

ORDINANCE NO. 1284-2020

AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY DESCRIBED AS 0.1506 OF AN ACRE OF LAND, OUT OF 7.956 ACRE TRACT, DESCRIBED IN THE DEED TO THE CITY OF RIVER OAKS, RECORDED IN VOLUME 2449, PAGE 439 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IN THE J. D. QUINN SURVEY, A-1258; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of River Oaks, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of River Oaks (the “City”) is the owner of a certain tract of real property described as 0.1506 of an acre of land, out of 7.956 acre tract, described in the deed to the City of River Oaks, recorded in Volume 2449, Page 439 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. D. Quinn Survey, A-1258, in the City of River Oaks, Tarrant County, Texas, Texas and more particularly described and depicted on Exhibit “A”, attached hereto, (the “Property”); and

WHEREAS, the City was presented an offer made by Andrew and Elizabeth Fuld, or their assigns, to purchase the Property for the sum of \$5,000.00; and

WHEREAS, the City of River Oaks City Council desires to sell the Property for the cash offer of \$5,000; and

WHEREAS, the City of River Oaks City Council finds that the sale of the Property will benefit the proper and orderly growth of the City of River Oaks.

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

SECTION 1

The sale and conveyance of the Property to Andrew and Elizabeth Fuld, or their assigns, is authorized.

SECTION 2

City staff and the City Attorney are authorized to negotiate and finalize a contract of sale for the sale of the Property.

SECTION 3

The Mayor is authorized to execute all documents in order to complete the conveyance of the Property, including, but not limited to a special warranty deed and any matters reasonably

requested by the title company.

SECTION 4

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinance of the City of River Oaks, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance or such Code, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 5

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6

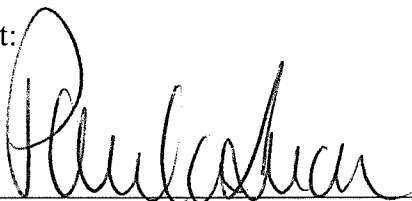
This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 23rd day of June, 2020.

Approved:

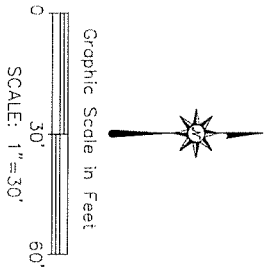

Mayor

Attest:



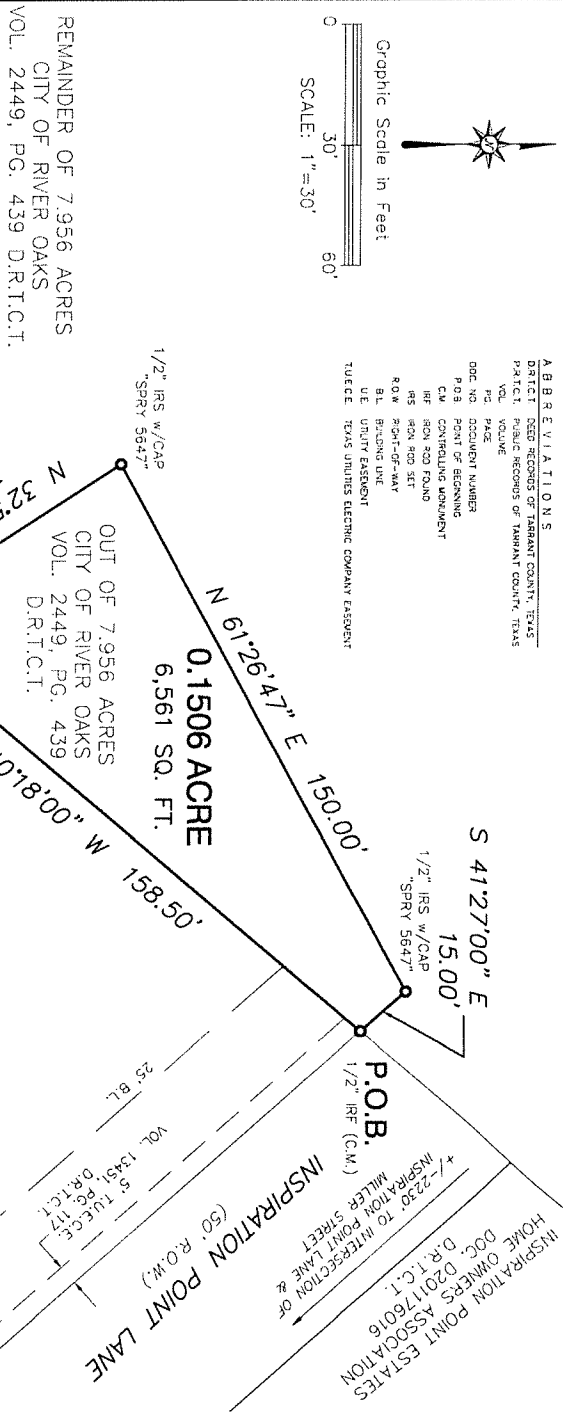
City Secretary

EXHIBIT A



ABBREVIATIONS

DIRT	DIRT RECORDS OF TARRANT COUNTY, TEXAS
PART	PARTIAL RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING WORKMENT
IRF	IRON ROD FOUND
RS	IRON ROD SET
ROW	RIGHT-OF-WAY
BL.	BUILDING LINE
UE	UTILITY EASEMENT
TUECE	TEXAS UTILITIES ELECTRIC COMPANY EASEMENT



PERMANENT CONSTRUCTION,
 ACCESS & MAINTENANCE EASEMENT
 DOC. NO. D2152241902
 D.R.T.C.T.

1.417 ACRES
 ANDREW FULD & LISA FULD
 DOC. NO. D217073909
 D.R.T.C.T.

LOT 20R, BLOCK 3
 INSPIRATION POINT ADDITION
 DOC. NO. D216068285
 P.R.T.C.T.

INSPIRATION POINT LANE
 +/- 22.50' TO INTERSECTION OF
 INSPIRATION POINT LANE &
 MILLER STREET
 INSPIRATION POINT ESTATES
 D.R.T.C.T. D220176016
 HOME OWNERS ASSOCIATION

NOTES AND BOUNDS DESCRIPTION
 0.1506 ACRE
 IN THE J. D. QUINN SURVEY, A-1258
 CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS

All that certain 0.1506 acre of an acre of land, out of 7.956 acre tract, described in the deed to the City of River Oaks, recorded in Volume 2449, Page 439 in the Deed Records of Tarrant County, Texas, and in the J. D. QUINN SURVEY, A-1258, in the City of River Oaks, Tarrant County, Texas, and in the City of River Oaks, Tarrant County, Texas, as follows: (all boundaries shown hereon are based on the field of Inspiration Point Addition as recorded in Document Number D215068285, in the Deed Records of Tarrant County, Texas (P.R.T.C.T.))

BEING as a 1/2" iron rod found for the north corner of Lot 21R, Block 3 of said Inspiration Point Addition, the southeast right-of-way line of Inspiration Point Lane (50' R.O.W.), in the southeast line of said 7.956 acre tract;

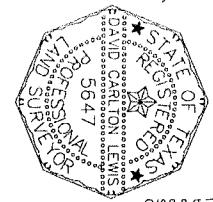
THENCE South 40° 18' 00" West - 158.50' along the southeast line of said 7.956 acre tract, to a 1/2" iron rod with a cap stamped 'SPRY 5647' found for the north corner of Lot 21R, Block 3, Inspiration Point Addition, common to the north corner of the 1.417 acre tract, as described in the deed to Andrew Fuld and Lisa Fuld, recorded in Document Number D21773899 (P.R.T.C.T.);

THENCE North 32° 57' 12" West - 72.01' to a 1/2" iron rod with a cap stamped 'SPRY 5647' set for the west corner of the herein described tract;

THENCE North 61° 26' 47" East - 150.00' a 1/2" iron rod with a cap stamped 'SPRY 5647' set for the north corner of the herein described tract;

THENCE South 41° 27' 00" East - 15.00' to the POINT OF BEGINNING and containing 0.1506 of an acre (6,561 square feet) of land.

- NOTES**
1. This Survey is issued without the benefit of a current title report, and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 2. All bearings shown hereon are based on the plat of Inspiration Point Addition, Tarrant County, Texas, recorded in Document Number D215068285, in the Deed Records of Tarrant County, Texas.
 3. According to the Flood Insurance Rate Map No. 48035C0370L, published by the Federal Emergency Management Agency, the surveyed property is in a Special Flood Hazard Area (SFHA) and is subject to flooding. Flood hazard areas may be shown on the 100-year flood map.
 4. No improvements are shown on this survey.



Certified for: City of River Oaks, Lisa Fuld and Andrew Fuld
 I certify that this survey was made on the ground that this plat correctly represents the facts found at the time of the survey, and that I am a duly licensed Professional Surveyor in good standing with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 2, Survey.

March 28, 2020
 CERTIFICATE DATE
 DAVID CARLTON LEWIS, P.E.L.S. NO. 5647

STANDARD LAND SURVEY
 0.1506 ACRE
 IN THE J. D. QUINN SURVEY, A-1258
 CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS

ISSUE DATE: 4/3/2020 SCALE: 1"=30' PROJECT NO.: 023-138-10

SPRY SURVEYORS
 8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
 Ph: 817.760.5069 • Fax: 817.760.5069 • www.sprysurveyors.com

METES AND BOUNDS DESCRIPTION
0.1506 ACRE
IN THE J. D. QUINN SURVEY, A-1258
CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS

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BEGINNING at a 1/2" iron rod found for the north corner of Lot 21R, Block 3 of said Inspiration Point Addition, in the southwest right-of-way line of Inspiration Point Lane (50' R.O.W.), in the southeast line of said 7.956 acre tract;

THENCE South 40° 18' 00" West -158.50' along the southeast line of said 7.956 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for west corner of said Lot 21R, Block 3, Inspiration Point Addition, common to the north corner of the 1.417 acre tract described in the deed to Andrew Fuld and Lisa Fuld, recorded in Document Number D21773909 D.R.T.C.T.;

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