

**ORDINANCE NO. 3496**

**AN ORDINANCE VACATING AND ABANDONING IN-PLACE A PORTION OF A SANITARY SEWER EASEMENT PREVIOUSLY CONVEYED TO THE CITY; DECLARING THAT SUCH PORTION OF THE EASEMENT IS NO LONGER NEEDED FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING AND ASSIGNING A PORTION OF THE EASEMENT TO THE OWNER OF THE FEE ESTATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of North Richland Hills, Texas (“the City”) is a home rule city acting under its power adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, on or about June 8, 2000, a sanitary sewer easement was granted to the City, which such easement is filed of record as Instrument No. D200170018 and recorded at the Deed Records of Tarrant County, Texas, Volume 14455, Page 498, and further filed of record as Instrument No. D197017553 of the Tarrant County Plat Records; and

**WHEREAS**, a Developer is proposing to construct a new building on his property is requesting that a portion of the existing sewer line (depicted and described in **Exhibit “A”** herein) be abandoned, and after careful study and consideration, the City Council has determined that the public would be better served and benefited by vacating and abandoning a portion of the existing easement; and

**WHEREAS**, in order to remove any question as to the continued interest in the easement or the City’s intention to relinquish its rights in a portion of the easement, the City desires to execute a quitclaim deed releasing and assigning all title and control in a portion of said easement to the owners of the fee estate on which the easement is located.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:**

**SECTION 1:** The City Council hereby finds the recitals above to be true and correct, and such recitals are hereby incorporated into this Ordinance as if written herein.

**SECTION 2:** The City Council finds that the public would be better served and benefited by the vacation and abandonment of a portion of the sanitary sewer easement conveyed to the City on or about June 8, 2000 filed of record as Instrument No. D200170018 and recorded at the Deed

Records of Tarrant County, Texas, Volume 14455, Page 498, and further filed of record as Instrument No. D197017553 of the Tarrant County Plat Records, and as shown and described on **Exhibit "A"** attached hereto and incorporated herein. The portion of the existing easement to be abandoned is shown and depicted on **Exhibit "B."**

**SECTION 3:** The purpose of vacating and abandoning a portion of the existing easement is to support future development of the site.

**SECTION 4:** The City Council finds that a portion of the existing easement that is to be abandoned is no longer needed for public use.

**SECTION 5:** The Mayor of the City of North Richland Hills, Texas, is hereby authorized and empowered to execute a quitclaim deed releasing all claims to title, ownership, or control of a portion of the above-described easement to the current owner of the fee estate on which the easement is located.

**SECTION 6:** The current owner of the fee estate shall agree to release the City from any and all liability and agree to hold the City harmless from any and all claims for damages or loss of any kind, for any reason, for any and all activities, whether real or asserted, resulting on the property, arising out of or in connection with the abandoned portion of the easement, such agreement shall be executed and attached hereto as **Exhibit "C."** Release of a portion of this easement shall run with the land and be binding on all successors and assigns of the fee estate.

**SECTION 7:** Upon execution of the quitclaim deed and the hold harmless agreement, the City Secretary is authorized and instructed to file this ordinance along with the quitclaim deed in the deed records of Tarrant County, Texas.

**SECTION 8:** This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of North Richland Hills, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 9:** All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances in the Code of Ordinances of the City of North Richland Hills that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 10:** 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 11:** This Ordinance shall be in full force and effect from and its passage.

**AND IT SO ORDAINED.**

PASSED AND APPROVED on this 22<sup>nd</sup> day of January, 2018

**CITY OF NORTH RICHLAND HILLS**

By: \_\_\_\_\_  
Oscar Trevino, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Richardson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

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Maleshia B. McGinnis, City Attorney