

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.

GENERAL WARRANTY DEED

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

That The Arthur Clay Development Group, 2222 Sylvan Ave Project 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 FIVE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$5,100,000.00) 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 right, 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 and escalators, if any;

(d) all right, 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.

Exhibit B

EXECUTED this _____ day of _____, _____.

**The Arthur Clay Development Group, 2222 Sylvan Ave Project, LLC,
a Texas limited liability company**

Clayton Frenzel, its sole member

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by
Clayton Frenzel, sole member of The Arthur Clay Development Group, 2222 Sylvan Ave
Project 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 Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
Attn: Lisa Junge

Warranty Deed Log No. 54705

**Field Notes Describing a
36,685 Sq. Ft. (0.842 Ac.)
Tract of Land to be Acquired
In Block 2/3999**

Being a 36,685 Square Foot (0.842 Acre) tract of land lying in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being a portion of Block 2, (2/3999 Official City of Dallas Block Numbers) of W.R. Fisher's Homestead Subdivision, and addition to the City of Dallas recorded in Volume 90, Page 186 of the Map Records of Dallas County, Texas and being all of the property conveyed to the Arthur Clay Development Group 2222 Sylvan Ave. Project, LLC by deed recorded in Instrument Number 202300229598 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a ½-inch diameter iron rod (Record Monument) found at the intersection of the South Right-of-Way line of West Commerce Street (a 60-foot-wide public street) with the West Right-of-Way line of Evanston Street (a 40-foot-wide public street) being also the Northeast corner of said Block 2/3999 and the Northeast corner of the herein described tract of land (N=6968183.13; E=2480069.69):

THENCE South 00°32'56" East with the West line of Evanston Street, being also the East line of said Block 2/3999 a distance of 245.41 feet to an "X" cut in concrete (Record Monument) found at the intersection of the said West line of Evanston Street with the North Right-of-Way line of Pollard Street (a 60-foot-wide public street) being also the Southeast corner of said Block 2/3999 and the Southeast corner of the herein described tract of land (N=6967937.77; E=2480072.04):

THENCE South 89°58'41" West with the said North line of Pollard Street, being also the South line of said Block 2/3999 a distance of 149.49 feet to an "X" cut in concrete (Record Monument) found at the intersection with the West line of a tract of land conveyed to the Dallas County Road District No. 1 by deed recorded in Volume 3796, Page 531 of the Deed Records of Dallas County, Texas, said line being now the East Right-of-Way line of Sylvan Avenue (a 90-foot-wide public street) and the Southwest corner of the herein described tract of land (N=6967937.71; E=2479922.57):

**Field Notes Describing a
36,685 Sq. Ft. (0.842 Ac.)
Tract of Land to be Acquired
In Block 2/3999**

THENCE North 00°32'56" West with the East line of said conveyance and the now East line of Sylvan Street, *PASS AT* 145.41 feet the Southeast corner of a tract of land conveyed to the Dallas County Road District No. 1 by deed recorded in Volume 4452, Page 399, and continuing for a total distance of 245.41 feet to a Mag Nail with washer stamped "CITY OF DALLAS" set at the intersection of the above said South line of West Commerce Street with the now East line of Sylvan Street, being also the Northwest corner of the herein described tract of land:

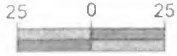
THENCE North 89°58'41" East with the said South line of West Commerce Street a distance of 149.49 feet to the **POINT OF BEGINNING**, containing 36,685 Square Feet, or 0.842 Acres of land:

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

*Scott Holt
1/23/2026*



**WILLIAM COOMBS SURVEY
ABSTRACT NO. 290**



Mag Nail Set
w/COD Washer

1/2" I.R. Found
N=6968183.13
E=2480069.69
**RECORD
MONUMENT
& POINT OF
BEGINNING**

W. COMMERCE ST.

(60-Foot Right-of-Way)

149.49', N 89°58'41" E

SYLVAN AVENUE
(90-Foot Right-of-Way)

100.00'
Dallas County
Vol. 4452, Pg. 399

145.41'
Dallas County
Vol. 3796, Pg. 531

245.41', N 00°32'56" W

**BLOCK
2/3999**

**36,685 Sq. Ft.
(0.842 Acres)
To Be Acquired**

Arthur Clay Development Group
2222 Sylvan Ave. Project LLC
Int. No. 202300229598

245.41', S 00°32'56" E

EVANSTON STREET (40-Foot Right-of-Way)

**W.R. FISHER'S
HOMESTEAD
SUBDIVISION**
Vol. 90, Pg. 186

"X" Cut Found
N=6967937.71
E=2479922.57
**RECORD
MONUMENT**

149.49', S 89°58'41" W

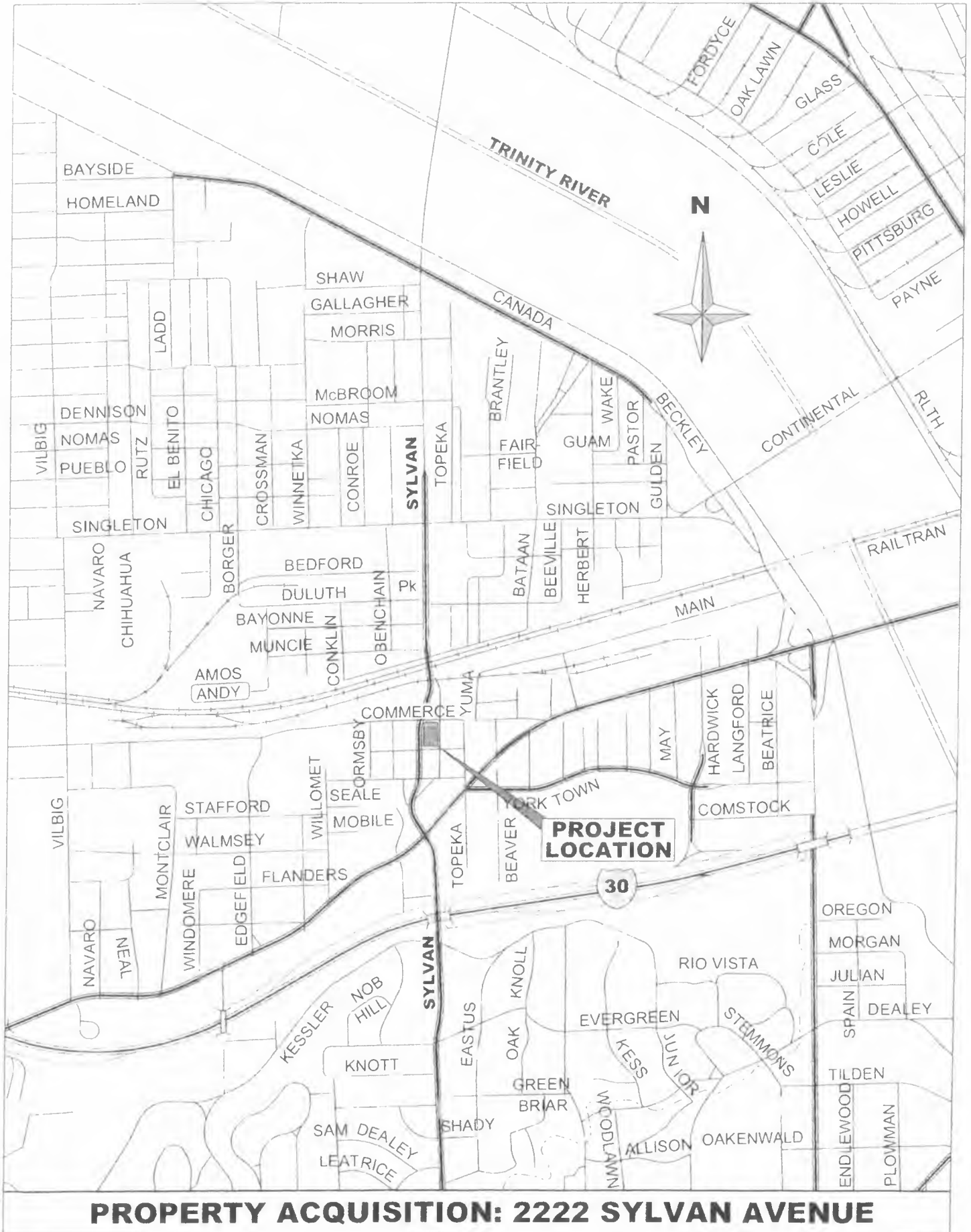
POLLARD ST.

(60-Foot Right-of-Way)

"X" Cut Found
N=6967937.77
E=2480072.04
**RECORD
MONUMENT**

 <p>2222 SYLVAN AVENUE Replacement Fire Station #46</p>			
OPER NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\2222 Sylvan\2222 Sylvan.dgn	As Noted	1-16-26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO
Prunty	Holt	Block 2/3999	041D-124

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.
All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.



PROPERTY ACQUISITION: 2222 SYLVAN AVENUE