

ORDINANCE NO. 2160

AN ORDINANCE OF THE TOWN OF HIGHLAND PARK, TEXAS, AUTHORIZING THE SALE OF AN APPROXIMATE 3.281 ACRE TRACT OF LAND SITUATED IN THE E. DURBIN SURVEY, ABSTRACT NUMBER 384, AND THE G.W. DOOLEY SURVEY, ABSTRACT NUMBER 390, DALLAS COUNTY, TEXAS, LYING IN BLOCK 7929, OFFICIAL CITY OF DALLAS BLOCK NUMBERS, AND BEING A PART OF THE LAND CONVEYED TO THE CITY OF HIGHLAND PARK BY DEED RECORDED IN VOLUME 2307, PAGE 511 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS TO THE CITY OF DALLAS FOR ONE HUNDRED THOUSAND FORTY-THREE DOLLARS AND NO CENTS (\$100,043.00); AND AUTHORIZING THE MAYOR, OR THE TOWN ADMINISTRATOR AS THE MAYOR'S AUTHORIZED AGENT AND DESIGNEE, TO EXECUTE ALL DOCUMENTS REQUIRED TO EFFECTUATE THE SALE OF THE PROPERTY TO THE CITY OF DALLAS; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THE ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Highland Park, Texas (the "Town") is a home rule Town 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 Town owns an approximate 3.281 acre tract of land in the City of Dallas, Texas more specifically described and depicted Exhibit A, attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, Section 1.04 and Section 1.06 of the Town's Home Rule Charter authorizes the Town to sell property for a public purpose; and

WHEREAS, the Town received an offer letter from the City of Dallas, Texas (the "City") to purchase the Property, as such Property is needed for a public purpose, namely the City's Hampton Pump Station Project; and

WHEREAS, acting pursuant to law, the Town Council of the Town of Highland Park, Texas ("Town Council") deems it advisable to sell the Property; and

WHEREAS, the Town Council has determined, based on the appraised value of the Property, that the City's offer is equal to or greater than the fair market value of the Property; and

WHEREAS, Town Council finds and determines that the Property is not being used by, nor useful or convenient to, the Town in general, and therefore constitutes a public charge without a corresponding public benefit; and

WHEREAS, the Town Council further finds and determines that the best interest and welfare of the public will be better served if the Property is conveyed to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS:

SECTION 1. That the findings and recitals set forth above are legislative findings of the Town Council and are incorporated herein for all purposes.

SECTION 2. That the Town Council of the Town of Highland Park, Texas hereby (1) authorizes the sale of the Property described and depicted in Exhibit A, attached hereto, to the City of Dallas for One Hundred Thousand Forty-Three Dollars and No Cents (\$100,043.00) and (2) authorizes the Mayor, or the Town Administrator as the Mayor's authorized agent and designee, to execute all documents required to effectuate the sale of the property to the City of Dallas, Texas.

SECTION 3. It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences 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 Town Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public, as required by Section 551.001, et seq., of the Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given, pursuant to all applicable law.

SECTION 5. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED on this 6<sup>th</sup> day of January 2026.

APPROVED AS TO FORM:



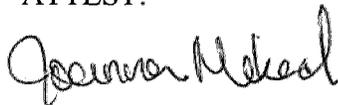
Susan Thomas  
Town Attorney

APPROVED:



Will C. Beecherl  
Mayor

ATTEST:



Joanna Mekeal  
Town Secretary

**Exhibit A**  
**Legal Description and Depiction of the Property**

**Field Notes Describing a 3.281 Acre Tract of Land in City Block No. 7929 to be Acquired from the City of Highland Park**

Being a 142,918 square foot (3.281 Acre) tract of land situated in the E. Durbin Survey, Abstract Number 384, and the G.W. Dooley Survey, Abstract Number 390, Dallas County, Texas, lying in Block 7929, official City of Dallas Block Numbers, and being a part of the land conveyed to the City of Highland Park by deed recorded in Volume 2307, Page 511 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8 inch dia. Iron Rod with cap marked "DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the Northeast corner of the herein described tract of land, lying on the East line of Conveyor Lane, a 100-foot wide Right-of-Way by deed recorded in Volume 3572, Page 356 of the Deed Records of Dallas County, Texas, being also the West line of Block A/7929 of the Trinity Service Center Addition, an addition to the City of Dallas recorded in Volume 68086, Page 2480 of the Deed Records of Dallas County, Texas:

**THENCE** South 00°40'24" East with the common line between said Block A/7929 and the herein described tract of land a distance of 104.00 feet to a 5/8" I.R. w/COD cap set at the Southeast corner of the herein described tract of land, lying on the West line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 200900184476 of the Official Public records of Dallas County, Texas, and lying on the North line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas:

**THENCE** South 89°19'36" West with the common line between said City of Dallas property and the herein described tract of land a distance of 1,374.17 feet to the intersection with the East line of the Old Channel of the West Fork of the Trinity River, conveyed to the City of Dallas by Texas Senate Bill 44, Dated March 30, 1925, being also the Southwest corner of the herein describe tract of land, *FROM WHICH* a 5/8" I.R. w/COD cap set on the Centerline of said channel bears South 89°19'36" West a distance of 101.20 feet:

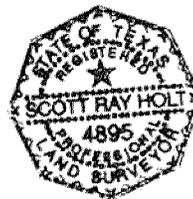
**THENCE** North 00°10'48" East with the East line of said channel a distance of 104.01 feet to the intersection with the South line of a tract of land conveyed to Chipt Dallas Conveyor, LP by deed recorded in Instrument Number 202100273302 of the Official Public Records of Dallas County, Texas:

**THENCE** North 89°19'36" East, with common line between said Chipt tract and the herein descript tract of land a distance of 1,374.25 feet to the **POINT OF BEGINNING**, containing 142,918 Square Feet, or 3.281 Acres of land.

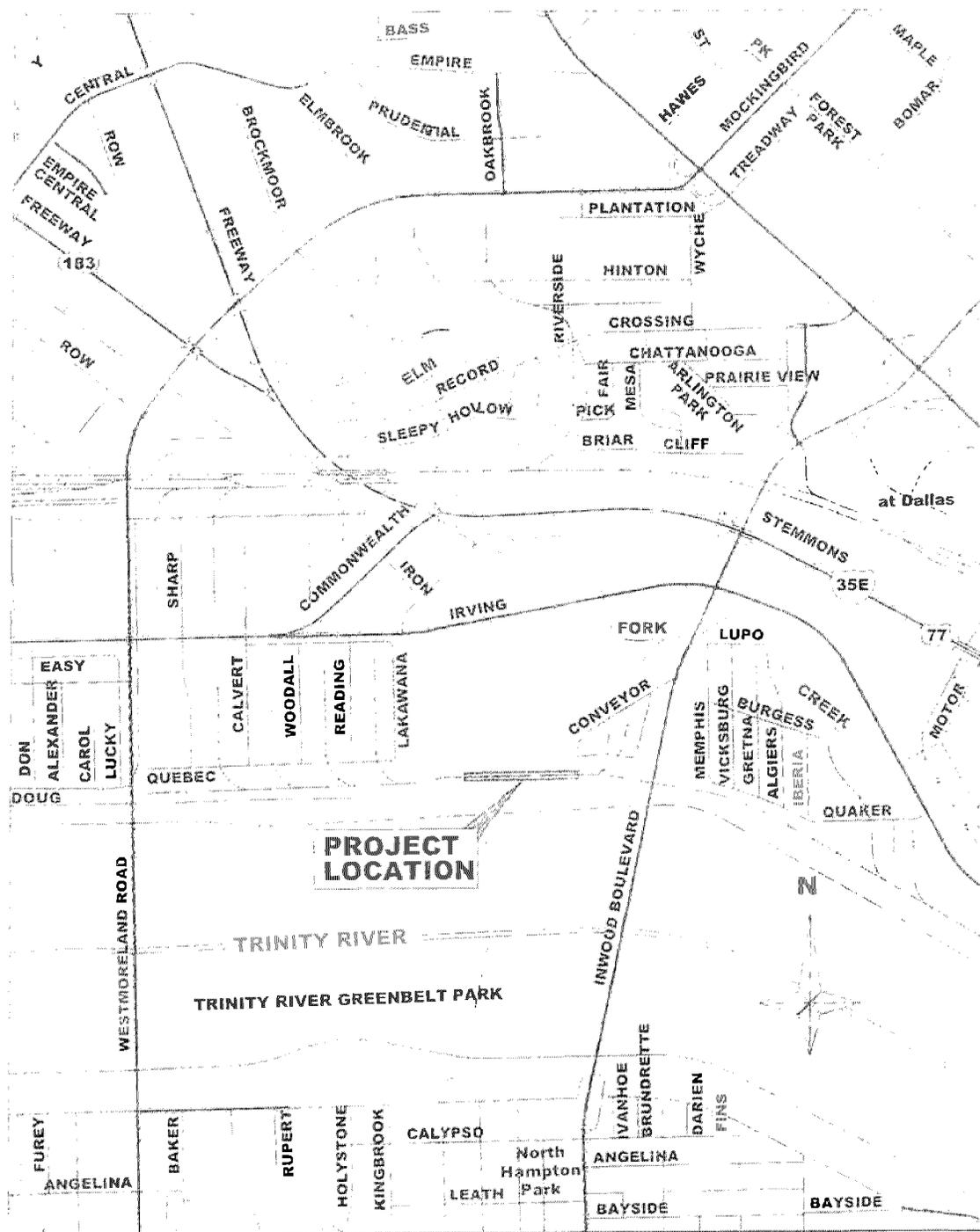
**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

*Scott Holt*  
*4/16/2024*

Sheet 1 of 2



Tract HP-1



**HAMPTON PUMP STATION LOCATION MAP**