



1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

LETTER OF TRANSMITTAL

To: Lisa Pyles
Director of Infrastructure Operations & Services
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

Date: January 9, 2015

Project: Town of Addison, Belt Line Road
Project – Phase I

From: John Howell

AVO: 29350

Email: jhowell@halff.com

Parcel: 26R – VNC, Inc.
4005 Belt Line Road

WE ARE SENDING YOU

Attached Under separate cover via ___ the following:

- | | | | | |
|---|------------------------------------|---------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Report(s) | <input type="checkbox"/> CD/DVD | <input type="checkbox"/> Other: _____ | |

VIA: Hand Delivery US Postal Service Courier Overnight Express

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|--|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approval as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input type="checkbox"/> For review/comment | <input checked="" type="checkbox"/> Other: <u>For your Signature</u> | |

ITEMS SENT:

- **Original Deed**
- **Copy of Town of Addison Sales Agreement**

COMMENTS:

Please sign and return. Funding Package will be submitted upon receipt of signed deed along with closing instructions for the title company.
Let us know if you have any questions.

Thanks!

SIGNED: John Howell

COPIES:

- | | | | |
|--|--------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> File | <input type="checkbox"/> Owner | <input type="checkbox"/> Contractor | <input type="checkbox"/> Other: |
|--|--------------------------------|-------------------------------------|---------------------------------|

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.

**After Recording Return To:
Town of Addison, Texas
P.O. Box 9010
Addison, Texas 75001**

**DEED
(SURFACE ESTATE ONLY)**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

DATE: December 19, 2014

GRANTOR: VNC, Inc., a Texas corporation
4005 Belt Line Road
Addison, TX 75001
(Dallas County)

GRANTEE: Town of Addison, Texas
5300 Belt Line Road
Dallas, Texas 75254
(Dallas County)

That **VNC, Inc., a Texas corporation**, of Dallas County, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the **TOWN OF ADDISON, TEXAS**, hereinafter referred to as Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, and for which no lien, or encumbrance expressed or implied, is retained, has this day **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto Grantee, its successors and assigns, the following described property (surface estate only) for street and/or other municipal purposes, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Dallas, State of Texas, described in **EXHIBIT "A"**, which is incorporated herein and attached hereto for all purposes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto the Grantee and its successors and assigns forever; and Grantor, whether one or more, does hereby bind its successors, heirs 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.

EXECUTED effective as of the date first written above.

GRANTOR:

VNC, Inc., a Texas corporation:

by: Vanmali Patel
Vanmali Patel, President

GRANTEE:

Town of Addison, Texas:

by: Lea Dunn
Lea Dunn, City Manager

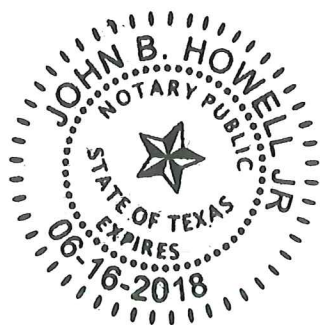
Acknowledgments

State of Texas,
County of Dallas:

Before me, the undersigned authority, on this day personally appeared Vanmali Patel, as President of VNC, Inc., a Texas corporation, 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, in the capacity therein stated and on behalf of said entity.

Given under my hand and seal of office this 19th day of December, 2014.

(seal)



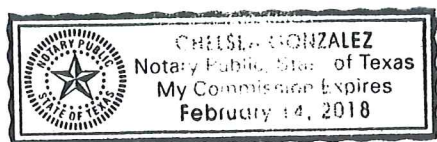
John B. Howell
Notary Public, State of Texas

State of Texas,
County of Dallas:

Before me, the undersigned authority, on this day personally appeared Lea Dunn, City Manager of the Town of Addison, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and on behalf of said entity.

Given under my hand and seal of office this 19th day of January, 2015.

(seal)





Notary Public, State of Texas

EXHIBIT "A"

PARCEL 26R
0.0074 ACRE (324 SQUARE FOOT)
RIGHT OF WAY
OUT OF
LOT 1 OF WATSON SUBDIVISION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

BEING A 324 square foot tract of land situated in the T. L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being part of Lot 1 of WATSON SUBDIVISION, an addition to the Town of Addison, Texas, as recorded in Volume 79063, Page 2188 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) said tract also being part of that tract of land described in deed to VNC, INC., as recorded in Volume 2004074, Page 64, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the most northerly southwest corner of said Lot 1, said corner also being the most northerly corner of a corner clip for the intersection of the east right-of-way line of Surveyor's Boulevard (a variable width right-of-way) as dedicated by DEDICATION PLAT OF SURVEYOR BOULEVARD IN ADDISON WEST INDUSTRIAL PARK, an addition to the Town of Addison, Texas, as recorded in Volume 72121, Page 2467, D.R.D.C.T., and the north right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE North 00 degrees 22 minutes 12 seconds West, with said east right-of-way line of Surveyor's Boulevard and with the west line of said Lot 1, a distance of 11.94 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 56 degrees 40 minutes 20 seconds East, departing said east right-of-way line of Surveyor's Boulevard and said west line of said Lot 1, a distance of 44.39 feet to a 1/2-inch set iron rod with cap for corner on said north right-of-way line of Belt Line Road and on the south line of said Lot 1, said corner also being on a circular curve to the left having a radius of 1,960.08 feet, whose chord bears South 67 degrees 29 minutes 33 seconds West, a distance of 8.06 feet;

THENCE Southwesterly, with said north right-of-way line of Belt Line Road, with said south line of Lot 1 and with said curve, through a central angle of 00 degrees 14 minutes 08 seconds, an arc distance of 8.06 feet to a point for the most southerly southwest corner of said Lot 1, and the most southerly corner of the aforementioned corner clip;

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TOWN OF ADDISON, DALLAS COUNTY, TEXAS

THENCE North 62 degrees 17 minutes 12 seconds West, along said corner clip, a distance of 33.39 feet to the POINT OF BEGINNING and containing 0.0074 of an acre (324 square feet) of land, more or less.

NOTES:

The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distance are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.

A survey exhibit of even date accompanies this metes & bounds description.



D. MYERS SURVEY, ABSTRACT NUMBER 923

SURVEYOR'S BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 72121, PG. 2467

ARAPAHO ROAD

1/2" FIR (CM)

N07°57'52"W
140.18'

10' WATER & SEWER EASMENT
VOL. 79063, PG. 2188

1/2" FIR W/
"BRITAIN CRAWFORD" CAP
(CM)

LOT 1 AND LOT 2,
ADDISON WATER STATION
ADDITION
INST. NO. 201200143683

503.40'

PROPERTY LINE

APPROXIMATE SURVEY LINE

T.L. CHENOWETH SURVEY, ABSTRACT NUMBER 273

VNC, INC
VOL. 2004074, PG. 643

LOT 1 OF
WATSON SUBDIVISION
VOL. 79063, PG. 2188

205.58'

N00°43'42"W

PARCEL 26R
0.0074 AC.
(324 S.F.)

S56°40'20"E
44.39'

PROPOSED
R.O.W. LINE

10' UTILITY EASMENT
VOL. 79063, PG. 2188

1/2" FIR
BEARS:
S78°W 0.60'

N00°22'12"W
11.94'

POB

1/2" SIR
W/ CAP

1/2" SIR
W/ CAP

N62°17'12"W
33.39'

1/2" SIR
W/ CAP

1/2" SIR
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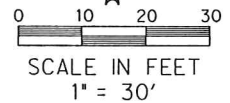
Δ = 05°01'39" (RT)
R = 1,960.08'
T = 86.05'
L = 171.99'
CL = 171.93'
CB = N70°07'27" E

BELT LINE ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

Δ = 00°14'08" (LT)
R = 1,960.08'
T = 4.03'
L = 8.06'
CL = 8.06'
CB = S67°29'33"W

N



LEGEND

(CM)	CONTROLLING MONUMENT
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMP "HALFF"
W/ESMT CAP	WITH BLUE PLASTIC CAP STAMP "HALFF ESMT"
FIR	FOUND IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
AC.	ACRES
S.F.	SQUARE FEET

NOTES

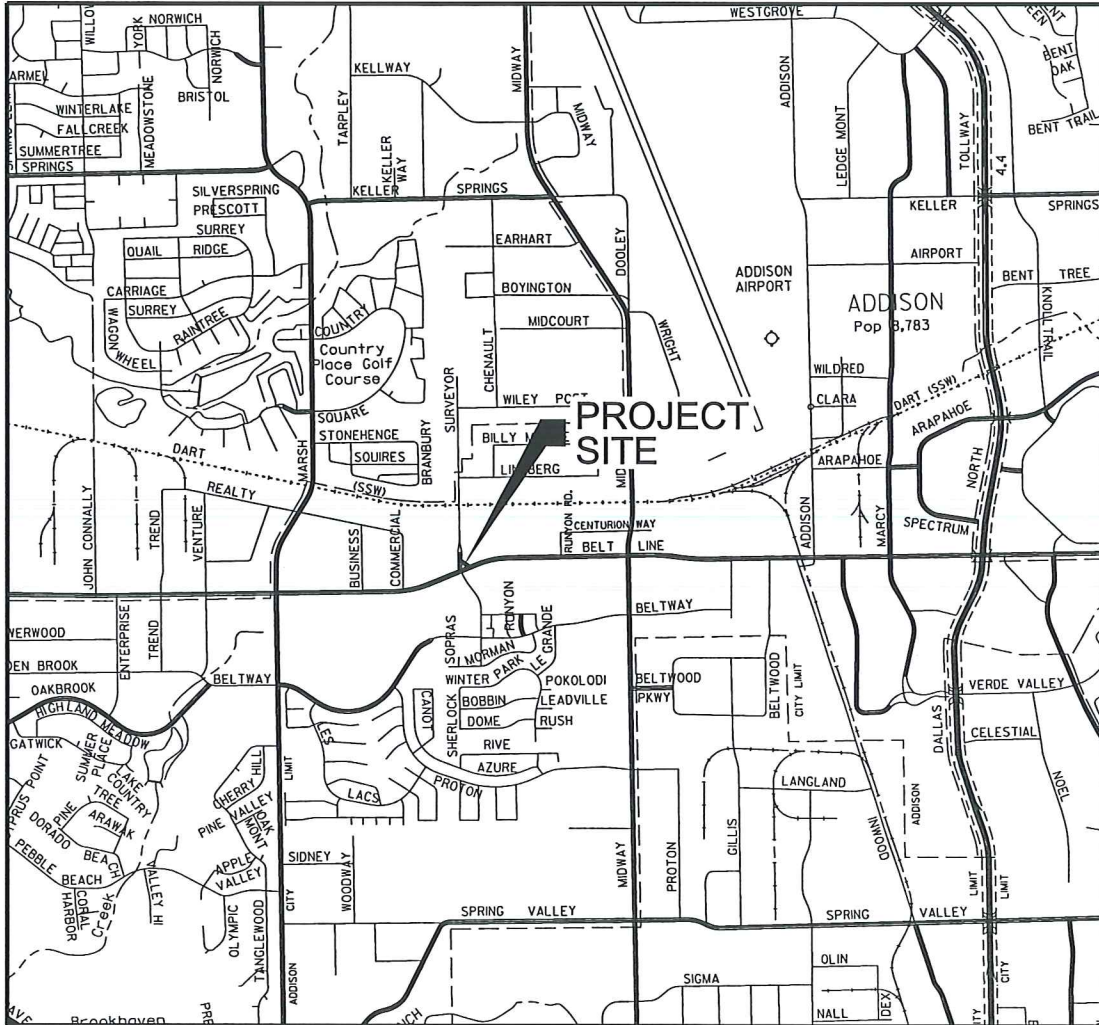
- The basis of bearing is the Town of Addison Survey Control Network (December 2007 update) based on Monument Numbers COA-3, COA-4, COA-5, COA-10, & COA-11. All distances are surface distances using the TXDOT Dallas County Scale Factor 1.000136506.
- A metes & bounds description of even date accompanies this survey exhibit.
- This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.



PARCEL 26R
0.0074 (324 S.F.)
RIGHT-OF-WAY OUT OF
PART OF LOT 1 OF
WATSON SUBDIVISION
TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

DATE: 10-23-2013 AVO: 29350





LOCATION MAP
NOT TO SCALE

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RIGHT-OF-WAY OUT OF
PART OF LOT 1 OF
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TOWN OF ADDISON,
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DATE: 10-23-2013 AVO: 29350



**TOWN OF ADDISON
SALES AGREEMENT**

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF DALLAS

That, **VNC, Inc., a Texas corporation**, hereinafter referred to as "Seller", whether one or more and the sole owner of the Property, hereby agrees to sell to **THE TOWN OF ADDISON, TEXAS**, 5300 Belt Line Road, Dallas, TX 75254, hereinafter referred to as "Town", all that certain tract or parcel of land more fully described in field notes and plats marked **EXHIBIT "A"**, attached hereto and made a part hereof for all purposes (the "Property"), upon the following terms and conditions, to-wit:

1. The consideration to be paid by Town to Seller is as follows:

• FEE SIMPLE PARCEL ACQUIRED	\$ 2,182.00
• EASEMENT FOR UTILITIES	\$ n/a
• "COST TO CURE" DAMAGES	\$ 0.00
• TOTAL CONSIDERATION/ALL CASH AT CLOSING:	\$ 2,182.00

2. Seller shall deliver good and indefeasible title.

3. Town, at Town's expense, will obtain a Title Insurance Policy from North American Title Company, Fort Worth, Texas. Any Seller or Title Company requested exception to Title Insurance must be approved by the Town Attorney.

4. Seller reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same.

5. Consideration to be paid upon the proper execution and delivery of the right-of-way Deed at closing of said purchase.

The foregoing consideration to be paid to Seller shall be considered full compensation for said Property and for any damages that may be claimed or asserted by virtue of the establishment and construction of the improvements, which the Town shall construct, establish or erect.

EXECUTED this the 8 day of DECEMBER, 2014.

SELLER:

VNC, Inc., a Texas corporation:

by: V. M. Patel

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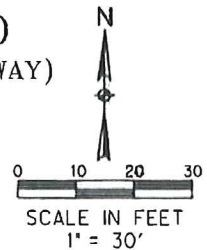
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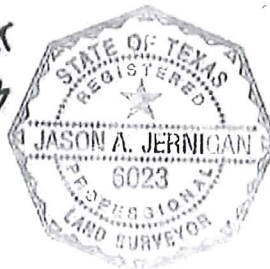


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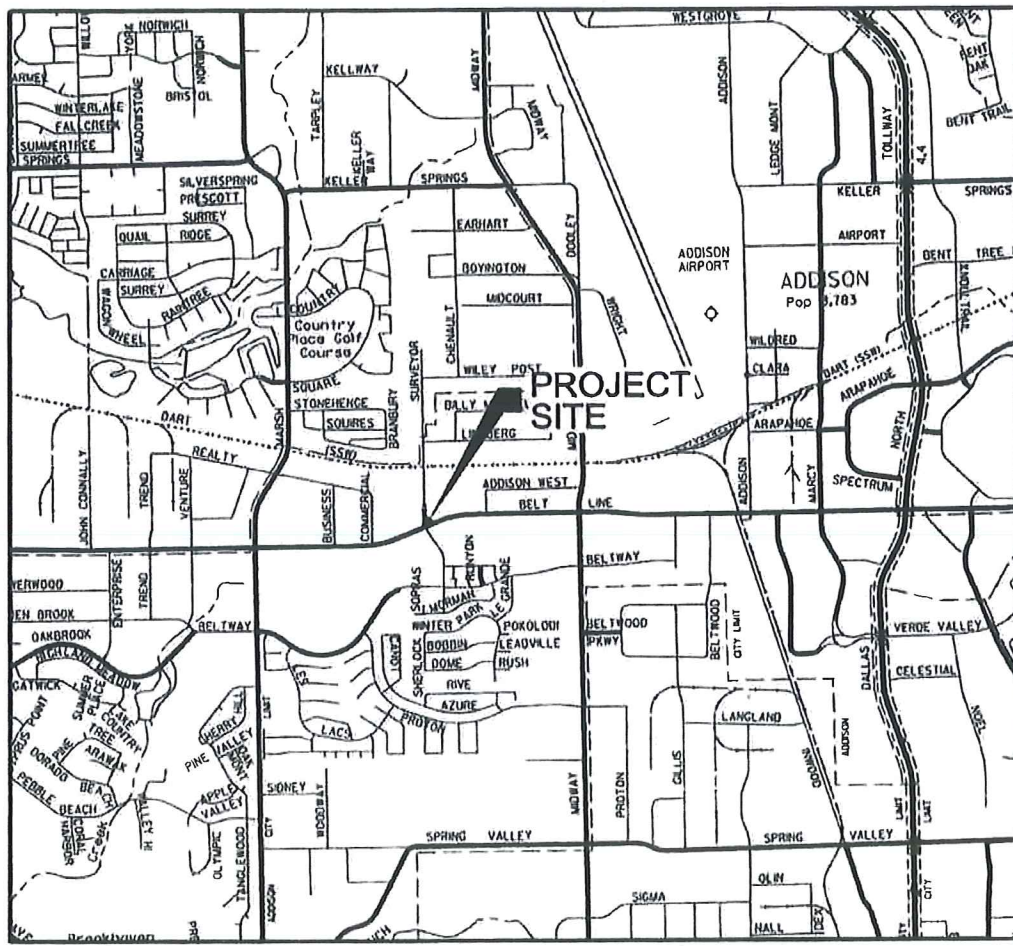


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10/24/2013 3:57:06 PM ah2682



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NOT TO SCALE

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10/24/2013 3:56:12 PM halff
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