

DRAINAGE EASEMENT EXHIBIT "B"

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

That St. Thomas Aquinas Catholic Parish (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 TEN DOLLARS AND NO/100 (\$10.00) 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 constructing, maintaining and using storm water drainage facilities in, under, over, through, across and along all that certain lot, tract or parcel of land described in "Exhibit A" Tract 1 and Tract 2, attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of constructing, maintaining, and using storm water drainage improvements including the right to make the improvements on such grade and according to such plans and specifications as will, in its opinion, best serve the public purpose. The payment of the purchase price for the property herein conveyed shall be considered full compensation for same and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

Should one or more of the Grantor(s) 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 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 or proper function of said stormwater drainage facilities.

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:

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 _____, 2026.

St. Thomas Aquinas Catholic Parish,
a Texas nonprofit corporation

The Most Reverend Edward J. Burns, Bishop of the Roman Catholic Diocese of Dallas

By: _____ Date: _____
Name: Bishop Gregory Kelly

Reverend Arthur Unachukwu, Pastor of St. Thomas Aquinas Catholic Parish

By: _____ Date: _____
Name: Reverend Arthur Unachukwu

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this ____ day of _____ 2026, by Bishop Gregory Kelly, Bishop of the Roman Catholic Diocese of Dallas, manager of St. Thomas Aquinas Catholic Parish, a Texas corporation, on behalf of said entity.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this ____ day of _____ 2026, by Reverend Arthur Unachukwu, Pastor of St. Thomas Aquinas Catholic Parish, a Texas corporation, on behalf of said entity.

Notary Public, State of TEXAS

* * * * *

THE CITY OF DALLAS, TEXAS

CITY OF DALLAS
Kimberly Bizor-Tolbert
City Manager

APPROVED AS TO FORM:
TAMMY L. PALOMINO
City Attorney

By: _____

By: _____

Attest:

By: _____
City Secretary

APPROVED:

Director of Dallas Water Utilities

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this ____ day of _____ 2026, by _____, Assistant City Manager of the City of Dallas, a Texas municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

After recording return to:
City of Dallas
Dallas Water Utilities
Real Estate Division
1500 Marilla Street, 4AN
Dallas, Texas 75201
Attn: Christian Roman

Drainage Easement Log No. DWU753

Exhibit A

Tract 1

Field Notes Describing 2,077 Square Foot (0.0477 Acre) Drainage Easement Block G/2868

BEING a 2,077 square foot (0.0477 acres) tract situated in the A. McCommas Survey, Abstract No. 911, in the City of Dallas, Dallas County, Texas, in City Block G/2868, being part of a tract of land described in deed to STACP-RC, as recorded in Instrument No. 202000290337, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 2A of Saint Thomas Aquinas School Addition, as recorded in Instrument No. 201600245130, O.P.R.D.C.T., and being more particularly described as follows:



BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a south interior line of said Lot 2A, being in the north of Lot 1 of Alderson Subdivision, as recorded in Vol. 20, Pg. 25, Map Records of Dallas County (M.R.D.C.T.), from which a 3/8-inch iron rod (controlling monument) found for the southwest corner of said Lot 1, bears South 89 degrees 03 minutes 11 seconds West, 25.85 feet and South 00 degrees 56 minutes 49 seconds East, 121.63 feet;

1. **THENCE** North 58 degrees 37 minutes 09 seconds West, departing the south line of said Lot 2A and the north line of said Lot 1 and across said Lot 2A, a distance of 30.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Lot 2A and the east right-of-way line of Alderson Street (Vol. 11, Pg. 319, M.R.D.C.T.) (50 foot right-of-way);
2. **THENCE** North 00 degrees 56 minutes 49 seconds West, along the west line of said Lot 2A and the east right-of-way line of said Alderson Street, a distance of 30.96 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Lot 2A and the east right-of-way line of Alderson Street (Vol. 11, Pg. 319, M.R.D.C.T.) (50 foot right-of-way) at the beginning of a curve to the left, having a radius of 137.30 feet and a central angle of 01 degrees 55 minutes 02 seconds;
3. **THENCE** continuing with said west line of said Lot 2A, the east right-of-way line of said Alderson Street and with said curve to the left, an arc distance of 4.59 feet (Chord Bearing North 01 degrees 54 minutes 22 seconds West – 4.59 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Lot 2A and the east right-of-way line of Alderson Street, from which a 1/2-inch capped iron rod stamped CAPLUCS found at the beginning of a curve to the left bears a Chord Bearing of North 16 degrees 42 minutes 03 seconds West – 65.67 feet;
4. **THENCE** South 60 degrees 30 minutes 02 seconds East, departing the west line of said Lot 2A and the east right-of-way line of said Alderson Street and across said Lot 2A, a distance of 102.45 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in a south interior line of said Lot 2A and the north line of said Lot 1;

**Field Notes Describing 2,077 Square Foot (0.0477 Acre)
Drainage Easement
Block G/2868**

5. **THENCE** South 89 degrees 03 minutes 11 seconds West, along the said south interior line of Lot 2A and the north line of said Lot 1, a distance of 62.39 feet to the **POINT OF BEGINNING** and containing 2,077 square feet (0.0477 acres) of land **OF WHICH** approximately 230 square feet of land is in a presently used 8 foot drainage channel as recorded in said Alderson Subdivision and as shown on City of Dallas drawing number 421Q-168, dated 1941.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: *Dwayne H. Copeland*
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: *1/07/2012*



A. McCommas Survey
Abstract No. 911

DELTA= 01° 55' 02" (LT)
R= 137.30
L= 4.59
CB= N 01° 54' 22" W
LC= 4.59

MARTEL AVENUE
(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

Found 1/2" Capped
Iron Rod stamped
CAPLUGS (CM)

DELTA= 27° 40' 18" (LT)
R= 137.30
L= 66.31
CB= N 16° 42' 03" W
LC= 65.67

8.0' DRAINAGE EASEMENT
FILED IN CITY OF DALLAS
PUBLIC WORKS VAULT
FILE 421Q, #168

STACP-RC
Inst. No.
202000290337
O.P.R.D.C.T.

2,077 Sq. Ft.
(0.0477 acres)
Drainage
Easement

SAINT THOMAS AQUINAS
SCHOOL ADDITION
LOT 2A, BLOCK G/2868
M.R.D.C.T. # 121.63

N 0° 56' 49" W
16.36'

N 58° 37' 09" W
30.60'

S 89° 03' 11" W
42.19'

S 89° 03' 11" W
62.39'

P.O.B.
N=6,990,988.435
E=2,504,832.032

Sandra Raley Alkin
Inst. No.
201600271719
O.P.R.D.C.T.

ALDERSON STREET
(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

S 00° 56' 49" E
121.63'

N 00° 56' 49" W
121.63'

ALDERSON SUBDIVISION
LOT 1, BLOCK G/2868
M.R.D.C.T. # 121.63



Found 3/8"
Iron Rod (CM)

DRAINAGE EASEMENT
SAINT THOMAS AQUINAS
SCHOOL ADDITION
LOT 2A, BLOCK G/2868

A. McCOMMAS SURVEY, ABSTRACT NO. 911
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
JB Surveying

200 W. BELMONT DR., SUITE D
ALLEN, TX 75013
TBFLS 10194303

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of 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
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page
- P.O.B. - Point of Beginning

BASIS OF BEARINGS: State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011

WILSHIRE HEIGHTS
SCHOOL ADDITION
LOT 1, BLOCK G/2868
M.R.D.C.T. # 121.63

Exhibit A

Tract 2

**Field Notes Describing 4,975 Square Foot (0.1142 Acre)
Drainage Easement
Block G/2868**

BEING a 4,975 square foot (0.1142 acres) tract situated in the A. McCommas Survey, Abstract No. 911, in the City of Dallas, Dallas County, Texas, in City Block G/2868, being part of a tract of land described in affidavit of heirship to Sandra Raley Aikin, as recorded in Instrument No. 201600271719, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 1 of Alderson Subdivision, as recorded in Volume 20, Page 25, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on the south line of said Lot 1, being in a north interior line of Lot 2A of Saint Thomas Aquinas School Addition, as recorded in Instrument No. 201600245130, O.P.R.D.C.T., from which a 3/8-inch iron rod (controlling monument) found for the southwest corner of said Lot 1, bears South 89 degrees 03 minutes 11 seconds West, a distance of 109.35 feet;

1. **THENCE** North 24 degrees 53 minutes 34 seconds West, departing the south line of said Lot 1 and the north interior line of said Lot 2A and across said Lot 1, a distance of 104.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** North 58 degrees 37 minutes 09 seconds West, continuing across said Lot 1, a distance of 48.52 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Lot 1 and a south interior line of said Lot 2A;
3. **THENCE** North 89 degrees 03 minutes 11 seconds East, along the north line of said Lot 1 and the south interior line of said Lot 2A, a distance of 62.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Lot 1 and the south interior line of said Lot 2A;
4. **THENCE** South 36 degrees 15 minutes 07 seconds East, departing the north line of said Lot 1 and the south interior line of said Lot 2A and across said Lot 1, a distance of 73.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Lot 1 and a west interior line of said Lot 2A;
5. **THENCE** South 00 degrees 56 minutes 49 seconds East, along the east line of said Lot 1 and the west interior line of said Lot 2A, a distance of 62.06 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1 and an interior corner of said Lot 2A;
6. **THENCE** South 89 degrees 03 minutes 11 seconds West, along the south line of said Lot 1, a distance of 21.08 feet to the **POINT OF BEGINNING** and containing 4,975 square feet (0.1142 acres) of land **OF WHICH** approximately 954 square feet of land is in a presently used 8 foot drainage channel as recorded in said Alderson Subdivision and as shown on City of Dallas drawing number 421Q-168, dated 1941.



**Field Notes Describing 4,975 Square Foot (0.1142 Acre)
Drainage Easement
Block G/2868**

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: *Dwayne H. Copeland*
Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: *1/07/2022*



ALDERSON STREET
(50' Right-of-Way)
(VOL. 11, PG. 319 M.R.D.C.T.)

A. McCommas Survey
Abstract No. 911

Found 1 1/2" Capped
Iron Rod stamped
CAPLUCS (CM)

S 0° 56' 31" E
50.53'

Found Monument stamped
Cotton Surveying Company
RPLS #5274(CM)

Found 3/8"
Iron Rod (CM)

N 00° 56' 49" W
121.63'

ALDERSON ST. 1.2688
SUBDIVISION 1.2688
LOT 14 BLOCK G/2868
M.R.D.C.T.

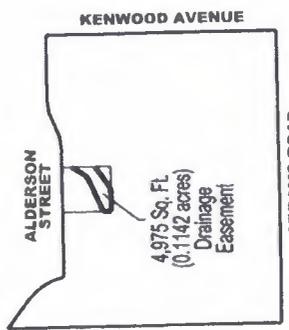
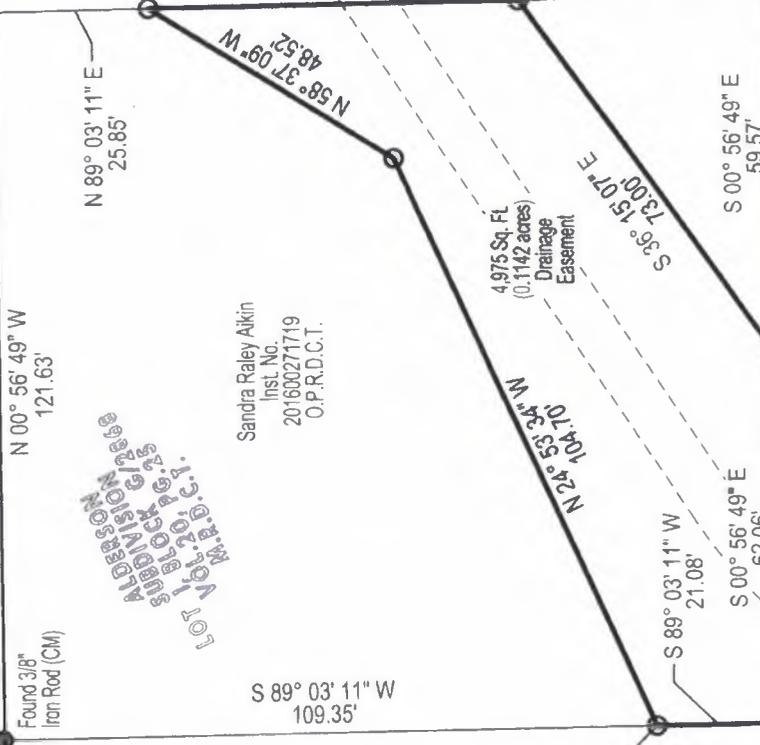
Sandra Raley Alkin
Inst. No.
20160027179
O.P.R.D.C.T.

STACP-RC
Inst. No.
202000290337
O.P.R.D.C.T.

P.O.B.
N=6,990,868.649
E=2,504,938.602

15' DRAINAGE EASEMENT
VOL 96242 PG 2784
D.R.D.C.T.

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- CM - Controlling Monument
- O.P.R.D.C.T. - Official Public Records of 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
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page
- P.O.B. - Point of Beginning



8.0' DRAINAGE EASEMENT
FILED IN CITY OF DALLAS
PUBLIC WORKS VAULT
FILE 421Q, #168



Dwayne H. Copeland
11/07/2022

DRAINAGE EASEMENT
ALDERSON SUBDIVISION
LOT 1, BLOCK G/2868
A. McCOMMAS SURVEY, ABSTRACT NO. 911
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying

200 W. BELMONT DR., SUITE D
ALLEN, TX 75013
TBP.LS 10194303

BASIS OF BEARINGS: State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011