

ORDINANCE NO. 1423-2024

AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY DESCRIBED AS 0.1714 OF AN ACRE OF LAND, OUT OF 7.8054 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 0.1714 of an acre of land, out of 7.8054 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 Chet & Subritte Stevenson, or their assigns, to purchase the Property for the sum of \$6,000.00; and

WHEREAS, the City of River Oaks City Council desires to sell the Property for the cash offer of \$6,000; 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 Chet & Subritte Stevenson, 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
Sale of Real Property-Ord. 1423-2024-05-07-2024

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. Ordinance # 1341-2022 as adopted on February 22, 2022 that with the adoption of this Ordinance is hereby repealed in its entirety.

SECTIONS

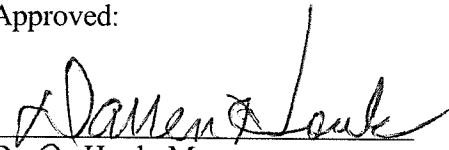
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree 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.

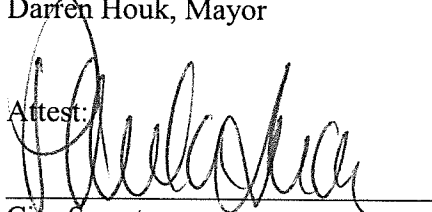
PASSED AND APPROVED on this the 7th day of May 2024.

Approved:



Darren Houk, Mayor

Attest:



City Secretary

EXHIBIT A

REMAINDER OF 7.956 ACRES
CITY OF RIVER DAKS
VOL. 2449, PG. 439 D.R.I.C.T.

1/2" IRF W/CAP
SPRV 5647

0.1506 ACRE
ANDREW FULD & LISA FULD
CITY ORDINANCE NO. 1284-2020
APPROVED JUNE 23, 2020

1/2" IRF W/CAP
SPRV 5647

PASSING AT 15.00'
A 1/2" IRF

INSPIRATION POINT ESTATES
HOME OWNERS ASSOCIATION
DOC. NO. D20176016
D.R.I.C.T.

P.O.B.
1/2" IRF W/CAP
SPRV 5647(G.M.)

*7'-100' TO INTERSECTION OF
INSPIRATION POINT LANE &
MILBURN STREET

0.1714 ACRE
7468 SQ. FT.

1/2" IRF W/CAP
SPRV 5647(G.M.)

LOT 21R-1, BLOCK 3
INSPIRATION POINT ADDITION
DOC. NO. D2220234675
P.R.I.C.T.

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

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

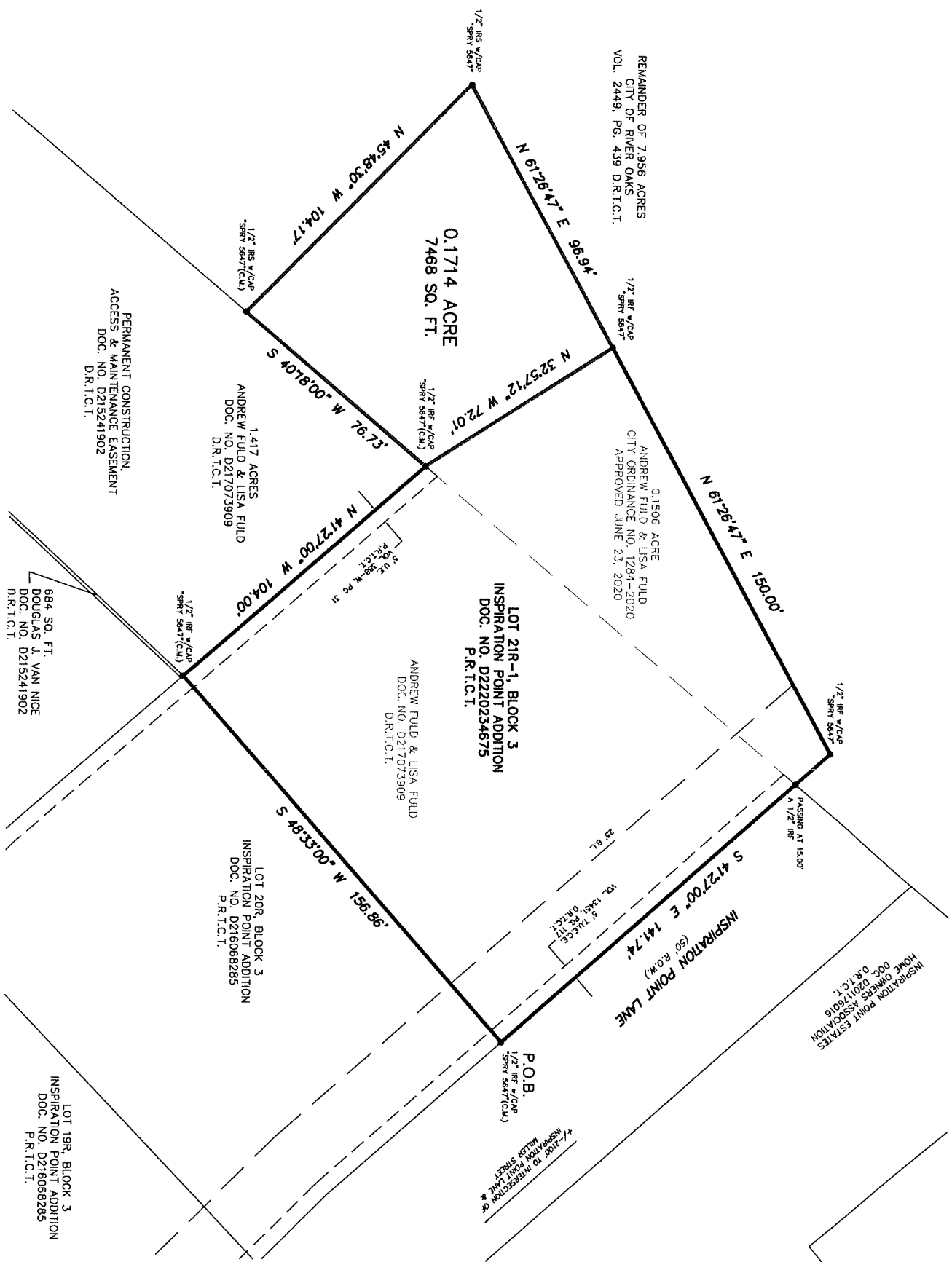
1/2" IRF W/CAP
SPRV 5647(G.M.)

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

PERMANENT CONSTRUCTION,
ACCESS & MAINTENANCE EASEMENT
DOC. NO. D215241902
D.R.I.C.T.

684 SQ. FT.
DOUGLAS J. VAN NICE
DOC. NO. D215241902
D.R.I.C.T.

LOT 19R, BLOCK 3
INSPIRATION POINT ADDITION
DOC. NO. D216068285
P.R.I.C.T.



METES AND BOUNDS DESCRIPTION
0.1714 ACRE
IN THE J. D. QUINN SURVEY, A-1258
CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS

All that certain 0.1714 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 and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Plat of Inspiration Point Addition, recorded in recorded in Document Number D220234675, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.))

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" found for the west corner of Lot 21R-1, Block 3 of said Inspiration Point Addition;

THENCE South 32° 57' 12" East - 72.01' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a point for corner of said Lot 21-R, Block 3, of said 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., and in the southeast line of said 7.956 acre tract,

THENCE South 40° 18' 00" West - 76.73' along the southeast line of said 7.956 acre tract, common to the northwest line of said 1.417 acre tract to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the south corner of the herein described tract;

THENCE North 45° 48' 30" West - 104.17' 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 - 96.94' to the POINT OF BEGINNING and containing 0.1714 of an acre (7,468 square feet) of land.