

# Exhibit B

DART D2 SUBWAY PEGASUS PLAZA SURFACE EASEMENT EXHIBIT  
FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)  
(PARCEL 026E)

OFFICIAL CITY OF DALLAS BLOCK 77  
JOHN GRIGSBY SURVEY, ABST. NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR SURFACE EASEMENT

BEING a 6,427 sq. foot (0.148 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of City Block 77, being part of a tract of land described in Special Warranty Deed to City of Dallas, recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being part of Lot 12-14, old Block 122, of Smith Murphy and Martin's Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 143, Pg. 403, Map Records of Dallas County, Texas, (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "x" cut in concrete set, in the east right-of-way line of North Akard Street (50' right-of-way) dedicated by Vol. 143, Pg. 403, and being the northwest corner Lot 15, old Block 122 and the southwest corner of Lot 14, old Block 122 of said Smith addition and being the northwest corner of a tract of land described in Special Warranty Deed to Holtze Magnolia, LLLP, recorded in Volume 97237, Page 1302, D.R.D.C.T., from which an "x" cut in concrete found bears, South 19 degrees 10 minutes 43 seconds West, 0.66 feet;

THENCE North 14 degrees 56 minutes 15 seconds West, with the east right-of-way line of North Akard Street, a distance of 43.98 feet to an "X" cut in concrete set for corner;

THENCE departing said right-of-way, over and across said Smith Addition, the following courses and distances:

North 75 degrees 13 minutes 12 seconds East, a distance of 28.15 feet to an "X" cut in concrete set for corner;

North 14 degrees 57 minutes 08 seconds West, a distance of 7.88 feet to an "X" cut in concrete set for corner;

North 75 degrees 02 minutes 52 seconds East, a distance of 21.17 feet to an "X" cut in concrete set for corner;

South 14 degrees 57 minutes 08 seconds East, a distance of 7.94 feet to an "X" cut in concrete set for corner;

North 75 degrees 13 minutes 12 seconds East, a distance of 96.67 feet to an "X" cut in concrete set for corner;

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South 14 degrees 57 minutes 08 seconds East, a distance of 26.83 feet to an "X" cut in concrete set for corner;

South 75 degrees 02 minutes 52 seconds West, a distance of 7.50 feet an "X" cut in concrete set for corner;

South 14 degrees 58 minutes 15 seconds East, a distance of 16.66 feet to the north line of said Holtze tract and the south line of said Dallas tract, no monument set (N: 6972009.71, E: 2491611.92);

THENCE South 75 degrees 01 minutes 45 seconds West, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.148 acres (or 6,427 square feet) of land, more or less.

I, John Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.

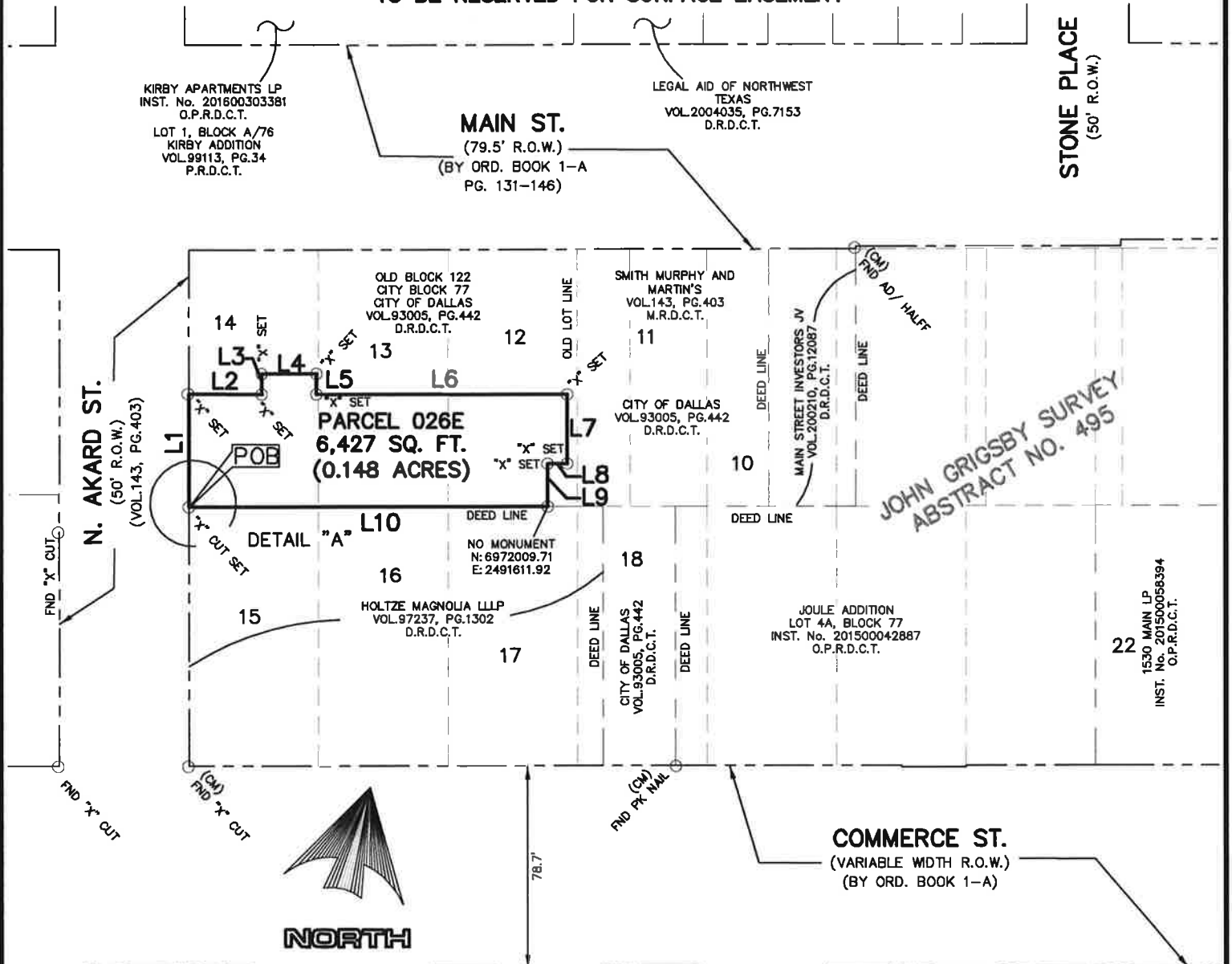


John Melton, Texas R.P.L.S. No. 4268  
Registered Professional Land Surveyor  
Nathan D. Maier Consulting Engineers, Inc.  
12377 Merit Drive, Suite 700  
Dallas, Texas 75251  
214-739-4741  
TBPE Firm Registration No.: F-356  
TBPLS Firm Registration No.: 100189-00

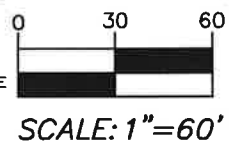


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**JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495**



- LEGEND**
- CM = CONTROL MONUMENT
  - 1/2" IRF = 1/2" IRON ROD FOUND
  - FND. "X" CUT = FOUND "X" CUT
  - "X" SET = SET "X" CUT

**BASIS OF BEARINGS** ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

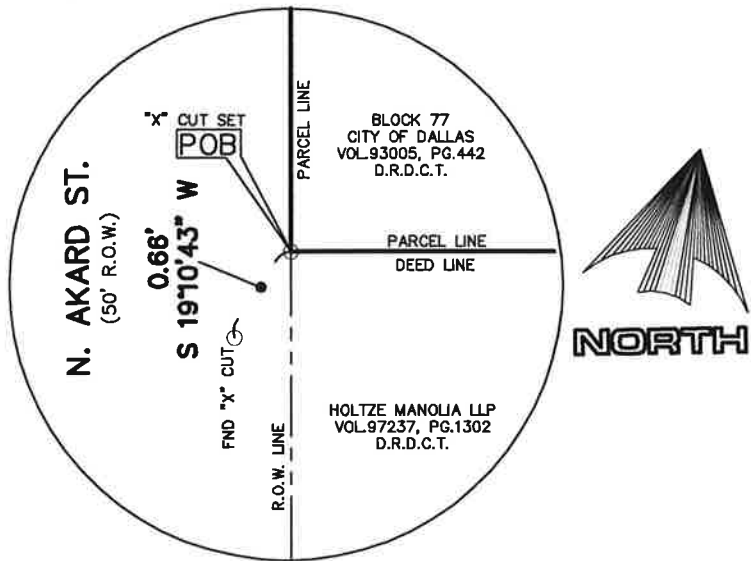
**NATHAN D. MAIER CONSULTING ENGINEERS, INC.**  
TBPE FIRM REG. NO. F-356  
TBPLS FIRM REG. NO. 100189-00  
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 14°56'15" W	43.98'
L2	N 75°13'12" E	28.15'
L3	N 14°57'08" W	7.88'
L4	N 75°02'52" E	21.17'
L5	S 14°57'08" E	7.94'
L6	N 75°13'12" E	96.67'
L7	S 14°57'08" E	26.83'
L8	S 75°02'52" W	7.50'
L9	S 14°58'15" E	16.66'
L10	S 75°01'45" W	138.50'



DETAIL "A"  
 N.T.S.

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VICINITY MAP  
NOT TO SCALE

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