

An Ordinance of the City of Plano, Texas, vacating the right-of-way designation on a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, and being 0.159 acres of J Avenue; and providing an effective date.

WHEREAS, a portion of that certain tract of land situated in the Joseph Klepper Survey, Abstract No. 213 (hereinafter called "McCall Plaza "), which is located within the City Limits of Plano, Collin County, Texas, and which is more particularly described in Exhibit "A" was acquired, in fee, by the City of Plano from Southern Pacific Transportation Company through the deed recorded in Volume 2348, Page 49 of the land records of Collin County, Texas; and

WHEREAS, the City later designated the McCall Plaza as right-of-way by plat on January 7, 2019 through the plat recorded in Volume 2019, Page 85 of the plat records of Collin County, Texas; and

WHEREAS, the McCall Plaza has not been regularly used as a path of travel, and instead has been used as a community plaza; and

WHEREAS, the McCall Plaza has no public utility facilities; and

WHEREAS, the Planning and Engineering Departments have determined that there will be no detrimental effect on the City or abutting properties if the right-of-way designation is removed from the McCall Plaza, and has advised that McCall Plaza should be held by the City as undesignated real property.

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

Section I. The right-of-way designation on McCall Plaza is hereby vacated. McCall Plaza shall be held by the City of Plano as undesignated real property. A certified copy of this Ordinance may be recorded in the Collin County Land Records to reflect this vacation of the right-of-way designation.

Section II. The City Council hereby finds and determines that the vacation of the right-of-way designation is in the public interest of the City of Plano, Texas, and its citizens, and will inure to the benefit of the public generally.

Section III. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED on the 28th day of October, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

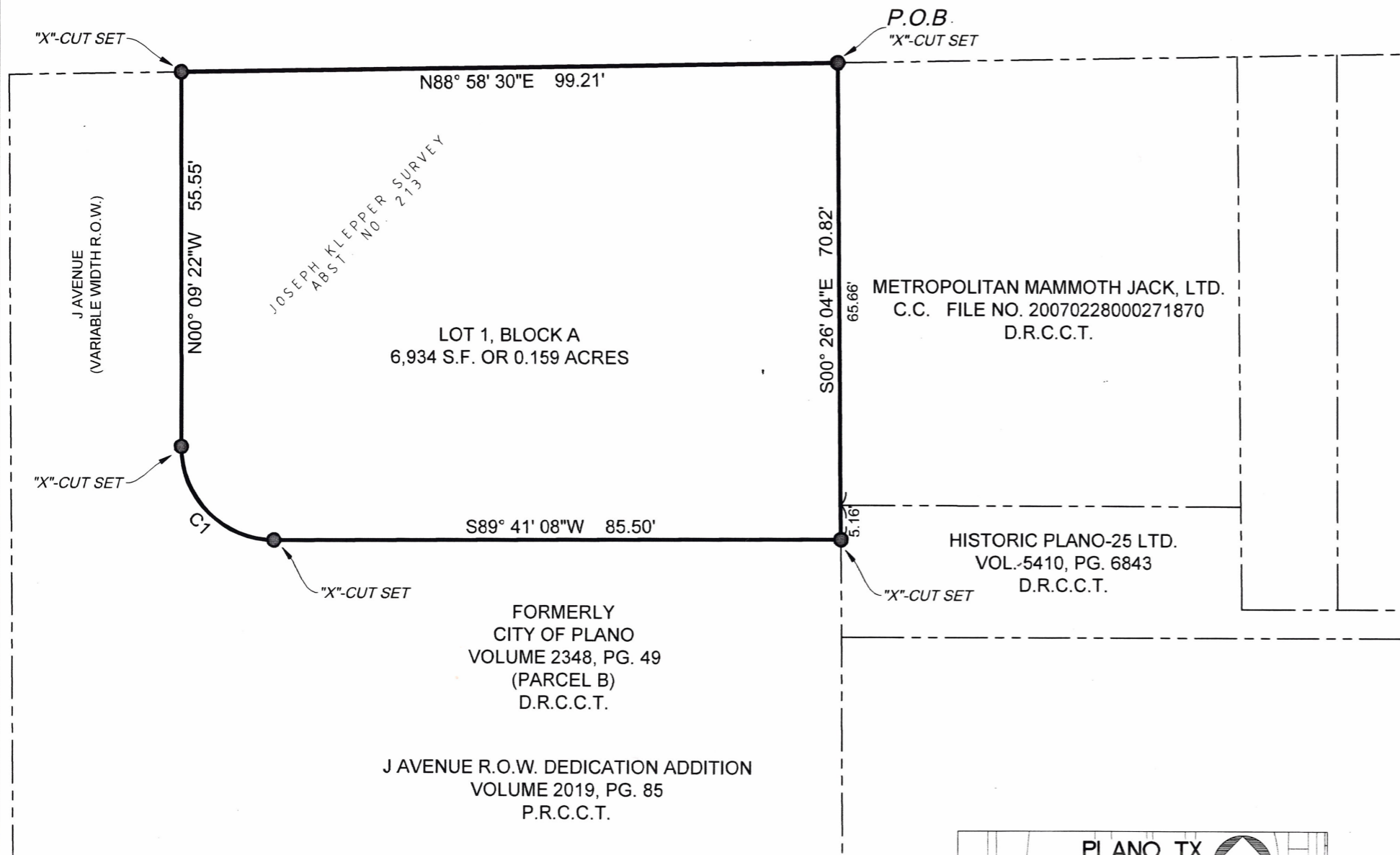
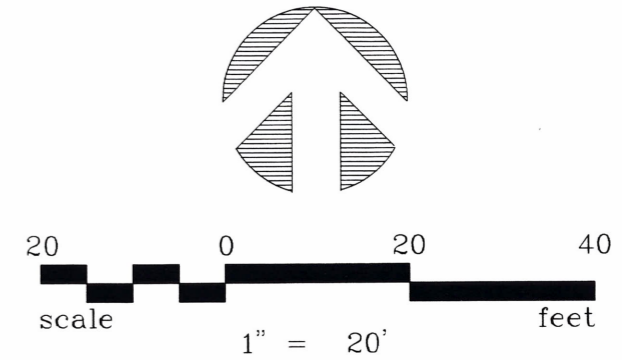
APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Curve Table

CURVE #	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	14.00'	22.03'	90° 09' 30"	N45° 14' 06"W	19.83'

15TH STREET
(70' R.O.W.)



LEGAL DESCRIPTION:

BEING a 6,934 square foot, (0.159 Acre) lot situated in the Joseph Klepper Survey, Abstract 213, being a portion of J Avenue R.O.W. Dedication Addition, an Addition to the City of Plano, according to the plat thereof recorded in Volume 2019, Page 85 Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a "X" cut set and lying in the south line of 15th Street (a called 70.00' ROW width) having State Plane Coordinates of N: 7058589.21 and E: 2520038.28 for the northeast corner of the herein described tract common with the northwest corner of that certain tract of land conveyed and described in a deed to Metropolitan Mammoth Jack LTD, as recorded under County Clerks File No. 20070228000271870, Deed Records of Collin County, Texas.;

THENCE South 00°26'04" East along the east line of this tract common with the west line of Metropolitan Mammoth tract and passing at 65.66 feet, the southwest corner of said Metropolitan Mammoth tract common with the northwest corner of that certain tract of land conveyed and described in a deed to Historic Plano-25 LTD, as recorded in Volume 5410, Page 6843, of said Deed Records, and continuing along a total distance of 70.82 feet to a "X" cut set for the southeast corner of the herein described tract;

THENCE South 89°41'08" West, departing said east line, along the south line of this tract, a distance of 85.50 feet to a "X" cut set for the beginning of a tangent curve to the right, having a radius of 14.00 feet.

THENCE along said tangent curve to the right, having an arc length of 22.03 feet, a central angle of 90°09'30" and a chord bearing and distance of North 45°14'06" West, 19.83 feet to a "X" cut set for the point of tangency;

THENCE North 00°09'22" West, along the west line of this tract a distance of 55.55 feet to a "X" cut set in the aforementioned south line of 15th Street for the northwest corner of the herein described tract;

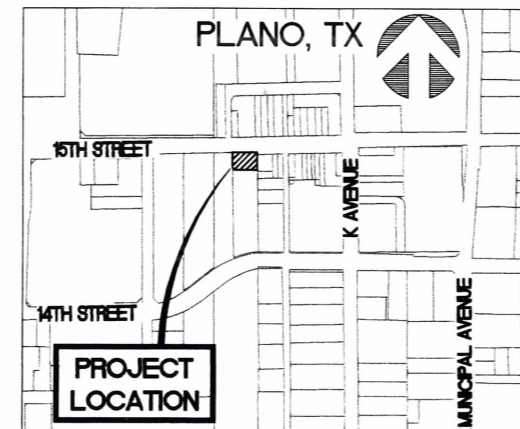
THENCE North 88°58'30" East, along the south line of said 15th Street common with the north line of this tract, a distance of 99.21 feet to the **Point of Beginning** and containing 6,934 square feet or 0.159 of an acre of land.

LEGEND

D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TX
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TX
CM = CONTROLLING MONUMENT

SURVEYOR'S NOTES:

1. GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE SYSTEM NORTH CENTRAL TEXAS ZONE 4202 (FEET). THE COORDINATES SHOWN ON THIS PLAT ARE TO TEXAS STATE PLANE GROUND. THE SCALE IS 1.000152710 AT 0.0. CITY OF PLANO CONTROL POINTS #217 N: 7054308.36, E: 2520771.97 & #842 N: 7060560.55, E: 2520797.10



VICINITY MAP
NTS



Raul Reyes
10-17-2024

2164EXHIBIT.DWG 10-14-24	 2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000
	McCALL PLAZA EXHIBIT "A" CITY OF PLANO, TEXAS