

**TOWN OF ADDISON, TEXAS**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING THE CONVEYANCE OF .04± ACRES OF LAND TO CASTLEROCK INTERESTS #3, LLC BY SPECIAL WARRANTY DEED AND APPROVING THE RECEIPT OF .14± ACRES OF LAND FROM CASTLEROCK INTERESTS #3, LLC BY SPECIAL WARRANTY DEED; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SPECIAL WARRANTY DEED CONVEYING .04± ACRES OF LAND TO CASTLEROCK INTERESTS #3, LLC; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

**Section 1.** The conveyance of .04± acres of land to Castlerock Interests #3, LLC by special warranty deed and the receipt of .14± acres of land from Castlerock Interests #3, LLC, a copy of which are both attached to this Resolution as **Exhibit A**, is hereby approved. The City Manager is hereby authorized to execute the special warranty deed conveying .04± acres of land to Castlerock Interests #3, LLC.

**Section 2.** This Resolution shall take effect from and after its date of adoption.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this the 9<sup>th</sup> day of August, 2016.

\_\_\_\_\_  
Todd Meier, Mayor

ATTEST:

By: \_\_\_\_\_  
Laura Bell, City Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Brenda N. McDonald, City Attorney

# EXHIBIT A

After Recording Return To:  
c/o Real Estate Manager  
Addison Airport  
16051 Addison Road, Suite #220  
Addison, Texas 75001

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## SPECIAL WARRANTY DEED

**Date:** July \_\_\_, 2016

**Grantor:** Town of Addison, Texas, a home rule municipality

**Grantor's Mailing Address:**

5300 Belt Line Road  
Dallas, Texas 75254

**Grantee:** Castlerock Interests #3, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

c/o Mr. Michael S. Castleman, Jr., Managing Member  
6540 Crestpoint Drive  
Dallas, Texas 75254

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being a tract of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being a part of Addison Jet Center, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 2005072, Page 70 in the Map Records of Dallas County, Texas (MRDCT), and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

This conveyance is made and accepted subject to any and all conditions, restrictions, and/or reservations, if any, related to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown in the record of the office of the County Clerk of

Dallas County, Texas, included but not limited to Dallas County Clerk Recording #201400132167, and apparent easements.

**Exceptions to Conveyance and Warranty:**

See Exhibit "B" attached hereto and incorporated herein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**EXECUTED** effective as of the day first written above.

**TOWN OF ADDITION, Texas**  
a home rule municipality

By: \_\_\_\_\_  
Wesley S. Pierson, City Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS§

Before me, the undersigned authority, on this day personally appeared Wesley S. Pierson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[SEAL]     Given under my hand and seal of office this \_\_\_\_\_ day of July, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**EXHIBIT A**

**BEING** a tract of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being a part of Addison Jet Center, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 2005072, Page 70 in the Map Records of Dallas County, Texas (MRDCT), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the south corner of Lot 2 of said Addison Jet Center and lying in the west line of Tract I of the Wolfe Subdivision, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 84108, Page 3030 MRDCT;

**THENCE** North 21 degrees 15 minutes 38 seconds West, along the southwest line of said Lot 2, 6.07 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

**THENCE** North 42 degrees 54 minutes 35 seconds East, departing the southwest line of said Lot 2, 148.60 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

**THENCE** North 02 degrees 05 minutes 01 seconds West, 69.57 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

**THENCE** North 42 degrees 50 minutes 06 seconds East, at 2.99 feet passing the northeast line of said Lot 2 and southwest line of Lot 1 of said Addison Jet Center and, at 67.11 feet passing the northeast line of said Lot 1 and southwest line of Lot 3 of said Addison Jet Center, in all a distance of 68.77 feet to a cut 'x' set in concrete;

**THENCE** North 55 degrees 28 minutes 59 seconds East, 125.56 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the south line of Tract II as described in deed to Sidney Wicks recorded in Volume 2004171, Page 11882 in the Deed Records of Dallas County, Texas;

**THENCE** North 89 degrees 28 minutes 59 seconds East, along the south line of said Wicks tract, 0.60 feet to a 1-1/2-inch iron pipe found at the north corner of said Tract I of the Wolfe Subdivision;

**THENCE** in a south and southwest direction along the west line of said Tract I of the Wolfe Subdivision the following:

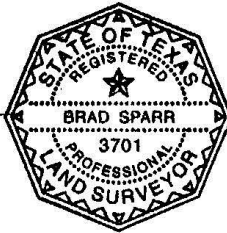
South 53 degrees 38 minutes 04 seconds West, 126.84 feet;

South 42 degrees 58 minutes 47 seconds West, 64.11 feet;

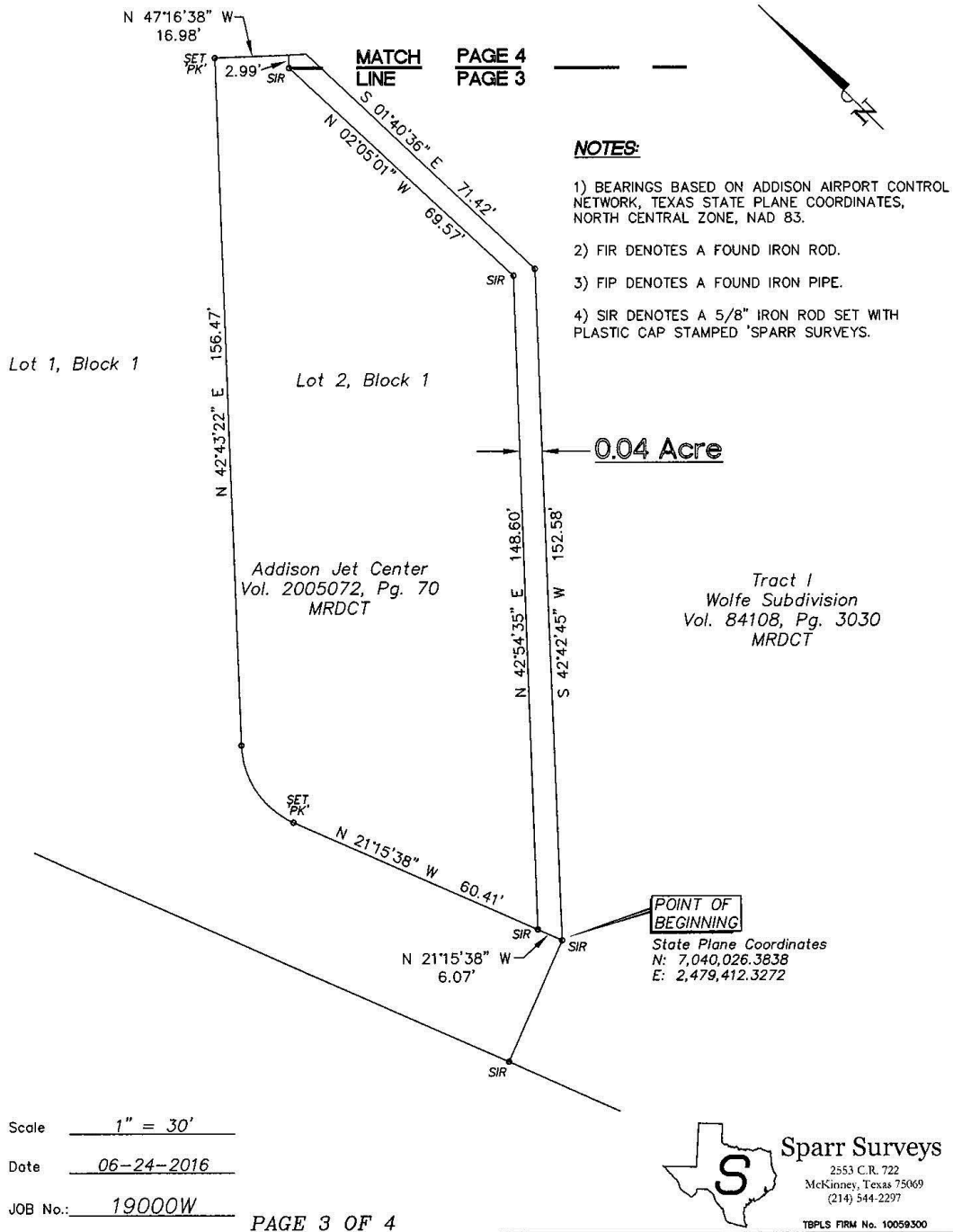
South 01 degrees 40 minutes 36 seconds East, 71.42 feet;

South 42 degrees 42 minutes 45 seconds West, 152.58 feet to the **POINT of BEGINNING** and containing 0.04 acre of land.

  
\_\_\_\_\_  
Brad Sparr  
Registered Professional  
Land Surveyor No. 3701



# EXHIBIT A



# EXHIBIT A

Personal Way Aviation Addition  
Vol. 90241, Pg. 2840 MRDCT

Tract II  
Sidney Wicks  
Vol. 2004171, Pg. 11882  
DRDCT

Gant Enterprises, Inc.  
Vol. 2012003, Pg. 4027  
DRDCT

Lot 3, Block 1

Addison Jet Center  
Vol. 2005072, Pg. 70  
MRDCT

0.04 Acre

Tract I  
Wolfe Subdivision  
Vol. 84108, Pg. 3030  
MRDCT

N 47°16'38" W  
16.98'

SET 'PK'

N 42°50'06" E 68.77'

S 42°58'47" W 64.11'

N 55°28'59" E 125.56'

S 53°38'04" W 126.84'

S 51°19'52" E 6.95'

S 00°17'09" E 45.00'

N 89°28'59" E 0.60'

N 89°28'59" E 0.67'

N 89°28'59" E 818.49'

FIR 5/8"

FIR 1-1/2"

SET 'PK'

SIR

MATCH  
LINE

PAGE 4  
PAGE 3

Scale 1" = 30'

Date 06-24-2016

JOB No.: 19000W

PAGE 4 OF 4



Sparr Surveys

2553 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

TBPLS FIRM No. 10059300

**Exhibit "B"**  
**to Special Warranty Deed**

**Exceptions to Conveyance**

The following matters and all terms of the documents creating or offering evidence of the matters:

1. Rights of tenants, as tenants only, under the following unrecorded leases or rental agreements:  
  
Commercial Lease Agreement, dated December 1, 2010, as modified by an Addendum to the Commercial Lease Agreement dated August 2, 2011, by and between Hangin' Out, LLC and Starbase Aviation, LLC.  
  
Being that certain unrecorded Commercial Lease Agreement dated July 20, 2010 by and between Hangin' Out L.L.C., a Texas Limited Partnership and Martinaire Aviation, LLC.
2. 20' easement as set out in Volume 77071, Page 630, Deed Records of Dallas County, Texas and as shown on survey dated April 23, 2014, prepared by Brad Sparr, RPLS# 3701. (located within Lot 1 along its common boundary line with Lot 3, as shown on survey dated April 23, 2014, revised May 27, 2014, prepared by Brad Sparr, RPLS# 3701).
3. 24' - 30' Mutual Access Easement located between Lots 1, 2 and 3 as shown on plat recorded in Volume 2005072, Page 70, of the Plat Records of Dallas County, Texas; as shown on survey dated April 23, 2014, revised May 27, 2014, prepared by Brad Sparr, RPLS# 3701.
4. Avigation Easement and Release as shown on plat recorded in Volume 2005072, Page 70, of the Plat Records of Dallas County, Texas; as shown on survey dated April 23, 2014, revised May 27, 2014, prepared by Brad Sparr, RPLS# 3701.
5. Encroachment of chain link fence and concrete strip into or outside of the northeastern boundary of the land property line as shown on survey dated April 23, 2014, revised May 27, 2014, prepared by Brad Sparr, RPLS# 3701.



After Recording Return To:  
c/o Real Estate Manager  
Addison Airport  
16051 Addison Road, Suite #220  
Addison, Texas 75001

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**Date:** July \_\_, 2016

**Grantor:** Castlerock Interests #3, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

c/o Mr. Michael S. Castleman, Jr., Managing Member  
6540 Crestpoint Drive  
Dallas, Texas 75254

**Grantee:** Town of Addison, Texas, a home rule municipality

**Grantee's Mailing Address:**

5300 Belt Line Road  
Dallas, Texas 75254

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being a tract of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being a part of Tract 1 of the Wolfe Subdivision, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 84108, Page 3030 in the Map Records of Dallas County, Texas (MRDCT), and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**EXECUTED** effective as of the day first written above.

**CASTLEROCK INTERESTS #3, LLC**  
a Texas limited liability company

By: \_\_\_\_\_  
Michael S. Castleman, Jr.  
Managing Member

**STATE OF TEXAS**           §  
                                     §  
**COUNTY OF DALLAS**   §

Before me, the undersigned authority, on this day personally appeared Michael S. Castleman, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[SEAL]   Given under my hand and seal of office this \_\_\_\_\_ day of July, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**EXHIBIT A**

**BEING** a tract of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being a part of Tract I of the Wolfe Subdivision, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 84108, Page 3030 in the Map Records of Dallas County, Texas (MRDCT), and being more particularly described as follows:

**BEGINNING** at a cut 'x' found in concrete in the north line of Glenn Curtiss, a 50 foot wide Ingress/Egress easement as established by the final plat of Addison Airport, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 2005131, Page 82 MRDCT, said beginning point also being the southerly corner of said Wolfe Subdivision and lying on an interior line of said Addison Airport;

**THENCE** North 20 degrees 59 minutes 50 seconds West, departing the north line of said Glenn Curtiss, along the westerly line of said Wolfe Subdivision and interior line of said Addison Airport, 203.71 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southerly southerly corner of said Addison Jet Center, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 2005072, Page 70 MRDCT;

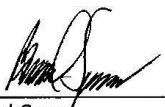
**THENCE** North 68 degrees 44 minutes 22 seconds East, along the southeast line of said Addison Jet Center, 30.00 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the south corner of Lot 2 of said Addison Jet Center;

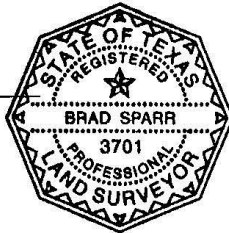
**THENCE** South 21 degrees 15 minutes 38 seconds East, departing the southeast line of said Addison Jet Center, at all times remaining 30.00 feet northeast of and parallel to the westerly line of said Wolfe Subdivision, 0.07 feet;

**THENCE** South 20 degrees 59 minutes 50 seconds East, at all times remaining 30.00 feet northeast of and parallel to the westerly line of said Wolfe Subdivision, 203.71 feet to a cut 'x' set in concrete in the north line of said Glenn Curtiss;

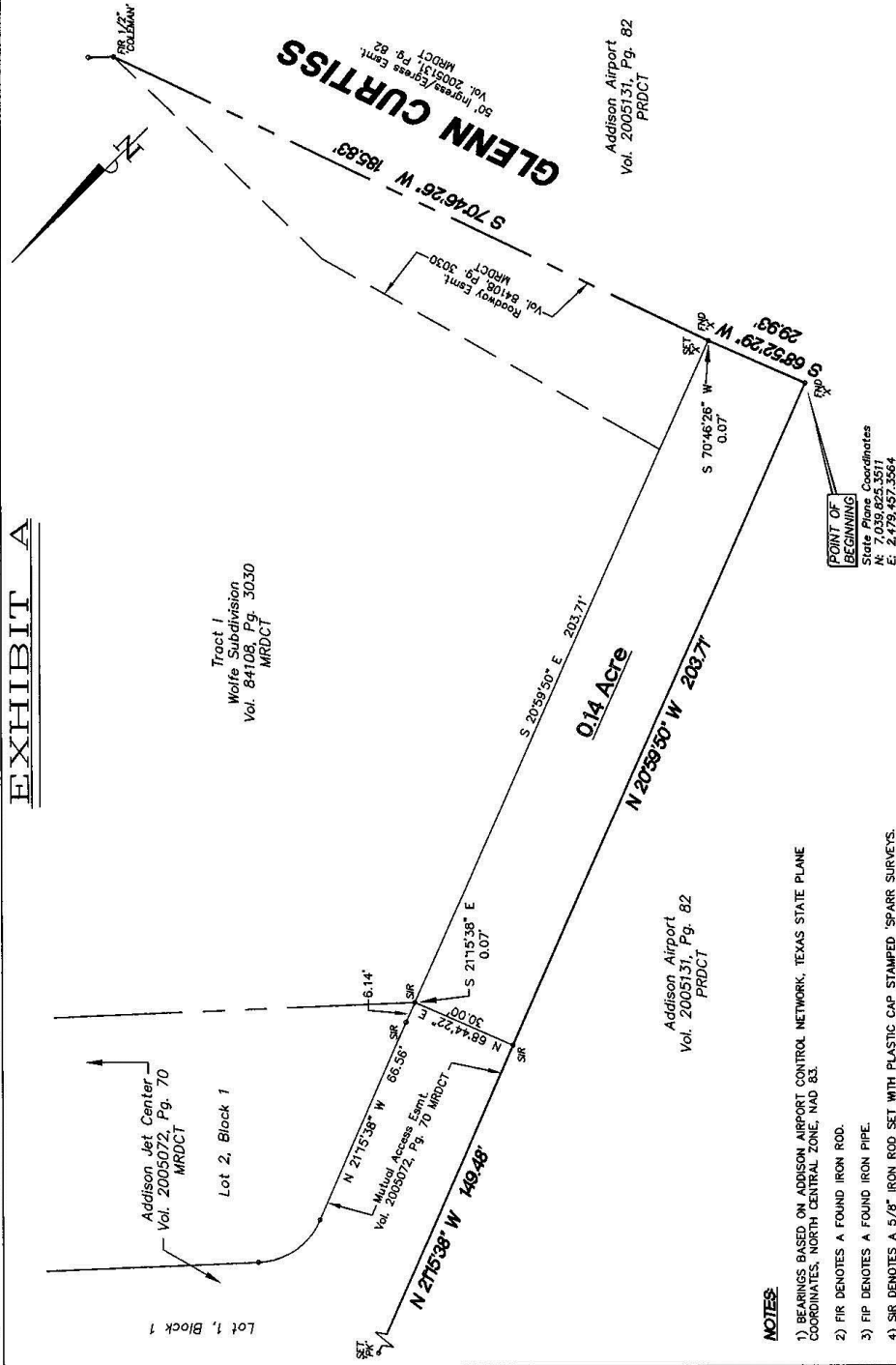
**THENCE** South 70 degrees 46 minutes 26 seconds West, along the north line of said Glenn Curtiss, 0.07 feet to a cut 'x' found in concrete;

**THENCE** South 68 degrees 52 minutes 29 seconds West, 29.93 feet to the **POINT of BEGINNING** and containing 0.14 acre of land.

  
Brad Sparr  
Registered Professional  
Land Surveyor No. 3701



# EXHIBIT A



## NOTES:

- 1) BEARINGS BASED ON ADDISON AIRPORT CONTROL NETWORK, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83.
- 2) FIR DENOTES A FOUND IRON ROD.
- 3) FIP DENOTES A FOUND IRON PIPE.
- 4) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.

Scale 1" = 40'

Date 06-24-2016

JOB No.: 19000W PAGE 2 OF 2



**Sparr Surveys**  
2553 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297  
TBPLS FIRM No. 10059300