

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-07**

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, VACATING, ABANDONING, AND CLOSING THE UNIMPROVED PUBLIC ALLEY RIGHT-OF-WAY LYING BETWEEN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 18, BLOCK 9, OF THE ORIGINAL TOWN OF ARGYLE ADDITION, TOWN OF ARGYLE, DENTON COUNTY, TEXAS; DECLARING THAT SAID LAND IS UNNECESSARY FOR THE USE BY THE PUBLIC AS A PUBLIC THOROUGHFARE; PROVIDING FOR THE REVERSION OF THE FEE SIMPLE IN SAID LAND, SAVE AND EXCEPT THE RESERVATION OF EASEMENTS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT; PROVIDING A REPEALER AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle, Texas, is a Type A General Law Municipality located in Denton County, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 311.008 of the Texas Transportation Code provides that a general-law municipality may vacate, abandon, and close a street or alley; and

WHEREAS, the Town held a Public Hearing in accordance with the Open Meeting Laws of the State of Texas, allowing for all parties of interest to be heard regarding the vacating of the public alley located in the Original Town of Argyle Addition in the Town of Argyle, Texas; and

WHEREAS, after careful study and consideration, the Town has determined that the twenty (20) foot strip of land, more or less, of unimproved public alley right-of-way lying between lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 18, Block 9, of the Original Town of Argyle addition, is not being used by, nor useful or convenient to the public as a public thoroughfare, and the public would be better served and benefitted by the vacation, abandonment, and closing of the Property, except for reserved utility easements.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS THAT:

SECTION 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. The unimproved public alley right-of-way lying between lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 18, Block 9, of the Original Town of Argyle addition, as described and depicted in Exhibit A, attached hereto, is

hereby abandoned, vacated, and closed as a public right-of-way.

SECTION 3. The fee will revert to the adjacent land owners in fee in the proportion that said contiguous lands abut the land so released as provided by law, except the property owners shall dedicate public utility easements, as deemed necessary by the Town Engineer and other utilities having jurisdiction over the public alley right-of-way.

SECTION 4. The abandonment, vacation, and closure provided for herein shall extend only to the public right, title, easement, and interest and shall be construed to extend only to that interest which the Town may legally and lawfully abandon, vacate, and close. This abandonment does not affect any private right, title, easement, or interest that may exist.

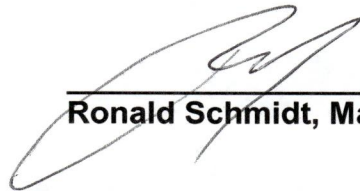
SECTION 5. In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the Town of Argyle, the provision of this Ordinance will control.

SECTION 6. If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and approval.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, ON THIS THE 20TH DAY OF JANUARY 2026.

APPROVED:



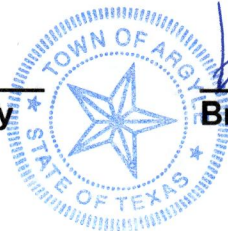
Ronald Schmidt, Mayor

ATTEST:

APPROVED AS TO FORM:

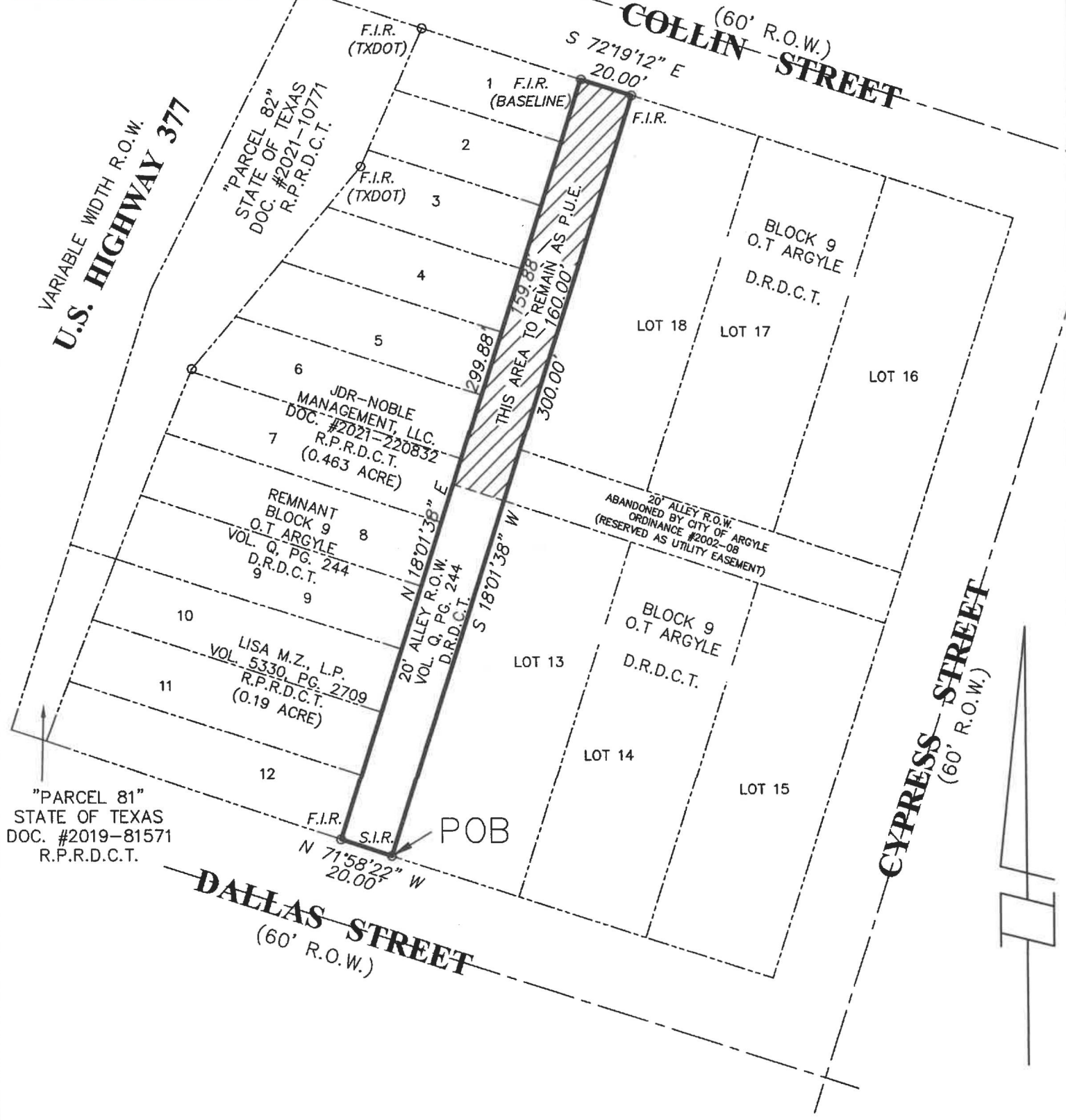


Erika McComis, Town Secretary



Brenda McDonald, Town Attorney

EXHIBIT A



GRAPHIC SCALE 1"=50'



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
 VRC PROPERTIES, LLC.
 MARCUS DOYLE
 111 DALLAS STREET
 STE 104 BOX 1
 ARGYLE, TX 76226

This is to certify that this abandonment exhibit is an accurate representation of an actual survey made on the ground under my supervision of the described tract and the boundary lines, corners, and dimensions shown are as indicated



Jerald D. Yensan, Professional Land Surveyor
 Texas R.P.L.S. No. 4561

EXHIBIT A
ALLEY ABANDONMENT
 0.138 ACRE IN THE
 J. DAVIS SURVEY 325
 BLOCK 9 OF THE ORIGINAL
 TOWN OF ARGYLE
 ZONED OT-1
 DENTON COUNTY, TEXAS

ANDMARK SURVEYORS, LLC.
 TX FIRM REGISTRATION NO. 10098600
 4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784

D.E. = DRAINAGE EASEMENT
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
 U.E. = UTILITY EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 DRAWN BY: BTH
 SCALE: 1"=50'
 DATE: 01 FEBRUARY, 2025 JOB NO: 257808

EXHIBIT B

**EXHIBIT B
ALLEY ABANDONMENT
0.138 ACRE**

BEING all that certain lot, tract, or parcel of land situated in the J. Davis Survey Abstract Number 325 in The Town of Argyle, Denton County, Texas, being all of an unimproved 20.0 foot alley right-of-way in Block 9 of Original Town of Argyle, an addition to the Town of Argyle, Denton County, Texas, according to the plat thereof recorded in Volume Q, Page 244, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the north line of Dallas Street, a public roadway having a right-of-way of 60 feet, said point being the southwest corner of Lot 13 in said Block 9 of said Original Town of Argyle;

THENCE N 71° 58' 22" W, 20.00 feet with said north line of said Dallas Street to an iron rod found for corner, said point being southeast corner of Lot 12 in said Block 9 of said Original Town of Argyle;

THENCE N 18° 01' 38" E, 299.88 feet with the east line of Lots 1 through 12 in said Block 9 to a capped iron rod marked Baseline found for corner in the south line of Collin Street, a public roadway having a right-of-way of 60 feet;

THENCE S 72° 19' 12" E, 20.00 feet with said south line of said Collin Street to an iron rod found for corner, said point being the northwest corner of Lot 18 in said Block 9 of said Original Town of Argyle;

THENCE S 18° 01' 38" W, 300.00 feet with the west line of Lots 18 and 13 in said Block 9 to the **PLACE OF BEGINNING** and containing 0.138 acre of land.

