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 Wilbow-Timberlawn, LLC, a Texas limited liability company (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 MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($1,200,000.00) 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 _____, 2022.

GRANTOR

WILBOW-TIMBERLAWN, LLC,
a Texas limited liability company

By: _____
Jason Massey, Sr. Vice President

* * * * * * * * * * * * * * * * * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____ by Jason Massey, Senior Vice President of Wilbow-Timberlawn, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of TEXAS

* * * * * * * * * * * * * * * * * * * *

After recording return to:
City of Dallas
Department of Public Works
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark A. Proctor

Warranty Deed Log No. 51172 / Block No. 6129

Exhibit A

Field Notes Describing a 171,576 Square Foot (3.939 Acre) Tract of Unplatted Land to Be Acquired in Block 6129

Being a 171,576 Square Foot (3.939 Acre) Tract of unplatted land situated in the D.A. Murdock Survey, Abstract No. 998, City of Dallas, Dallas County, Texas, lying in Dallas City Block 6129, and being a portion of the property conveyed to UHS of Timberlawn, Inc. and recorded in Volume 96174, Page 7523 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Type I concrete Texas Department of Transportation monument found on the North property line of said UHS of Timberlawn, Inc. property, being also on the South Right-of-Way line of Samuell Boulevard (a 120-foot wide public street), at the Point of Tangency of a curve to the Northwest, from which a 5/8-inch diameter iron rod found bears North 08°29'01" West, a distance of 0.48 feet;

THENCE South 81°57'10" East with the common line between Samuell Boulevard and said UHS property a distance of 458.90 feet to the Northwest corner of a tract of land conveyed to MM Tennyson Village, LLC by deed recorded in Instrument Number 201900326291 of the Official Public Records of Dallas County, Texas, being also the Northeast corner of the herein described tract of land and falling on the Northeast corner column of a rock wall (not monumented):

THENCE South 05°20'59" West, departing the last said South line of Samuell Boulevard and with the common line between said UHS and MM Tennyson Village properties, a distance of 317.35 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the Southeast corner of the herein described tract of land:

THENCE North 81°57'10" West, departing the common line between said UHS and MM Tennyson properties, over and across a portion of said UHS tract a distance of 223.33 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

THENCE North 08°00'02" East, continuing over and across a portion of said UHS tract a distance of 12.00 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

THENCE North 81°57'10" West, continuing over and across a portion of said UHS tract a distance of 314.32 feet to a 5/8" I.R. w/COD Cap set at the intersection with the East Right-of-Way line of Grove Hill Road (a 50-foot wide public street), being also the West property line of said UHS property and the Southwest corner of the herein described tract of land:

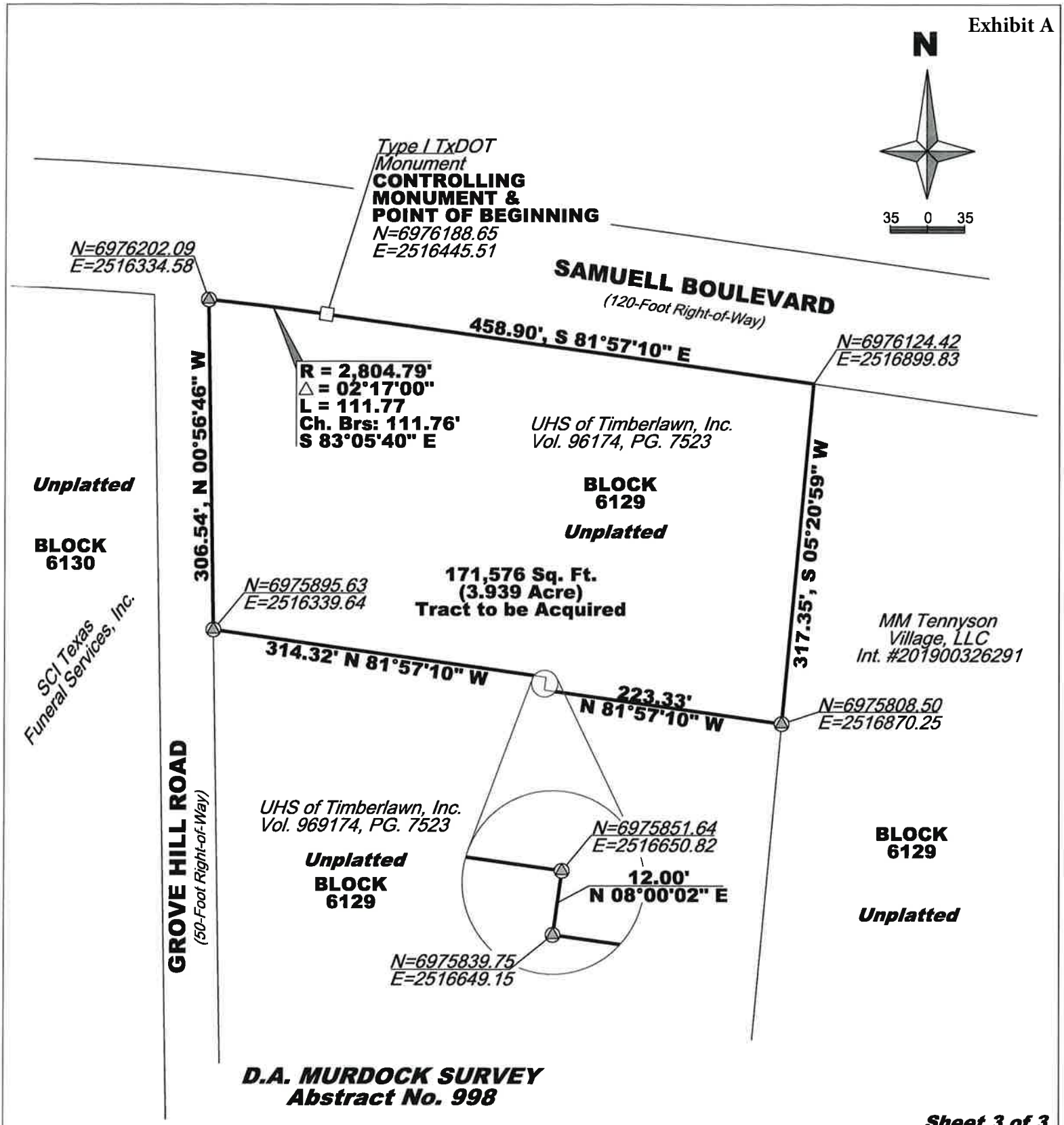
Field Notes Describing a 171,576 Square Foot (3.939 Acre) Tract of Unplatted Land to Be Acquired in Block 6129

THENCE North 00°56'46" West with the common line between said UHS property and Grove Hill Road a distance of 306.54 feet to a 5/8" I.R. w/COD Cap set at the intersection with the said South line of Samuell Boulevard, at the non-tangent beginning of a Curve to the Right:

THENCE Southeasterly along said Curve, having a Radius of 2,804.79 feet, a Central Angle of 02°17'00", an Arc Length of 111.77 feet and a Chord which bears South 83°05'40" East a distance of 111.76 feet to the **POINT OF BEGINNING**, containing 171,576 Square Feet, or 3.939 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, Realization of 2011.

Exhibit A



Sheet 3 of 3

5/8" I.R. w/COD Cap Set

Basis of Bearings: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.
All Coordinates shown are State Plane values
No Scale, No Projection.

PROPERTY ACQUISITION
Dallas Park & Recreation

4600 Samuel Boulevard

PUBLIC WORKS DEPARTMENT

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER.NAME	DESIGN FILE NAME		SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Timberlawn.dgn		As Noted	3-15-22
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
Prunty	Holt	Block 2/416	N/A	