

RESOLUTION NO. 2020-10-____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF A PARCEL OF LAND TO THE CITY OF CELINA, WHICH PARCEL CONTAINS 1.00 ACRE OF LAND SITUATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 2478 (CUSTER ROAD) AND PR 5434 IN AN UNINCORPORATED AREA OF COLLIN COUNTY, TEXAS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE DEEDS AND DOCUMENTS REGARDING THE SALE OF SAID CITY-OWNED PROPERTY TO THE CITY OF CELINA; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney, Texas (“City”), owns an approximate 1.00 acre parcel of land (“Property”) located in the Coleman Watson Survey, Abstract No. 945, depicted on the Location Map in Exhibit A and more fully described in Exhibit B attached hereto and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City of Celina (“Celina”) has made a request to purchase the Property from the City; and

WHEREAS, City Council, has determined that the Property is no longer necessary for municipal purposes; and

WHEREAS, Texas Local Government Code Section 272.001(b)(5) authorizes a city to convey property to a political subdivision having the power of eminent domain, such as Celina, for the fair market value of such property without complying with the notice and bidding procedures set forth in Texas Local Government Code Section 272.001; and

WHEREAS, City obtained an appraisal of the Property by a licensed real estate appraiser confirming the fair market value of the Property thereby meeting the requirements of Texas Local Government Code Section 272.001(b); and

WHEREAS, Celina has offered to pay McKinney the appraised fair market value of the Property; and

WHEREAS, City Council has determined that it would be in the best interest of the City to convey the Property to the City of Celina.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and they are hereby

approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The Property should be sold to Celina, for an amount, no less than, One Hundred Twenty-Five Thousand, Five Hundred and 00/100 Dollars (\$125,500.00), the appraised fair market value of the Property.

Section 3. The City Manager is hereby authorized to execute all documents necessary for the sale and conveyance of the Property, fully described on Exhibit B, attached hereto, to Celina.

Section 4. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 20th DAY OF OCTOBER 2020.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE,
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT "A"

Location Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT "B"

Legal Description of 1.00 Acre Parcel

TRACT 2

All that certain lot, tract, or parcel of land lying and being situated in Collin County, Texas, described as follows:

Being a part of the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, and being part of that certain 58.401 acre tract described in deed from Tom Watkins, et us, to Robert S. Folsom, dated April 11, 1984, and recorded in Volume 1872, Page 844, of the Deed Records of Collin County, Texas, and part of that certain 0.4997 acre tract described in deed from Danville Water Supply Corporation to Robert S. Folsom and recorded in the said Collin County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set for corner in the present West line of F. M. Highway 2478, a 110 foot right-of-way, said point being S 03° 35' 10" E 50.11 feet from the Northeast corner of said Danville Water Supply Corporation 0.4997 acre tract;

THENCE S 03° 35' 10" E 148.01 feet along the said present West line of F. M. Highway 2478 to a 5/8-inch iron rod set for corner;

THENCE N 89° 50' 58" N 299.76 feet parallel to the North line of said 58.401 acre tract to a 5/8-inch iron rod set for corner;

THENCE 0° 09' 02" E 147.70 feet to a 5/8-inch iron rod set for corner, point being 50 feet perpendicular distance from the North line of said 58.401 acre tract;

THENCE S 89° 50' 58" E 290.11 feet parallel to and 50 feet perpendicular distance from the North line of said 58.401 acre tract to the point of beginning and containing 1.0000 acres (43,560.23 square feet) of land.