

Exhibit B

GRANTORS:

Johnie Wilson

and

Mary B. Wilson

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this ____ day of _____, 2024
by Johnie Wilson.

Notary Public, State of Texas

Exhibit A

FIELD NOTES DESCRIBING 865 SQUARE FOOT (0.020 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 865 square foot (0.020 acre) tract of land out of the John McDowell Survey, Abstract No. 869, City of Dallas, Dallas County, Texas, lying in Lot B, Block 23/3703, Teames Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20, Page 11, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Johnie Wilson and wife, Mary B. Wilson, by Special Warranty Deed recorded in Volume 73092, Page 1449, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Debra Holt
FIELD NOTES APPROVED:
8/30/22



BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Lot B, said iron rod also being the intersection of the southerly right-of-way line of Louisiana Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the easterly line of a 15-foot alley (Volume 1, Page 483, M.R.D.C.T.), from which a 1/2-inch iron rod found (Controlling Monument) at the intersection of the easterly right-of-way line of Fernwood Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 55°28'57" East, a distance of 88.79 feet, and also from which a 3/4-inch iron pipe found (Controlling Monument) at the intersection of the westerly right-of-way line of Harlandale Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 77°04'01" West, a distance of 220.80 feet;

THENCE North 89°50'41" East, along the northerly line of said Lot B and the southerly right-of-way line of said Louisiana Avenue, a distance of 9.58 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Lot B, said point also being the intersection of the southerly right-of-way line of said Louisiana Avenue and the southwesterly right-of-way line of Fernwood Avenue (a 50' right-of-way) (Volume 1, Page 483, M.R.D.C.T.);

THENCE South 46°03'19" East, along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, a distance of 8.31 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being the beginning of a circular curve to the right having a radius of 472.34 feet and a chord that bears South 44°53'49" East, a distance of 17.82 feet;

THENCE Southeasterly, continuing along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, along said curve to the right, through a central angle of 02°09'41", an arc distance of 17.82 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 51°39'55" West, departing the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, over and across said Lot B, a distance of 21.03 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

Exhibit A

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DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 09°25'36" West, continuing over and across said Lot B, a distance of 28.61 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 87°40'54" West, continuing over and across said Lot B, a distance of 6.72 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the westerly line of said Lot B, said point also being in the easterly line of said 15-foot alley;

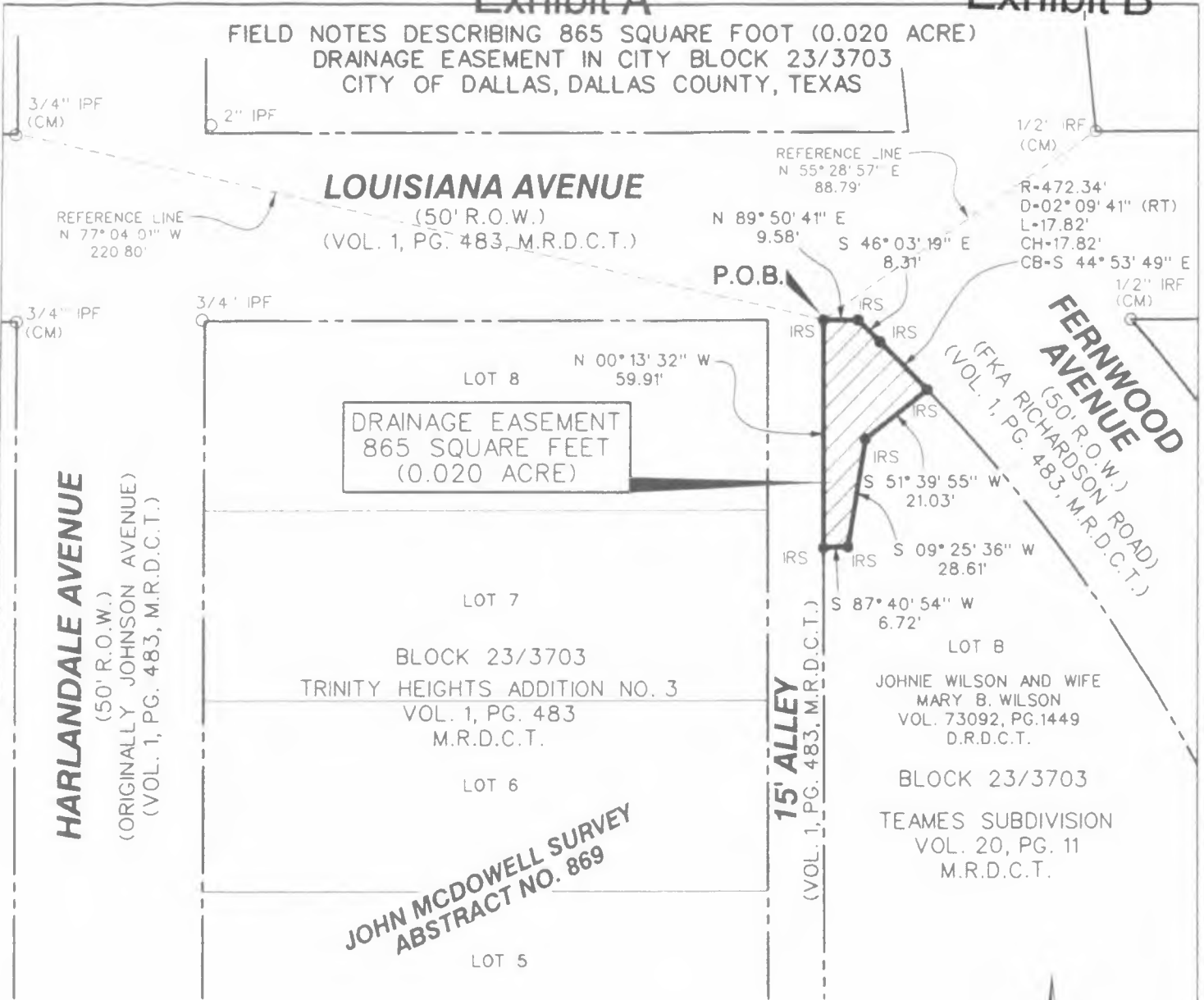
THENCE North 00°13'32" West, along the westerly line of said Lot B and the easterly line of said 15-foot alley, a distance of 59.91 feet to the **POINT OF BEGINNING**, containing 865 square feet or 0.020 acres, more or less.

BASIS OF BEARING: Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.



Daniel S. Lim
08-30-2022

FIELD NOTES DESCRIBING 865 SQUARE FOOT (0.020 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 23/3703
CITY OF DALLAS, DALLAS COUNTY, TEXAS



HARLANDALE AVENUE
(50' R.O.W.)
(ORIGINALLY JOHNSON AVENUE)
(VOL. 1, PG. 483, M.R.D.C.T.)

LOUISIANA AVENUE
(50' R.O.W.)
(VOL. 1, PG. 483, M.R.D.C.T.)

DRAINAGE EASEMENT
865 SQUARE FEET
(0.020 ACRE)

LOT 8
N 00°13'32" W
59.91'
LOT 7
BLOCK 23/3703
TRINITY HEIGHTS ADDITION NO. 3
VOL. 1, PG. 483
M.R.D.C.T.

LOT 6
JOHN MCDOWELL SURVEY
ABSTRACT NO. 869
LOT 5

15' ALLEY
(VOL. 1, PG. 483, M.R.D.C.T.)

LOT B
JOHNIE WILSON AND WIFE
MARY B. WILSON
VOL. 73092, PG. 1449
D.R.D.C.T.

BLOCK 23/3703
TEAMES SUBDIVISION
VOL. 20, PG. 11
M.R.D.C.T.

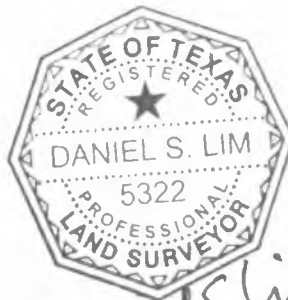
FERNWOOD AVENUE
(50' R.O.W.)
(VOL. 1, PG. 483, M.R.D.C.T.)
(FKA RICHARDSON ROAD)

NOTE:

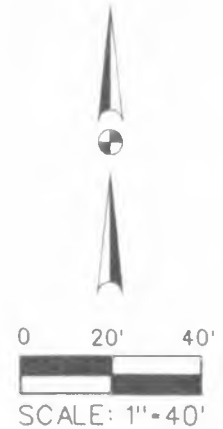
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- (CM) - CONTROLLING MONUMENT
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- ∑ - DENOTES SAME OWNERSHIP
- IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
08-30-2022



DRAINAGE EASEMENT
865 SQUARE FEET
(0.020 ACRE)
OUT OF
LOT B, BLOCK 23/3703
TEAMES SUBDIVISION
CITY OF DALLAS
DALLAS COUNTY, TEXAS

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPBLS Surveying Firm #01236-00
1112 N Zang Boulevard Suite 200
Dallas, Texas 75203
Tel (214) 942-1888 Fax (214) 942-9881