

Exhibit B-1

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 James T. Henrise and Glinda Henrise, a married couple (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 EIGHTY THOUSAND THREE HUNDRED AND 00/100 DOLLARS (\$187,300.00) 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 _____, _____.

James T. Henrise

Glinda Henrise

EXHIBIT B-1

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by James T. Henrise.

Notary Public, State of TEXAS

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Glinda Henrise.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Facilities and Real Estate Management
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Junge

Warranty Deed Log No. 52700

Exhibit A

**Parcel 8-FA
Fee Acquisition
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

BEING a 76.181 square feet (1.7489 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24 and Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way), from which a 1/2-inch iron rod found at the east corner of said Lot 24 bears North 58 degrees 40 minutes 14 seconds East, a distance of 279.49 feet;

THENCE North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 600.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**:

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 118.40 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 170.22 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** North 80 degrees 10 minutes 18 seconds East, a distance of 149.17 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 60.75 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** South 31 degrees 04 minutes 30 seconds East, a distance of 96.05 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

Exhibit A

**Parcel 8-FA
Fee Acquisition
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

6. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 120.95 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left having a radius of 910.00 feet and a chord that bears South 81 degrees 25 minutes 52 seconds East, a distance of 239.12 feet;
7. **THENCE** with said curve to the left through a central angle of 15 degrees 05 minutes 56 seconds, an arc distance of 239.81 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the northeast line of said Lot 25 and the southwest line of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., to Volume 96066, Page 7234, D.R.D.C.T.;
8. **THENCE** South 31 degrees 22 minutes 30 seconds East, with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 93.25 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right having a radius of 990.00 feet and a chord that bears North 82 degrees 52 minutes 39 seconds West, a distance of 309.60 feet;
9. **THENCE** departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 17 degrees 59 minutes 30 seconds, an arc distance of 310.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;
10. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 196.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
11. **THENCE** South 76 degrees 27 minutes 35 seconds West, a distance of 62.68 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
12. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 27.55 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
13. **THENCE** North 41 degrees 57 minutes 49 seconds West, a distance of 58.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
14. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 141.13 feet to the **POINT OF BEGINNING** and containing 76,181 square feet (1.7489 acres) of land.

Exhibit A

**Parcel 8-FA
Fee Acquisition
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: D. H. Copeland
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 11/8/2023

| NO. | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. |
|-----|-----------|---------|---------|---------------|-----------|
| C1 | 15°05'56" | 910.00' | 239.81' | S 81°25'52" E | 239.12' |
| C2 | 17°59'30" | 990.00' | 310.87' | N 82°52'39" W | 309.60' |

OAK CLIFF PLANTATIONS
VOL. 8, PG. 263
M.R.D.C.T.

S.C. Atterbury Survey
Abstract No. 14

**LOT 25
BLOCK
7607**

PARCEL 8-FA
76.181 Sq. Ft.
(1.7488 acres)
Fee Acquisition

P.O.B.
N=6,923,390.065
E=2,491,739.009

LOT 23

Solo Fleet Service, Inc.
Inst. No. 20200310709
O.P.R.D.C.T.

LOT 24

James T. Henrise
and wife,
Gilda Henrise
Tract I
Vol. 84094, Pg. 5689
D.R.D.C.T.

James T. Henrise
and wife,
Gilda Henrise
Tract II
Vol. 84094, Pg. 5689
D.R.D.C.T.

R.K.C.J. LLC
Vol. 98068, Pg. 7234
D.R.D.C.T.



**PARCEL 8-FA
FEE ACQUISITION
LOT 24 & LOT 25, BLOCK 7607**

**OAK CLIFF PLANTATIONS
S.C. ATTERBURY SURVEY, ABSTRACT NO. 14
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PREPARED BY:
PJB Surveying

200 W. DEL MONT DR., SUITE 10
ALLEN, TX 75013
TJPLS 1014503

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq. Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

BASIS OF BEARINGS: State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011

SLOPE EASEMENT

THE STATE OF TEXAS '

' KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS '

That James T. Henrise and Glinda Henrise, a married couple (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 EIGHTEEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$18,800.00) 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, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A", attached hereto and made a part hereof by reference for all purposes, an easement for the purpose of grading, filling, and/or maintaining a slope, together with the customary uses attendant thereto, including drainage improvements over, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of grading, filling and/or maintaining a slope in conjunction with the construction of planned improvements, including the right to make the improvements on such grade and according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantor(s) herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Dallas, its successors and assigns forever, and Grantor is hereby bound, together with all heirs,

EXHIBIT B-2

executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

James T. Henrise

Glinda Henrise

* * * * *
STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by James T. Henrise.

Notary Public, State of TEXAS

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Glinda Henrise.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Facilities and Real Estate Management
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Junge

Slope Easement Log No. 53317

**Parcel 8-SE-1
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

BEING a 2,665 square foot (0.0612 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way);

THENCE North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 574.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 25.16 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 141.13 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** South 41 degrees 57 minutes 49 seconds East, a distance of 58.67 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** North 58 degrees 09 minutes 35 seconds West, a distance of 51.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 122.58 feet to the **POINT OF BEGINNING** and containing 2,665 square feet (0.0612 acres) of land.



**Parcel 8-SE-2
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

BEING a 1,860 square foot (0.0426 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found in the southwest line of said Lot 24 and the northeast line of Lot 23 of said Oak Cliff Plantations, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 23 and the south corner of said Lot 24, being in the northwest line of Wheatland Road (variable width street right-of-way);

THENCE North 31 degrees 22 minutes 30 seconds West, departing the northwest line of said easement, with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 718.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

1. **THENCE** North 31 degrees 22 minutes 30 seconds West, continuing with the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 14.80 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 73 degrees 52 minutes 54 seconds East, departing the southwest line of said Lot 24 and the northeast line of said Lot 23, a distance of 201.68 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** South 80 degrees 10 minutes 18 seconds West, a distance of 22.86 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 170.22 feet to the **POINT OF BEGINNING** and containing 1,860 square feet (0.0426 acres) of land.

**Parcel 8-SE-3
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

BEING a 3,765 square foot (0.0864 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found in the northeast line of said Lot 24 and the southwest line of said Lot 25, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 24 and the south corner of said Lot 25, being in the northwest line of Wheatland Road (variable width street right-of-way);

THENCE North 58 degrees 40 minutes 02 seconds East, departing the northeast line of said Lot 24 and the southwest line of said Lot 25, with the northwest line of said easement, a distance of 279.70 feet to the northeast line of said Lot 25;

THENCE North 31 degrees 22 minutes 30 seconds West, with the northeast line of said Lot 25, at a distance of 18.21 feet passing the south corner of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., as recorded in Volume 96066, Page 7234, D.R.D.C.T., continuing with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 155.09 feet a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**, being on a curve to the right having a radius of 910.00 feet and a chord that bears North 81 degrees 25 minutes 52 seconds West, a distance of 239.12 feet;

1. **THENCE** departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 15 degrees 05 minutes 56 seconds, an arc distance of 239.81 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;
2. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 120.95 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

**Parcel 8-SE-3
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

3. **THENCE** North 31 degrees 04 minutes 30 seconds West, a distance of 24.56 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 66 degrees 30 minutes 20 seconds East, a distance of 52.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
5. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 87.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left having a radius of 900.00 feet and a chord that bears South 81 degrees 13 minutes 43 seconds East, and a distance of 230.18 feet;
6. **THENCE** with said curve to the left through a central angle of 14 degrees 41 minutes 39 seconds, an arc distance of 230.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract;
7. **THENCE** South 31 degrees 22 minutes 30 seconds East, with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 11.87 feet to the **POINT OF BEGINNING** and containing 3,765 square feet (0.0864 acres) of land.

**Parcel 8-SE-4
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

BEING a 2,340 square foot (0.0537 acres) tract situated in the S.C. Atterbury Survey, Abstract No. 14, in the City of Dallas, Dallas County, Texas, in City Block 7607, being part of a tract of land described in Warranty Deed with Vendor's Lien to James T. Henrise and wife, Glinda Henrise, as recorded in Volume 84094, Page 5689, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being part of Lot 24 and Lot 25, Block 7607 of Oak Cliff Plantations, as recorded in Volume 8, Page 263, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**Parcel 8-SE-4
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

COMMENCING at a 1/2-inch iron rod (controlling monument) found in the northeast line of said Lot 24 and the southwest line of said Lot 25, being in the northwest line of a 5-foot easement, recorded in said Volume 8, Page 263, M.R.D.C.T., said point being North 31 degrees 22 minutes 30 seconds West, a distance of 5.00 feet from the east corner of said Lot 24 and the south corner of said Lot 25, being in the northwest line of Wheatland Road (variable width street right-of-way);

THENCE North 58 degrees 40 minutes 02 seconds East, departing the northeast line of said Lot 24 and the southwest line of said Lot 25, with the northwest line of said easement, a distance of 279.70 feet to the northeast line of said Lot 25;

THENCE North 31 degrees 22 minutes 30 seconds West, with the northeast line of said Lot 25, at a distance of 18.21 feet passing the south corner of a tract of land described in Warranty Deed to R.K.C.J., L.L.C., as recorded in Volume 96066, Page 7234, D.R.D.C.T., continuing with the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, a distance of 61.84 feet, being on a curve to the right having a radius of 990.00 feet and a chord that bears North 82 degrees 52 minutes 39 seconds West, a distance of 309.60 feet;

THENCE departing the northeast line of said Lot 25 and the southwest line of said R.K.C.J., L.L.C. tract, with said curve to the right through a central angle of 17 degrees 59 minutes 30 seconds, an arc distance of 310.87 feet to the point of tangency;

THENCE North 73 degrees 52 minutes 54 seconds West, a distance of 38.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the **POINT OF BEGINNING**;

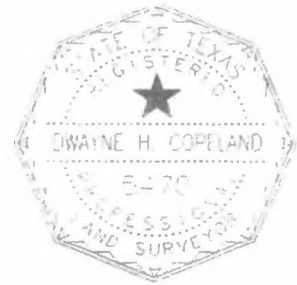
1. **THENCE** South 79 degrees 54 minutes 32 seconds West, a distance of 33.96 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** North 73 degrees 52 minutes 54 seconds West, a distance of 153.93 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** North 76 degrees 27 minutes 35 seconds East, a distance of 30.31 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 73 degrees 52 minutes 54 seconds East, a distance of 158.06 feet the **POINT OF BEGINNING** and containing 2,340 square feet (0.0537 acres) of land.

Exhibit A

**Parcel 8-SE-4
Slope Easement
Lots 24 & 25, Block 7607
Oak Cliff Plantations
S.C. Atterbury Survey, Abstract No. 14
City of Dallas, Dallas County, Texas**

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: _____

Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: _____

9/6/2023

| NO. | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. |
|-----|-----------|---------|---------|---------------|-----------|
| C1 | 17°59'30" | 990.00' | 310.87' | N 82°52'39" W | 309.60' |
| C2 | 15°05'56" | 910.00' | 239.81' | N 81°25'52" W | 239.12' |
| C3 | 14°41'39" | 900.00' | 230.82' | S 81°13'43" E | 230.18' |

S.C. Alterbury Survey
Abstract No. 14

**LOT 25
BLOCK
7607**

R.K.C.J., L.L.C.
Vol. 98086, Pg. 7234
D.R.D.C.T.

**P.O.B.
8-SE-3**

N=6,923,301.032
E=2,492,448.366

LOT 24

James T. Henrice
and wife,
Glinda Henrice
Tract I
Vol. 84094, Pg. 5889
D.R.D.C.T.

**P.O.B.
8-SE-4**

N=6,923,270.423
E=2,492,153.018

WHEATLAND RD
(1/2" width street right-of-way)
(Vol. 8, Pg. 233)
(55' width street right-of-way)

**P.O.C.
8-SE-3 & 8-SE-4**

Found 1/2" Iron Rod (CM)

**P.O.C.
8-SE-1 & 8-SE-2**

Found 1/2" Iron Rod (CM)

LOT 23

Soto Steel Service, Inc.
Inst. No. 2020000310709
O.P.R.D.C.T.

**P.O.B.
8-SE-1**

N=6,923,368.587
E=2,491,752.106

**PARCEL 8-SE-1, 8-SE-2, 8-SE-3 & 8-SE-4
SLOPE EASEMENT**

LOT 24 & LOT 25, BLOCK 7607

OAK CLIFF PLANTATIONS

**S.C. ALTERBURY SURVEY, ABSTRACT NO. 14
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PREPARED BY

PJB Surveying

200 W. BELL MOUNTAIN DR., SUITE D
ALLEN, TX 75011
TTP# 10194303

BASIS OF BEARINGS, State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011

- Found Monument as noted
- 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq Ft - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

PARCEL 8-SE-2
1,860 Sq. Ft.
(0.0426 acres)
Slope Easement

**OAK CLIFF PLANTATIONS
VOL. 9, PG. 263
S.R.D.C.T.**

**P.O.B.
8-SE-2**

N=6,923,491.138
E=2,491,677.374

PARCEL 7-R-ROW
76,181 Sq. Ft.
(1.7489 acres)
Right-of-way Acquisition

N31°04'30"W 24.56'

N73°52'54"E 120.95'

N73°52'54"W 120.95'

N76°27'35"E 30.31'

N58°09'35"W 51.73'

PARCEL 8-SE-1
2,665 Sq. Ft.
(0.0612 acres)
Slope Easement

N73°52'54"E 141.13'

S41°57'40"E 58.67'

N73°52'54"W 122.58'

N73°52'54"E 153.93'

N73°52'54"W 153.93'

S79°54'32"W 33.96'

S73°52'54"E 158.06'

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