

RESOLUTION NO. R20-____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A SPECIAL WARRANTY DEED BETWEEN THE TOWN OF ADDISON AND DCO REALTY, INC., FOR THE SURPLUS PROPERTY LOCATED AT THE SOUTHEAST CORNER OF VITRUVIAN WAY AND SPRING VALLEY ROAD, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. The Special Warranty Deed between the Town of Addison and DCO Realty, Inc., for the surplus property located at the southeast corner of Vitruvian Way and Spring Valley Road, a copy of which is attached to this Resolution as **Exhibit A**, is hereby approved. The City Manager is hereby authorized to execute the Deed.

SECTION 2. 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 **8th** day of **SEPTEMBER 2020**.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

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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EXECUTED this _____ day of _____, 2020.

GRANTOR:

TOWN OF ADDISON, TEXAS:

By: _____

Name: _____

Title: _____

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 _____, _____ of the Town of Addison, Texas, a Texas home rule municipality, 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 _____ day of _____, 2020.

Notary Public-State of Texas

ACCEPTED BY DCO REALTY, INC. (Grantee):

By: _____

Name: _____

Title: _____

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 _____, _____ of DCO Realty, Inc., a Delaware corporation, 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 _____ day of _____, 2020.

Notary Public-State of Texas

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

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

LEGAL DESCRIPTION

SURPLUS PROPERTY
NOAH GOOD SURVEY, ABSTRACT NO. 520
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Being a tract of land in the Noah Good Survey, Abstract No. 520, Dallas County, Texas, and being located in the Town of Addison, Texas, said tract being a part of the existing right of way of Vitruvian Way at the intersection with Spring Valley Road, and being more particularly described as follows:

BEGINNING at the east corner of a circular right of way clip at the intersection of the southeast line of Vitruvian Way (a 100 foot right of way) with the south line of Spring Valley Road (a variable width right of way), said point being in the north line of a tract of land conveyed to DCO Realty, Inc. by deed recorded in Instrument No. 201100337076, Deed Records of Dallas County, Texas and said point the beginning of a non-tangent curve to the left with a central angle of 63°04'31", a radius of 150.00 feet, a chord bearing of S 57°54'31" W and a chord distance of 156.92 feet;

THENCE, Southwesterly, with the said circular right of way corner clip and along said curve, an arc distance of 165.13 feet to a set 5/8 inch iron rod at the point of tangency, said point being N 26°22'15" E, a distance of 3.34 feet from a found 1/2 inch rod;

THENCE, S 26°22'15" W, with the existing southeast line of Vitruvian Way, a distance of 337.39 feet to a set 5/8 inch iron rod for a corner, said point being the intersection of the existing southeast line of Vitruvian Way with the proposed right of way line of Vitruvian Way, said point the beginning of a non-tangent curve to the left with a central angle of 13°21'54", a radius of 434.00 feet, a chord bearing of N 19°41'18" E and a chord distance of 101.01 feet;

THENCE, the following courses and distances with the proposed southeast and east line of Vitruvian Way:

- Northeasterly, along said curve, an arc distance of 101.24 feet to the beginning of a tangent compound curve to the left with a central angle of 04°19'47", a radius of 971.08 feet, a chord bearing of N 10°50'28" E and a chord distance of 73.36 feet;
- Northeasterly, along said curve, an arc distance of 73.38 feet to the beginning of a tangent compound curve to the left with a central angle of 08°29'14", a radius of 160.00 feet, a chord bearing of N 04°25'58" E and a chord distance of 23.68 feet;
- Northeasterly, along said curve, an arc distance of 23.70 feet to a point at the end of said curve;

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LEGAL DESCRIPTION - continued

SURPLUS PROPERTY
NOAH GOOD SURVEY, ABSTRACT NO. 520
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

- N 00°15'46" E, a distance of 104.90 feet to the beginning of a tangent curve to the right with a central angle of 14°07'20", a radius of 90.00 feet, a chord bearing of N 07°19'26" W and a chord distance of 22.13 feet;
- Northeasterly, along said curve, an arc distance of 22.17 feet to the beginning of a non-tangent curve to the left with a central angle 13°43'01", a radius of 233.48 feet, a chord bearing of N 73°26'28" E and a chord distance of 55.76 feet;
- Easterly, along said curve, an arc distance of 55.90 feet to the beginning of a non-tangent curve to the left with a central angle 07°56'56", a radius of 332.30 feet, a chord bearing of N 02°38'16" E and a chord distance of 46.06 feet;
- Northerly, along said curve, an arc distance of 46.10 feet to the beginning of a non-tangent curve to the right with a central angle 20°23'52", a radius of 90.00 feet, a chord bearing of N 79°38'19" W and a chord distance of 31.87 feet;
- Easterly, along said curve, an arc distance of 32.04 feet;
- N 89°50'16" E, a distance of 142.92 feet to the POINT OF BEGINNING and Containing 18,872 square feet or 0.433 acre of land.


(The bearing basis for this exhibit is the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.)

(A sketch of even survey date herewith accompanies this description.)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies the above legal description was prepared from an on the ground survey performed under the supervision of the undersigned and that the legal description accurately sets out the meets and bounds of the tract described.

Dated: July 17, 2019


L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



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EXHIBIT "A"
 SURPLUS PROPERTY
 NOAH GOOD SURVEY, ABSTRACT NO. 520
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

