

Exhibit B

FIELD NOTES DESCRIBING A 42,232 SQUARE FEET, OR 0.9695 ACRE PROPOSED ACCESS EASEMENT TO BE ACQUIRED IN CITY OF DALLAS BLOCK 5800 FROM THE CITY OF DALLAS

BEING a 0.9695 acre tract of land situated in the Thomas Lagows League Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, and being part of a called 6.2424 acre tract of land described as in Warranty Deed to the City of Dallas, recorded in Volume 1959, Page 265 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being part of a called 24,409 square feet tract of land described in Warranty Deed to the City of Dallas, recorded in Volume 84147, Page 4005, D.R.D.C.T., and being part of Lots 17 and 18 of the Silas Land Partition, recorded in Volume 250, Page 234, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at the southerly southwest corner of a called 279.808 acre tract of land described in Special Warranty Deed to ONCOR ELECTRIC DELIVERY COMPANY LLC, recorded in Instrument Number 201000003665 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said corner being on the east line of said 6.2424 acre tract and being on the north right-of-way line of State Highway Number 352, (also known as Scyene Road, a variable width right-of-way);

THENCE North 55 degrees 59 minutes 18 seconds West, with the northeast line of said 6.2424 acre tract and the southwest line of said ONCOR tract, a distance of 36.79 feet to the **POINT OF BEGINNING** (not monumented);

THENCE North 89 degrees 07 minutes 37 seconds West, departing said northeast and southwest lines, and over and across said 6.2424 acre tract and said 24,409 square feet tract, a distance of 301.98 feet to the southeast corner (not monumented) of a called 7.82 acre tract of land described in Warranty Deed with Vendor's Lien to HFLP, LTD., recorded in Volume 2004006, Page 4261, O.D.R.D.C.T., said corner being on the west line of said 24,409 square feet tract;

THENCE North 55 degrees 59 minutes 17 seconds West, with the common northeast line of said 7.82 acre tract and the west line of said 24,409 square feet tract, a distance of 71.46 feet to a point for corner (not monumented), on the north right-of-way line of said State Highway Number 352;

THENCE North 01 degree 03 minutes 07 seconds West, departing said common line, and over and across said 24,409 square feet tract and said 6.2424 acre tract, a distance of 201.69 feet to a point for corner (not monumented) on the common northeast line of said 6.2424 acre tract and the southwest line of said ONCOR tract;

THENCE South 55 degrees 59 minutes 18 seconds East, with the common northeast line of said 6.2424 acre tract and the southwest line of said ONCOR tract, a distance of 440.19 feet to the **POINT OF BEGINNING AND CONTAINING** 42,232 square feet, or 0.9695 acres of land, more or less.

**FIELD NOTES DESCRIBING A 42,232 SQUARE FEET, OR 0.9695 ACRE
PROPOSED ACCESS EASEMENT
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 5800
FROM THE CITY OF DALLAS**

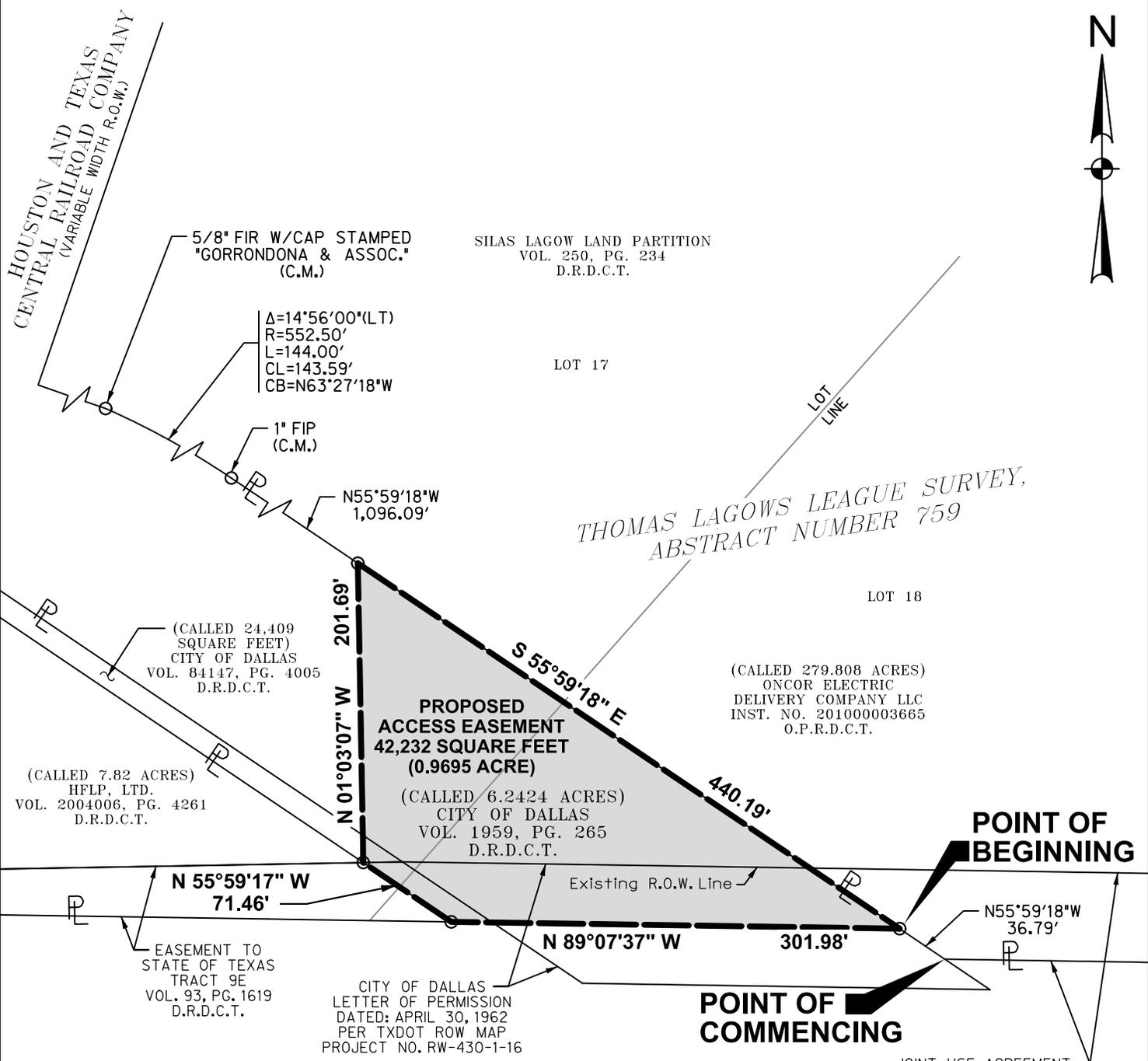
NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202) 2011 Adjustment, Epoch 2010.00. All distances shown hereon are U.S. survey feet. TxDOT Dallas County Surface Adjustment Factor of 1.000136506.

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

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.**

Andrew Chavchalov, R.P.L.S.	Date
Texas Registration No. 6708	
Half Associates, Inc.	
1201 North Bowser Road	
Richardson, Texas 75081	
Tel (214) 346-6200	
TBPELS Firm No. 10029600	



STATE HIGHWAY NO. 352
 (KNOWN AS SCYENE ROAD)
 (VARIABLE WIDTH R.O.W.)

PRELIMINARY
PRELIMINARY
 This document shall not
 be recorded for any
 purpose and shall not be
 used or viewed or relied upon
 as a final survey document.
 Release date: 11/03/2021
 RPLS No. 6708
 FOR REVIEW & COMMENT

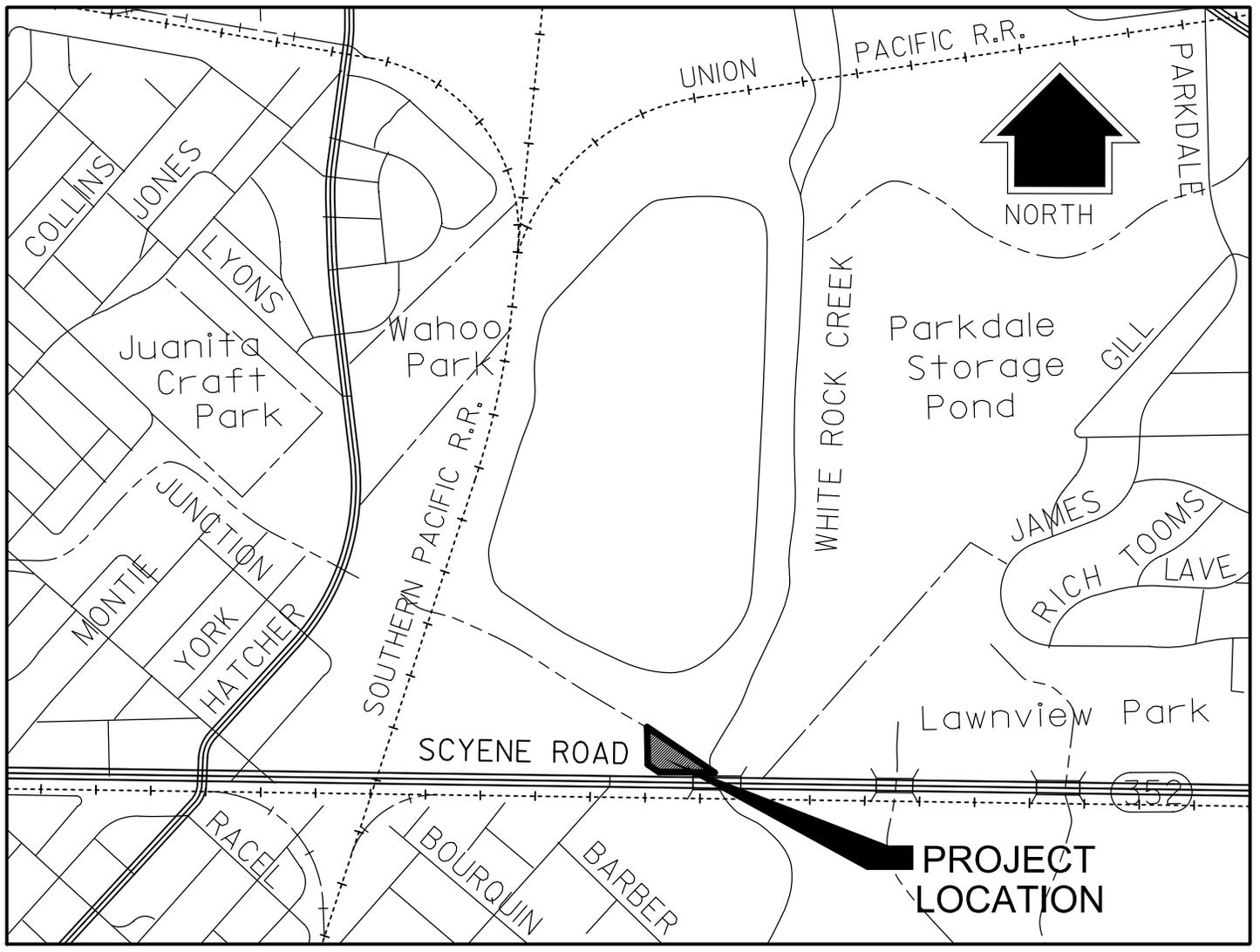
JOINT USE AGREEMENT
 BETWEEN DALLAS POWER
 & LIGHT COMPANY AND
 TEXAS HIGHWAY DEPARTMENT
 (U-3416) (PER TXDOT ROW MAP)
 PROJECT NO. RW-430-1-16

- NOTES:
1. Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), 2011 Adjustment, Epoch 2010.00. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
 2. This exhibit was prepared with a metes and bounds description of even date.

LEGEND	
○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
(C.M.)	CONTROLLING MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
ℙ	PROPERTY LINE

Field Notes Describing A 42,232 Square Feet (0.9695 Acre) Proposed Access Easement To Be Acquired In City Of Dallas Block Number 5800 From The City of Dallas	
 TBPELS FIRM #10029600 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081 TELE. (214)346-6200 FAX (214)739-0095	DATE: 11/3/2021 AVO.: 33378 PAGE 3 OF 3

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LOCATOR MAP
N.T.S.



Parkdale Lake Access Easement
5100 Scyene Rd