

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 John F. Skelton, III, a married man, not joined herein by spouse, as the property hereby conveyed constitutes no part of their business or residence homestead and is in his sole management and control (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 THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) 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 _____, 2024.

John F. Skelton, III

* * * * *

EXHIBIT B

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by John F. Skelton, III.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Public Works
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor, Real Estate Manager

Special Warranty Deed Log No. 50101 / Block 1/8758 Collin County

Exhibit A

Field Notes Describing a 9,618 Square Foot (0.2208 Acre)
Common Green Area In Block 1/8758 Highlands of McKamy Phase IV Addition
Owned by John F. Skelton, III
Situated In the Collin County SchoolLand Survey, Abstract No. 169
City of Dallas, Collin County, Texas

BEING a 9,618 square foot (0.2208 acre) tract of land situated in the Collin County SchoolLand Survey, Abstract Number 169, City of Dallas, Collin County, Texas, and being all of Common Green Area, Official City Block Number 1/8758, Highlands of McKamy Phase IV Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume B, Page 169, Map Records, Collin County, Texas and being all of the property conveyed to John F. Skelton, III described as Tract B according to the deed recorded in Volume 3213, Page 588, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap marked 'CRIADO' set at the most westerly corner of said Common Green Area in the northeast right-of-way line of Meandering Way (60' Right-of-Way) at the most southerly corner of the Floodway Management Area & Sewer Easement as shown on said Highlands of McKamy Addition, from which a 3/8 inch iron rod found at the most westerly corner of said Floodway Management Area & Sewer Easement at the south corner of Lot 11, Block 3/8758 bears North 50°23'49" West, a distance of 159.59 feet;

THENCE North 39°36'11" East, departing said Meandering Way and along the common line between said Common Green Area and said Floodway Management Area & Sewer Easement, a distance of 100.99 feet to a 5/8 inch iron rod with cap marked 'CRIADO' set in the west line of a 100 foot Dallas Power & Light Company Easement as shown on said Highlands of McKamy Addition;

THENCE South 19°50'20" East, with the common line between said Common Green Area and said Dallas Power & Light Company Easement, a distance of 304.71 feet to a mag nail with washer stamped 'CRIADO' set in the northeast right-of-way line of said Meandering Way;

THENCE with the common line between said Common Green Area and said Meandering Way and a non-tangent curve to the left having a central angle of 30°33'29", a radius of 388.29 feet, an arc length of 207.09 feet and a chord which bears North 35°07'05" West, a distance of 204.64 feet to a 3/8 inch iron rod found;

THENCE North 50°23'49" West, continuing with said common line, a distance of 64.98 feet to the POINT OF BEGINNING and containing 9,618 square feet, or 0.2208 acres of land, more or less.

BASIS OF BEARING: Bearings are based on the State Plane Coordinate System, NAD 83 (2011) Epoch 2010.00, Texas North Central Zone 4202.

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to the State of Texas that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under their direction; (c) monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefitting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) recorded easements listed in Title Commitment GF No. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT (g) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (2006) for a Category IA, Condition II, Suburban Survey.



FIELD NOTES APPROVED:

DER 12-9-15



Candy Hone, RPLS
CANDY HONE, R.P.L.S. No. 5867

4/22/2015
DATE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202.

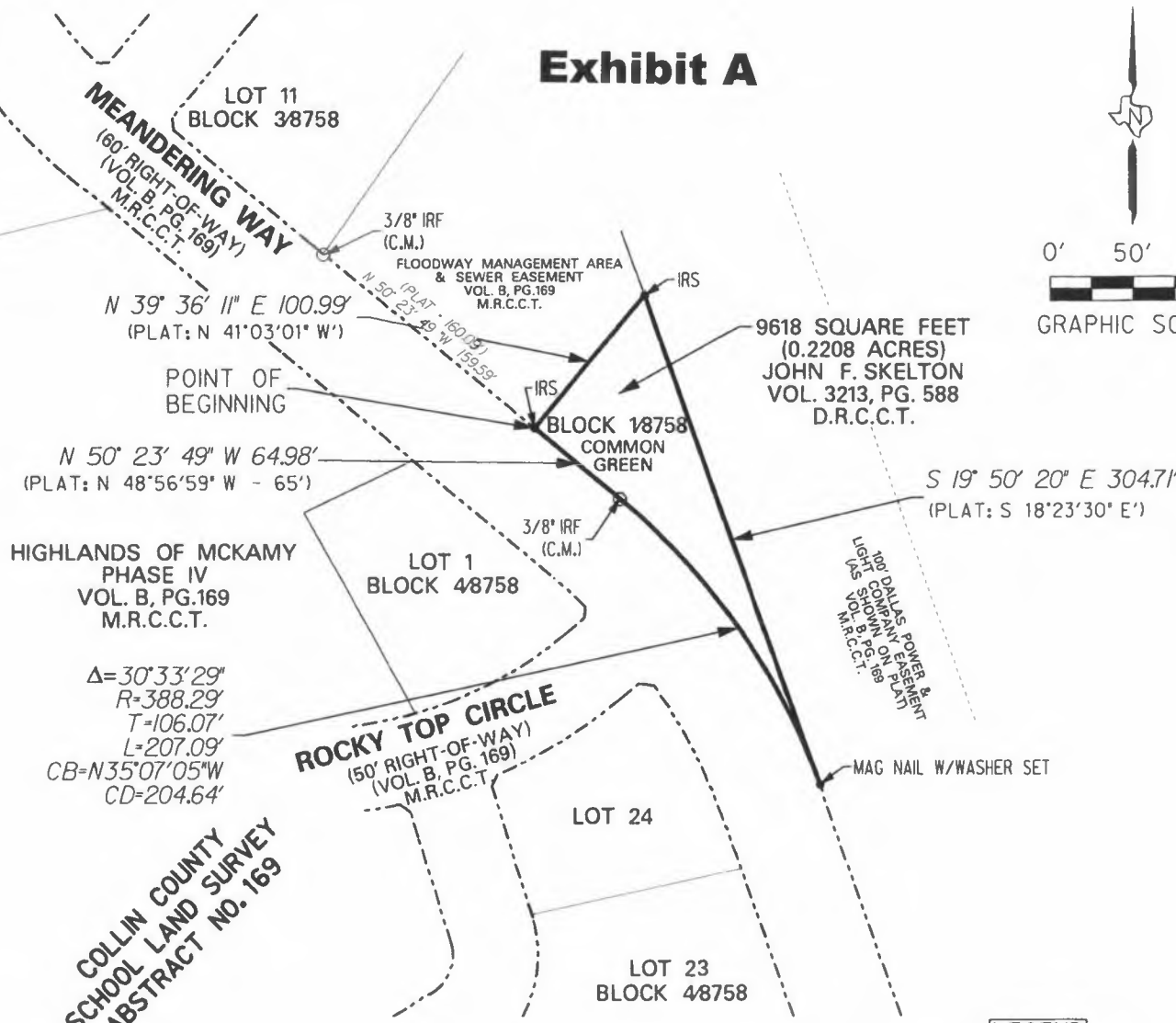
Exhibit A



0' 50' 100'



GRAPHIC SCALE



LEGEND

EXISTING RIGHT OF WAY LINE	———
SUBJECT TRACT	———
PROPERTY LINE	———
EASEMENT LINE	-----
FOUND IRON ROD (UNLESS NOTED OTHERWISE)	○ IRF
5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 'CRIADO'	• IRS
CONTROLLING MONUMENT	(C.M.)
DEED RECORDS COLLIN COUNTY TEXAS	D.R.D.C.T.
MAP RECORDS COLLIN COUNTY TEXAS	M.R.C.C.T.

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