



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 08/05/2025
PRESENTER: Noreen Housewright, Director of Engineering/Utility Services
TITLE: Public Hearing and Ordinance abandoning a 1.701 acres (74,107 square foot) portion of platted street right-of-way and two supporting easements located on a portion of 4226 E. Main Street (also known or identified as 4138, 4150, 4200 E. Main Street) and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way and related easements to IG Grand Prairie, LLC
REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 07/09/2025)

SUMMARY:

Table with 2 columns: Vendor Name, Total Cost. Row 1: IG Grand Prairie, LLC, \$500.00

PURPOSE OF REQUEST:

The abandonment applicant and property owner, IG Grand Prairie, LLC, a Delaware limited liability company, has requested the abandonment of a 1.701 acres (74,107 square foot) portion of the platted right-of-way and related easements on a portion of 4226 E Main Street (also known or identified as 4138, 4150, 4200 E. Main Street). The street right-of-way and two supporting easement sections requested to be abandoned were dedicated by plat as part of Lot 1, Block 1 & Lot 1, Block 2, Dallas Auto Auction addition, by the previous owners in 1989 under Volume 89012, Page 1333 of the Real Property Records of Dallas County, Texas.

The original plat dedications located in the Pablo Mansola Survey, Abstract 990 and James McLaughlin Survey, Abstract 846, show the following sizes; 100 ft. Right-Of-Way section – 0.6503 acres (28,327 square foot), South 80 ft Slope, Sidewalk & Utility Easement – 0.8902 acres (38,777 square foot) and North 80 ft Slope, Sidewalk & Utility Easement – 0.1601 acres (6,974 square foot) for an estimated total of 1.7006 acres (74,078 square feet). The current owner’s recent survey of the requested abandonment area totals 1.701 acres (74,107 square foot) and is slightly larger than the original dedication totals.

The whole property, approx. 65 acres, is currently zoned for light and heavy industrial use. The approx. 65-acre site and the specific area, 1.701 acres, are located within the identified 100-year flood plain. The

proposed/dedicated road section was not constructed by the city and the alignment is shown to continue into the existing Union Pacific Railroad Company rail corridor. No utilities or other improvements were installed into the adjacent 80 ft wide easements. No maintenance was carried out by city forces on the right-of-way and/or supporting easements.

Staff has reviewed the requested right-of-way abandonment and finds that the abandonment will not hinder drainage or utilities in the area. All public utilities have agreed to the abandonment. Therefore, staff is recommending approval of the abandonment ordinance, with the conditions set forth in the ordinance, authorizing the abandonment of the street right-of-way and two related easements containing 1.701 acres (74,107 square foot) for \$500.00. Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the right-of-way abandonment. A public hearing is required to be held prior to action.

**FINANCIAL CONSIDERATION:**

Revenue: \$500.00 paid with application

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Exhibit A – Legal Description & Survey Plat
- 2- Exhibit B – Aerial Location Map
- 3- Exhibit C- Names and Addresses of all owners of property abutting the right-of-way to be vacated and abandoned
- 4- Exhibit D- Statements from public utility companies in relation to abandonment

**ORDINANCE NO. \_\_\_\_\_**

**AN ABANDONMENT ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO IG GRAND PRAIRIE, LLC, FOR ABANDONMENT OF A RIGHT-OF-WAY AND TWO ADJACENT SLOPE, SIDEWALK & UTILITY EASEMENTS CONTAINING 1.701 ACRES (74,107 SQUARE FOOT) IN THE PABLO MANSOLA SURVEY, ABSTRACT 990 AND JAMES MCLAUGHLIN SURVEY, ABSTRACT 846 AND BEING A PORTION OF LOT 1, BLOCK 1 & LOT 1, BLOCK 2, DALLAS AUTO AUCTION ADDITION, VOLUME 89012, PAGE 1333 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, LOCATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM TO IG GRAND PRAIRIE, LLC, THE UNDERLYING FEE OWNER OF 4226 E. MAIN STREET (ALSO KNOWN OR IDENTIFIED AS 4138, 4150, 4200 E. MAIN STREET), LOCATED IN THE PABLO MANSOLA SURVEY, ABSTRACT 990 AND JAMES MCLAUGHLIN SURVEY, ABSTRACT 846, DALLAS COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE**

**WHEREAS**, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of IG GRAND PRAIRIE, LLC, hereinafter referred to as “Grantee”, deems it advisable to abandon and quitclaim a street right-of-way and two slope, sidewalk & utility easements in the City of Grand Prairie, Dallas County, Texas, that are no longer needed by the City, said property being more particularly described in “Exhibit A”, attached hereto and incorporated herein; and

**WHEREAS**, the City Council of the City of Grand Prairie is of the opinion that said street right-of-way and easements are not needed for public use, and same should be abandoned and quitclaimed to the underlying fee owner (Grantee); and

**WHEREAS**, the City Council of the City of Grand Prairie is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same, subject to the conditions and for the consideration hereinafter more fully set forth.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE:**

**SECTION 1.** That the street right-of-way and two slope, sidewalk & utility easements described in Exhibit A, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

**SECTION 2.** That for Grantee with its application, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in “Exhibit A”, attached hereto and made a part hereof, unto Grantee TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Grantee. The City Manager, or his designee, are hereby authorized to execute a

Quitclaim Deed to transfer all its right, title, and interest to the abandoned street right-of-way described in Exhibit A to Grantee.

**SECTION 3.** That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon Grantee, its successors and assigns.

**SECTION 4.** That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

**SECTION 5.** That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the City Council of the City of Grand Prairie may legally and lawfully abandon and vacate.

**SECTION 6.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to Grantee herein, Grantee, its heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in Exhibit A. Grantee, its heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

**SECTION 7.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to Grantee a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, ON THIS THE 5<sup>TH</sup> DAY OF AUGUST 2025.**