

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
KAUFMAN §

That David Ceella and Lauri Ceella a married couple (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 FIFTY THREE THOUSAND NINE HUNDRED FORTY SIX AND 00/100 DOLLARS (\$53,946.00) 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: This conveyance is made and accepted subject to the reservations provided in Exhibit B which is attached hereto and incorporated herein for all purposes.

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 _____, _____.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By: _____

Assistant City Attorney

David Ceella

Lauri Celella

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by David Celella.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by Lauri Celella.

Notary Public, State of TEXAS

* * * * *

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: Christian Roman

Warranty Deed Log No. 41745

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 321

BEING a 2.619 acre tract of land in the E. Turner Survey, Abstract No. 529, in Kaufman County, Texas, and being part of a called 5.54 acre tract of land described as "Tract 2" in Warranty Deed with Vendor's Lien to David Celella and wife, Lauri Celella, dated March 28, 2003, as recorded in Volume 2175, Page 465, of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the northwest corner of said "Tract 2", and in the northeast of a called 120.08 acre tract of land described in Warranty Deed with Vendor's Lien to Early Douglas Lane, Jr., dated May 11, 1953, as recorded in Volume 369, Page 397, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), also being in the southeast line of a City of Dallas Water Line Right-of-Way (130' Right-of-Way at this point) as recorded in Volume 428, Page 34, D.R.K.C.T.;

THENCE North 77 degrees 23 minutes 59 seconds East, with the northwest line of said "Tract 2" and the southeast line of said City of Dallas Water Line Right-of-Way, a distance of 1,017.60 feet to a 1/2-inch iron rod with cap set at the northeast corner of said "Tract 2" and in the northwest line of a called 44.746 acre tract of land described in Warranty Deed with Vendor's Lien to Joan Marie Layden, a single person, dated October 30, 2000, as recorded in Volume 1594, Page 77, D.R.K.C.T., being in Kaufman County Road No. 321 (variable width Right-of-Way by "use & occupation");

THENCE South 43 degrees 16 minutes 05 seconds West, departing the southeast line of said City of Dallas Water Line Right-of-Way, and with the southeast line of said "Tract 2" and the northwest line of said Layden tract, passing at a distance of 97.85 feet, the north corner of a called 36.45 acre tract of land described as "Tract II" in Warranty Deed to Richard Stewart and wife, Mary Stewart, dated August 8, 2002, as recorded in Volume 2044, Page 142, D.R.K.C.T., continuing with the southeast line of said "Tract 2", a total distance of 231.69 feet to a 1/2-inch iron rod with cap set;

THENCE South 77 degrees 23 minutes 59 seconds West, departing the southeast line of said "Tract 2" and the northwest line of said "Tract II", a distance of 737.70 feet to a 1/2-inch iron rod with cap set in the southwest line of said "Tract 2" and the northeast line of said Lane tract;

THENCE North 46 degrees 43 minutes 55 seconds West, with the southwest line of said "Tract 2" and the northeast line of said Lane tract, a distance of 157.05 feet, to the POINT OF BEGINNING and containing 114,094 square feet or 2.619 acres of land, more or less.

FIELD NOTES APPROVED:

DLG 12/24/13

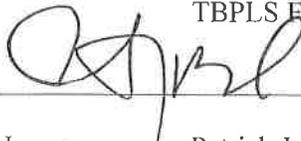


FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 321

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

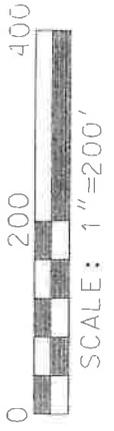
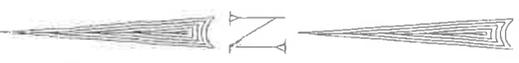
Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 12.14.13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



**E. TURNER SURVEY
ABSTRACT NO. 529**



CITY OF DALLAS
WATER LINE
RIGHT-OF-WAY
(VOL. 428, PG. 34)
D.R.K.C.T.
(130' WIDTH
RIGHT-OF-WAY)

CITY OF DALLAS
WATER LINE
RIGHT-OF-WAY
(VOL. 431, PG. 98)
D.R.K.C.T.
(130' WIDTH
RIGHT-OF-WAY)

OWNER:
DAVID CELELLA AND WIFE,
LAURI CELELLA
"TRACT 1"
(VOL. 2175, PG. 465)
O.P.R.K.C.T.

CITY OF DALLAS
WATER LINE
RIGHT-OF-WAY
(VOL. 473, PG. 242)
D.R.K.C.T.
(130' WIDTH
RIGHT-OF-WAY)

FOUND CONCRETE
MONUMENT W/BRASS
DISK STAMPED
"CITY OF DALLAS"
(C.M.)

OWNER:
JOAN MARIE LAYDEN,
A SINGLE PERSON
(VOL. 1594, PG. 77)
D.R.K.C.T.

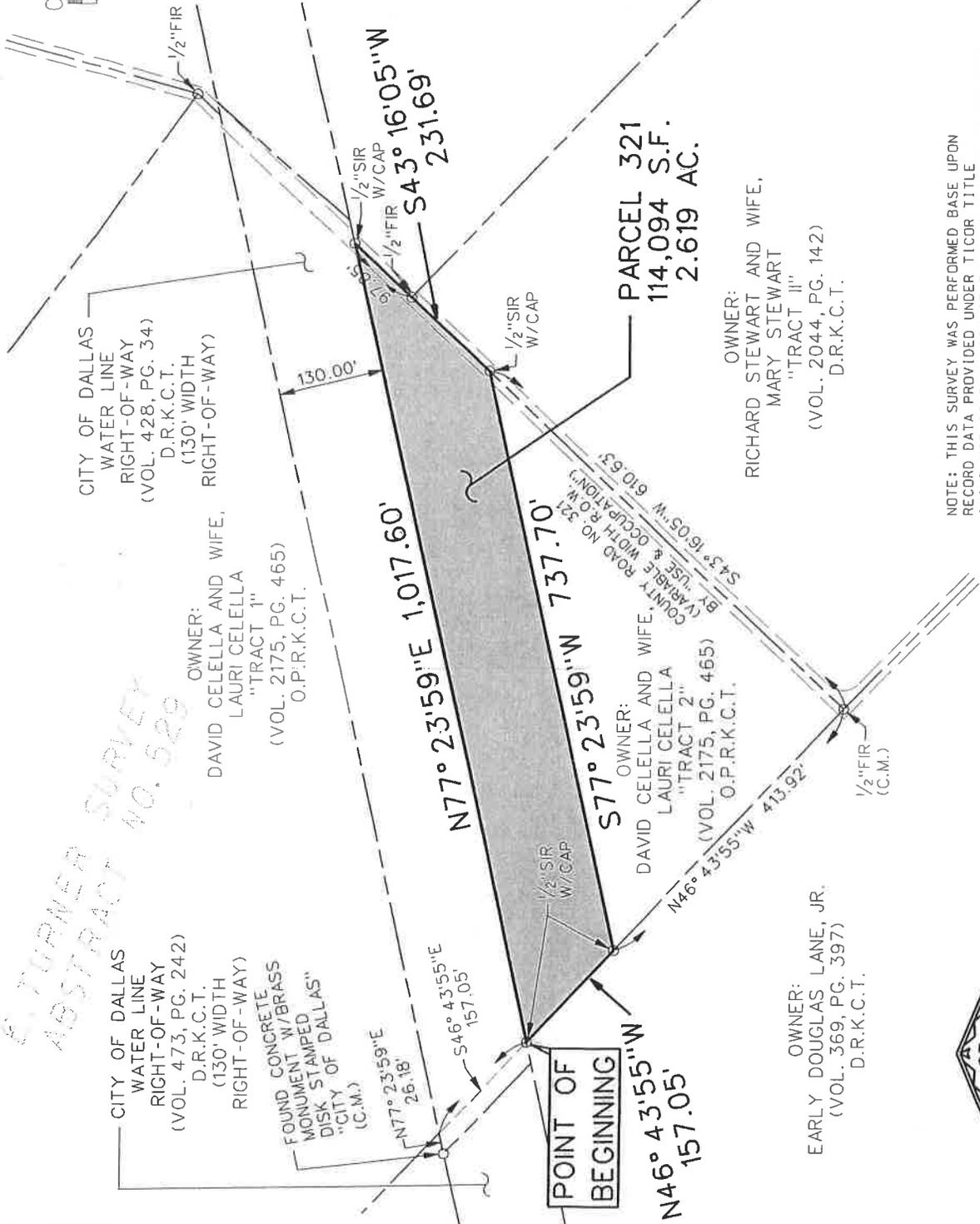
PARCEL 321
114,094 S.F.
2.619 AC.

OWNER:
RICHARD STEWART AND WIFE,
MARY STEWART
"TRACT II"
(VOL. 2044, PG. 142)
D.R.K.C.T.

OWNER:
DAVID CELELLA AND WIFE,
LAURI CELELLA
"TRACT 2"
(VOL. 2175, PG. 465)
O.P.R.K.C.T.

OWNER:
EARLY DOUGLAS LANE, JR.
(VOL. 369, PG. 397)
D.R.K.C.T.

POINT OF
BEGINNING



NOTE: THIS SURVEY WAS PERFORMED BASE UPON
RECORD DATA PROVIDED UNDER TICOR TITLE
INSURANCE COMPANY COMMITMENT G.F.F. NUMBER 21498-KF06,
WITH AN EFFECTIVE DATE OF DECEMBER 4, 2006

LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
○ FIR	FOUND IRON ROD
○ FIP	FOUND IRON PIPE
○ 1/2" SIR	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
○ W/CAP	RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
○ SX	SET "X" CUT IN CONCRETE
○ FPK	FOUND PK. NAIL
○ SPK	SET PK. NAIL

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
E. TURNER SURVEY, ABSTRACT NO. 529
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-4774



EXHIBIT B

EASEMENT -- GRAZING AND AGRICULTURAL USE

Grantor, for Grantor and Grantor's heirs, successors and assigns ("the holder of the easement") does hereby reserve an easement over, on and across the property described in Exhibit "A" for agricultural and/or grazing purposes in connection with Grantor's use of Grantor's adjoining or abutting property and in a manner as not to endanger or interfere with the safe, efficient and/or convenient use of and activity on the property described in Exhibit "A" by City.

In no event may the holder of the easement construct or install, or cause to be constructed or installed, in the easement any permanent improvements, roads, pavement, utilities, structures, buildings, cattle tanks and/or stock ponds. Any activity by the holder of the easement involving excavation, contouring, and/or grading beyond normal agricultural tillage and installation of fence posts is strictly prohibited. Any activity by the holder of the easement causing or likely to cause excessive erosion, as determined by City, is strictly prohibited. In no event and under no circumstances may the holder of the easement operate within the easement any vehicles, equipment or machinery exceeding 15,000 lbs in weight. The holder of the easement shall not grow any trees, shrubs, vines or other excessive undergrowth that would prevent or unreasonably impair aerial inspection of the property by City.

The holder of this easement may fence the boundaries of the easement (but no cross fencing) to control livestock and wildlife; provided, however, adequate gates, cattle guards and other means of access are provided and maintained by the holder of the easement to facilitate City's full and unlimited access to, from and across the easement at all times for any and all purposes.

This easement is nonexclusive, and City reserves for City and City's successors and assigns the right to convey to others easements that do not unreasonably impair or obstruct this easement. Notwithstanding any provision of this easement reservation to the contrary, City and City's successors and assigns shall in all respects and at all times have the superior and paramount right of use, access and control of the property described in Exhibit "A" and covered by this easement, without any liability for damages to planted, growing or mature crops and/or to the turf that may be growing thereon. City and City's successors and assigns will repair any boundary fences it may cut or damage by its activities and will endeavor to exercise due care to avoid damage to or the escape of livestock that may be pastured in the easement.

The holder of the easement agrees to indemnify, defend and hold City and City's successors in interest harmless from any loss, attorney's fees, court and other costs, expenses or claims attributable to any breach or default of any provision of this easement by the holder and/or any negligent act or omission by the holder with regard to this easement. In the event the holder of the easement shall place any unpermitted structure, improvement, use or material within the easement and fails to remove same immediately upon receipt of notice from City, City shall have the right, but not the obligation, to remove such structure, improvement, use and/or material, and the holder of the easement shall reimburse City for any and all costs connected with such action immediately upon demand.

This easement shall terminate if and when the holder of the easement no longer owns or uses adjoining or abutting property for agricultural and/or grazing purposes.

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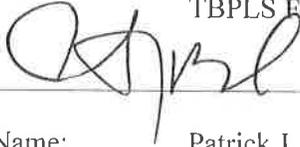


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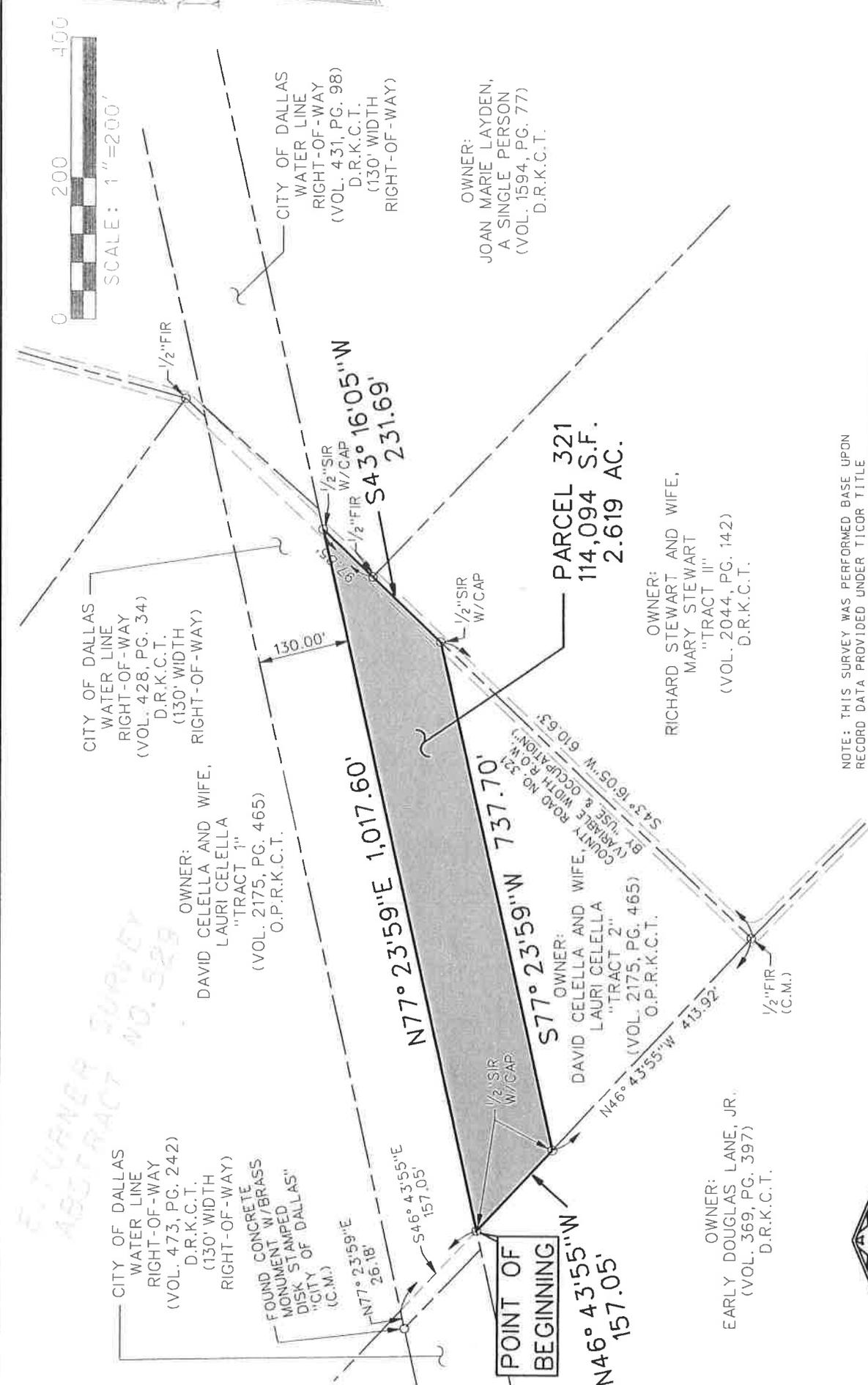
Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 12-14-13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



EXHIBIT OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
E. TURNER SURVEY, ABSTRACT NO. 529
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY



NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TIGOR TITLE INSURANCE COMPANY COMMITMENT G.F. NUMBER 21498-KF06, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2006

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORRS ARP, DALLAS CORRS ARP, KAUFMAN CORRS ARP, TYLER CORRS ARP, AND PARIS CORRS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIR	FOUND IRON ROD
O FIP	FOUND IRON PIPE
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O W/CAP	W/CAP
O SX	SET "X" CUT IN CONCRETE
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O SPK	SET PK. NAIL



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WATER LINE
RIGHT-OF-WAY
(VOL. 428, PG. 34)
D.R.K.C.T.
(130' WIDTH
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(VOL. 1594, PG. 77)
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PARCEL 321
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MARY STEWART
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BEGINNING**