

**RESOLUTION NO. R20-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ACCEPTING A DONATION DEED FROM URBAN INTOWNHOMES, INC. FOR PROPERTY LOCATED ADJACENT TO THE ADDISON GROVE DEVELOPMENT, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Urban Intownhomes, Inc. and provided a donation for property adjacent to the Addison Grove development; and

**WHEREAS**, the Town of Addison desires to accept the donation of land.

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

**SECTION 1.** The recitals set forth above are true and correct and are incorporated as if fully set forth herein.

**SECTION 2.** The City Council hereby accepts from Urban Intownhomes, Inc., the donation of land as described in the Donation Deed, attached hereto as **Exhibit A** and incorporated herein, and authorizes the Mayor to execute the deed on behalf of the Town.

**SECTION 3.** This Resolution shall take effect from and after its date of adoption.

**DULY RESOLVED AND ADOPTED** by the City Council of the Town of Addison, Texas, on this the **14th** day of **JULY 2020**.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Joe Chow, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Irma Parker, City Secretary

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

**EXHIBIT A**



**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.**

**DONATION DEED**

*(Special Warranty)*

THE STATE OF TEXAS

§

COUNTY OF DALLAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **URBAN INTOWNHOMES, LLC**, a Texas limited liability company (hereinafter called "*Grantor*"), on behalf of Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, to Grantor cash in hand paid by the **CITY OF ADDISON, TEXAS**, a Texas home rule municipality whose mailing address is 5300 Belt Line Rd., Dallas, Texas 75254 (hereinafter called "*Grantee*"), the receipt of which is hereby acknowledged, has DEDICATED, GRANTED, SOLD and CONVEYED, and by these presents does DEDICATE, GRANT, SELL and CONVEY unto the said Grantee, that certain tract of land described on **EXHIBIT A** attached hereto and incorporated herein by reference (the "*Land*"), together with all improvements thereon, fixtures affixed thereto, and appurtenances thereto; including all of Grantor's right, title and interest, if any, in and to all roads, alleys, easements, streets, and ways adjacent to such Land (collectively, the "*Property*")

This conveyance is expressly made and accepted by Grantee subject to the terms, conditions and provisions hereof, and further subject to restrictions, covenants, easements, conditions, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, encumbrances, regulations or orders of municipal or other governmental authorities, if any, and/or other matters now in force and existing of record in the office of the County Clerk of Dallas County, Texas, to which reference is hereby made for all purposes.

TO HAVE AND TO HOLD the above described Property, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise, and subject to the terms set forth herein.

The conveyance of the Property hereby is subject to standby fees, taxes and assessments by any taxing authority for the 2020 calendar year, and subsequent years, the payment of which Grantee assumes.

GRANTEE ACKNOWLEDGES AND AGREES THAT EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, AND GRANTOR HEREBY SPECIFICALLY DISCLAIMS, ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY TO BE CONVEYED HEREUNDER, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, ZONING, PHYSICAL OR ENVIRONMENTAL

**EXHIBIT A**



CONDITION, UTILITIES, VALUATION, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ACKNOWLEDGES THAT THE DEDICATION, CONVEYANCE AND SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE BY GRANTOR ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS. GRANTEE ACKNOWLEDGES THAT IT HAS MADE ITS OWN INDEPENDENT INVESTIGATION OF THE PROPERTY.

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**EXHIBIT A**



EXECUTED this 3rd day of June, 2020.

GRANTOR:

URBAN INTOWNHOMES, LLC,  
a Texas limited liability company

By: David Foor  
Name: DAVID FOOR  
Title: VP

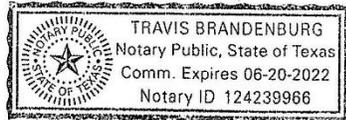
THE STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David Foor, Vice President of URBAN INTOWNHOMES, LLC, a Texas limited liability company, Grantor herein, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of June, 2020.

Travis Brandenburg  
Notary Public-State of Texas



**EXHIBIT A**



ACCEPTED BY THE CITY OF ADDISON, TEXAS (Grantee):

\_\_\_\_\_  
Joe Chow, Mayor

THE STATE OF TEXAS           §

COUNTY OF \_\_\_\_\_       §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Joe Chow, Mayor, City of Addison, Texas, Grantee herein, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public-State of Texas

AFTER RECORDING PLEASE RETURN TO:  
City of Addison  
City Secretary  
5300 Belt Line Road  
Dallas, Texas 75254

**EXHIBIT A**



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**LEGAL DESCRIPTION OF THE LAND**

Lot 18X, Block F, of the Replat of the Addison Grove Addition, an addition to the Town of Addison, Dallas County, Texas, as shown and described on the Replat of Addison Grove Addition filed on December 19, 2017 as Document No. 201700353297, of the Official Public Records of Dallas County, Texas.

Exhibit A