

**LEGAL DESCRIPTION**

TRACT 1

# Exhibit B

**BEING** a 241 square foot (0.0055 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 1.4227 acre tract of land described in Special Warranty Deed to 60-80B NCX LLC recorded in Instrument No. 201800285195, Official Public Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with plastic cap stamped "KHA" found in the northeast right-of-way line of Twin Sixties Drive (a 60 foot wide right-of-way) described in Volume 94246, Page 2665 of said Deed Records for the south corner of said 1.4227 acre tract and being the northwest line of a tract of land described in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 92042, Page 3001 of said Deed Records and from which a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" bears South 54°39'35" East, a distance of 0.32 feet and from which a 1/2" iron rod found bears along a non-tangent curve to the right having a central angle of 3°12'22", a radius of 1115.96 feet, a chord bearing and distance of South 39°19'11" West, 62.44 feet and an arc distance of 62.45 feet;

**THENCE** departing said northeast right-of-way line of Twin Sixties Drive and said northwest line the Dallas Area Rapid Transit tract, North 18°15'46" West, a distance of 22.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at an inner ell corner of a Hike and Bike Trail Easement recorded in Instrument No. 2013003478877, of said Official Public Records for the **POINT OF BEGINNING**;

**THENCE** with a northeast line of said Hike and Bike Trail Easement, North 65°36'42" West, a distance of 13.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing said northeast line of the easement, North 54°07'46" East, a distance of 42.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in a northwest line of said easement for corner;

**THENCE** with said northwest line of the easement, South 36°47'46" West, a distance of 37.94 feet to the **POINT OF BEGINNING** and containing 241 square feet or 0.0055 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

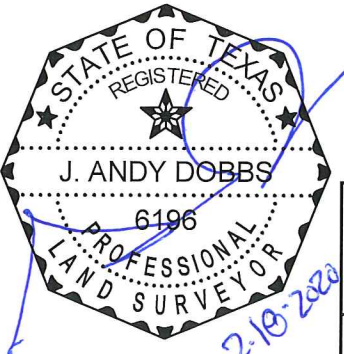
(For SPRG use only)

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO: \_\_\_\_\_

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
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 13455 NOEL ROAD  
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**HIKE AND BIKE TRAIL EASEMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JAD	FEB. 2020	063238302	1 OF 3

**LEGAL DESCRIPTION**

TRACT 2

**BEING** a 116 square foot (0.0027 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 1.4227 acre tract of land described in Special Warranty Deed to 60-80B NCX LLC recorded in Instrument No. 201800285195, Official Public Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod with plastic cap stamped "KHA" found in the northeast right-of-way line of Twin Sixties Drive (a 60 foot wide right-of-way) described in Volume 94246, Page 2665 of said Deed Records for the south corner of said 1.4227 acre tract and being the northwest line of a tract of land described in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 92042, Page 3001 of said Deed Records and from which a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" bears South 54°39'35" East, a distance of 0.32 feet and from which a 1/2" iron rod found bears along a non-tangent curve to the right having a central angle of 3°12'22", a radius of 1115.96 feet, a chord bearing and distance of South 39°19'11" West, 62.44 feet and an arc distance of 62.45 feet;

**THENCE** with the southeast line of the 1.4227 acre tract and said northwest line the Dallas Area Rapid Transit tract, along a non-tangent curve to the left having a central angle of 3°58'31", a radius of 1115.96 feet, a chord bearing and distance of North 35°40'54" East, 77.41 feet, an arc distance of 77.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the west corner of Hike and Bike Trail Easement recorded in Instrument No. 2013003478877, of said Official Public Records for the **POINT OF BEGINNING**;

**THENCE** departing said southeast line of said 1.4227 acre tract and said northwest line of the Dallas Area Rapid Transit tract with a northeast line of said easement, North 67°37'25" West, a distance of 9.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

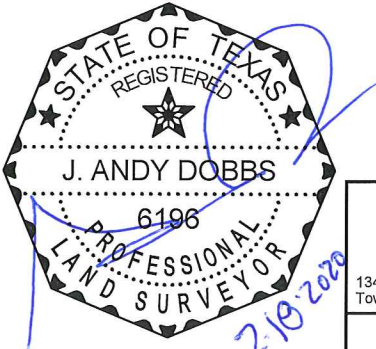
**THENCE** departing said northeast line of the easement, North 54°07'46" East, a distance of 27.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the southeast line of said 1.4227 acre tract, in said northwest line of the Dallas Area Rapid Transit tract and being at the beginning of a non-tangent curve to the right having a central angle of 1°12'39", a radius of 1115.96 feet, a chord bearing and distance of South 33°05'19" West, 23.58 feet;

**THENCE** with said southeast line of the 1.4227 acre tract and said northwest line of the Dallas Area Rapid Transit tract, in a southwesterly direction with said curve to the right, an arc distance of 23.58 feet to the **POINT OF BEGINNING** and containing 116 square feet or 0.0027 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

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Date: \_\_\_\_\_  
SPRG NO: \_\_\_\_\_

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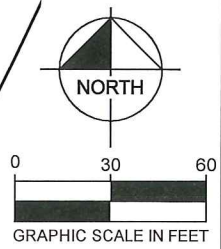
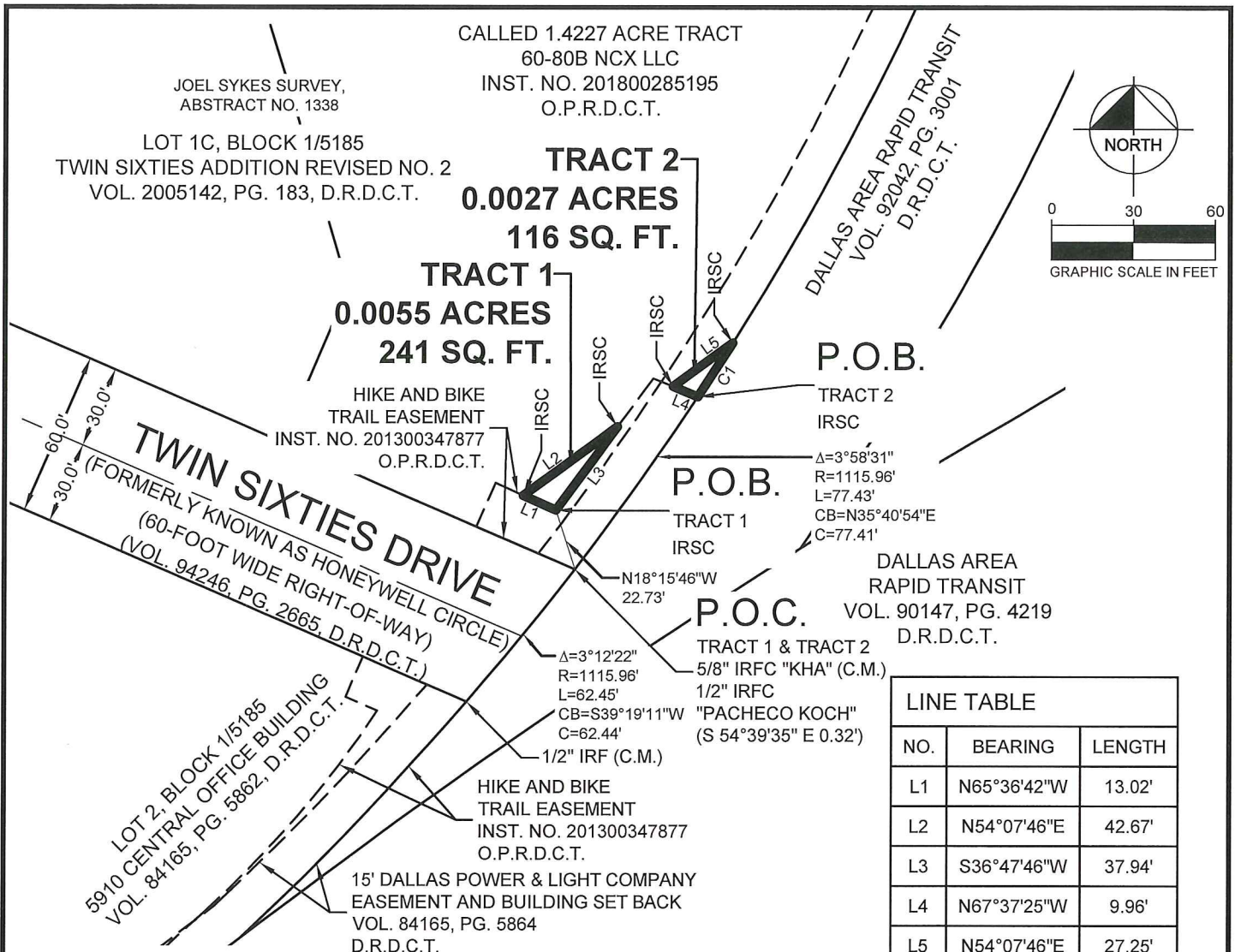


**HIKE AND BIKE TRAIL EASEMENT**  
PART OF LOT 1C, BLOCK 1/5185  
TWIN SIXTIES ADDITION  
REVISED NO. 2  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JAD	FEB. 2020	063238302	2 OF 3



NO.	BEARING	LENGTH
L1	N65°36'42"W	13.02'
L2	N54°07'46"E	42.67'
L3	S36°47'46"W	37.94'
L4	N67°37'25"W	9.96'
L5	N54°07'46"E	27.25'

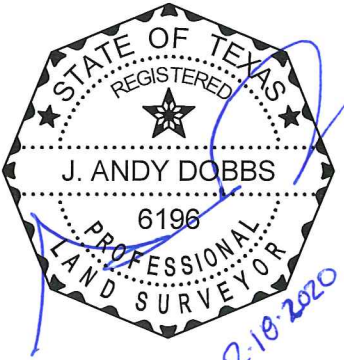
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°12'39"	1115.96'	23.58'	S33°05'19"W	23.58'

**LEGEND**  
 C.M. = CONTROLLING MONUMENT  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 SQ. FT. = SQAURE FEET  
 VOL. , PG. = VOLUME , PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH PLASTIC CAP FOUND  
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**NOTE**  
 Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

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Scale 1" = 60'	Drawn by MGB	Checked by JAD	Date FEB. 2020	Project No. 063238302	Sheet No. 3 OF 3
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