

EXHIBIT B

WATER EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That Mountainprize, Inc., a Georgia corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Cobb, State of Georgia, for and in consideration of the sum of NINE THOUSAND TWO HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$9,273.00) 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, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City water main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City water main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.

EXHIBIT B

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described easement, 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 easement 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 _____, _____.

GRANTOR

Mountainprize, Inc.,
a Georgia corporation

By: _____

Name: Brian Thornton

Title: Vice President

* * * * *

STATE OF GEORGIA
COUNTY OF COBB

This instrument was acknowledged before me on _____
by Brian Thornton, Vice President of Mountainprize, Inc., a Georgia corporation, on
behalf of said corporation.

Notary Public, State of Georgia

* * * * *

EXHIBIT B

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: Maria Lopez
Water Easement Log No. 46172

Tract One

EXHIBIT 'A'

PARCEL 34-PE
WATER EASEMENT
MOUNTAINPRIZE, INC.
1,413 SQUARE FEET / 0.0324 ACRES
OUT OF THE
MARTHA P. GREEN SURVEY, A-519
CITY OF CARROLLTON, COUNTY OF DALLAS, TEXAS

FIELD NOTES APPROVED:
Paul Hood
 2/24/2020


BEING a 1,413 square foot (0.0324 acre) tract of land situated in the Martha P. Green Survey, Abstract Number 519, City of Carrollton and County of Dallas, Texas and being a portion of all that certain called 0.08 acre tract of land situated in said Green Survey, conveyed to Mountainprize, Inc. and described in the General Warranty Deed as recorded in Instrument Number 200600024396, of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red cap stamped 'TX REG NO 100189-00' found in the Southeasterly line of the Dallas Area Rapid Transit (herein after referred to as DART), a Texas Regional Transportation Authority, right-of-way (a 100-foot private right-of-way) conveyed to DART and described in the Deed Without Warranty recorded in Instrument Number 201500321792, Official Public Records of Dallas County, Texas, for the Southwest corner of said Mountainprize, Inc. tract and the Northwest corner of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Carrollton, County of Dallas, Texas according to the plat recorded in Volume 94108, Page 2731, Deed Records of Dallas County, Texas. Said **POINT OF BEGINNING** being in a tangent curve to the right, having a radius of 2,020.93 feet and coordinates of N: 7,033,866.462, E: 2,456,460.602, Grid;

THENCE: with the common line of said Mountainprize, Inc. tract and said DART right-of-way, with said curve to the right, through a central angle of 02 degrees, 33 minutes, 15 seconds, an arc distance of 90.09 feet (the long chord of which bears North 24 degrees, 55 minutes, 59 seconds East, a distance of 90.08 feet) to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set (all of the following iron rods set being so capped and stamped);

THENCE: North 26 degrees, 11 minutes, 49 seconds East, continuing with the common line of said Mountainprize, Inc. tract and said DART right-of-way, a distance of 16.24 feet to a Mag Nail found in the east line of said DART right-of-way) and the Southwesterly line of the North Broadway Street right-of-way (a variable width public right-of-way for the north corner of said Mountainprize, Inc. tract;

THENCE: South 32 degrees, 02 minutes, 48 seconds East, with the common line of said Mountainprize Inc. tract and said North Broadway Street right-of-way, a distance of 17.64 feet to a 5/8-inch iron rod set, from which an 'X' cut in concrete found at an angle point in said North Broadway Street right-of-way, for the Southeast corner of said Mountainprize, Inc. tract bears South 32 degrees, 02 minutes, 48 seconds East, a distance of 59.43 feet;

THENCE: South 26 degrees, 11 minutes, 49 seconds West, departing the Southwesterly line of said North Broadway Street right-of-way, over and across said Mountainprize, Inc. tract, a distance of 6.96 feet to a 5/8-inch iron rod set at the beginning of a tangent curve to the left having a radius of 2,005.93 feet;

Exhibit A


THENCE: continuing over and across said Mountainprize, Inc. tract, with said curve to the left, through a central angle of 02 degrees, 08 minutes, 50 seconds, an arc distance of 75.17 feet (the long chord of which bears South 25 degrees, 08 minutes, 12 seconds West, a distance of 75.17 feet) to a 5/8-inch iron rod set in the Southeasterly line of said Mountainprize, Inc. tract and the Northwesterly line of said Lot 1;

THENCE: South 70 degrees, 13 minutes, 36 seconds West, with the common line of said Mountainprize, Inc. tract and said Lot 1, a distance of 20.72 feet to the **POINT OF BEGINNING** and containing 1,413 square feet (0.0324 acres) of land, more or less.

Note: Surveyed on the ground <Month / Year>.

Note: Map of Survey of even date attached herewith.

Note: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.



S. Kevin Wendell, RPLS
Texas Registration No. 5500

02/21/2020
Date

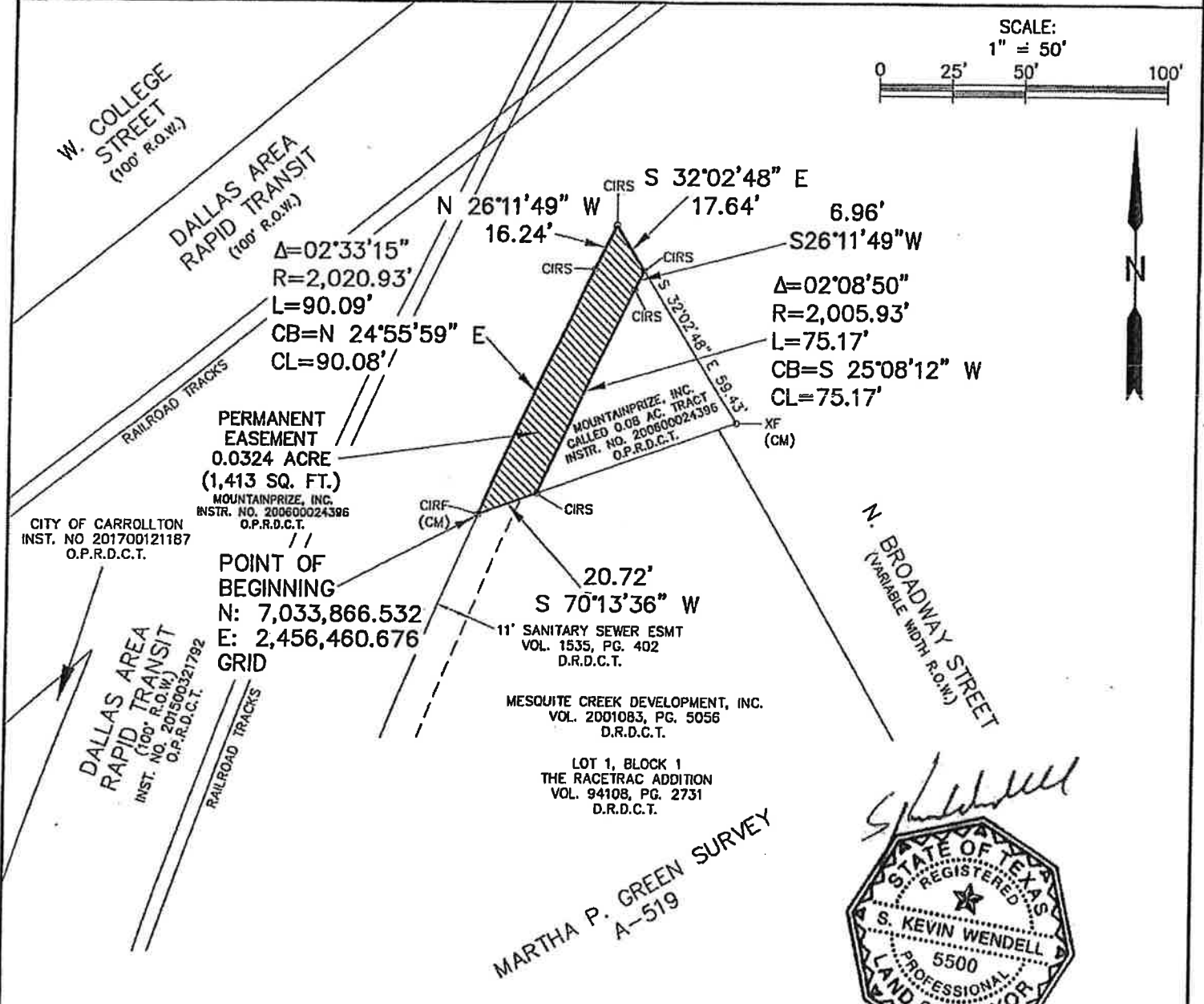
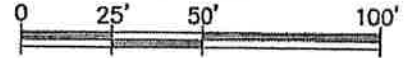


EXHIBIT "A"
PARCEL 34-PE
PERMANENT EASEMENT

Exhibit A

MOUNTAINPRIZE, INC.
 1,413 SQUARE FEET (0.0324 ACRE)
 MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

SCALE:
 1" = 50'



MARTHA P. GREEN SURVEY
 A-519



D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 INSTR. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 C.M. CONTROLLING MONUMENT
 ESMT. EASEMENT
 R.O.W. RIGHT-OF-WAY
 SQ. FT. SQUARE FEET
 IRF IRON ROD FOUND
 XF FOUND "X" CUT
 MNF MAG NAIL FOUND
 IPF IRON PIPE FOUND
 CIRF CAPPED IRON ROD FOUND
 CIRS CAPPED IRON ROD SET WITH RED CRIADO CAP

NOTE: Surveyed on the Ground February, 2020
 NOTE: Real Property Description of even date attached herewith
 NOTE: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North America Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.

CRIADO
 & ASSOCIATES

4100 Spring Valley Rd.,
 Suite 1001
 Dallas, Texas 75244

Tel: (972) 392-9092
 www.criadoassociates.com

PE&LS Firm
 Number:
 10183300

Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT



AECOM TECHNICAL SERVICES INC., TX
 ONE GALLERIA TOWER
 13355 NOEL ROAD, SUITE 400
 DALLAS, TEXAS 75248
 TBP REG. NO. F--3082

FEBRUARY, 2020

PARCEL 34-PE.DWG

EXHIBIT B

TEMPORARY WORKING SPACE EASEMENT

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

That Mountainprize, Inc., a Georgia corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of COBB, State of Georgia, for and in consideration of the sum of NINE THOUSAND SEVENTY-EIGHT AND NO/100 DOLLARS (\$9,078.00) 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, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A", attached hereto and made a part hereof by reference for all purposes, for the purpose of working space and storage of machinery; supplies, equipment and material in connection with the construction of the Elm Fork Water Transmission Main Project.

Any and all trees which lie within this temporary working space may be trimmed of low limbs or removed by the City or its contractor without liability to Grantor if deemed essential to allow for the normal use or passage of construction equipment during the construction of said main or mains.

Upon completion of construction, all surplus excavation, debris, trash or litter resulting from said construction shall be cleaned up and hauled off the premises, and said property, including the fences disturbed, shall be restored as nearly as practicable to its original contour and condition.

It is understood and agreed by Grantor that the consideration herein represents full and adequate consideration for the right-of-way granted, together with any and all damages, costs and/or inconvenience that may be incident to the construction.

This grant shall be for a term of 24 month, beginning upon notice to proceed with construction from City addressed to the approved construction contractor and terminating upon completion of construction on Grantor's property or expiration of the time period, whichever occurs first, at which time all rights granted under this instrument shall terminate and cease and the described property shall be restored to its former condition as nearly as possible.

SPECIAL PROVISIONS: None

TO HAVE AND TO HOLD the above described property unto the City of Dallas for the purposes hereinbefore provided, and said City or Dallas, its agents, servants and contractors shall have the right to go upon said property for the purpose of a working

EXHIBIT B

easement and as an easement for the storage of supplies, materials, machinery and equipment for the term herein provided.

EXECUTED this _____ day of _____, _____.

GRANTOR

Mountainprize, Inc.,
a Georgia corporation

By: _____
Name: Brian Thornton
Title: Vice President

* * * * *

STATE OF GEORGIA §
COUNTY OF COBB §

This instrument was acknowledged before me on _____
by Brian Thornton, Vice President of Mountainprize, Inc., a Georgia corporation, on
behalf of said corporation.

Notary Public, State of GEORGIA

* * * * *

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: Maria Lopez

Temporary Easement Log No. 49283

Tract Two

EXHIBIT 'A'
PARCEL 34-TCE
TEMPORARY CONSTRUCTION EASEMENT
MOUNTAINPRIZE, INC.
2,075 SQUARE FEET / 0.0476 ACRES
OUT OF THE
MARTHA P. GREEN SURVEY, A-519
CITY OF CARROLLTON, COUNTY OF DALLAS, TEXAS



BEING a 2,075 square foot (0.0476 acre) tract of land situated in the Martha P. Green Survey, Abstract Number 519, City of Carrollton and County of Dallas, Texas and being a portion of all that certain called 0.08 acre tract of land situated in said Green Survey, conveyed to Mountainprize, Inc. and described in the General Warranty Deed as recorded in Instrument Number 200600024396, of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2-iron rod found with a red cap stamped 'TX REG NO 100189-00' found in the Southeasterly line of the Dallas Area Rapid Transit (herein after referred to as DART), a Texas Regional Transportation Authority, right-of-way (a 100-foot private right-of-way) conveyed to DART and described in the General Warranty Deed recorded in Instrument Number 201500321792, said Official Public Records, for the Southwest corner of said Mountainprize, Inc. tract and the Northwest corner of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Carrollton, County of Dallas, Texas according to the plat recorded in Volume 94108, Page 2731, Deed Records of Dallas County, Texas. Said **POINT OF COMMENCING** having coordinates of N: 7,033,866.416, E: 2,456,460.659, Grid;

THENCE: North 70 degrees, 13 minutes, 36 seconds East, departing the Southeasterly line of said DART right-of-way, with the common line of said Mountainprize, Inc. tract and said Lot 1, a distance of 20.72 feet to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set (all of the following iron rods set being so capped and stamped) for the **POINT OF BEGINNING** of the tract herein described. Said **POINT OF BEGINNING** being in a curve to the right having a radius of 2,005.93 feet and coordinates of N: 7,033,873.428, E: 2,456,480.162, Grid;

THENCE: departing the north line of said Lot 1, over and across said Mountainprize, Inc. tract, with said curve to the right, through a central angle of 02 degrees, 08 minutes, 50 seconds East, an arc distance of 75.17 feet (the long chord of which bears North 25 degrees, 08 minutes, 12 seconds East, 75.17 feet) to a 5/8-inch iron rod set;

THENCE: North 26 degrees, 11 minutes, 49 seconds East, continuing over and across said Mountainprize, Inc. tract, a distance of 6.96 feet to a 5/8-inch iron rod set in Northeasterly line of said Mountainprize, Inc. tract and the Southwesterly line of the North Broadway Street right-of-way (a variable width right-of-way)

Thence: South 32 degrees, 02 minutes, 48 seconds East, with the common line of said Mountainprize, Inc. tract and said North Broadway Street right-of-way, a distance of 59.43 feet to an 'X' cut in concrete found at an angle point in said North Broadway Street right-of-way and for the Southeast corner of said Mountainprize, Inc. tract;

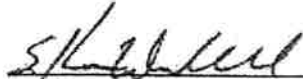
Exhibit A

THENCE: South 70 degrees, 13 minutes, 36 seconds West, with the common line of said Mountainprize, Inc. tract and said North Broadway Street right-of-way, at 6.11 feet, pass the Northeast corner of said Lot 1, and continue with the common line of said Mountainprize, Inc. tract and said Lot 1, in all a distance of 70.70 feet to the **POINT OF BEGINNING** and containing 2,075 square feet (0.0476 acres) of land, more or less.

Note: Surveyed on the ground February, 2020.

Note: Map of Survey of even date attached herewith.

Note: Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.000136506.



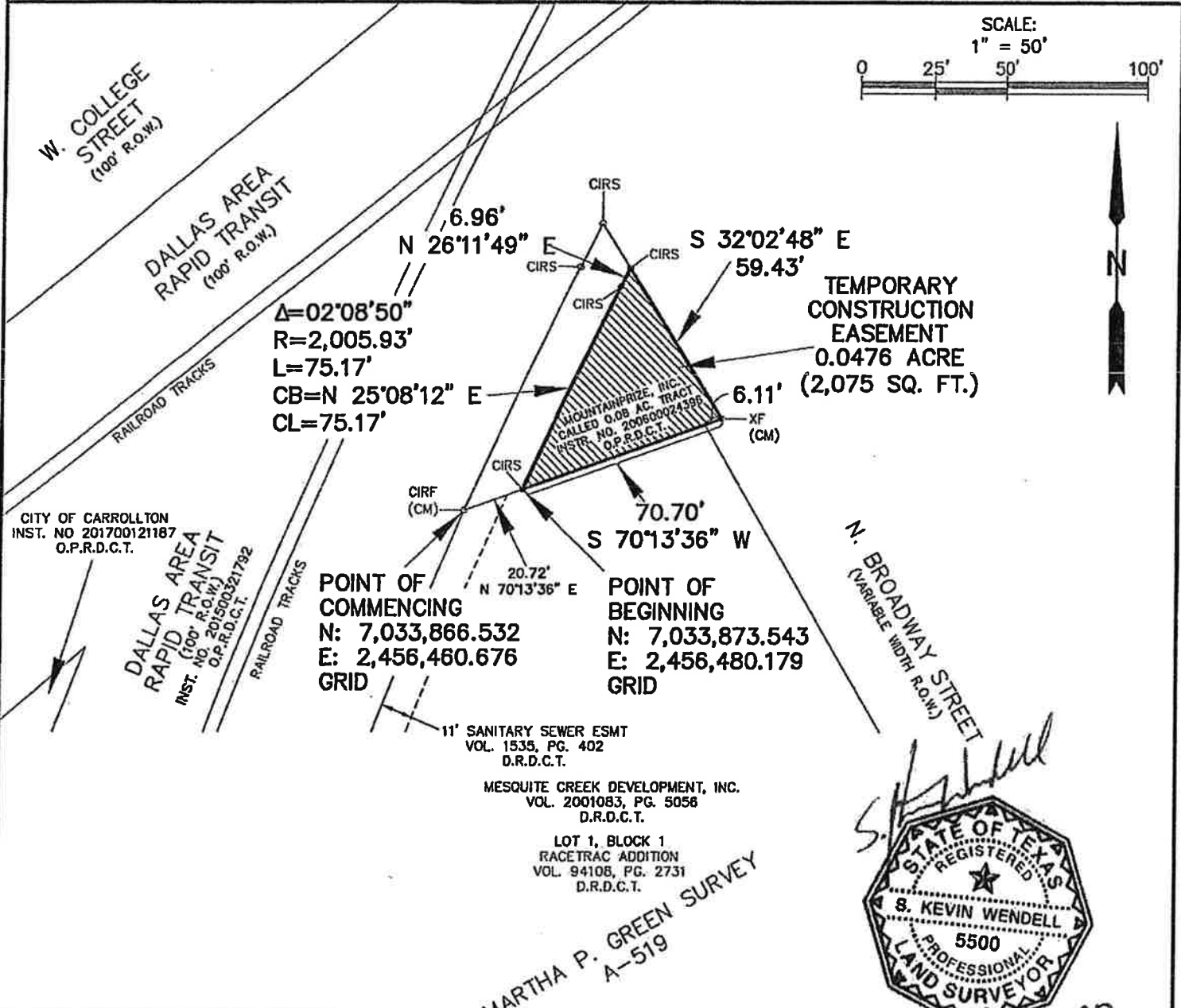
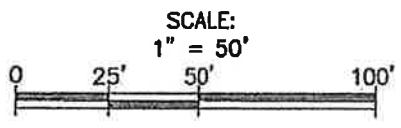
S. Kevin Wendell, RPLS
Texas Registration No. 5500

02/24/2020

Date



EXHIBIT "A"
PARCEL 34-TCE
TEMPORARY CONSTRUCTION EASEMENT
MOUNTAINPRIZE, INC.
 2,075 SQUARE FEET (0.0476 ACRE)
 MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
XF	FOUND "X" CUT
MNF	MAG NAIL FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET WITH RED CRIADO CAP

NOTE: Surveyed on the Ground February, 2020
 NOTE: Real Property Description of even date attached herewith
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4100 Spring Valley Rd.,
 Suite 1001
 Dallas, Texas 75244

Tel: (972) 382-9092
 www.criadoassociates.com

PE&S Firm
 Number:
 10163300

Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT



AECOM TECHNICAL SERVICES INC., TX
 ONE GALLERIA TOWER
 13355 NOEL ROAD, SUITE 400
 DALLAS, TEXAS 75248
 TIME REG. NO F--3082