

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 CTMGT Land Holdings, L.P., a Texas limited partnership acting by and through its general partner, Centamtar Terras, L.L.C., 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 FIVE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$563,600.00) 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 _____, _____.

CTMGT Land Holdings, L.P., a Texas limited partnership

By: Centamtar Terras, LLC,
a Texas limited liability company, its general partner

By: _____
Mehrdad Moayedi, Sole Manager/Sole Member

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by Mehrdad Moayedi, Sole Manager/Sole Member of Centamtar Terras, LLC, a Texas limited
liability company, in its capacity as general partner of CTMGT Land Holdings, LP, a Texas
limited partnership, on behalf of said limited partnership.

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: Christian Roman

Warranty Deed Log No. 41059

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION FOR THE
LAKE TAWAKONI RAW WATER TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 75R

BEING a 811,065 square feet, 18.62 acre tract, of land situated in Kaufman County, Texas, of which approximately 9.903 acres being in the James R. Briscoe Survey, Abstract No. 40, approximately 4.833 acres being in the Isaac Jones Survey, Abstract No. 257, and approximately 3.884 acres being in the Simon C. White Survey, Abstract No. 572, said 18.62 acre tract being completely out of Tract 1, a called 328.450 acre tract of land described in Special Warranty Deed With Vendor's Lien to Travis Ranch, LLC, a Nevada Limited Liability Company, dated October 10, 2008, as recorded in Document No. 2008-00019838, Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), said 18.62 acre tract also being partially within Pecan Avenue, a private way and partially within Lots 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, and 25 of Pecan Grove Estates, an addition to Kaufman County, Texas as recorded in Plat Cabinet No. 1, Page 91, Plat Records of Kaufman County, Texas (P.R.K.C.T.), said 18.62 acre tract being further described by Metes and Bounds as follows:

COMMENCING at an 1/2-inch iron rebar with cap stamped "Half", (control monument), found at the southern corner of the eastern most corner clip of said Tract 1, and southern corner of the eastern most corner clip of said Pecan Grove Estates Addition, and being in the northwest right-of-way line of F.M. 460 (90-foot wide right-of-way);

THENCE South 46°44'59" West, with a southeast line of said Tract 1, a southeast line of said Pecan Grove Estates Addition and the northwest line of said F.M. 460, a distance of 755.30 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set in the southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way (130' width), as described in Volume 454, Page 117, Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being the northeasterly corner of a called 1.013 acre tract of land described in Warranty Deed to the City of Dallas as recorded in Instrument No. 2018-0027578, (O.P.R.K.C.T.);

THENCE South 76°37'44" West, departing said southeast line of Tract 1, said southeast line of Pecan Grove Estates Addition and said northwest line of FM 460, along said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way and along the northerly line of said called 1.013 acre tract of land, a distance of 442.30 feet to a 1/2-inch iron rod with cap set for the POINT OF BEGINNING, said corner being the point of curvature of a non-tangent curve to the left, having a radius of 300.00 feet, a central angle of 02 degrees 02 minutes 37 seconds , and a tangent of 5.35 feet;

THENCE in southeasterly direction, departing said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way and said northerly line of called 1.013 acre tract of land , and along the southwesterly line of said called 1.013 acre tract of land with said curve to the left, an arc distance of 10.70 feet (Chord Bearing South 32°29'51" East – 10.70 feet) to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South 39°43'05" East, continuing along said southwesterly line of said called 1.013 acre tract of land, a distance of 70.02 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD" found for corner;

THENCE South 43°15'24" East, continuing along said southwesterly line of said called 1.013 acre tract of land, a distance of 65.91 feet to a 1/2-inch iron rod with cap set for corner 130.00 feet southerly from and perpendicular to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way;

FIELD NOTES
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Parcel: 75R

THENCE South $76^{\circ}37'44''$ West, 130.00 feet southerly from and perpendicular and parallel to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 3,565.32 feet to a 1/2-inch iron rod with cap set for corner;

THENCE, North $88^{\circ}43'56''$ West, continuing 130.00 feet southerly from, perpendicular and parallel to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 1,582.11 feet to a 1/2-inch iron rod with cap set;

THENCE South $11^{\circ}23'50''$ West, a distance of 1,036.37 feet to a 1/2-inch iron rod with cap set in a southerly line of said Tract 1, said corner being in the northerly right-of-way line of U.S. Highway 80 (variable width right-of-way);

THENCE North $77^{\circ}25'16''$ West, with said southerly line of Tract 1 and said northerly right-of-way line of U.S. Highway 80, a distance of 130.03 feet to a 1/2-inch iron rod with cap set;

THENCE North $11^{\circ}23'50''$ East, departing said southerly line of Tract 1 and said northerly right-of-way line of U.S. Highway 80, a distance of 1,142.52 feet to a 1/2-inch iron rod with cap set in the southerly line of Parcel 1 of said City of Dallas Water Line Right-of-Way;

THENCE South $88^{\circ}43'56''$ East, with said southerly line of Parcel 1 of said City of Dallas Water Line Right-of-Way, a distance of 1,674.24 feet to a concrete monument with brass disk stamped "City of Dallas" (control monument) found for corner;

THENCE North $76^{\circ}37'44''$ East, continuing with said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 3,481.20 feet to the POINT OF BEGINNING and containing 811,065 square feet or 18.62 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

By:  Date: Nov. 19, 2019

Surveyor's Name: Gregory Scott Kays
 Registered Professional Land Surveyor
 Texas No. 5040

Company Name: DAL-TECH Engineering, Inc.
 TBPLS Firm No. 10123500



MATCH LINE SEE SHEET 4 OF 6

Plotted on 11/19/2019 at 10:58 AM by J. Briscoe, Surveyor. This is a true and correct copy of the original survey as filed with the County Clerk of Dallas County, Texas.

C1	DELTA	02° 02' 37" (L.T.)
	RADIUS	300.00'
	LENGTH	10.70'
	TANGENT	5.35'
	CHORD	10.70'
	CH. BEARING	S32° 29' 51"E

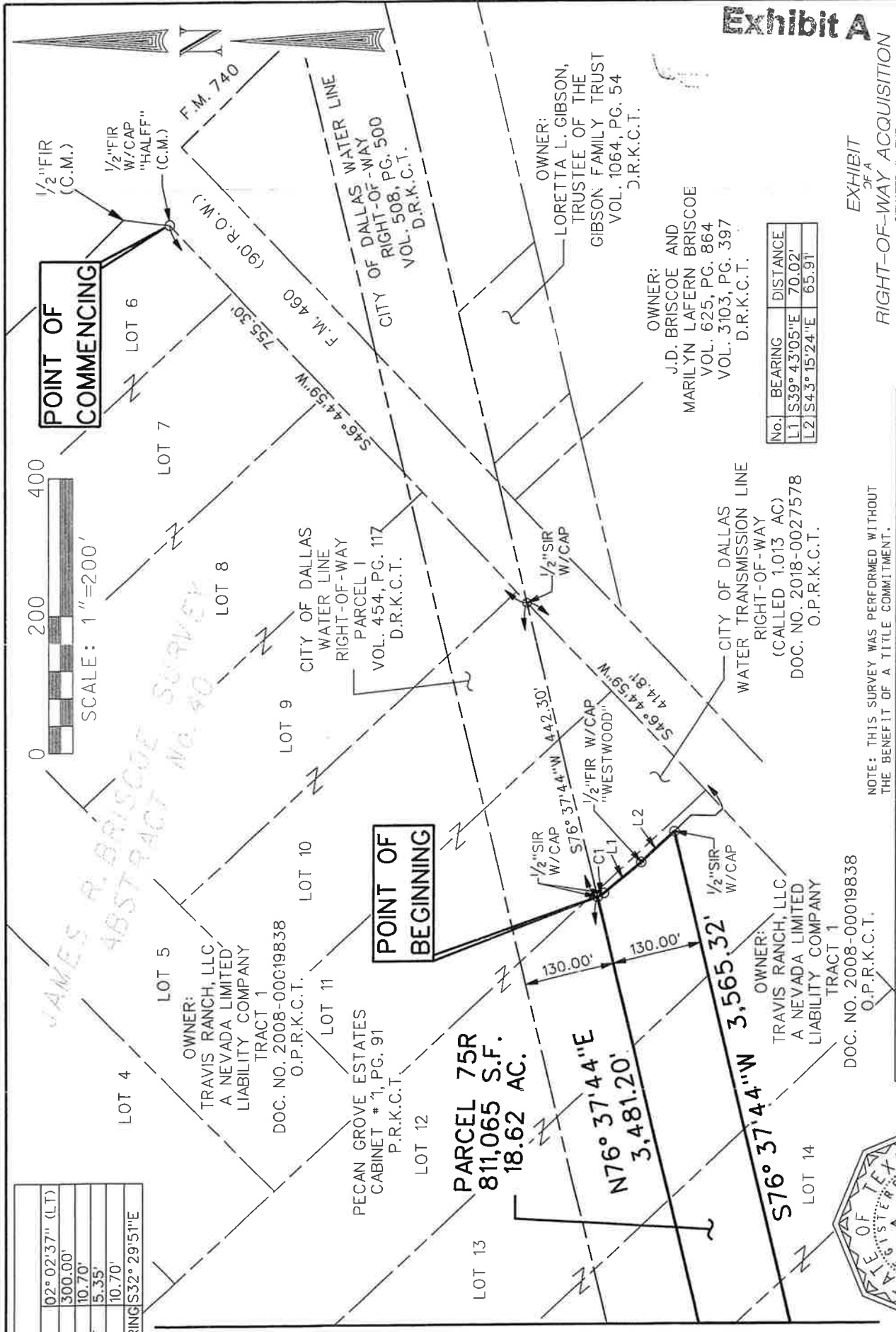


Exhibit A

EXHIBIT OF A RIGHT-OF-WAY ACQUISITION SITUATED IN THE

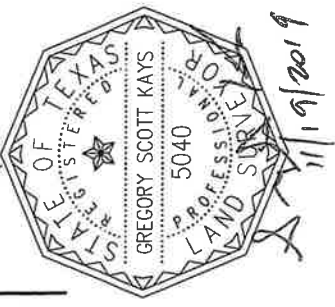
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
ISAC JONES SURVEY, ABSTRACT NO. 257,
SIMON C. WHITE SURVEY, ABSTRACT NO. 572 AND
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL (972) 250-2727, FAX (972) 250-4774
TEPLS FIRM NO. 10125500
DATE: 11/19/2019, REVISED - NOV. 2019, SCALE: 1" = 200'

No.	BEARING	DISTANCE
L1	S39° 43' 05" E	70.02'
L2	S43° 15' 24" E	65.91'

NOTE: THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS
CONTINUOUSLY OPERATING REFERENCE STATIONS COLL
CORS ARP, DALLAS CORP ARP, KAUFMAN CORP ARP, TYLER
CORS ARP, AND PARIS CORP ARP. THE KAUFMAN COUNTY
SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE
TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS
DISTRICT WAS USED FOR THIS PROJECT.

LEGEND:	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
	O FIR	FOUND IRON ROD
	O FIP	FOUND IRON PIPE
	O 1/2" SIR	1/2" SET IRON ROD WITH A
	O W/CAP	RED PLASTIC CAP STAMPED
		"DAL-TECH" OR "DTE"
	O SX	SET "X" CUT IN CONCRETE
	O FPK	FOUND PK, NAIL
	O SPK	SET PK, NAIL
	O FIR	FOUND IRON ROD WITH CAP
	O W/CAP	STAMPED



MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 3 OF 6

Exhibit A



JAMES R. BRISCOE SURVEY
ABSTRACT No. 40

CITY OF DALLAS
WATER LINE
RIGHT-OF-WAY
PARCEL 1
VOL. 454, PG. 117
D.R.K.C.T.

OWNER:
TRAVIS RANCH, LLC
A NEVADA LIMITED
LIABILITY COMPANY
TRACT 1
DOC. NO. 2008-00019838
O.P.R.K.C.T.

N76° 37' 44" E 3,481.20'

130.00'

S76° 37' 44" W 3,565.32'

PARCEL 75R
811,065 S.F.
18.62 AC.

PECAN GROVE ESTATES
CABINET # 1, PG. 91
P.R.K.C.T.

PECAN AVE.
PRIVATE WAY

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20



LEGEND:

S.F.	SQUARE FEET
C.M.	CONTR. MONUMENT
O F.R.	FOUND IRON ROD
O F.I.P.	FOUND IRON PIPE
O 1/2" S.I.R.	1/2" SET IRON ROD WITH A
O W/CAP	RED PLASTIC CAP STAMPED
	"DAL-TECH" OR "DTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK. NAIL
O SPK	SET PK. NAIL
O W/CAP	FOUND IRON ROD WITH CAP
	STAMPED.....

NOTE: THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS
CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN
CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER
CORS ARP, AND PARTS CORS ARP. THE KAUFMAN COUNTY
SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE
TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS
DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A

RIGHT-OF-WAY ACQUISITION
SITUATED IN THE

JAMES R. BRISCOE SURVEY, ABSTRACT No. 40,
ISAAC JONES SURVEY, ABSTRACT No. 257,
SIMON C. WHITE SURVEY, ABSTRACT No. 572 AND
KAUFMAN COUNTY, TEXAS

FOR THE

CITY OF DALLAS

BY

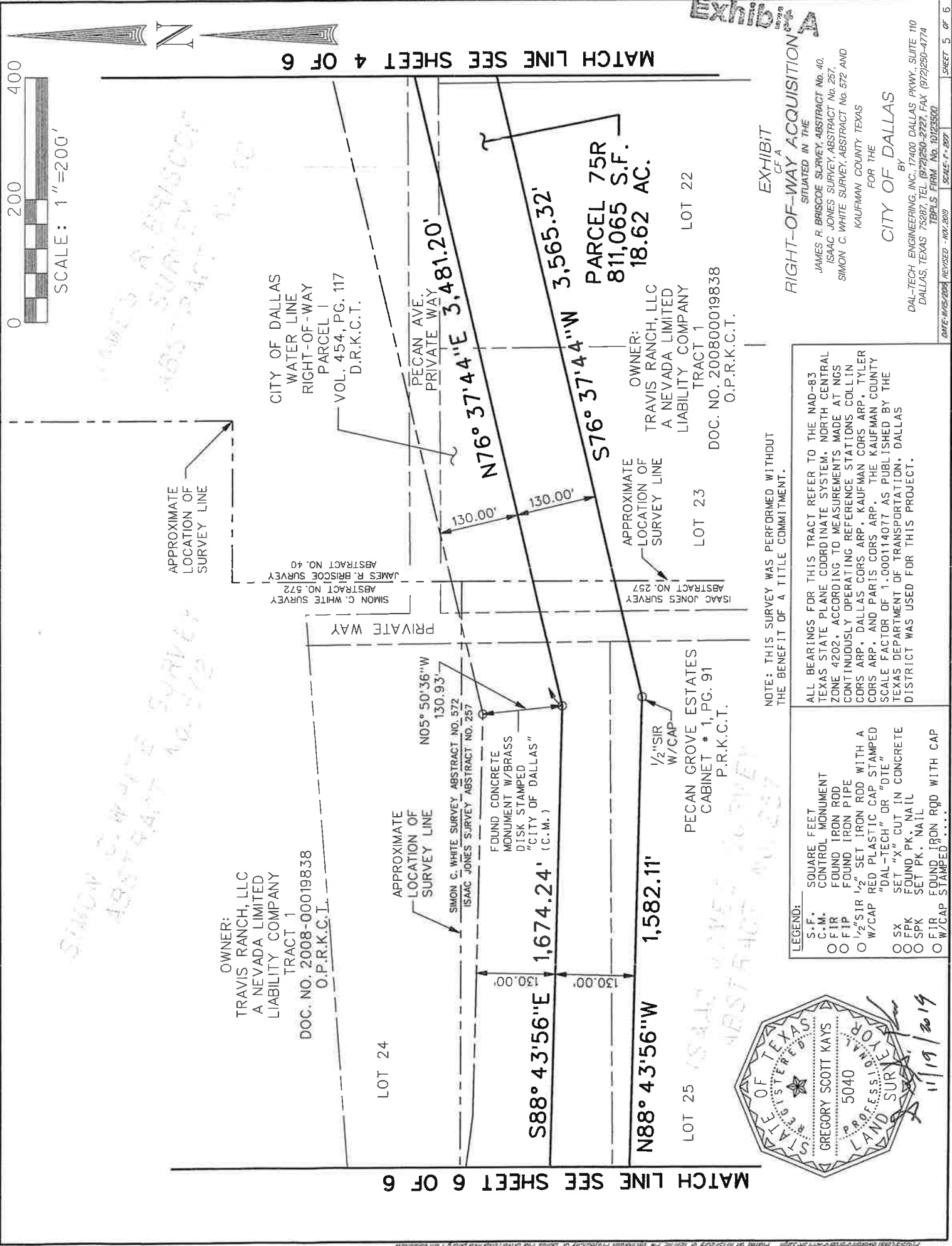
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-4774
TSPSLS FIRM. No. K0123500

DATE: 11/15/2019 REVISED - NOV. 2019

SHEET 4 OF 6

MATCH LINE SEE SHEET 6 OF 6

MATCH LINE SEE SHEET 4 OF 6



LEGEND:

- S.F. SQUARE FEET
- C.M. CONTROL MONUMENT
- O FIP FOUND IRON ROD
- O FIP FOUND IRON PIPE
- O 1/2" SIR SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
- O SX SET "X" CUT IN CONCRETE
- O SPK FOUND PK. NAIL
- O SPK SET PK. NAIL
- O W/CAP FOUND IRON ROD WITH CAP
- O W/CAP STAMPED "...."



NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

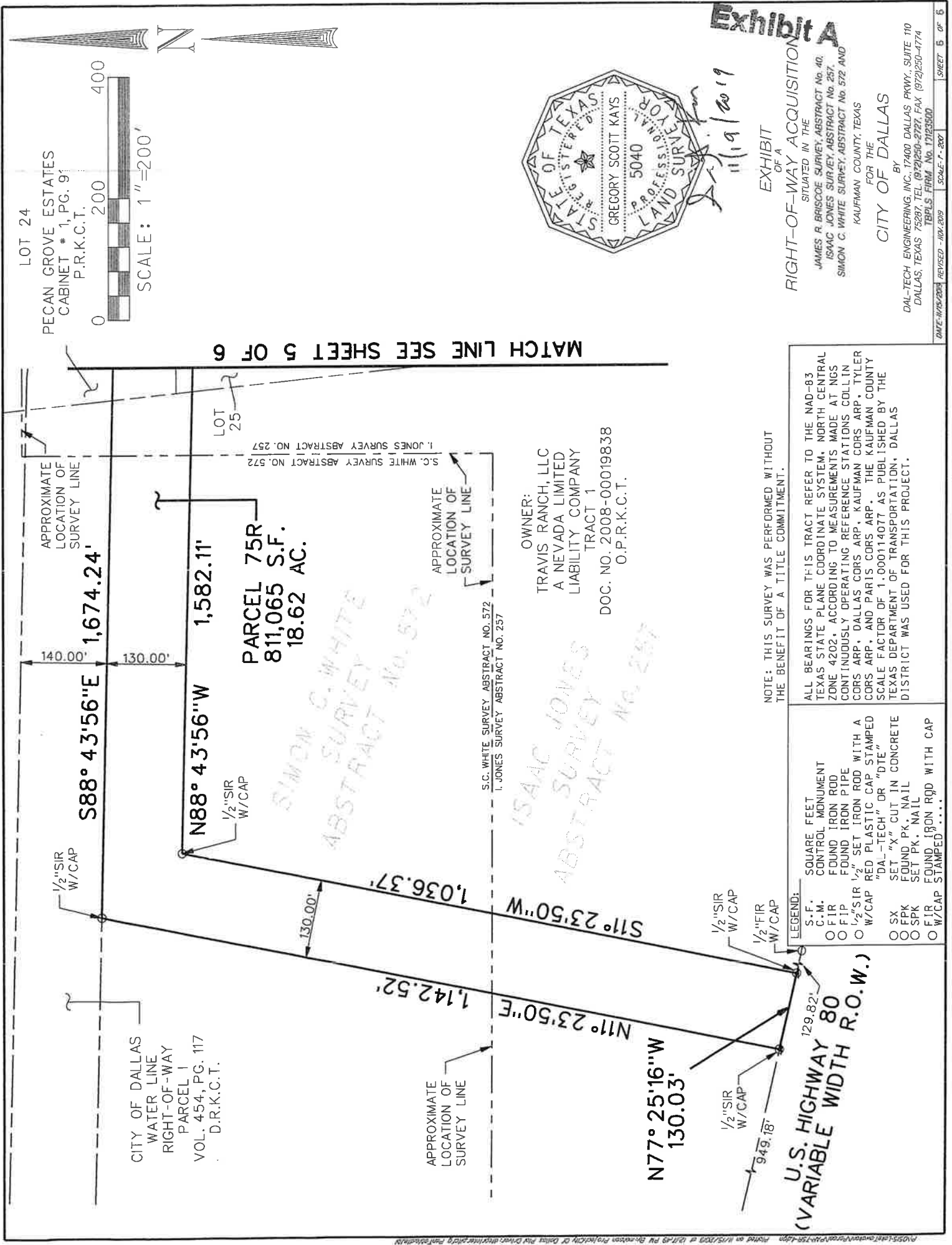
ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORP. ARP, DALLAS CORP. ARP, KAUFMAN CORP. ARP, TYLER CORP. ARP, AND PARIS CORP. ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE

JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
ISAAC JONES SURVEY, ABSTRACT NO. 257,
SIMON C. WHITE SURVEY, ABSTRACT NO. 572 AND
KAUFMAN COUNTY TEXAS

FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-4774
TBPUS FIRM NO. 10123500



LOT 24
PECAN GROVE ESTATES
CABINET # 1, PG. 9
P.R.K.C.T.
SCALE: 1"=200'

MATCH LINE SEE SHEET 5 OF 6



Exhibit A

EXHIBIT
OF A

RIGHT-OF-WAY ACQUISITION

SITUATED IN THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
ISAAC JONES SURVEY, ABSTRACT NO. 257,
SIMON C. WHITE SURVEY, ABSTRACT NO. 572 AND
KAUFMAN COUNTY, TEXAS

FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-4774
TBDLS FIRM No. 17123500
REVISOR - IND-2019 SCALE: 1"=200'

OWNER:
TRAVIS RANCH, LLC
A NEVADA LIMITED
LIABILITY COMPANY
TRACT 1
DOC. NO. 2008-00019838
O.P.R.K.C.T.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT
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CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER
CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY
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○ SX	SET "X" CUT IN CONCRETE
○ FPK	FOUND PK. NAIL
○ SPK	SET PK. NAIL
○ FIP	FOUND IRON ROD WITH CAP
○ W/CAP	STAMPED "...."

U.S. HIGHWAY 80
(VARIABLE WIDTH R.O.W.)