

NOTICE OF CONFIDENTIALITY OF 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.

EXHIBIT B

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That AT&T INC., a Delaware corporation formerly known as Southwestern Bell Telephone Company, a Delaware corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of New York, State of New York, for and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00) 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, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, 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 _____, 2025.

SIGNATURES APPEAR ON FOLLOWING PAGE

EXHIBIT B

AT&T INC., a Delaware corporation
(formerly known as Southwestern Bell Telephone Company, a Delaware corporation)

By: _____
Name: John T. Stankey
Title: CEO

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

This instrument was acknowledged before me on _____
by John T. Stankey, Chief Executive Officer of AT&T Inc., a Delaware corporation formerly known as
Southwestern Bell Telephone Company, a Delaware corporation, on behalf of said corporation.

Notary Public, State of NEW YORK

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

Warranty Deed Log No. 54136

**Field Notes Describing a
52,059 Sq. Ft. (1.195 Ac.)
Tract of Land To Be Acquired in Block 5777**

Being a 52,059 Square Foot (1.195 Acre) tract of land lying in the Absalom Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and being a portion of Tract No. 10 of the Moser Industrial Tracts addition, an addition to the City of Dallas recorded in Volume 11, Page 483 of the Map Records of Dallas County, Texas and being all of that property conveyed to the Southwestern Bell Telephone Company by deed recorded in Volume 4289, Page 186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a ½-inch diameter iron rod (Controlling Monument) (N=7001970.66; E=2466829.55) found on the South Right-of-Way line of Lombardy Lane, a 65-foot-wide public street, at the common North corner of the herein described tract and a tract of land conveyed to Paul Gordon Graham by deed recorded in Instrument Number 201800082620 of the Official Public Records of Dallas County Texas *FROM WHICH* a 5/8-inch diameter iron rod found on the said South line of Lombardy Lane at the Northeast corner of a tract of land conveyed to the E & E Investment Company bears South 88°57'56" West a distance of 422.64 feet:

THENCE North 88°57'56" East with the said South line of Lombardy Lane and along the North line of the herein described tract of land a distance of 194.06 feet to the Northeast corner of the herein described tract of land (not monumented) at the intersection with the West Right-of-Way line of Overlake Drive, a 50-foot-wide public street, *FROM WHICH* a one-inch-square bolt bears North 88°57'56" East a distance of 1.78 feet:

THENCE South 09°13'00" East with the said West line of Overlake Drive a distance of 239.67 feet to the intersection with the North line of a drainage easement conveyed to the City of Dallas by deed recorded in Volume 3273, Page 644 of the Deed Records of Dallas County, Texas (unable to monument):

THENCE Southeasterly with the North line of said drainage easement and along a Curve to the Right, having a Radius of 150.00 feet, a Central Angle of 29°59'21", an Arc Length of 78.51 feet and a Chord which bears South 65°47'20" West a distance of 77.62 to a ½-inch diameter iron rod (Controlling Monument) found at the Point of Tangency (N=7001707.66; E=2466994.25):

EXHIBIT A

Field Notes Describing a 52,059 Sq. Ft. (1.195 Ac.) Tract of Land To Be Acquired in Block 5777

THENCE South 80°47'00" West, continuing with the North line of said drainage easement a distance of 117.11 feet to a 5/8-inch diameter iron road with cap marked CITY OF DALLAS set at the Southwest corner of the herein described tract of land, being also the Southeast corner of the above referenced Paul Gordon Graham property (N=7001687.56; E=2466878.88):

THENCE North 09°13'00" West with the common property line between the herein described tract and said Paul Gordon Graham property a distance of 287.37 feet to the **POINT OF BEGINNING**, containing 52,059 Square Feet, or 1.195 Acres of land:

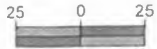
BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

Scott Holt
10/15/2024



EXHIBIT A

ABSALOM SMITH SURVEY ABSTRACT NO. 1347



POINT OF BEGINNING & CONTROLLING MONUMENT

LOMBARDY LANE

(65-Foot Right-of-Way)

1" Sq. Bolt
N=7001974.16
E=2467025.85
Brs. 1.78"
N 88°57'56" E
C.M.

5/8" I.R.
N=7001962.99
E=2466407.22
C.M.

422.64', S 88°57'56" W

194.06', N 88°57'56" E

**52,059 Sq. Ft. (1.195 Ac.)
To Be Acquired**

239.67', S 09°13'00" E

OVERLAKE DRIVE
(50-Foot Right-of-Way)

Southwester Bell
Telephone Co.
Vol. 4289, Pg. 186

Paul Gordon Graham
Int. #201800082620

Unable to
Access

Platted As
**TRACT NO. 10
BLOCK 5777**

N=7001687.56
E=2466878.88

117.11'
S 80°47'00" W

1/2" I.R. Found
N=7001707.66
E=2466994.25
C.M.

R = 150.00'
Δ = 29°59'21"
L = 78.51'
Ch. Brs. 77.62"
S 65°47'20" W

100-Foot-Wide Drainage Easement
Volume 3273, Page 644

MOSER INDUSTRIAL
TRACTS ADDITION
Volume 11, Page 483

E & E Investment Co., Ltd.
Int. #20080328656


Platted As
**TRACT NO. 1
BLOCK 5777**

City of Dallas
Vol. 4531, Pg. 458

⊙ Indicates a 5/8" Iron Rod with City of Dallas cap.

C.M. Indicates a Controlling Monument.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011. All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.

 2960 LOMBARDY LANE Fire Station No. 43 Replacement			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N\ENGR\SURVEY\HOLT\Fire Station 43\Third Location Fire Station 43.dgn	As Noted	10-09-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 5777	041D-114