

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.

## SPECIAL WARRANTY DEED **EXHIBIT B**

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

That DALLAS SOUTHWEST OSTEOPATHIC PHYSICIANS, INC., a Texas non-profit corporation f/k/a Stevens Park, Inc., a Texas corporation (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 SIX MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,500,000.00) 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 \_\_\_\_\_, 2022.

SIGNATURES APPEAR ON FOLLOWING PAGE

**DALLAS SOUTHWEST OSTEOPATHIC PHYSICIANS, INC.,**

(f/k/a Stevens Park, Inc., a Texas corporation), a Texas non-profit corporation

**EXHIBIT B**

By: \_\_\_\_\_  
Joe L. LaManna, D.O., Chairman

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
by Joe L. LaManna, D.O., Chairman of DALLAS SOUTHWEST OSTEOPATHIC  
PHYSICIANS, INC., a Texas non-profit corporation (f/k/a Stevens Park, Inc., a Texas  
corporation), on behalf of said non-profit corporation.

\_\_\_\_\_  
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 Proctor, City of Dallas Real Estate Manager

Special Warranty Deed Log No. 51077 / Block No. A/6030

## EXHIBIT "A"

BEING a tract of land located in the William J. Walker Survey, Abstract No. 1547, Dallas County, Texas and being a portion of Lot 1, Block A/6030, Dallas Family Hospital Addition to the City of Dallas, Texas, according to the plat recorded in Volume 85174, Page 2902 of the Map Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the west right-of-way line of Hampton Road (a 100-foot right-of-way) and the north right-of-way line of Perryton Drive (variable width ROW);

THENCE with said north right-of-way, the following courses and distances to wit:  
South 89°06'33" West, a distance of 50.02 feet to a 1/2" iron rod found for corner;  
North 45°49'14" West, a distance of 45.10 feet to a 1/2" iron rod found for corner;  
South 89°06'33" West, a distance of 65.50 feet to a pk nail set for corner;

THENCE leaving the north right-of-way line of Perryton Drive, the following courses and distances to wit:  
North 0°53'27" West, a distance of 38.20 feet to a pk nail set at the beginning of a tangent curve to the left having a central angle of 82°54'55", a radius of 180.00 feet, a chord bearing and distance of North 42°20'54" West, 238.34 feet;  
In a northwesterly direction, with said curve to the left, an arc distance of 260.49 feet to a pk nail set for corner;  
South 0°33'27" East, a distance of 216.83 feet to a 5/8" iron rod set with a plastic stamped "KHA" for corner in the north right-of-way line of said Perryton Drive;

THENCE with said north right-of-way, South 89°06'33" West, a distance of 985.86 feet to a 5/8" iron rod set with a plastic stamped "KHA" for corner in the east line of Hampton Oaks III Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 200321700062, Official Public Records of Dallas County, Texas;

THENCE with said east line, North 0°54'05" West, a distance of 564.48 feet to a 5/8" iron rod set with a plastic stamped "KHA" in the south right-of-way line of Barlow Avenue (variable width ROW), from which a 1/2" iron rod found with a cap stamped "ILL" bears South 01°52'08" West, 0.43 feet;

THENCE with said south right-of-way line, North 89°17'27" East, a distance of 760.05 feet to a 5/8" iron rod set with a plastic stamped "KHA" in the west line of a called 4.00 acre tract of land described in Exhibit A-1 in document recorded in Volume 86117, Page 5071 of the Deed Records of Dallas County, Texas;

THENCE with the west and south lines of said called 4.00 acre tract, the following courses and distances to wit:  
South 0°51'52" East, a distance of 324.65 feet to an X in concrete found for corner;  
North 89°17'47" East, a distance of 382.67 feet to a 60d nail found for corner;  
North 0°52'50" West, a distance of 35.00 feet to an X in concrete found for corner;  
North 89°16'31" East, a distance of 149.98 feet to a pk nail found for corner in the west right-of-way line of Hampton Road;

THENCE with said west right-of-way line, South 0°51'42" East, a distance of 302.66 feet to the POINT OF BEGINNING and containing 12.253 acres or 533,739 square feet of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.