

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 Joe Delores DeLeon and wife, (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 TWENTY- EIGHT THOUSAND AND 00/100 DOLLARS (\$128,000.00) 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 _____, _____.

Joe Delores DeLeon

Wife

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Joe Delores DeLeon.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by wife (name unspecified).

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 3,733 SQUARE FOOT (0.086 ACRE)
RIGHT-OF-WAY ACQUISITION
CITY BLOCK B/7085
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,733 square foot (0.086 acre) tract of land out of the William P. Overton Survey, Abstract No. 1106, Dallas County, Texas, lying in Lot 3, Block B/7085, McNeil Subdivision, an Addition to the City of Dallas, Dallas County, Texas (Unrecorded), also being out of a tract of land conveyed to Joe DeLores De Leon and Wife, by Warranty Deed recorded in Volume 3934, Page 108, Deed Records of Dallas County, Texas (D.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" at the southwesterly corner of said Lot 3, said point also being the intersection of the easterly right-of-way line of McPherson Street (a 30' right-of-way) and the northerly right-of-way line of Union Pacific Railroad (a variable width right-of-way);

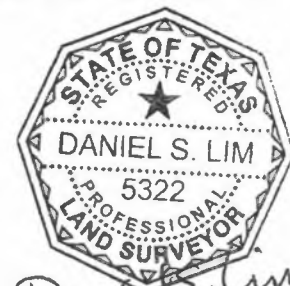
THENCE North 01°02'37" West, along the westerly line of said Lot 3 and the easterly right-of-way line of said McPherson Street, a distance of 49.62 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the northwesterly corner of said Lot 3, said point also being the southwesterly corner of a tract of land conveyed to West Dallas Investments, L.P., by Warranty Deed recorded in Instrument Number 201300080443, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 89°01'54" East, departing the easterly right-of-way line of said McPherson Street, along the common line of said Lot 3 and said West Dallas Investments tract, a distance of 99.86 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northeasterly corner of said Lot 3, said point also being the southeasterly corner of said West Dallas Investments tract, and 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 201900187284, O.P.R.D.C.T.;

THENCE South 00°47'08" East, along the common line of said Lot 3 and said West Dallas Investments tract (Instrument Number 201900187284, O.P.R.D.C.T.), a distance of 25.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 3, said point also being the southwesterly corner of said West Dallas Investments tract (Instrument Number 201900187284, 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 3 and the northerly right-of-way line of said Union Pacific Railroad, a distance of 102.66 feet to the **POINT OF BEGINNING**, containing 3,733 square feet or 0.086 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.



Daniel S. Lim
June 7, 2022

Deputy Hall
FIELD NOTES APPROVED:
6/9/22



POE STREET
(30' WIDE R.O.W.)
(UNRECORDED)

BLOCK C/7085
MCNEIL SUBDIVISION
(UNRECORDED)

McPHERSON STREET
(30' WIDE R.O.W.)
(UNRECORDED)

BLOCK B/7085 |
MCNEIL SUBDIVISION
(UNRECORDED) |

LOT 1
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 20070452719
O.P.R.D.C.T.

WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 20070452719
O.P.R.D.C.T.
Z
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
T

LOT 4
EST DALLAS
STMENTS, L.P.
O. 201900187284
O.P.R.D.C.T.

LOT 2 —
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 201300080443
O.P.R.D.C.T.

FUTURE MUNCIE
AVENUE
(50' R.O.W.)

16.5' AT&T EASEMENT
INST. NO. 20070393899
O.P.R.D.C.T. &

1/2" IRF BEARS
S71° 03' 41" W, 1.02'

45' STREET
RIGHT-OF-WAY
(CITY ORDINANCE 29831)

FUTURE
R.O.W.

P.O.B.
UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)

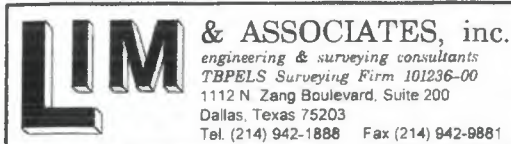
RIGHT-OF-WAY
ACQUISITION
3,733 SQUARE FEET
(0.086 ACRE)

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
Z - DENOTES SAME OWNERSHIP
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS



Daniel M
June 7, 2022

RIGHT-OF-WAY ACQUISITION
3,733 SQUARE FEET
(0.086 ACRE)
OUT OF
LOT 3, BLOCK B/7085
CITY OF DALLAS
DALLAS COUNTY, TEXAS