

DRAINAGE EASEMENT

Exhibit B

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That Cynthia Eason, a single woman, (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 SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) 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-1, 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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

EXECUTED this _____ day of _____, 2024.

Cynthia Eason

* * * * *

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on ____ day of _____, 2024
by Cynthia Eason.

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: Byron Cole

Drainage Easement Log No. DWU 856

Exhibit A-1

Field Notes Describing 160 Square Foot (0.004 Acre)
Drainage Easement
Part of Lot 2, Block B/6431
Cynthia Eason
City of Dallas, Dallas County, Texas

BEING a 160 square feet or 0.004 acres of land situated in the William Mooneyham Survey, Abstract Number 946, in the city of Dallas, Dallas County, Texas and being part of Lot 2, Block B/6431 of the Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records Dallas County, Texas and conveyed to Cynthia Eason by deed recorded in Volume 95057, Page 132 of the Deed Records of Dallas County, Texas (D R D C T) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the northwest corner of said lot 2, being the northwest corner of said 0.004 acre tract, being the southwest corner of Lot 3, Block B/6431 Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records Dallas County, Texas, conveyed to Virginia Velez-Lopez by deed recorded in Instrument Number 202000348561 of the Official Public Records of Dallas County, Texas, being in the east line of a 15-foot alley, dedicated by plat recorded in Volume 22, Page 111 of the Map Records of Dallas County Texas and referenced to a found 3/8 inch iron rod (controlling monument), at the northeast corner of Lot 3, Block B/6431 of Chapel Downs Fourth Section recorded in volume 51 Page 165, D R D C T, bearing North 56°27'02" East a distance of 148.41 feet and a found 3/8 inch iron rod (controlling monument) at the southeast corner of said Lot 3 bearing North 89°04'11" East a distance of 125.00 feet,

THENCE North 89°04'11" East, a distance of 2.00 feet, along the north line of said lot 2, being the south line of said lot 3, to a 1/2" iron rod set for the northeast corner of said 0.004 acre tract,

THENCE South 00°55'49" East, a distance of 80.00 feet, parallel to the west line of said lot 2, departing the north line of lot 2 being the south line of said lot 3, to a 1/2" iron rod set for the southeast corner of said 0.004 acre tract, being in the south line of said lot 2, being the north line of lot 1, Block B/6431 of the Chapel Downs Fourth Section recorded in volume 593, Page 2191 of Deed Records Dallas County, Texas and conveyed to Cirriaco Maldonado and Ma Luz Maldonado by deed recorded in Volume 91252, Page 2388 of the Deed Records of Dallas County

THENCE South 89°04'11" West, a distance of 2.00 feet, along the south line of said lot 2, being the north line of said lot 1, to a 1/2" iron rod set for the southwest corner of said 0.004 acre tract, being the southwest corner of said lot 2, being the northwest corner of said lot 1, being in the east line of said Alley,

THENCE North 00°55'49" West, a distance of 80.00 feet, along the west line of said lot 2, being the east line of said Alley, to the **POINT OF BEGINNING**, containing 160 square feet or 0.004 acres, more or less.

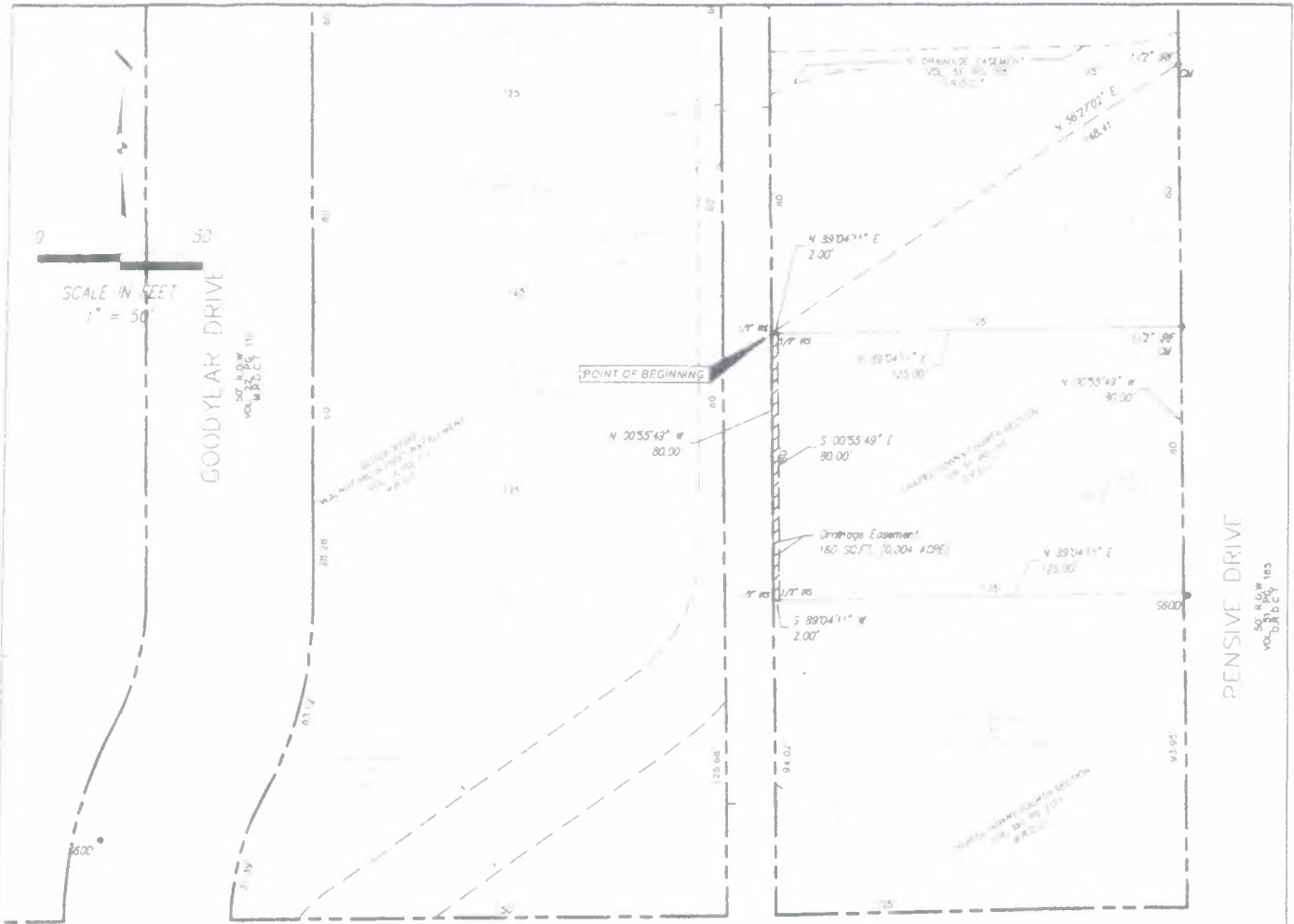
Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011)

Scott Hoff
FIELD NOTES APPROVED:
12/20/22



ms
12/20/22

Exhibit A-1



NOTE

- 1 Elements denoted "Controlling Monument" indicate a Boundary Control Monument only
- 2 Basis of Bearings
State Plane Coordinate System - Texas North Central Zone 4202 North American Datum of 1983 (2011)

SYMBOLS AND ABBREVIATIONS

● 1/2" IR	1/2" FOUND IRON ROD
● 5600	SET 5600 NAIL
● 1/2" IRS	1/2" IRON ROD SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
C.M.	CONTROLLING MONUMENT
D.C.C.R.D.	DALLAS COUNTY CLERK CENTRAL RECORDS DIVISION
D.P.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TX
O.P.R.O.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TX
INSTR.	INSTRUMENT NUMBER
VOL. PS	VOLUME PAGE

*MS
12/20/22*

FIELD NOTES DESCRIBING 160 SQUARE FOOT (0.004 ACRE) DRAINAGE EASEMENT CHAPEL DOWNS FOURTH SECTION PART OF LOT 2, BLOCK B/6433 CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL A. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5115
TBP'S FIRM LICENSE 10070800

SGI Salcedo Group, Incorporated
Civil Engineers - Surveyors