

# 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.**

## SPECIAL WARRANTY DEED

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

That Pepperwood, Inc., a Georgia corporation, hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Cobb, State of Georgia, for and in consideration of the sum of SEVEN HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$735,000.00) 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, by, through or under Grantor, but not otherwise.

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

Pepperwood, Inc., a Georgia corporation

By: \_\_\_\_\_  
Trey Spivey,

# EXHIBIT B

\* \* \* \* \*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
by Trey Spivey, Executive Director of Real Estate of Pepperwood, Inc., a Georgia  
corporation, on behalf of said corporation.


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

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
Attn: Lisa Junge

Special Warranty Deed Log No. 51536

APPROVED AS TO FORM:  
CHRISTOPHER J. CASO, City Attorney

By:   
City Attorney MH

**Field Notes Describing  
A 46,804 Square Foot (1.0745 Acre) Tract of Land  
To Be Acquired  
From Pepperwood, Inc.**

**BEING** a 46,804 Square Foot, or 1.0745 Acre tract of land situated in the City of Dallas, Dallas County, Texas, and lying in the Dickerson Parker Survey, Abstract No. 1113, being a part of Block C (Block C/5782, City of Dallas Block numbers) of the Lake Line Park First Section addition, an addition to the City of Dallas recorded in Volume 4, Page 400 of the Map Records of Dallas County, Texas and also part of an Unplatted tract of land, all of which are described in Special Warranty Deed to Pepperwood, Inc., filed December 15, 2005 and recorded in Instrument number 200503628527 of the Official Public Records (OPRDCT) of Dallas County, Texas, and being more particularly described as follows:

**NOTE:** All coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). Distances and Area are surface values, calculated with the TXDOT scale factor of 1.000136506.

**BEGINNING** at a 5/8-inch iron rod with yellow cap found (controlling monument, N=6997844.51, E=2468243.59) on the Southeast line of Bachman Boulevard (100-foot Right-of-Way), from which a 1/2" iron rod found (controlling monument) at the intersection of said Bachman Boulevard and the Northeast line of Bachman Drive (a 60-foot Right-of-Way by Volume 4, Page 400), said point also being the corner of Block C/5782 of the said Lake Line Park First Section Addition bears South 64°49'12" West, a distance of 19.06 feet;

**THENCE** along a curve to the right with a Radius of 196.25 feet and a Central Angle of 11°35'44" with a Chord which bears N 71°03'36" East, a length of 221.48 feet, same being the said Southeast line of Bachman Boulevard and the Northeast line of said Block and subdivision for a distance of 221.86 feet to a 100D nail found (controlling monument, N=6997916.40, E=2468453.02), lying on the common line of said Southeast ROW line and the Northwest line of an Unplatted land, being the common Northwest corner of a tract owned by Purring International, Inc. recorded in Instrument number 201000140483 of said Official Public Records;

**THENCE** South 23°38'42" East, departing said Southeast line of Bachman Boulevard, over and across a portion of said Unplatted land and following the common line of said Pepperwood and Purring tracts, a distance of 147.10 feet to a 5/8-inch iron rod found with spinner (controlling monument, N=6997781.66, E=2468512.01), same being a common corner with said Purring tract;

**THENCE** South 65°00'33" West, continuing over and across a portion of said Unplatted tract and following the said common line to a distance of 18.00 feet, to an unmonumented corner;

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**THENCE** South 24°33'56" East, continuing with said common line and over and across a portion of said Unplatted land a distance of 102.52 feet to an unmonumented corner, *from which* a 3/4-inch iron rod found bears North 24°33'56" West, a distance of 1.37 feet, lying on the North line of Subdivision of Part of Block B & C of Lake Line Park Addition, Lot 12C of Block B/5784, an addition to the City of Dallas, recorded in Volume 14, Page 413 of said Map Records;

**THENCE** South 88°55'58" West, with said North line to a distance of 42.12 feet to a 1/2-inch iron rod found (controlling monument, N=6997680.05, E=2468496.20), being the Northwest corner of said Subdivision of Lake Line Park Addition, and lying on the East line of said Block C/5782;

**THENCE** South 10°34'25" East, with a common line of Subdivision of Lake Line Park and Lake Line Park First Section additions, a distance of 13.77 feet to a 1/2-inch iron rod found (controlling monument, N=6997666.51, E=2468498.73), lying at a common corner of above said additions;

**THENCE** South 41°46'09" West, with the Northwest line of said Subdivision of Lake Line Park to a distance of 65.74 feet to a 1/2-inch iron rod found (controlling monument, N=69976.17.41, E=2468454.87) at the West corner of said Subdivision, lying on the said Northeast line of Bachman Drive;

**THENCE** North 46°14'21" West, with said Northeast line, same being the Southwest line of said Lake Line Park First Section addition, *pass at* 1.53 feet a 1" iron rod with square nut found, and continuing for a total distance of 297.64 feet to a 5/8-inch rod with yellow cap (controlling monument, N=6997823.19, E=2468240.07), found at a point of curvature of a curve to the right;

**THENCE** Northerly, along said curve, having a Radius of 13.00 feet, a Central Angle of 111°30'53", an Arc length of 25.03 feet and a Chord, which bears North 09°31'06" East to the **POINT OF BEGINNING**, containing 46,804 Square Feet, or 1.0745 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

*Jenna E.  
Rosato  
7/24/19*

