ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ABANDONING PORTIONS OF HAY BALE DRIVE OUT OF THE FARM, AN ADDITION TO THE CITY OF ALLEN, TEXAS, AS DESCRIBED IN EXHIBIT "A" HERETO; RESERVING ALL EXISTING EASEMENT RIGHTS OF OTHERS, IF ANY, WHETHER APPARENT OR NON-APPARENT, AERIAL, SURFACE, UNDERGROUND OR OTHERWISE; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AS A QUITCLAIM DEED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described as Lot 1, Block L and Lot 1, Block M, The Farm, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded as Instrument No. 20210224010000520, Official Public Records, Collin County, Texas (the "Property"), has requested abandonment of the right-of-way Hay Bale Drive as a public street adjacent to said lots in order to facilitate the replat of the Property and the realignment of said segment of Hay Bale Drive; and

WHEREAS, the proposed replat of the Property, including abandonment of the requested rights-of-way is consistent with development plans for the Property previously approved by the City and a pending replat application for the Property; and

WHEREAS, the City Council of the City of Allen, Texas, acting pursuant to State law and to facilitate the development and replat of the Property deems it advisable and in the public interest to abandon and quitclaim the hereinafter described rights-of-way, and is of the opinion and finds that said rights-of-way are not needed for public use as a public street and should be abandoned and quitclaimed, subject to the reservations and conditions of this Ordinance.

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

SECTION 1. Subject to the reservations set forth in Section 2 of this Ordinance, the City of Allen, Texas, hereby abandons, quitclaims, and vacates in favor of the abutting property owners all of the City's right, title, and interest of the public of any kind or nature in and to the segment of the right-of-way of Hay Bale Drive described on Exhibit "A" attached hereto and made a part hereof for all purposes, the same as if fully copied herein, together with all improvements constructed on or below the surface thereof, if any.

SECTION 2. The abandonment, vacation, and quitclaim of the right-of-way described in Exhibit "A" hereto is subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise owned by third-parties. Further, that the abandonment, vacation, and quitclaim of the right-of-way described in Exhibit "A" hereto shall not be construed as an abandonment of any after-acquired title to easements or rights-of-way conveyed by separate instrument or dedicated by a replat of the Property executed or approved on or after the date of approval of this Ordinance.

SECTION 3. The abandonment of the street right-of-way herein is subject to, conditioned on, and shall not be effective until, approval by the Planning and Zoning Commission of a replat of the Property which dedicates the street right-of-way for Hay Bale Drive substantially as shown on Exhibit "B" attached hereto and incorporated herein by reference and the recording of such plat in the Plat Records of Collin County, Texas.

SECTION 4. Upon the satisfaction of the conditions precedent set forth in Section 3, above, the City Secretary is authorized and directed to prepare a certified copy of this ordinance, and the recording of this abandonment ordinance in the Official Public Records of Collin County, Texas, which shall serve as the quitclaim deed of the City of Allen, Texas, in and to the street rights-of-way described in Exhibit "A", subject to the limitations and reservations of this Ordinance.

SECTION 5. The City Manager is authorized to execute additional documents necessary to complete the abandonment and quitclaim contemplated herein, if any.

SECTION 6. This ordinance shall take effect immediately from and after its passage in accordance with its provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24TH DAY OF AUGUST 2021.

	APPROVED:
	Kenneth M. Fulk, MAYOR
APPROVED AS TO FORM:	ATTEST:
Peter G. Smith, CITY ATTORNEY	Shelley B. George, CITY SECRETARY

EXHIBIT "A" DESCRIPTION OF PORTIONS OF RIGHT-OF-WAY TO BE ABANDONED

LEGAL DESCRIPTION – Sheet 1 of 3 R.O.W. Abandonment – Hay Bale

BEING, a tract of land situated in the John Phillips Survey, Abstract No. 718, being part of Hay Bale Drive, out of The Farm, an addition to the City of Allen, Texas, as described in Doc. No. 2021-85, in the Plat Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northwest corner of Lot 1 Block M out of said The Farm;

THENCE, along the west line of said Lot 1 Block M being along a non-tangent curve to the right, having a radius of 656.50 feet, a central angle of 15°26'39";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 176.96 feet (Chord Bearing South 08°42'51" West – 176.42 feet), to a ½ inch iron rod found;

THENCE, South 04°07'18" West, continuing along said west line, for a distance of 63.60 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 225.00 feet, a central angle of 06°46'54";

THENCE, continuing along said west line and with said curve the left for an arc distance of 26.63 feet (Chord Bearing South $00^{\circ}43^{\circ}51^{\circ}$ West -26.62 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, South 02°39'36" East, continuing along said west line, for a distance of 16.64 feet, to a ½ inch iron rod found;

THENCE, South 46°50'44" East, continuing along said west line, for a distance of 43.03 feet, to a ½ inch iron rod found being the southwest corner of said Lot 1 Block M and being in the north line of Ridgeview Drive (Variable R.O.W.);

THENCE, South 89°07'35" West, along the north line of said Ridgeview Drive, for a distance of 15.54 feet, to the point of curvature of a curve to the left, having a radius of 1265.50 feet, a central angle of 04°16'36";

THENCE, continuing along said north line for an arc distance of 94.46 feet (Chord Bearing South 86°59'17" West – 94.44 feet), to a ½ inch iron rod found at the southeast corner of Lot 1 Block L out of said The Farm;

THENCE, North 41°26'04" East, departing said north line and along the east line of said Lot 1 Block L, for a distance of 43.09 feet, to a ½ inch iron rod found;

THENCE, North 02°39'36" West, continuing along said east line, for a distance of 16.64 feet, to a ½ inch iron rod found at the point of curvature of a curve to the right, having a radius of 275.00 feet, a central angle of 09°34'30";

Ordinance No. _____, Page 3

THENCE, continuing east line and with said curve to the right for an arc distance of 45.96 feet (Chord Bearing North 02°07'39" East – 45.90 feet), to a ½ inch iron rod found;

THENCE, North 21°04'40" East, continuing along said east line, for a distance of 59.62 feet, to a ½ inch iron rod found on a non-tangent curve to the left, having a radius of 623.50 feet, a central angle of 10°58'18";

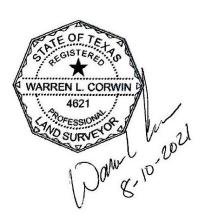
THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.39 feet (Chord Bearing North 10°58'13" East – 119.21 feet), to a ½ inch iron rod found;

THENCE, North 43°18'18" West, continuing along said east line, for a distance of 20.03 feet, to a ½ inch iron rod found at the most northerly northeast corner of said Lot 1 Block L;

THENCE, North 01°41'31" West, for a distance of 33.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of Lot 1 Block J out of said The Farm, being on a curve to the right, having a radius of 1533.00 feet, a central angle of 01°53'11";

THENCE, along the south line of said Lot 1 Block J and with said curve to the right for an arc distance of 50.48 feet (Chord Bearing North 89°15'05" East – 50.47 feet), to the POINT OF BEGINNING and containing 0.320 acres of land.

Prepared by: Corwin Engineering, Inc. Firm No. 10031700 200 W. Belmont Allen, Texas 75013



Sheet 2 of 3

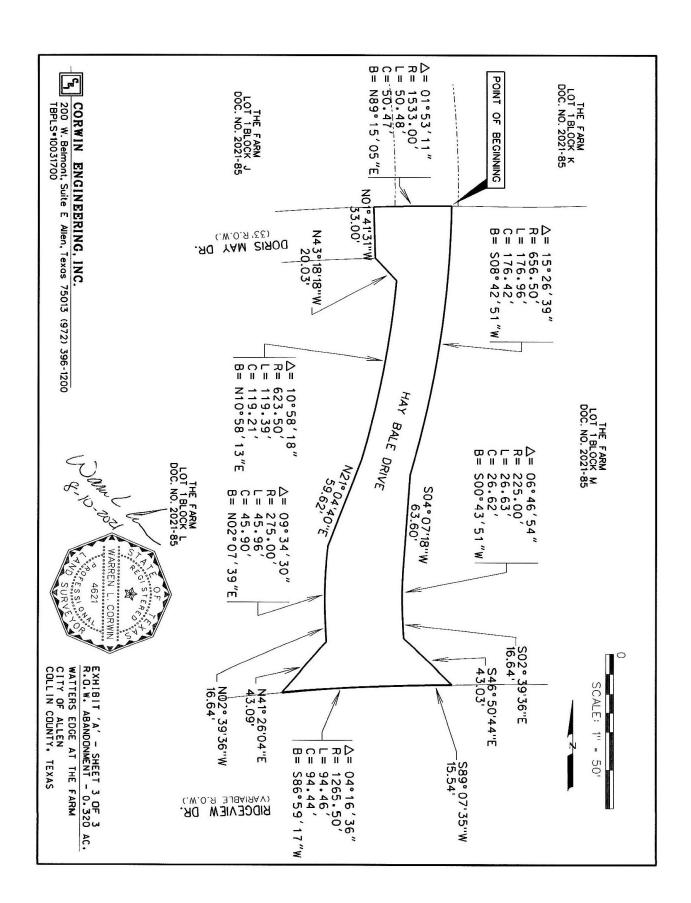
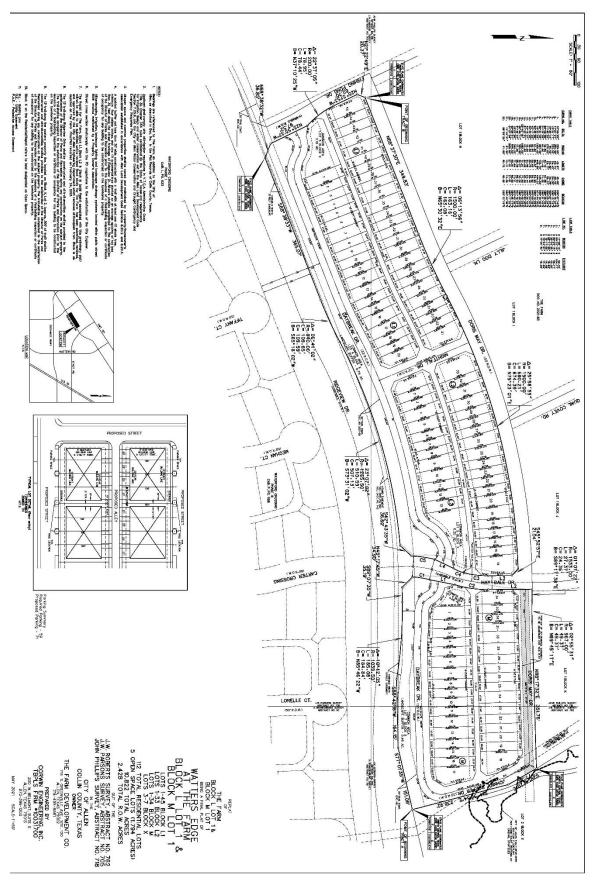


EXHIBIT "B" PROPOSED REPLAT OF THE PROPERTY



TROICE, from 88°1732" East, continuing along seld north line, for a distance of 55.7% feet, to a 172 both from rad from at the increment conner of seld Lot to 1780CE, Spoith 28°4570" East, along the east line of read Lot 1, for a distance of 77.2% feet, to a 1/2 look izon for the from the contract of TROCE ken (1972-1971) "Next continuing along mad west firm, for a distance of No.77 feet, to a 1/2 both No. Code Good with an embed, continuing along mad can a carrie to the right, having a resolut of SNA.00 feet, a central angle of Off 07/27: THOICE, from Intribitive East, oseituring along sold west line, for a distance of 60.43 feet, to a V2 inch into all rows on easers to the eith howing a radius of 608.50 feet, a central oxyde of 177.72777.

THOICE, doing soid left for one are distance of 80.74 feet (Chard Bearing North 80.1924° East 80.43 feet), to a V2 inch even rad found at the point of targency: TROICS, containing sings noid them and with end curve to the left for an arc detabase of 185.08 feet (thord Search Jerch 1867-4922" heef: 164,64 feet), to a 1/2 feet) from not found at the point of toegency. TROICS, south 88°073' west, contribuing one gold lines, for a distance of 35.09 feet, to a 1/2 inch iron rod found at the exadement corner of sold Left. BERGA, streat after all standard in the John Prilling Souring, between 5th 7th and the Life Mobelte Souring, Martinest 6th 750 being all city 18 being. And of the form on addition to the City of Alway, reads, as securized in Douch 6th, the first Annound of Codilla Country, Terest, delay more perficularly described as followed BERGANNET, CITY 25th bits much 5 found of the excitivated corner of add Lot 1 being in the morth field following from 10 credible RCILW-15. HERBET, certaining along said moth time and with soid curve to the left, for an arc distance of ISA38 feet. Closed Bearing North 52 2022 East ISA38 feet, to a 122 inch form rod found of the apoint of reverse curvature of curve to the right, howing a radius of 1500.001 feet, a cambridosigle of 25° 59°55°s. THENCE, South 88*4218" West, continuing along said lines, for a distance of 184.15 fest, to a 1/2 inch iron and found on a curve to the left, having a radius of 1039.50 feet, a centralangle of 10*12'05"; NEXICE, South 77*01735" West, dong the south five of said tol 1 and dong the north line of said Ridgeview Drive, for a distance of 151.08 feet, to a 1/2 inch iron rod found! THENCE, continuing along said west line and with sold curve to the right, for an arc distance of 78.95 feet (Chard Banring North 37*10'25" West 78.44 feet), to a 1/2 labs for not found at the point of tangency: THENCE, North 68*36*32" Weat, departing the north line of soid Ridgeview Drive and along the west fine of soid Lot 1, for a distance of 35.85 feet, to a 1/2 inch iron rad found: THEINCE, South 68*36*33" West, continuing eleng sold lines, for a distance of 365.07 feet, to a 1/2 kich Iran rad found at the most southerly eouthwest corner of edd Lat & THENET, continuing along said north and south lines and with said curve to the right, for an arc distance of TUSAST feet Chard Bearley South 65° 18'02' West 1010.59 feet), to 6 V2 Inch iron rad found at the point language; HEYET, Swith 427-4335" West, continuing along seld seel lies, for a distance of 36,666 leaft, to a 1/2 interest and learnd at a seutenest corner of redul Lat 1 being in the nature for all Regionies. Drive (Vericolis R.O.W.), being an a curve to the left, boring a radius of 1265.50 feet, a central angle of 23°07'02'; THEMSE, continuing along sold cost line and with sold curve to the left for an arc distance of 55.77 feet. Chard Bearing South D8°25′24″ West 56.57 feet), to a 1/2 inch Iran rod founds THENCE, South 25° 34'25" West, continuing along said east line, for a distance of 49.90 feet, to a 1/2 inchiron rad found on a curve to the left, having a radius of 275.00 feet, a central angle of 11° 49'38". THENCE, continuing along said curve to the right for an arc distance of 30.82 feet (Chord Bearing South 22*07°03" West 30.49 feet), to a 1/2 inch iron rod found: THENCE, South CO*2519" East, dong the east fine of soid Lat 1, for a distance of 56.77 feet, to a 1/2 inchinson of dound at the point of curreture of a curve to the right, horing a radius of 233.50 feet, a central saids of 12.2179". THENCE, South $\pm 5^\circ.52^{\circ\circ}$. East, continuing along said sorth line, for a distance of 2.0.4 feet, to a V2 inch ron rad found at the most easterly aartheast corner of said Lot 1: THEREE, continuing along acid areth line and with said curve to the right for an are distance of E80,21 teet. Cloud Bearing Nath 75*20'9" East 574,39 feet), to a 1/2 inch Iron rod found at the most northerly wortheast corrier of acid Lot 1i BEGINNING, at a 1/2 inch iran rod found at the most northerly northwest corner of said Lat 1 being in the south like of Daris May Dive (33°R.D.W.). ERK), a troat of lead skiuded in the J.M. Persona Surey, Abstract No. 705 and the John Pilipia Surey. Abstract No. 786, being afort Let 1 Book L. part of The Form, on addition to the City of Allen, Texas, as described in Dac. No., in the Plot Records of Collin County, Texas, being more particularly described as follow NEXICE, South 14*38'54" East, continuing along sold east line, for a distance of 236.92 feet, to the PONT F BEGINNING and containing 3.852 acres of land. HENCE, continuing along sold north and with said curve to the left for an arc distance of 49.37 feet (Chardisaring North 89° 45°17° East 49.37 feet), to a 1/2 inch iron rod found at the point of targency: PRIOS. dong the north line of soid lot 1 and with soid curve to the right for an arc distance of 23.37 feet. Dard Beering South 89 17798 East 1, 42.56 feet) to 9 1/2 inch in not found at the beautit reverse urvalure of a curve to the left, having radius of 807.00 feet, a central engle of 02°55 37°. HEXICE, continuing along sold west line and with sold curve to the right for an arc distance of 42.97 feet Chard Bearing North 08°07'99" East 42.80 feet), to a 1/2 linch iron rod found: PSUCA, love 4.49°PY-6.9° Meat, depothing addition the fire of Biologoview Drive and along the west fire of soci A. Lyter defetions of 45-60° feeting VIZ shack the red floated on a man-tangent curve to the right, horiegy cridius of 225.00° feet, a contrationals of 10°56°29°; HENCE, North 25*5153" West, continuing along said west line, for a distance of 62.70 feet, to a 1/2 Inch ron rod found: HENCE, North 25" 55"37" West, along the west line of sold Lot 1, for a distance of 97.52 feet, to a 1/2 inch ron rad found on a curve to the right, having a radius of 200.00 feet, a central angle 22" 37'05"; PRIPET, continuing away away at east ond with not once to the right for on orc distance of \$4.43 feet (Coard Hearlys) South OPE 1995 feet \$4.30 feets to a UZ who have not out out at the pook of compound curvature of a curve to the right, troving a rodule of \$3.50 feet, a central unger of 19 2270°. HENCE, North 68° 37'30" East, dong the north fine of sold Lot t, for a distance of 348.83 feet, to a 1/2 with son real found of the peach of servature of a curve to the right, horing a radius of 1500.00 feet, a swittenings of the 1550's IEWSE. North 21°22'49" East continuing along sold west fire, for a distance of 20.37 feet to the POINT (Editablika and containing 7.191 ocres of land. along the south fine of said Lot I and the north fine of said Ridgeview Drive and with said curve to for an arc distance of 50,599 feet (Chard Bearing South 7.3-7002; "West 50,713 Yest), to a U.S. I not found of the point of reverse curvature of a curve to the right, howing a makes of 940,00 swinter aways of 508 44002": Before me, the undersigned, a tolory Public in and for the State of Texas, on this day personally appeared WARRIA L. CORTINI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed some for the purpose and consideration therein supressed. ADDW ALL NEN BY THESE PRESONTS that I, WARREN I., CORMIN, do hereby certify that propared that Preferency Plat and the field nobe from an actual and accounts warvey of the land, that the corner materials that when there on west properly posed under my presonal supervision in accordance with the subdivision Regulations of the City of Alan, Texas. This Replat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas. KNOW ALL MEN BY THESE PRESENTS The Report (so the Form Book). Is Book, Miller I Addition in hereby objected generation to beginn 2004 of the Mean Lord Generation (so the Mean Lord Development Code, The ayeard to have brind in the application for amendment, to the policy by laid of the control of the application of the application of the control of th 6E/CRE, Lift, the undersigned, a Notary Public for the Style of Texas, on this day personally seried RRUCE (ELLER, Koome to me to be the person whose name is subscribed to the foregoing number and coholedept to me that the same is his act and deed in the capacity therein stated for the purposes and considerations therein spreased. If the First Inchession Co. In a property and property and property against the place of the property and the place of the property and the pr Given under my hand and sealof office, this ______day of__ WITNESS MY HAND AND SEAL OF OFFICE, this the. NOTARY PUBLIC, STATE OF WASHINGTON NOTARY PUBLIC, STATE OF TEXAS Date 2021. THE FARM

OCK LOT 18

BLOCK M LOT 1

ATTERS EDGE

ATTERS EDGE

ATTERS EDGE

ATTERS LOT 1

LOTS 1-32 BLOCK LOT 1

LOTS 1-32 BLOCK LOT 1

LOTS 1-34 BLOCK LOT 1

LOTS 1-45 BLOCK LOT 1

L COLIN COUNTY, TEXAS
COLIN COUNTY, TEXAS
OWNER
THE FARM DEVELOPMENT CO.
7th S.GREWHALE MASS-2850
7th S.GREWHALE MASS-2850
7th S.GREWHALE MASS-2850 PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM +10031700