

# EXHIBIT B

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.

## WARRANTY DEED

THE STATE OF TEXAS   §  
                                  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS   §

That PSW West Dallas Urban Village LLC, a Texas limited liability company, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of EIGHT HUNDRED FIFTY- ONE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$851,400.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.


SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

PSW West Dallas Urban Village, LLC,  
A Texas limited liability company

By: \_\_\_\_\_  
Matthew Welch, Authorized Agent

APPROVED AS TO FORM:  
TAMMY L. PALOMINO, CITY ATTORNEY  
BY: \_\_\_\_\_  
Assistant City Attorney 

# EXHIBIT B

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
by Matthew Welch, Authorized Agent of PSW West Dallas Urban Village, LLC, a Texas  
limited liability company, on behalf of said limited liability company.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Facilities and Real Estate Management  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: LaWanda Armstrong

Warranty Deed Log No. 51924

## EXHIBIT A

**FIELD NOTES DESCRIBING A 1,681 SQUARE FOOT (0.039 ACRE)  
RIGHT-OF-WAY ACQUISITION  
LOTS 64 & 65, BLOCK 6822  
WEST WE GO SUBDIVISION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 1,681 square foot (0.039 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas, and being out of Lots 64 and 65, Block 6822, West We Go Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 135, Map Records, Dallas County, Texas, (M.R.D.C.T.), also being out of a tract of land, designated as "337 W. Main Street", conveyed to PSW West Dallas Urban Village, LLC, by Special Warranty Deed recorded in Instrument Number 201900114320, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southwesterly corner of said Lot 65, said point also being the southeasterly corner of Lot 66 of said Block 6822, and said point also being in the northwesterly right-of-way line of West Main Street (a 40-foot right-of-way) (Volume 1, Page 135, M.R.D.C.T.);


**THENCE** North 14°42'59" West, departing the northwesterly right-of-way line of said West Main Street, and along the common line of said Lots 65 and 66, a distance of 119.76 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Lot 65, said point also being the northeasterly corner of said Lot 66, and said point also being in the southeasterly right-of-way line of Union Pacific Railroad (a variable width right-of-way) from which a 5/8-inch iron rod found (Controlling Monument) for the intersection of the southeasterly right-of-way line of said Union Pacific Railroad and the northeasterly right-of-way line of Herbert Street (a 56-foot right-of-way) (City Ordinance Number 30706, Instrument Number 201700361291, O.P.R.D.C.T.) (Warranty Deed, Instrument Number 201700358653, O.P.R.D.C.T.) bears South 75°16'09" West, a distance of 3.96 feet;

**THENCE** North 75°16'09" East, along the northwesterly line of said Lot 65 and the southeasterly right-of-way line of said Union Pacific Railroad, a distance of 13.04 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 14°43'51" East, departing the southeasterly right-of-way line of said Union Pacific Railroad, over and across said Lot 65, a distance of 104.55 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 60°04'21" East, over and across said Lots 64 and 65, a distance of 21.71 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southeasterly line of said Lot 64 and the northwesterly right-of-way line of said West Main Street;

FIELD NOTES APPROVED:  
8/24/2022

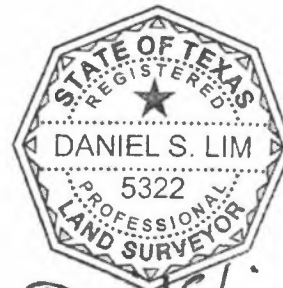


**EXHIBIT A**

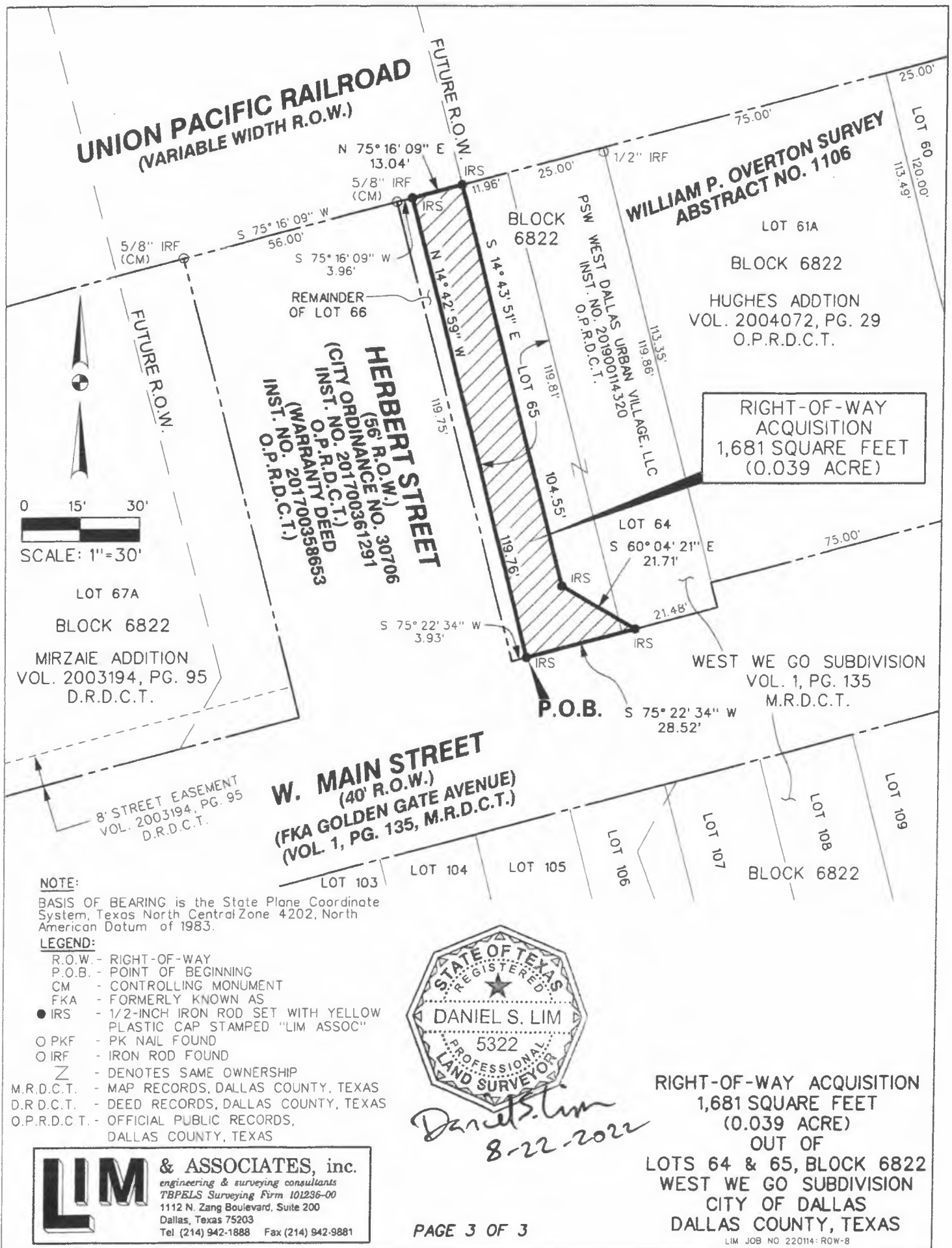
**FIELD NOTES DESCRIBING A 1,681 SQUARE FOOT (0.039 ACRE)  
RIGHT-OF-WAY ACQUISITION  
LOTS 64 & 65, BLOCK 6822  
WEST WE GO SUBDIVISION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** South 75°22'34" West, along the southeasterly line of said Lots 64 and 65 and the northwesterly right-of-way line of said West Main Street, a distance of 28.52 feet to the **POINT OF BEGINNING**, containing 1,681 square feet or 0.039 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*Daniel S. Lim*  
*8-22-2022*



## EXHIBIT A

**FIELD NOTES DESCRIBING A 2,421 SQUARE FOOT (0.056 ACRE)  
RIGHT-OF-WAY ACQUISITION  
LOT 67A, BLOCK 6822  
MIRZAIIE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 2,421 square foot (0.056 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas, and being out of Lot 67A, Block 6822, Mirzaie Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2003194, Page 95, Deed Records, Dallas County, Texas, (D.R.D.C.T.), also being out of a tract of land, designated as "353 W. Main Street", conveyed to PSW West Dallas Urban Village, LLC, by Special Warranty Deed recorded in Instrument Number 201900099494, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found in the northwesterly line of said Lot 67A, said point also being the intersection of the southeasterly right-of-way line of Union Pacific Railroad (a variable width right-of-way) and the southwesterly right-of-way line of Herbert Street, (a 56-foot right-of-way) (City Ordinance Number 30706, Instrument Number 201700361291, O.P.R.D.C.T.) (Warranty Deed, Instrument Number 201700358653, O.P.R.D.C.T.);

**THENCE** South 14°43'51" East, along the southwesterly right-of-way line of said Herbert Street, a distance of 111.64 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northwesterly line of an existing 8-foot Street Easement dedicated by said plat recorded in Volume 2003194, Page 95, D.R.D.C.T.;

**THENCE** North 75°22'34" East, along a southeasterly line of said Herbert Street and the northwesterly line of said 8-foot Street Easement, a distance of 34.92 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northeasterly line of said Lot 67A, and said point also being in the southwesterly line of Lot 66, Block 6822, West We Go Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 135, Map Records, Dallas County, Texas, (M.R.D.C.T.);

**THENCE** South 15°17'15" East, along the common line of said Lots 66 and 67A, the northeasterly line of said existing 8-foot Street Easement and also along a southwesterly right-of-way line of said Herbert Street, a distance of 8.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southeasterly corner of said Lot 67A and said existing 8-foot Street Easement, said point also being the southwesterly corner of said Lot 66, and said point also being the intersection of a southeasterly right-of-way line of said Herbert Street with the northwesterly right-of-way line of West Main Street (a 40-foot right-of-way) (Volume 1, Page 135, M.R.D.C.T.);

**THENCE** South 75°22'34" West, along the southeasterly line of said Lot 67A and the northwesterly right-of-way line of said West Main Street, a distance of 66.57 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 29°56'04" East, departing the southeasterly line of said Lot 67A and the northwesterly right-of-way line of said West Main Street, over and across said Lot 67A, a distance of 20.73 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

FIELD NOTES APPROVED:  
8/24/2022



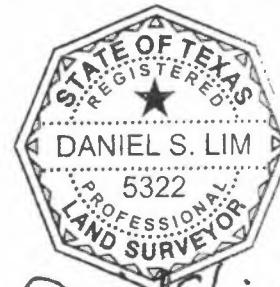
## EXHIBIT A

FIELD NOTES DESCRIBING A 2,421 SQUARE FOOT (0.056 ACRE)  
RIGHT-OF-WAY ACQUISITION  
LOT 67A, BLOCK 6822  
MIRZAIE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**THENCE** North 14°43'51" West, continuing over and across said Lot 67A, a distance of 104.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the northwesterly line of said Lot 67A for corner, said point also being in the southeasterly right-of-way line of said Union Pacific Railroad;

**THENCE** North 75°16'09" East, along the northwesterly line of said Lot 67A and the southeasterly right-of-way line of said Union Pacific Railroad, a distance of 17.00 feet to the **POINT OF BEGINNING**, containing 2,421 square feet or 0.056 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.

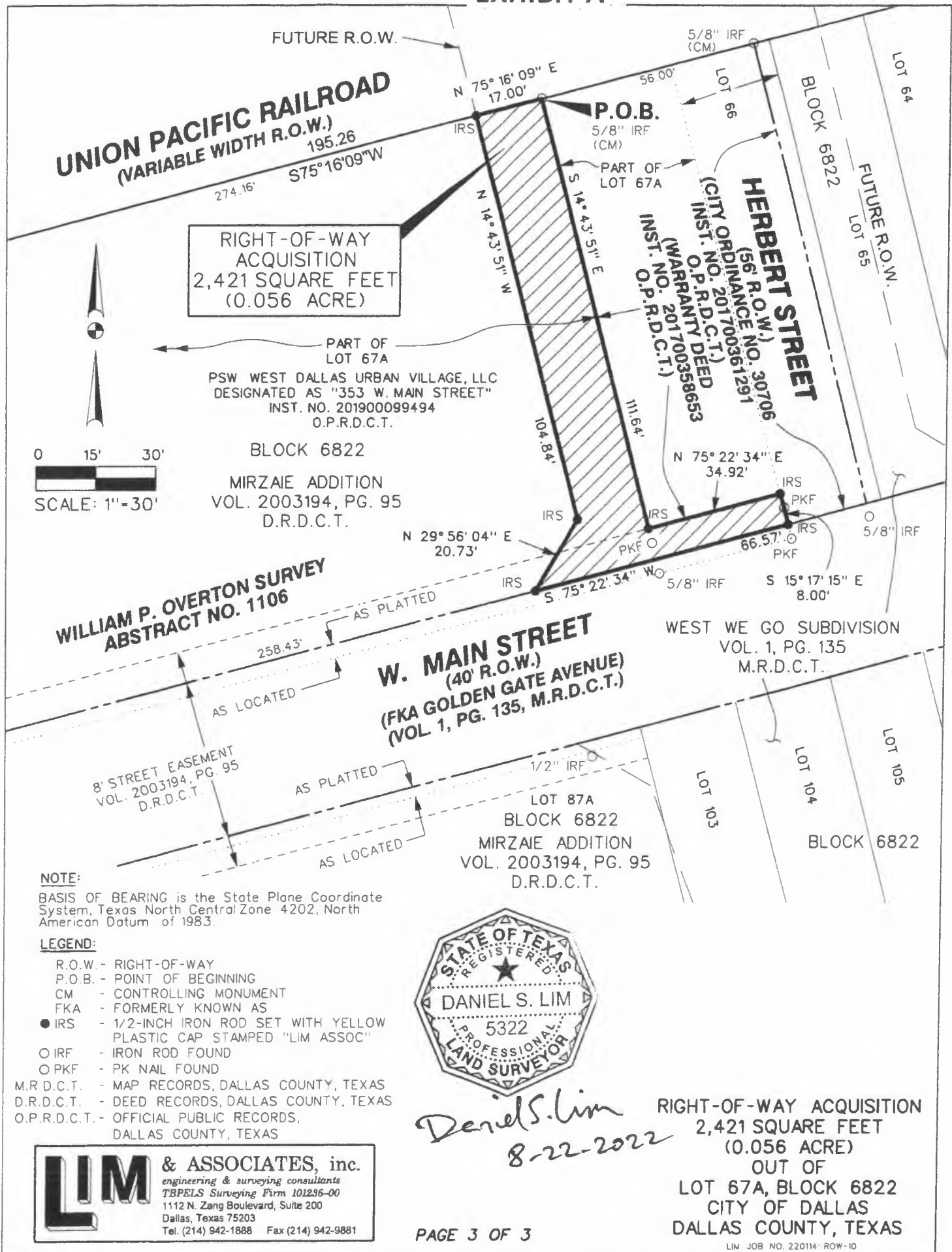


*Daniel S. Lim*

*8-22-2022*



## EXHIBIT A





## EXHIBIT A

**FIELD NOTES DESCRIBING A 13,584 SQUARE FOOT (0.312 ACRE)  
PUMP STATION SITE ACQUISITION  
LOT 67A, BLOCK 6822  
MIRZAIE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 13,584 square foot (0.312 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas, and being out of Lot 67A, Block 6822, Mirzaie Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2003194, Page 95, Deed Records, Dallas County, Texas, (D.R.D.C.T.), also being out of a tract of land, designated as "353 W. Main Street", conveyed to PSW West Dallas Urban Village, LLC, by Special Warranty Deed recorded in Instrument Number 201900099494, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

*Deed Book*  
FIELD NOTES APPROVED:  
5/24/2022



**COMMENCING** at a 5/8-inch iron rod found in the northwesterly line of said Lot 67A, said point also being the intersection of the southeasterly right-of-way line of Union Pacific Railroad (a variable width right-of-way) and the southwesterly right-of-way line of Herbert Street, (a 56-foot right-of-way) (City Ordinance Number 30706, Instrument Number 201700361291, O.P.R.D.C.T.) (Warranty Deed, Instrument Number 201700358653, O.P.R.D.C.T.);

**THENCE** South 75°16'09" West, along the northwesterly line of said Lot 67A and the southeasterly right-of-way line of said Union Pacific Railroad, a distance of 17.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 14°43'51" East, departing the northwesterly line of said Lot 67A and the southeasterly right-of-way line of said Union Pacific Railroad, over and across said Lot 67A, a distance of 104.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 29°56'04" West, continuing over and across said Lot 67A, a distance of 20.73 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the southeasterly line of said Lot 67A for corner, said point also being in the northwesterly right-of-way line of West Main Street (a 40-foot right-of-way) (Volume 1, Page 135, M.R.D.C.T.);

**THENCE** South 75°22'34" West, along the southeasterly line of said Lot 67A and the northwesterly right-of-way line of said West Main Street, a distance of 100.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 14°43'51" West, departing the southeasterly line of said Lot 67A and the northwesterly right-of-way line of said West Main Street, over and across said Lot 67A, a distance of 119.40 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the northwesterly line of said Lot 67A for corner, said point also being in the southeasterly right-of-way line of said Union Pacific Railroad;

EXHIBIT A

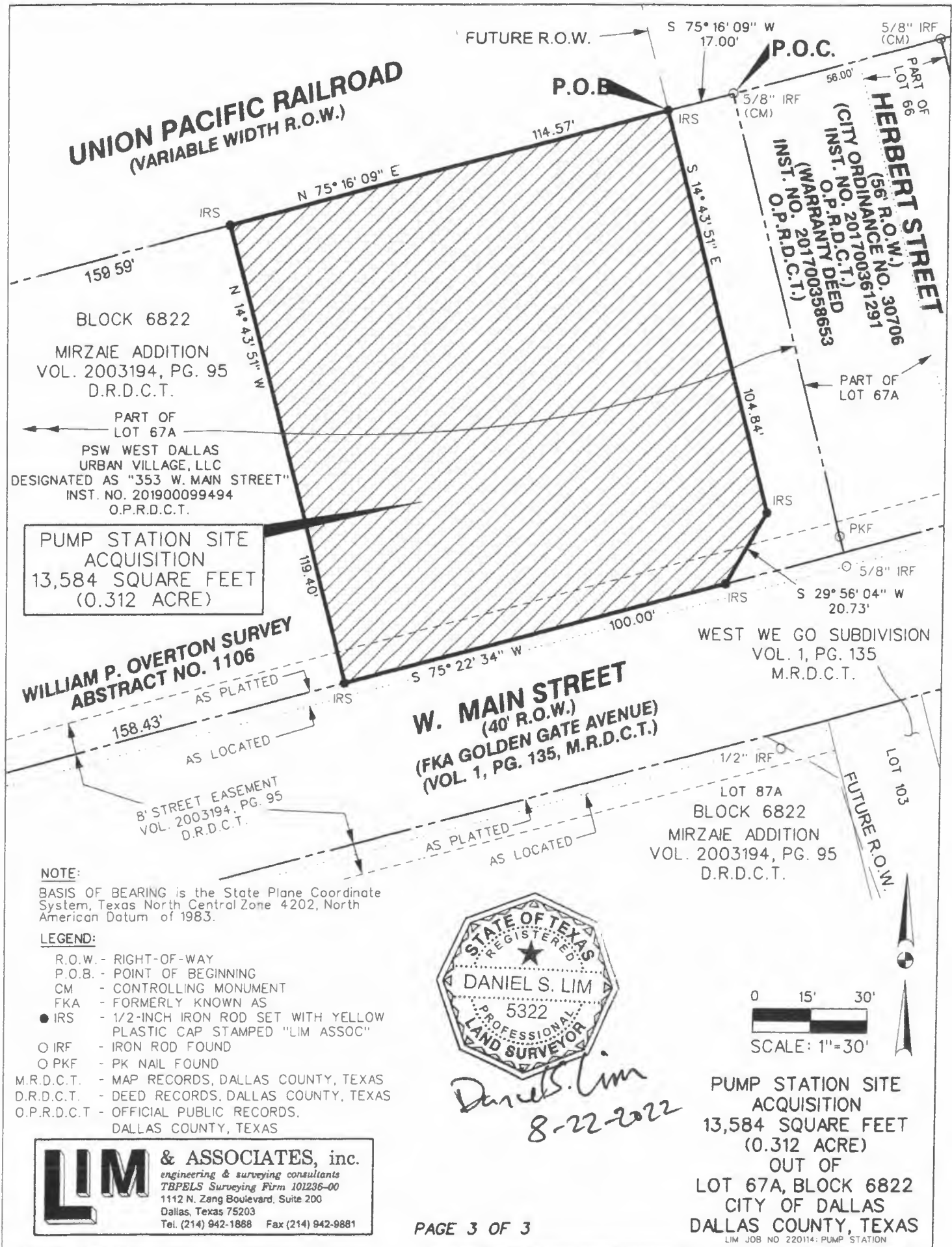
FIELD NOTES DESCRIBING A 13,584 SQUARE FOOT (0.312 ACRE)  
PUMP STATION SITE ACQUISITION  
LOT 67A, BLOCK 6822  
MIRZAIE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**THENCE** North 75°16'09" East, along the northwesterly line of said Lot 67A and the southeasterly right-of-way line of said Union Pacific Railroad, a distance of 114.57 feet to the **POINT OF BEGINNING**, containing 13,584 square feet or 0.312 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*Daniel S. Lim*  
*8-22-2022*



## EXHIBIT A

**FIELD NOTES DESCRIBING A 587 SQUARE FOOT (0.013 ACRE)  
RIGHT-OF-WAY ACQUISITION  
CITY BLOCK 6821  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 587 square foot (0.013 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas, lying in City Block 6821, City of Dallas, Dallas County, Texas, also being out of a tract of land conveyed to PSW West Dallas Urban Village, LLC, by Special Warranty Deed recorded in Instrument Number 201900345040, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3-inch aluminum monument found at the southeasterly corner of said PSW West Dallas tract, said point also being the southwesterly corner of a called 4.9882 acre tract of land conveyed to Texas Oaks Holdings Group, Inc., by Correction Deed without Warranty recorded in Instrument Number 20070304216, O.P.R.D.C.T., said point also being the northeasterly corner of Lot 3, Block A/6821, West Dallas Signature Point, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument Number 202100218415, O.P.R.D.C.T., and said point also being the northwesterly corner of Lot 2 of said Block A/6821;

**THENCE** South 76°17'39" West, along the common line of said PSW West Dallas tract and said Lot 3, a distance of 1.79 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 14°51'12" West, departing the southeasterly line of said PSW West Dallas tract and the northwesterly line of a said Lot 3, over and across said PSW West Dallas tract, a distance of 5.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being the beginning of a circular curve to the left having a radius of 435.00 feet and a chord that bears North 18°12'54" West, a distance of 51.01 feet;

**THENCE** Northerly, continuing over and across said PSW West Dallas tract, along said curve to the left, through a central angle of 06°43'23", an arc distance of 51.04 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 21°34'35" West, continuing over and across said PSW West Dallas tract, a distance of 44.36 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being in the northwesterly line of said PSW West Dallas tract and said point also being in the southeasterly line of Lot 103, Block 6822, West We Go Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 135, Map Records, Dallas County, Texas, (M.R.D.C.T.);

**THENCE** North 76°17'39" East, along the common line of said PSW West Dallas tract and said Lot 103, a distance of 12.21 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said PSW West Dallas tract, said point also being the northwesterly corner of said called 4.9882 acre Texas Oak Holdings tract;

Death Heat  
 FIELD NOTES APPROVED:  
 9/24/2022

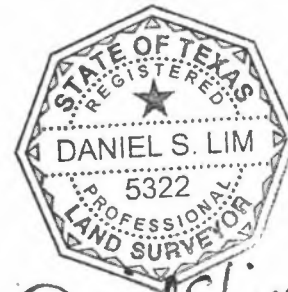


## EXHIBIT A

FIELD NOTES DESCRIBING A 587 SQUARE FOOT (0.013 ACRE)  
RIGHT-OF-WAY ACQUISITION  
CITY BLOCK 6821  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**THENCE** South 13°34'32" East, departing the southeasterly line of said Lot 103, along the common line of said PSW West Dallas and Texas Oak Holdings tracts, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 587 square feet or 0.013 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



*Daniel S. Lim*  
*8-22-2022*

# EXHIBIT A

# TRACT 4



LOT 87A  
BLOCK 6822  
MIRZAE ADDITION  
VOL. 2003194, PG. 95  
D.R.D.C.T.

LOT 103 LOT 104 LOT 105

BLOCK 6822  
WEST WE GO SUBDIVISION  
VOL. 1, PG. 135  
M.R.D.C.T.

LOT 106 LOT 107 LOT 108

BLOCK 6821

BLOCK 6821  
TEXAS OAK HOLDINGS  
GROUP, INC.  
CALLED 4.9882 ACRES  
INST. NO. 20070304216  
O.P.R.D.C.T.

PSW WEST DALLAS URBAN VILLAGE, LLC  
INST. NO. 201900345040  
O.P.R.D.C.T.

RIGHT-OF-WAY  
ACQUISITION  
587 SQUARE FEET  
(0.013 ACRE)

R=435.00'  
D=06° 43' 23" (LT)  
L=51.04'  
CH=51.01'  
CB=N 18° 12' 54" W

WILLIAM P. OVERTON SURVEY  
ABSTRACT NO. 1106

P.O.B.  
N 14° 51' 12" W 5.20'  
S 76° 17' 39" W 1.79'  
AL MON FND (CM)  
ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
INST. NO. 201800306951  
O.P.R.D.C.T.

LOT 3

BLOCK A/6821

LOT 2

WEST DALLAS SIGNATURE POINT  
INST. NO. 202100218415  
O.P.R.D.C.T.

## NOTE:

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- AL MON FND - 3-INCH ALUMINUM MONUMENT FOUND
- O IPF - IRON PIPE FOUND
- O IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



*Daniel S. Lim*  
8-22-2022

RIGHT-OF-WAY ACQUISITION  
587 SQUARE FEET  
(0.013 ACRE)  
OUT OF  
BLOCK 6821  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPELS Surveying Firm 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 Fax (214) 942-9881