

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 DALLAS §

That Lucia Estrada and Samuel Lozano, individuals (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 ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$140,000.00) 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.

EXECUTED this _____ day of _____, _____.

Lucia Estrada

Samuel Lozano

* * * * *

EXHIBIT B

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Lucia Estrada.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Samuel Lozano.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Facilities and Real Estate Management
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: LaWanda Armstrong

Warranty Deed Log No. 51609

EXHIBIT A

**FIELD NOTES DESCRIBING 3,316 SQUARE FOOT (0.076 ACRE)
RIGHT-OF-WAY ACQUISITION
CITY BLOCK B/7085
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 3,316 square foot (0.076 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, Dallas County, Texas, lying in Lot 5, Block B/7085, McNeil Subdivision, an Unrecorded Addition to the City of Dallas, Dallas County, Texas, also being out of a tract of land conveyed to Samuel Lozano, by Warranty Deed recorded in Instrument Number 201300262650, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of said Lot 5, said point also being the southeasterly corner of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201900187284, O.P.R.D.C.T., and said point also being in the northerly right-of-way line of Union Pacific Railroad (a variable width right-of-way);

THENCE North 00°48'24" West, departing the northerly right-of-way line of said Union Pacific Railroad, along the common line of said Lot 5 and said West Dallas Investments tract, a distance of 66.97 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 75°16'09" East, departing the common line of said Lot 5 and said West Dallas Investments tract, over and across said Lot 5, a distance of 51.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the easterly line of said Lot 5, said point also being in the westerly line of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201900273200, O.P.R.D.C.T.;

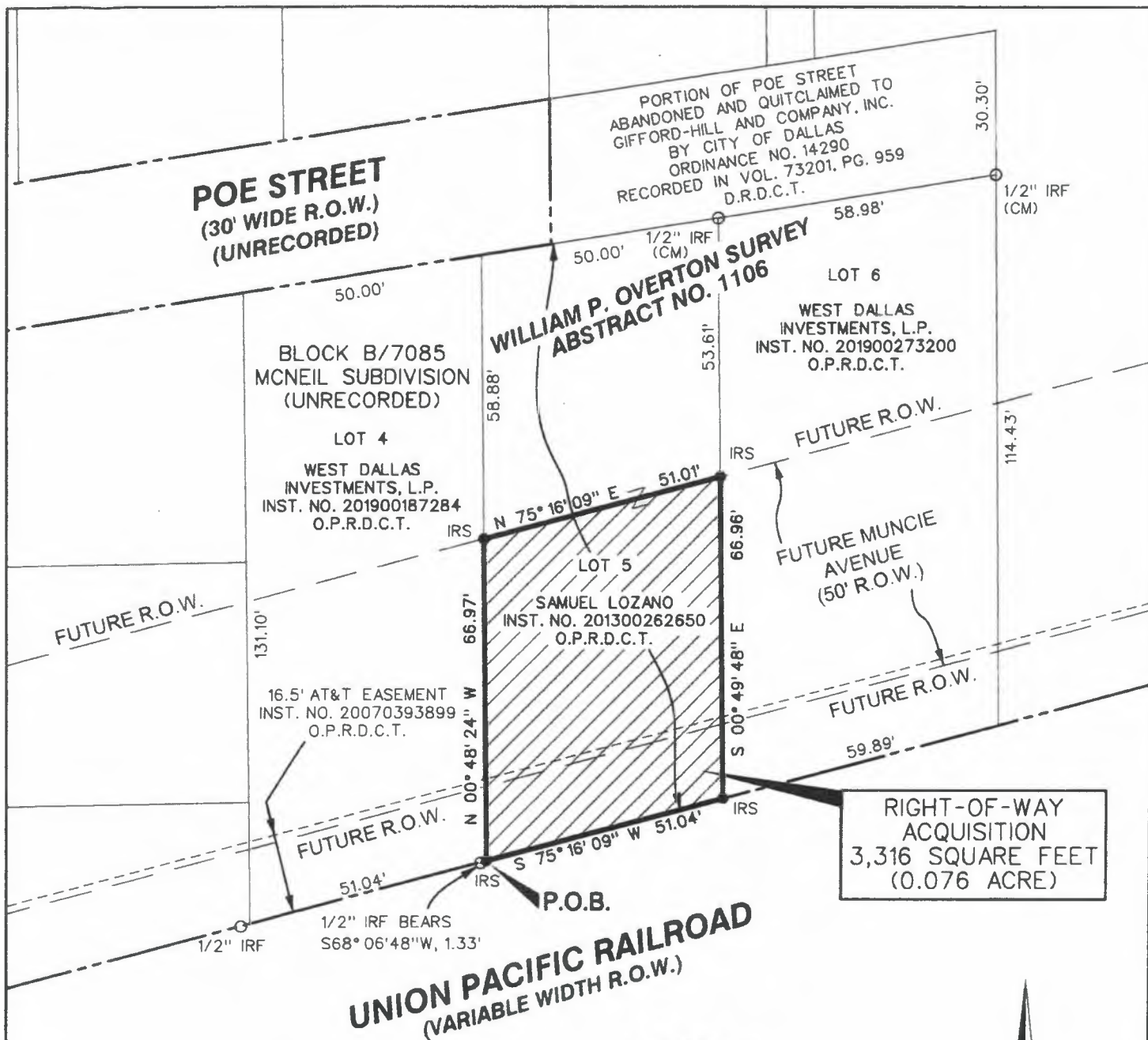
THENCE South 00°49'48" East, along the common line of said Lot 5 and said West Dallas Investments tract (Instrument Number 201900273200, O.P.R.D.C.T.), a distance of 66.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 5, said point also being the southwesterly corner of said West Dallas Investments tract (Instrument Number 201900273200, O.P.R.D.C.T.), and said point also being in the northerly right-of-way line of said Union Pacific Railroad;

THENCE South 75°16'09" West, along the southerly line of said Lot 5 and the northerly right-of-way line of said Union Pacific Railroad, a distance of 51.04 feet to the **POINT OF BEGINNING**, containing 3,316 square feet or 0.076 acres, more or less.

BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983.



EXHIBIT A



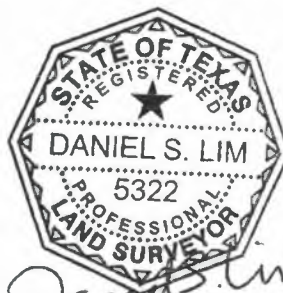
NOTE:

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

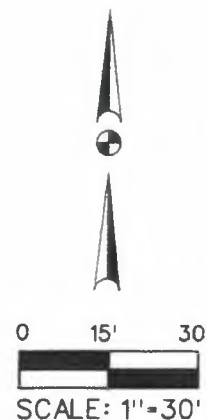
LEGEND:

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- O IRF - IRON ROD FOUND
- X SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-9881



Daniel S. Lim
June 7, 2022



RIGHT-OF-WAY ACQUISITION
3,316 SQUARE FEET
(0.076 ACRE)
OUT OF
LOT 5, BLOCK B/7085
CITY OF DALLAS
DALLAS COUNTY, TEXAS