyed to the City of Highland Park by deed recorded in Volume 2307, Page 511 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the Northeast corner of the herein described tract of land, lying on the East line of Conveyor Lane, a 100-foot wide Right-of-Way by deed recorded in Volume 3572, Page 356 of the Deed Records of Dallas County, Texas, being also the West line of Block A/7929 of the Trinity Service Center Addition, an addition to the City of Dallas recorded in Volume 68086, Page 2480 of the Deed Records of Dallas County, Texas:

THENCE South 00°40'24" East with the common line between said Block A/7929 and the herein described tract of land a distance of 104.00 feet to a 5/8" I.R. w/COD cap set at the Southeast corner of the herein described tract of land, lying on the West line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 200900184476 of the Official Public records of Dallas County, Texas, and lying on the North line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas:

THENCE South 89°19'36" West with the common line between said City of Dallas property and the herein described tract of land a distance of 1,374.17 feet to the intersection with the East line of the Old Channel of the West Fork of the Trinity River, conveyed to the City of Dallas by Texas Senate Bill 44, Dated March 30, 1925, being also the Southwest corner of the herein describe tract of land, *FROM WHICH* a 5/8" I.R. w/COD cap set on the Centerline of said channel bears South 89°19'36" West a distance of 101.20 feet:

THENCE North 00°10'48" East with the East line of said channel a distance of 104.01 feet to the intersection with the South line of a tract of land conveyed to Chipt Dallas Conveyor, LP by deed recorded in Instrument Number 202100273302 of the Official Public Records of Dallas County, Texas:

THENCE North 89°19'36" East, with common line between said Chipt tract and the herein descript tract of land a distance of 1,374.25 feet to the **POINT OF BEGINNING**, containing 142,918 Square Feet, or 3.281 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

Scott Holt
4/18/2024



