

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AUTHORIZING A COMMERCIAL CONTRACT OF SALE FOR THE PURCHASE OF 14.0± ACRES OF LAND LOCATED IN THE JAMISON MCBAIN SURVEY, ABSTRACT NO. 491, CITY OF ALLEN, TEXAS; AUTHORIZING PAYMENT OF FUNDS, NEGOTIATION AND EXECUTION OF OTHER DOCUMENTS, AND OTHER ACTIONS NECESSARY TO CLOSE ON SAID PURCHASE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, City Administration has negotiated Commercial Contract of Sale (“the Contract”) with the owner of 30.0 acres of land located in the Jamison McBain Survey, Abstract No. 491, City of Allen, Collin County, Texas, commonly known as the “Molsen Farms” property, to purchase 14.0± acres of said property subject to the owner of the property also entering into an agreement with the Allen Independent School District (“AISD”) purchasing the remaining 16.0± acres of the property; and,

**WHEREAS**, the AISD Board of Trustees has approved an agreement to purchase the remaining 16.0± acre portion of the Property; and,

**WHEREAS**, upon full review and consideration of the Contract and all matters related thereto, the City Council of the City of Allen finds that the terms and conditions of the Contract are found to be acceptable and in the best interests of the City of Allen and its citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The City Manager, or designee, is hereby authorized to sign on behalf of the City, the Contract with Molsen Farms Real Estate, Ltd. to purchase the real property described in Exhibit “A,” attached hereto and incorporated herein by reference, (“the Property”) for a purchase price of \$2,333.333.34, plus such additional closing costs as may be required in accordance with the Contract.

**SECTION 2.** The City Manager, or designee, is hereby further authorized to take, authorize, or consent to such further actions necessary to close on the purchase of the Property including, but not limited to, authorizing payment of the purchase price, closing costs, and other expenses from funds currently available as buyer that the City, as buyer, is obligated to pay pursuant to the Contract.

**SECTION 3.** This Resolution shall take effect immediately from and after its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 26<sup>TH</sup> DAY OF JULY 2016.**

**APPROVED:**

---

**Stephen Terrell, MAYOR**

**ATTEST:**

---

**Shelley B. George, TRMC, CITY SECRETARY**  
(kbl:7/21/16:77943)

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**MOLSEN FARM**  
**14.000 ACRE TRACT**

BEING A 14.000 ACRE PARCEL OF LAND OUT OF THE MCBAIN JAMESON SURVEY, ABSTRACT NO. 491, BEING OUT OF A TRACT OF LAND AS DEEDED TO MOLSEN FARMS REAL ESTATE LTD. (CALLED TRACT "A"), AS RECORDED IN VOLUME 4578, PAGE 0004 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT),

COMMENCING FOR REFERENCE at a PK nail set in asphalt for the northwest corner of said Molsen Farms tract, being the northeast corner of a tract of land as deeded to Allen Parks Foundation, and being on the south line of Texet Addition, an addition to the City of Allen as recorded in Cabinet C, Page 582, DRCCT;

THENCE South 01°30'01" West, with the west line of said Molsen Farms tract, being the east line of said Allen Parks Foundation tract, a distance of 906.41 feet to the POINT OF BEGINNING;

THENCE South 87°26'28" East, departing said common line and crossing said Molsen Farms tract, a distance of 514.14 feet to a point on the west line of the Right of Way for State Highway No. 5 (Greenville Avenue);

THENCE with the east line of said Molsen Farms tract, being the west line of said Right of Way, the following twelve courses and distances:

1. South 31°53'05" West, a distance of 345.96 feet to a TxDOT Monument found to mark the point;
2. North 58°06'55" West, a distance of 5.00 feet to a point from which a TxDOT Monument bears North 5°58'31" West, 2.04 feet;
3. South 31°53'05" West, a distance of 150.00 feet to a TxDOT Monument found to mark the point;
4. North 58°06'55" West, a distance of 5.00 feet to a TxDOT Monument found to mark the point;
5. South 31°53'05" West, a distance of 250.00 feet to a TxDOT Monument found to mark the point;
6. South 58°06'55" East, a distance of 5.00 feet to a TxDOT Monument found to mark the point;
7. South 31°53'05" West, a distance of 150.00 feet to a TxDOT Monument found to mark the point;
8. South 58°06'55" East, a distance of 5.00 feet to a TxDOT Monument found to mark the point;
9. South 31°53'05" West, a distance of 187.00 feet to a TxDOT Monument found to mark the point;
10. South 58°06'55" East, a distance of 4.08 feet to a TxDOT Monument found to mark the point;
11. South 31°53'43" West, a distance of 73.72 feet to a half inch iron rod set to mark the point;
12. South 35°39'04" West, a distance of 315.28 feet to a half inch iron rod set to mark the point, said point being the southeast corner of said Molsen Farms tract, and being the northeast corner of said Allen Parks Foundation tract;

THENCE North 46°55'43" West, departing said Right of Way line with the line common to said Molsen Farms tract and said Allen Parks Foundation tract, (said line being called the "100 year inundation line"), a distance of 74.75 feet to a half inch iron rod set to mark the point;

THENCE North 69°38'27" West, a distance of 96.75 feet to a half inch iron rod set to mark the point;

THENCE South 77°15'09" West, a distance of 122.20 feet to a half inch iron rod set to mark the point;

THENCE North 75°33'04" West, a distance of 88.16 feet to a half inch iron rod set to mark the point;

THENCE North 65°52'20" West, a distance of 80.98 feet to a half inch iron rod set to mark the point;

THENCE North 61°28'47" West, a distance of 46.59 feet to a half inch iron rod set to mark the point, said point being the southwest corner of the parcel herein described and being an interior ell corner of said Allen Parks Foundation tract;

THENCE North 35°36'42" East, with the west line of said Molsen Farms tract, being the east line of said Allen Parks Foundation tract, a distance of 1270.60 feet to a half inch iron rod set to mark the point;

THENCE North 01°30'01" East, continue with said common line, a distance of 95.41 feet to the POINT OF BEGINNING, and containing 14.000 acres of land.