

EXHIBIT B

NOTICE OF CONFIDENTIALITY OF 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 COLLIN §

That Coit Hildebrand, LP, a Texas limited partnership, formerly known as The Hildebrand Partnership (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Collin, State of Texas, for and in consideration of the sum of THIRTEEN MILLION SIX HUNDRED AND NO/100 DOLLARS (\$13,600,000.00) 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, the following (all said property and interests being collectively referred to herein as the "Property"):

- (a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;
- (b) all rights, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;
- (c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators, if any;
- (d) all rights, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and
- (e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, 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, and subject to the Permitted Encumbrances.

SIGNATURES APPEAR ON FOLLOWING PAGE

EXHIBIT B

EXECUTED this _____ day of _____, 2024.

Coit Hildebrand, LP, formerly known as The Hildebrand Partnership,
a Texas limited partnership

By: _____
F. Wilber Hildebrand, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____
by F. Wilber Hildebrand, Manager of Coit Hildebrand, LP, a Texas limited partnership, formerly
known as The Hildebrand Partnership, on behalf of said limited partnership.

Notary Public, State of TEXAS

After recording return to:
City of Dallas, Department of Facilities and Real Estate Management
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
Attn: Mark Proctor – Real Estate Manager

Log No. 54021 / Block A/8726

EXHIBIT A (TRACT ONE)

Field Notes Describing Land To Be Acquired in Block A/8726 From The Hildebrand Partnership

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 7, Block A/8726 of the Putt-Putt Raceway Addition, an addition to the City of Dallas Recorded in Cabinet H, Slide 431 of the Deed Records of Collin County, Texas, and being part of the property conveyed to The Hildebrand Partnership by deed recorded in Volume 4330, Page 282 of the Deed Records of Collin County, Texas and containing 129,703 Square Feet, or 2.978 Acres of land according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

10/20/2023
Date:

EXHIBIT A (TRACT TWO)

Field Notes Describing Land To Be Acquired in Block A/8726 From The Hildebrand Partnership

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 6 (platted as Lot 5, changed to Lot 6 by Certificate of Correction of Error recorded in Volume 3378, Page 32 of the Deed Records of Collin County, Texas), Block A/8726 of the Chatham Court No. 2 Addition, an addition to the City of Dallas Recorded in Cabinet G, Slide 443 of the Deed Records of Collin County, Texas, and being part of the property conveyed to The Hildebrand Partnership by deed recorded in Volume 4330, Page 282 of the Deed Records of Collin County, Texas and containing 175,564 Square Feet, or 4.030 Acres of land according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

10/20/2023
Date:

EXHIBIT A (TRACT THREE)

Field Notes Describing Land To Be Acquired in Block A/8726 From The Hildebrand Partnership

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 4, Block A/8726 of the Chatham Court No. 2 Addition, an addition to the City of Dallas Recorded in Cabinet G, Slide 443 of the Deed Records of Collin County, Texas, and being part of the property conveyed to The Hildebrand Partnership by deed recorded in Volume 4330, Page 282 of the Deed Records of Collin County, Texas and containing 281,907 Square Feet, or 6.472 Acres of land according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor
City of Dallas

10/20/2023
Date: