

ORDINANCE NO. 6682

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING ONE (1) TWENTY-FOOT (20') WIDE EASEMENT LOCATED IN THE PLAT OF TEAGUE INDUSTRIAL PARK, UNIT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH EASEMENT IS ESTABLISHED IN VOLUME 3, PAGE 14 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman, Texas has received a request to abandon one (1) twenty-foot (20') wide Easement, as described herein; and

WHEREAS, the City Council has held a public hearing on the proposed abandonment and the abutting property owner(s) of the proposed abandonment have been notified; and

WHEREAS, the City Council has investigated and determined that all persons who own property adjacent to the easement concur and agree with the proposed abandonment; and

WHEREAS, the City Council has investigated and determined that the easements are no longer needed; and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to abandon the City's right and interest in the easements, and that such action will benefit the public generally.

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

SECTION 1. That the Twenty-Foot (20') Wide Easement located in the plat of Teague Industrial Park, Unit No. 2, and being more particularly described on the Exhibit "A" attached hereto and made a part hereof for all purposes, which Easement is established in Volume 3, Page 14 of the Plat Records of Grayson County, Texas, shall be abandoned.

SECTION 2. That it is the intent of the City Council that the City's rights and interests in such easement is hereby vacated.

SECTION 3. The abandonment approved by this Ordinance does not relinquish any right arising other than from the plat or other instrument creating the public easement or right-of-way, nor does this Ordinance create new rights.

SECTION 4. That the City Clerk is hereby directed to file and record this Ordinance after its adoption in the Official Public Records of Grayson County, Texas.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place, and purpose of said meetings were given all as required by law.

SECTION 6. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 8. This Ordinance shall become effective immediately upon its passage and adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 2nd day of January 2024.

ADOPTED on this the 2nd day of January 2024.

EFFECTIVE DATE on this the 2nd day of January 2024.

CITY OF SHERMAN, TEXAS

BY:



DAVID PLYLER, MAYOR

ATTEST:

BY:



LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

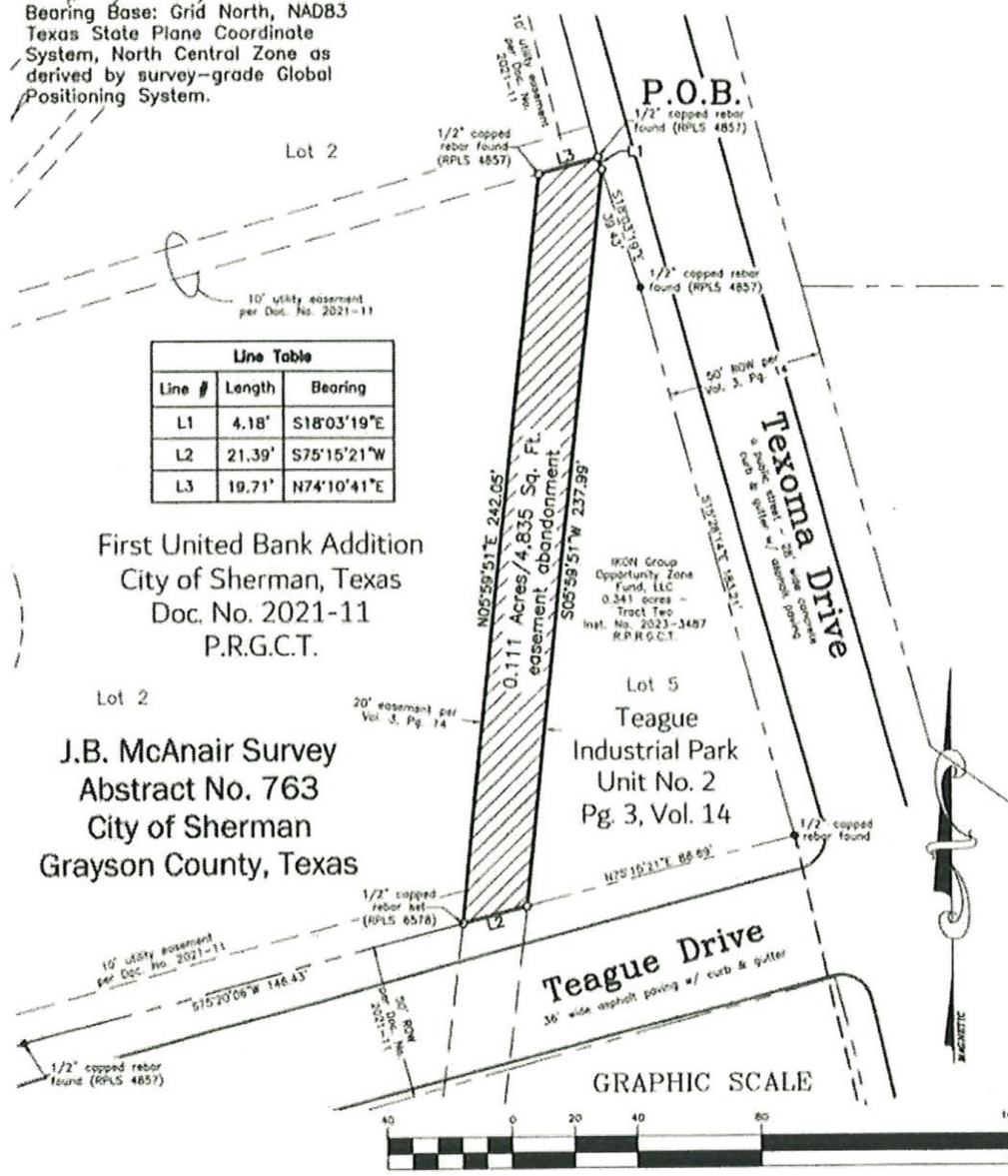
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY:



RYAN D. PITTMAN, CITY ATTORNEY

Bearing Base: Grid North, NADB3
Texas State Plane Coordinate
System, North Central Zone as
derived by survey-grade Global
Positioning System.



Line Table		
Line #	Length	Bearing
L1	4.18'	S18°03'19"E
L2	21.39'	S75°15'21"W
L3	19.71'	N74°10'41"E

First United Bank Addition
City of Sherman, Texas
Doc. No. 2021-11
P.R.G.C.T.

Lot 2
J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas

Lot 5
Teague
Industrial Park
Unit No. 2
Pg. 3, Vol. 14

Easement Abandonment

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove is a true and correct representation of the property shown hereon. Field Notes attached hereto.

Job No. AGS471023
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: October 25, 2023



P:\Land Projects 2021\2021-Texoma-Drive-Sherman\C1435\Easement Abandonment.dwg 10/25/2023 3:15 PM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Email: kate@helveywagnersurveying.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 - Kate A. Wagner, RPLS No. 6578

EASEMENT ABANDONMENT 0.111 ACRES/4,835 SQUARE FEET

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, an addition to the City of Sherman, Texas as per plat of record in Volume 3, Page 14, Plat Records, Grayson County, Texas, said part of Lot 5 being the same 0.341 acre tract of land (Tract Two) conveyed by Special Warranty Deed with Vendor's Lien from American Bank of Texas, N.A. to IKON Group Opportunity Zone Fund, LLC on February 10, 2023 and recorded in Inst. No. 2023-3487, Official Public Records and being a portion of a 20 ft. easement dedicated per said Volume 3, Page 14, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 4857) lying in the West right-of-way line of Texoma Drive, a public street, being the most Easterly Southeast corner of Lot 2 of First United Bank Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2021-11, said Plat Records, being the Northeast corner of both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and the herein described easement and the Northeast corner of said Lot 5;

THENCE South 18 deg. 03 min. 19 sec. East, with the West line of said Texoma Drive, and an East line of both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and Lot 5, a distance of 4.18 ft. to a point at the most Easterly Northeast corner of the herein described easement;

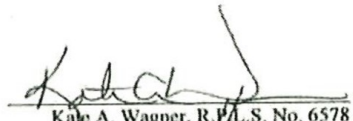
THENCE South 05 deg. 59 min. 51 sec. West, over and across both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and Lot 5, along the East line of said 20 ft. wide easement, a distance of 237.99 ft. to a point in the North right-of-way line of Teague Drive, a public street, lying in the South line of said IKON Group Opportunity Zone Fund, LLC 0.341 ac., and being the Southeast corner of the herein described easement;

THENCE South 75 deg. 15 min. 21 sec. West, with the North line of said Teague Drive and the South line of said IKON Group Opportunity Zone Fund, LLC 0.341 ac., a distance of 21.39 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Southerly Southeast corner of said Lot 2, First United Bank Addition and being the Southwest corner of both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and the herein described easement;

THENCE North 05 deg. 59 min. 51 sec. East, with the West line of said IKON Group Opportunity Zone Fund, LLC 0.341 ac., Lot 5 and the 20 ft. wide easement and an Easterly line of Lot 2 of said First United Bank Addition, a distance of 242.05 ft. to a 1/2 inch capped rebar found (RPLS 4857) at an Ell corner of said Lot 2 and being the Northwest corner of both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and the herein described easement;

THENCE North 74 deg. 10 min. 41 sec. East, with the North line of both said IKON Group Opportunity Zone Fund, LLC 0.341 ac. and Lot 5 and a Southerly line of said Lot 2, First United Bank Addition, a distance of 19.71 ft. to the **PLACE OF BEGINNING** and containing **0.111 ACRES/4,835 SQUARE FEET** of land.




Kate A. Wagner, R.P.L.S. No. 6578
October 25, 2023

FIELD NOTES FOR TEAGUE INDUSTRIAL PARK

UNIT NO. 2

A LOT TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF GRAYSON STATE OF TEXAS, OUT OF THE S.M. McLOTHLIN SURVEY AND THE J.B. Mc ANNO SURVEY AND BEING ALL OF LOT NO. 8 AND A PART OF LOTS NO. 9 AND 10, AS SHOWN ON THE PLAT OF SAID SURVEYS OF RECORD IN VOL. 308 AT PAGE 45 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 8 AND THE NORTHEAST CORNER OF LOT NO. 7 OF THE SAID ROBERTS PARTITION

THENCE S 07° 23' 34" W A DISTANCE OF 879.37 FT. TO THE SOUTHWEST CORNER OF SAID LOT NO. 8 ON THE NORTH LINE OF ROBERTS ROAD

THENCE S 85° 47' E WITH THE NORTH LINE OF ROBERTS ROAD A DISTANCE OF 89.00 FT. TO THE CORNER OF SAID LOTS ACRE TRACT CONVEYED BY LEE ANEW TO SUTMIRE AND HUESNER

THENCE N 08° 47' E A DISTANCE OF 300.00 FT. TO THE NORTHEAST CORNER OF THE SAID GUTHRIE AND HUESNER 2.065 ACRE TRACT

THENCE S 85° 43' E A DISTANCE OF 889.48 FT. TO THE NORTHEAST CORNER OF THE SAID 2.065 ACRE TRACT AND THE NORTHEAST CORNER OF THE COCA COLA BOTTLING COMPANY TRACT

THENCE S 83° 38' E A DISTANCE OF 347.17 FT. TO THE NORTHEAST CORNER OF THE SAID COCA COLA BOTTLING COMPANY TRACT IN THE CENTER OF FRISCO ROAD

THENCE N 34° 15' E WITH THE CENTER OF SAID ROAD A DISTANCE OF 447.43 FT. TO THE NORTHEAST CORNER OF LOT NO. 10 OF THE ROBERTS PARTITION

THENCE N 80° 21' W WITH THE NORTH LINES OF LOTS 10, 9 AND 8 SAID ROAD OF 978.03 FT. TO AN ANGLE IN THE NORTH LINE OF SAID LOT NO. 8

THENCE N 02° 15' E A DISTANCE OF 22.24 FT. TO AN ANGLE CORNER OF SAID LOT NO. 8

THENCE N 88° 37' W A DISTANCE OF 851.79 FT. TO AN ANGLE CORNER OF SAID LOT NO. 8

THENCE N 16° 42' W A DISTANCE OF 43.61 FT. TO AN ANGLE CORNER OF SAID LOT NO. 8

THENCE S 75° 32' W A DISTANCE OF 15.86 FT. TO THE PLACE OF BEGINNING AND CONTAINING 43752 ACRES OF LAND

APPROVE D:

[Signature]
CHAIRMAN CITY PLANNING COMMISSION

3-9-65
DATE:

APPROVE D:

[Signature]
MAYOR CITY OF SHERMAN, TEXAS

3-22-65
DATE

THE UNDERSIGNED THE CITY CLERK OF THE CITY OF SHERMAN HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OR MAP OF TEAGUE INDUSTRIAL PARK UNIT 2, AN ADDITION TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY OF MARCH 1965 AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE AFTERS THE DEDICATION OF STREETS, ALLEYS AS SHOWN OR SET FORTH ON SAID PLAT WAS APPROVED AND THE CITY CLERK IS HEREBY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED

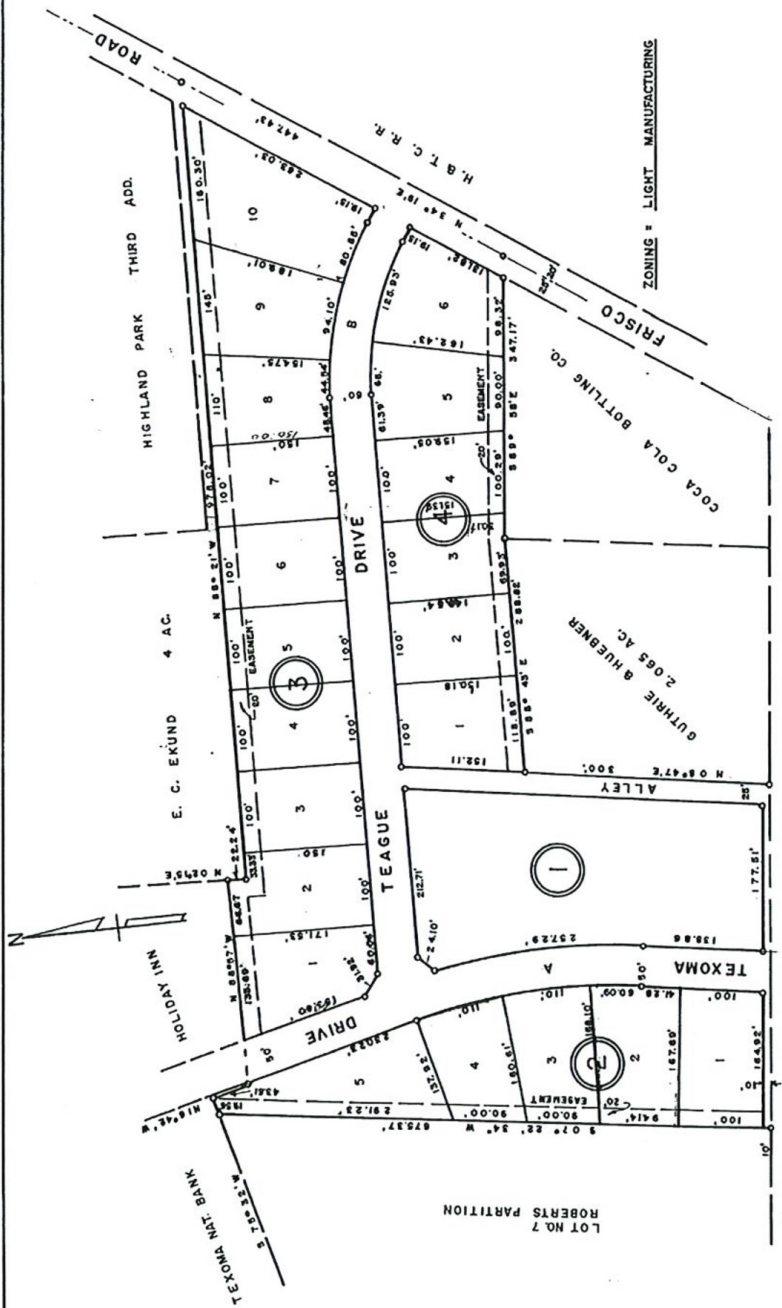
WITNESS MY HAND THIS 22ND DAY OF MARCH 1965

[Signature]
CITY CLERK, CITY OF SHERMAN, TEXAS

I, R. W. ANDREWS, LICENSED STATE LAND SURVEYOR HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND THAT THE BEARINGS, DISTANCES, AREAS AND MONUMENTS ARE AS SHOWN ON SAID PLAT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4TH DAY OF MARCH 1965

[Signature]
R. W. ANDREWS
REGISTERED STATE LAND SURVEYOR
REG. NO. 1028



OWNERS AND DEVELOPERS: C.C. TEAGUE AND SON, INC. AND C.E. TEAGUE

C.C. TEAGUE AND SON, INC. AND C.E. TEAGUE OWNERS AND DEVELOPERS OF TEAGUE INDUSTRIAL PARK UNIT 2, AN ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN ON THE ABOVE PLAT OF TEAGUE INDUSTRIAL PARK ADDITION UNIT NO. 2 TO THE CITY OF SHERMAN, TEXAS

[Signature]
C.C. TEAGUE & SON, INC.
PRESIDENT 3-9-65
DATE:

[Signature]
C.E. TEAGUE
DATE: 3-9-65

THE STATE OF TEXAS

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED C.C. TEAGUE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SHOWN AS PRESIDENT OF C.C. TEAGUE AND SON, INC. AND C.E. TEAGUE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SHOWN AS DEVELOPER OF TEAGUE INDUSTRIAL PARK ADDITION UNIT NO. 2 TO THE CITY OF SHERMAN, TEXAS AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF MARCH 1965

[Signature]

NOTARY PUBLIC IN AND FOR GRAYSON COUNTY, TEXAS



CURVE DATA	ON	OF	STREETS
ANGLE	DEGREE	TRAN.	NO.
A	23° 13'	147.25	290-21
B	32° 50'	105.85	205-21
			352-26

FILED FOR RECORD

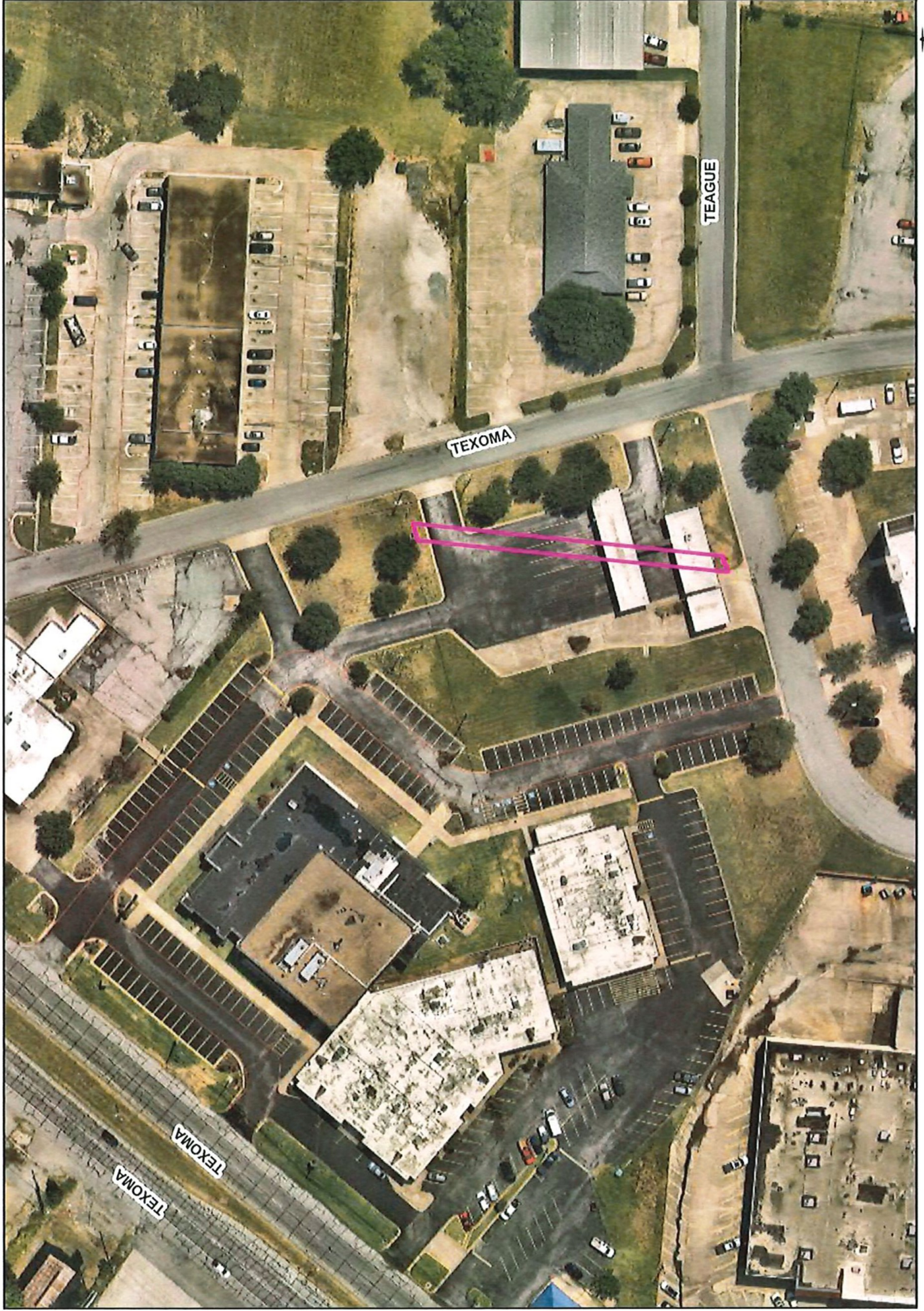
March 22, 1965
 Registered in Vol. 3 Page 14
 County Clerk Grayson Co., Texas
 By *[Signature]*

TEAGUE INDUSTRIAL PARK UNIT NO. 2

ADDITION TO THE CITY OF SHERMAN, TEXAS

SCALE 1 INCH = 100 FT.

Texoma Place Addition - Easement Abandon



NORTH