

WASTEWATER EASEMENT EXHIBIT B

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

That AMZA Julius Schepps, LLC, 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 THIRTY FOUR THOUSAND ONE HUNDRED AND FOUR 00/100 DOLLARS (\$34,104.00) 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 wastewater 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 wastewater 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.

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 _____, 2026.

Amza Julius Schepps, LLC, a Texas limited liability company

By: Amza Julius Schepps, JV LLC, a Wyoming limited liability company, its sole

By: Amza Julius Schepps Partners LLC, a Wyoming limited liability company, its managing member

By: Amza Group LLC, a Delaware limited liability company, its manager

By: _____
Gabe Amzallag, Managing Partner

Amza Julius Schepps, LLC, a Texas limited liability company

By: Amza Julius Schepps, JV LLC, a Wyoming limited liability company, its sole

By: Amza Julius Schepps Partners LLC, a Wyoming limited liability company, its managing member

By: Amza Group LLC, a Delaware limited liability company, its manager

By: _____
Eli Amzallag, Managing Partner

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____, 2026
by Gabe Amzallag, Managing Partner of The Amza Group, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Notary Public, State of TEXAS

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STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____, 2026
by Eli Amzallag, Managing Partner of The Amza Group, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Notary Public, State of TEXAS

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

Wastewater Easement Log No. DWU1162