

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 Lester J. Lawson and Celeste L. Lawson, a married couple (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 FORTY TWO THOUSAND FOUR HUNDRED THIRTEEN AND 00/100 DOLLARS (\$42,413.00) 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:** This conveyance is made and accepted subject to the reservations provided in Exhibit B which is attached hereto and incorporated herein for all purposes.

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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Lester J. Lawson

\_\_\_\_\_  
Celeste L. Lawson

EXHIBIT B

\* \* \* \* \*

STATE OF TEXAS       '  
COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_  
by Lester J. Lawson.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

STATE OF TEXAS       '  
COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_  
by Celeste L. Lawson.

\_\_\_\_\_  
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. 36308

Exhibit A

**PARCEL E-240  
CITY OF DALLAS RIGHT-OF-WAY  
0.0665 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John M. Harding Survey, Abstract No. 569, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed With Vendor's Lien dated September 13, 2013, to Lester J. Lawson and Celeste L. Lawson as recorded Instrument Number 201300293633 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING in the southeast right-of-way line of Lawson Road (a variable width right-of-way) at a set "X" cut in concrete for the common south corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87097, Page 4408 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the east corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87139, Page 2634, D.R.D.C.T., both of which establish a portion of said Lawson Road, said point also being in the common northeast line of said Lawson tract and the southwest line of that tract of land described in deed to Timothy L. Nieman, Jr., and wife Dorothy Nieman as recorded in Volume 76170, Page 1649, D.R.D.C.T., and from which point a punch hole in concrete bears South 50 degrees 33 minutes 19 seconds East a distance of 1.49 feet;

THENCE South 45 degrees 44 minutes 10 seconds East, with said common line, a distance of 25.07 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 50 degrees 57 minutes 50 seconds West a distance of 115.79 feet;

THENCE Southwesterly, departing said common line, over and across said Laswon tract, with a line offset 25 feet southeasterly of and parallel to said southeast right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 41 minutes 23 seconds, an arc distance of 115.82 feet to a 1/2-inch set iron rod with cap for the end of said curve in the common southwest line of said Lawson tract and the northeast line of a tract of land described in deed to Korilynn Marley as recorded in Instrument Number 201100026068, O.P.R.D.C.T.;

THENCE North 45 degrees 44 minutes 10 seconds West, departing said parallel offset line, with said common line, distance of 25.32 feet to a found 3-inch fence corner post for corner in said southeast right-of-way line of Lawson Road, said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 1,390.00 feet whose chord bears North 51 degrees 05 minutes 06 seconds East a distance of 115.82 feet;

FIELD NOTES APPROVED:

*OK 2/3/17*



Exhibit A

**PARCEL E-240  
CITY OF DALLAS RIGHT-OF-WAY  
0.0665 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

THENCE Northeasterly, departing said common line, with said south right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 46 minutes 31 seconds, an arc distance of 115.85 feet to the POINT OF BEGINNING and containing 0.0665 of an acre (2,896 square feet) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

*JAH*  
*06 DEC*  
*2016*



JOHN P. ANDERSON  
SURVEY,  
ABSTRACT NO. 1

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

POINT OF BEGINNING

SET "X" CUT  
(Punch hole in  
concrete Bears=  
S50°33'19"E, 1.49')

Approx.  $\frac{1}{2}$  TP&L  
Easement  
(VOL. 2112, PG. 220)  
(VOL. 3527, PG. 191)

$\Delta = 04^{\circ}46'31"$   
 $R = 1,390.00'$   
 $T = 57.96'$   
 $L = 115.85'$   
 $CL = 115.82'$   
 $CB = N51^{\circ}05'06"E$

**MILAM RD.**  
(60' RIGHT-OF-WAY)  
COUNTY OF DALLAS  
(VOL. 87139, PG. 2634)

**LAWSON ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 89184, PG. 3595)  
(VOL. 94106, PG. 04745)  
(VOL. 87139, PG. 2634)  
(VOL. 87097, PG. 4408)

3" WOOD  
FCP(C.M.)

$\frac{1}{2}$ " SIR  
W/CAP

N45°44'10"W  
25.32'

**PARCEL E-240**  
0.0665 ACRE  
(2,896 SQ. FT.)

KORILYNN MARLEY  
(INT. NO. 201100026068)

(Basis of Bearing  
rotated 00°24'10" from  
deed bearing of N45°20'W)

$\Delta = 04^{\circ}41'23"$   
 $R = 1,415.00'$   
 $T = 57.94'$   
 $L = 115.82'$   
 $CL = 115.79'$   
 $CB = S50^{\circ}57'50"W$

Approx.  $\frac{1}{2}$  TP&L  
Easement  
(VOL. 890, PG. 2040)

S45°44'10"E  
25.07'

JOHN M. HARDING  
SURVEY,  
ABSTRACT NO. 569

TIMOTHY L. NIEMAN, JR.  
AND WIFE  
DOROTHY NIEMAN  
(VOL. 76170, PG. 1649)

$\frac{1}{2}$ " FIR  
(Leaning)  
(C.M.)

LESTER J. LAWSON  
AND  
CELESTE L. LAWSON  
(INT. NO. 201300293633)

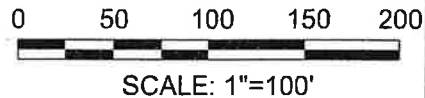


Exhibit A

2S\_IRC5240\_MON\_FS\_FW\_MR.plt

Design

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*Signature*  
06 DEC  
2016



LEGEND

$\frac{1}{2}$ " SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FCP	FENCE CORNER POST

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Metes and Bounds description of even date accompanies this survey exhibit.

**PARCEL E-240**  
**CITY OF DALLAS RIGHT-OF-WAY**  
**0.0665 ACRE TRACT**  
**JOHN M. HARDING SURVEY, ABSTRACT NO. 569**  
**CITY OF MESQUITE, DALLAS COUNTY, TEXAS**



**HALFF**

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095  
TBPLS FIRM NO. 10029600

DATE: DEC., 2016

AVO.: 25143

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