

WATER EASEMENT
BEING IN 22.331 ACRES
CITY BLOCK 7710

EXHIBIT B

S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1436
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 5,541 square foot (0.1272 acre) tract of land situated in the S.A. & M.R. R.R Co. Survey, Abstract No. 1436, City Block 7710, City of Dallas, Dallas County, Texas, lying within a called 22.331 acre tract of land designated as "Tract 1" in the General Warranty Deed to Crown Enterprises, Inc., recorded in Instrument No. 201100260532, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the northwest corner of said 22.331 acre tract and being the northeast corner of Lot 1, Block A/7710 of Dillon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500247055, Official Public Records, Dallas County, Texas, and being in the south right-of-way line of Irving Boulevard (a 100-foot right-of-way, formally known as Industrial Boulevard, no recording information found, by use and occupation);

THENCE with the south right-of-way line of said Irving Boulevard, North 89°43'00" East, a distance of 920.77 feet to a 5/8-inch iron rod found for the northeast corner of said 22.331 acre tract, and the northwest corner of a called 15.241 acre tract of land described in the Special Warranty Deed to RLIF 2024 1031-4, LLC, recorded in Instrument No. 202500001754, Official Public Records, Dallas County, Texas;

THENCE with the common line of said 22.331 acre tract and said 15.241 acre tract, South 00°17'00" East, a distance of 54.50 feet to the north line of an existing 15-foot water easement to the City of Dallas, recorded in Volume 4785, Page 450, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod found for the southeast corner of said 22.331 acre tract, bears South 00°17'00" East, a distance of 1,177.78 feet;

THENCE over and across said 22.331 acre tract and with the north line of said 15-foot water easement the following courses and distances:

South 89°43'00" West, a distance of 43.92 feet to the **POINT OF BEGINNING**;

South 89°43'00" West, a distance of 28.34 feet to a point for corner;

(continued on sheet 2)

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

(For SPRG use only)

Reviewed By: A.G

Date: 2.24.2025

SPRG NO: 6854


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Scale N/A	Drawn by AEL	Checked by DJD	Date Feb. 2025	Project No. 060001405	Sheet No. 1 OF 3

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THENCE over and across said 22.331 acre tract, the following courses and distances:

North 45°17'00" West, a distance of 24.85 feet to a point for corner;

South 89°43'00" West, a distance of 191.21 feet to a point for corner;

South 44°43'00" West, a distance of 24.85 feet to a point for corner in the north line of said 15-foot water easement;

THENCE over and across said 22.331 acre tract and with the aforementioned north line of said 15-foot water easement, South 89°43'00" West, a distance of 28.23 feet to a point for corner;

THENCE over and across said 22.331 acre tract, the following courses and distances:

North 44°43'00" East, a distance of 53.08 feet to a point for corner;

North 89°43'00" East, a distance of 207.86 feet to a point for corner;

South 45°17'00" East, a distance of 53.08 feet to the **POINT OF BEGINNING** and containing a computed area of 5,541 square feet or 0.1272 acres of land.

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

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