

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 John R. Keller Masonry, 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 FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) 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 _____, _____.

John R. Keller Masonry, Inc., a Texas corporation

By: Victor Keller, President

EXHIBIT B

* * * * *

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Victor Keller, President of John R. Keller Masonry, Inc., a Texas corporation, on
behalf of said corporation.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Junge

Warranty Deed Log No. 45802

Exhibit A

Parcel #2
Field Notes Describing a 78,923 Square Foot (1.8118 Acre)
Tract of Land To Be Acquired
in City Block 5828
From John R. Keller Masonry, Inc.

Being a 78,923 Square Foot (1.8118 Acre) Tract of land situated in the John S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, Texas, and being a portion of Block 5828 (Official City of Dallas Block Numbers), and of the "Revised Plat of Part" of a "19.92 Acre Tract in the John S. Beeman Survey – Abstract #100", an addition to the City of Dallas, dated August 25, 1950 and recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, and being all of the property conveyed to John R. Keller Masonry, Inc. as described in Warranty Deed dated September 27, 2000, recorded in Volume 2001193, Page 10691 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described tract of land (corner not monumented), lying on the West line of Scottsdale Drive (a 60-foot wide Right-of-Way, as recorded in Volume 13, Page 91, Map Records of Dallas County, Texas), and being also the Northeast corner of a tract of land conveyed to Wm. H. LaDEW, Inc. by Volume 4389, Page 154 of the said Deed Records, from which a 5/8-inch iron rod found bears S 40°23'57" East, a distance of 0.64 feet;

THENCE South 88°56'07" West, departing said West Right-of-Way line, over and across a portion of said Block 5828 and said addition, along the common property line of said Keller Masonry and LaDEW tracts, a distance of 260.97 feet to the Southwest corner of the herein described tract of land (corner not monumented) lying at the intersection of said common property line and the East line of the Texas and Pacific Railway Company Right-of-Way (variable width, created by instrument recorded in Volume 3120, Page 281 of said Deed Records), from which a concrete monument found bears North 11°03'56" East, a distance of 2.27 feet;

THENCE North 0°12'07" West, along the said East Right-of-Way line and the West line of the herein described tract of land, a distance of 305.36 feet to a 5/8-inch iron rod set in concrete with cap stamped "City of Dallas" at the Northwest corner of the herein described tract of land, same being the Southwest corner of a tract of land conveyed to Mustang Masonry by an instrument recorded in Volume 84229, Page 340 of said Deed Records;

**Parcel #2
Field Notes Describing a 78,923 Square Foot (1.8118 Acre)
Tract of Land To Be Acquired
in City Block 5828
From John R. Keller Masonry, Inc.**

THENCE South 89°57'09" East, departing said East Right-of-Way line, over and across a portion of said Block and with the common property line of said Keller and Mustang Masonry tracts, a distance of 260.30 feet to a MAG nail stamped "City of Dallas" set in concrete in the said West line of Scottsdale Drive, same being the Northeast corner of the herein described tract of land and Southeast corner of said Mustang Masonry tract;

THENCE South 0°19'28" East, with said West line of Scottsdale Drive and the East line of the herein described tract of land, a distance of 300.30 feet to the **POINT OF BEGINNING**, containing 78,923 Square Feet, or 1.8118 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.



Ilona E. Rosas
5/10/2018

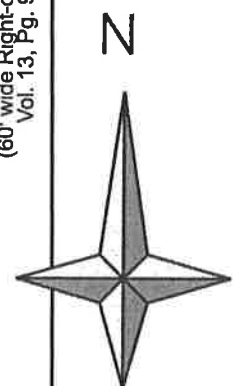
Exhibit A

John S. Beeman Survey
Abstract #100

Lander
Industrial
Park
Addition
Vol. 13,
Pg. 91

BLOCK
5828

Scottsdale Drive
(60' wide Right-of-Way
Vol. 13, Pg. 91)



Sheet 3 of 3

Mustang Masonry
Vol. 84229, Pg. 340

260.30', S 89°57'09" E

5/8" iron rod set with cap
stamped "City of Dallas"
N=6,969,652.45
E=2,525,030.48

MAG nail with washer set
stamped "City of Dallas"
N=6,969,652.23
E=2,525,290.75

BLOCK
5828

Parcel #2
78,923 sq ft = 1.8118 acres
to be acquired from
John R. Keller Masonry, Inc.
Vol. 2001193, Pg. 10691

305.36', N 0°12'07" W

300.30', S 0°19'28" E

POINT OF BEGINNING
N=6,969,351.98
E=2,525,292.45
(corner not monumented)
5/8" iron rod found
bears 0.64'
S 40°23'57" E

(corner not monumented)
N=6,969,347.13
E=2,525,031.56
Concrete monument
found bears 2.27'
N 11°03'56" E

260.97', S 88°56'07" W

Brass disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6969248.8403
E=2525031.9197

WM. H. LaDEW, Inc.
Vol. 4389, Pg. 154

1/2" iron pipe found
bears 4.77'
S 88°43'21" E
N=6,969,248.91
E=2,525,036.67

Brass Disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6,969,252.50
E=2,525,293.01

Southwestern Bell
(predecessor in title to AT&T)
Vol. 120, Pg. 595

Brass disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6,969,048.56
E=2,525,032.78

Revised Plat Part of
19.92 Acre Tract
Vol. 16, Pg. 63
(August 25, 1950)

Carr Street
(50' wide Right-of-Way
Vol. 13, Pg. 91)

McNeil Street
(50' wide Right-of-Way
Vol. 14, Pg. 371)

Texas & Pacific Railway Company
(Variable width Right-of-Way)
Vol. 3120, P. 281


BLOCK
C/5828

First Installment
Urbandale Heights Addition
Vol. 14, Pg. 371
(December 12, 1949)

Corners are monumented with 5/8" iron rods
with caps marked "City of Dallas", unless otherwise noted.

 area to be acquired

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

				Property Acquisition			
				Parcel #2			
				John R. Keller Masonry, Inc.			
				PUBLIC WORKS DEPARTMENT			
				SURVEY DIVISION			
OPER.NAME	DESIGN FILE NAME			SCALE	DATE		
Rossato	N:\ENGR\SURVEY\lona\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn			NTS	1/17/2017		
PARTY CHIEF	CALCULATIONS	FOLDER		FILE NO.			
E. Prunty	I. Rossato	Scottsdale Avenue		041D-81B			