

Exhibit B
DRAINAGE EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That Wycliff Investments, 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 ONE HUNDRED EIGHT THOUSAND TWO EIGHTY TWO AND NO/100 DOLLARS (\$108,282.00) 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-I, 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: "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.

Exhibit B

EXECUTED this _____ day of _____, 2024.

Wycliff Investments, LLC, a Texas limited liability company

By: GSI Investments, LLC, a Texas limited liability company Managing Member

By: _____
Yehuda Goldman, Member

By: _____
Naor Shimon, Member

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____
by Yehuda Goldman, Member of GSI Investments, LLC, a Texas limited liability
company, on behalf of said limited liability company.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____
by Naor Shimon, Member of GSI Investments, LLC, a Texas limited liability company,
on behalf of said limited liability company.

Notary Public, State of TEXAS

APPROVED AS TO FORM:

TAMMY L. PALOMINO, CITY ATTORNEY

By: *T. Palomino*
Assistant City Attorney

HP

Exhibit B

After recording return to:
City of Dallas
Department of Water Utilities
Real Estate Division
1500 Marilla Street, 4AN
Dallas, Texas 75203
Attn: Byron Cole

Drainage Easement Log No. DWU813

Exhibit A-I

FIELD NOTES DESCRIBING A 375 SQUARE FOOT (0.009 ACRE)
DRAINAGE EASEMENT
IN BLOCK 27/2279
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Right of Way
FIELD NOTES APPROVED:
4/15/22



BEING a 375 square foot (0.009 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 6, Block 27/2279, Clifton Place No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 214, Map Records, Dallas County, Texas (M.R.D.C.T.), also being out of a tract of land conveyed to Wycliff Investments, LLC, by General Warranty Deed recorded in Instrument Number 201800226075, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a cut "X" set at the northerly corner of said Lot 6, said point also being the westerly corner of Lot 5, of said Block 27/2279, and said point also being in the southeasterly right-of-way line of Knight Street (a 50-foot right-of-way) (Volume 2, Page 214, M.R.D.C.T.);

THENCE South 44°03'33" West, along the northwesterly line of said Lot 6 and the southeasterly right-of-way line of said Knight Street, a distance of 8.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the **POINT OF BEGINNING** of the herein described tract of land, said point also being the westerly corner of an existing 8-foot Drainage Easement (Volume 2000031, Page 1078, D.R.D.C.T.);

THENCE South 45°56'27" East, departing the northwesterly line of said Lot 6 and the southeasterly right-of-way line of said Knight Street, along the southwesterly line of said existing 8-foot Drainage Easement, and over and across said Lot 6, a distance of 150.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the southeasterly line of said Lot 6, said point also being in the northwesterly line of a 15-foot alley (Volume 2, Page 214, M.R.D.C.T.);

THENCE South 44°03'33" West, along the southeasterly line of said Lot 6 and the northwesterly line of said 15-foot alley, a distance of 2.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

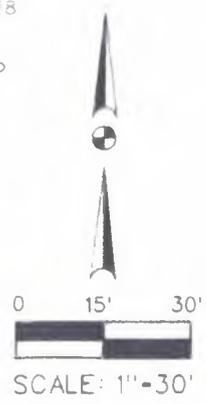
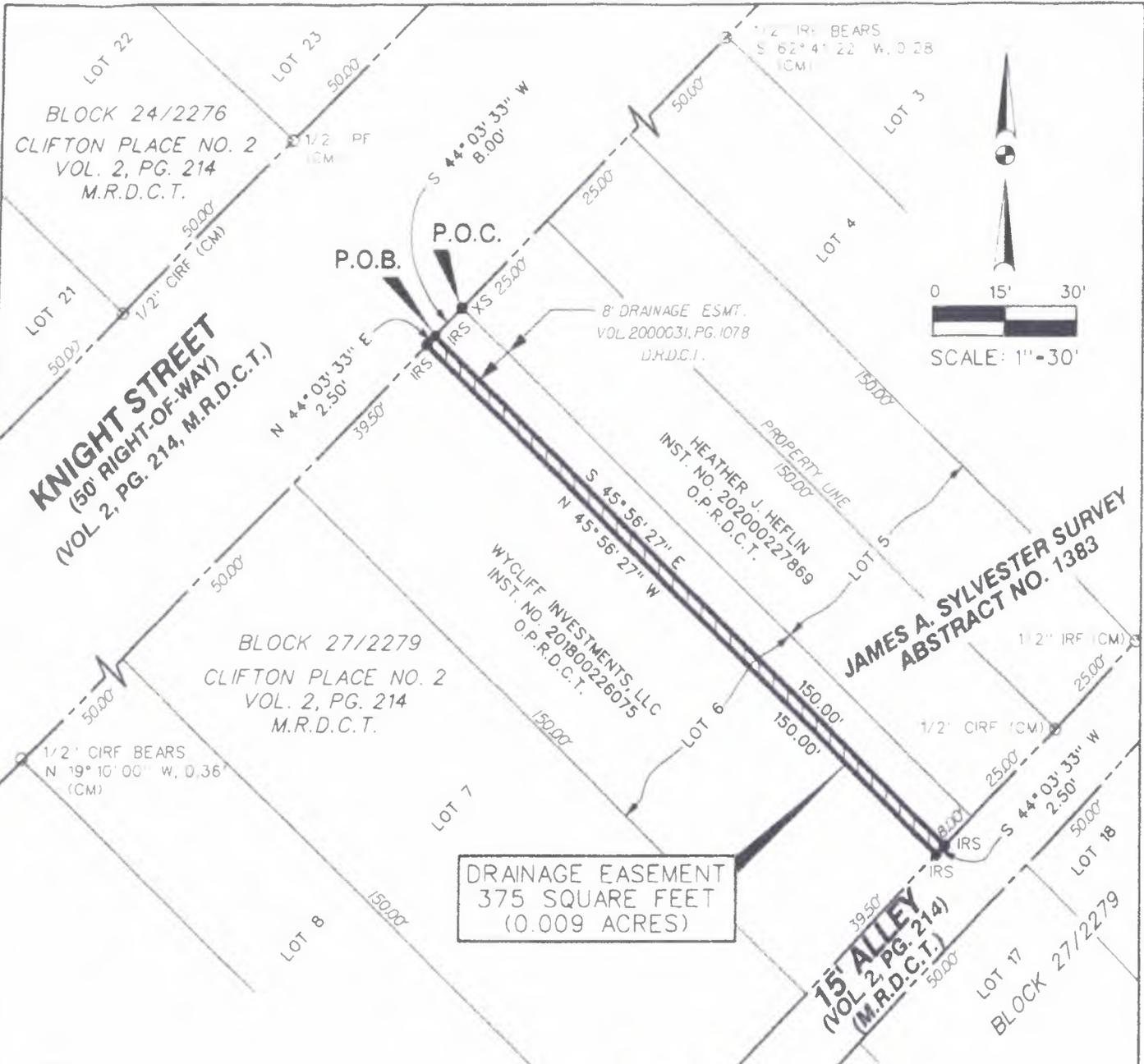
THENCE North 45°56'27" West, departing the southeasterly line of said Lot 6 and the northwesterly line of said 15-foot alley, over and across said Lot 6, a distance of 150.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being in the northwesterly line of said Lot 6 and the southeasterly right-of-way line of said Knight Street;

THENCE North 44°03'33" East, along the northwesterly line of said Lot 6 and the southeasterly right-of-way line of said Knight Street, a distance of 2.50 feet to the **POINT OF BEGINNING**, containing 375 square feet or 0.009 acres of land, more or less.

BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983



Daniel S. Lim
04-14-2022



**DRAINAGE EASEMENT
375 SQUARE FEET
(0.009 ACRES)**

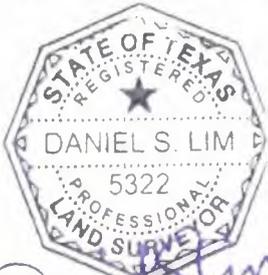
**15' ALLEY
(VOL 2, PG. 214)
(M.R.D.C.T.)**

NOTE:

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

LEGEND:

- CIRF - 1/2-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- RS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- XS - CUT "X" SET
- CM - CONTROLLING MONUMENT
- D.P.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
04-14-2022

LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPELS Surveying Firm 101236-00
 1112 N Zeng Boulevard Suite 200
 Dallas Texas 75203
 Tel (214) 942-1888 Fax (214) 942-9881

**DRAINAGE EASEMENT
375 SQUARE FEET
(0.009 ACRES)
IN
LOT 6, BLOCK 27/2279
CLIFTON PLACE NO. 2
CITY OF DALLAS
DALLAS COUNTY, TEXAS**