

## DRAINAGE EASEMENT

## Exhibit B

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF DALLAS    §

KNOW ALL PERSONS BY THESE PRESENTS:

That Heather J. Heflin, an unmarried 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 TWENTY SEVEN THOUSAND EIGHT HUNDRED FORTY-FOUR AND NO/100 DOLLARS (\$27,844.00) 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, 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.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

## Exhibit B

By: \_\_\_\_\_

Heather J. Heflin

\* \* \* \* \*

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_,  
2024 by Heather J. Heflin.

\_\_\_\_\_  
Notary Public, State of Texas

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. DWU814

**FIELD NOTES DESCRIBING A 675 SQUARE FOOT (0.015 ACRE)  
DRAINAGE EASEMENT  
IN BLOCK 27/2279  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Exhibit A**

**BEING** a 675 square foot (0.015 acre) tract of land out of the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas, lying in Lot 5, 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 Heather J. Heflin, by General Warranty Deed with Vendor's Lien recorded in Instrument Number 202000227869, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a cut "X" set at the westerly corner of said Lot 5, said point also being the northerly corner of Lot 6 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.);

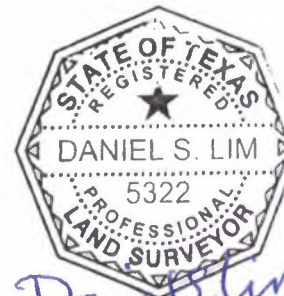
**THENCE** North 44°03'33" East, along the northwesterly line of said Lot 5 and the southeasterly right-of-way line of said Knight Street, a distance of 4.50 feet to a cut "X" set for corner;

**THENCE** South 45°56'27" East, departing the northwesterly line of said Lot 5 and the southeasterly right-of-way line of said Knight Street, over and across said Lot 5, 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 southeasterly line of said Lot 5 and 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 5 and the northwesterly line of said 15-foot alley, a distance of 4.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southerly corner of said Lot 5, said point also being the easterly corner of said Lot 6;

**THENCE** North 45°56'27" West, departing the northwesterly line of said 15-foot alley, along the common line of said Lots 5 and 6, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 675 square feet or 0.015 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.

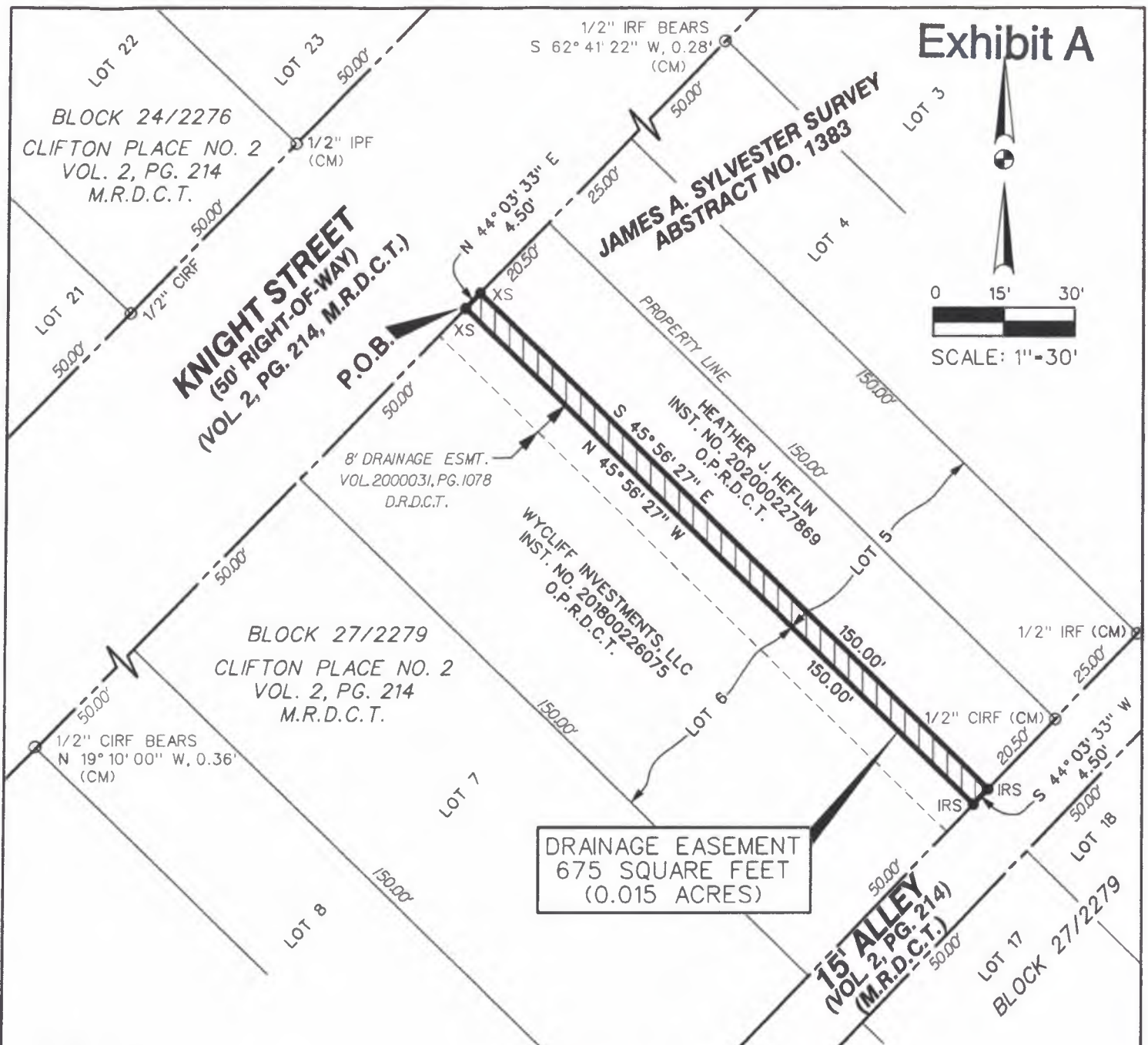


*Daniel S. Lim*  
04-14-2022

*Dee Hoot*  
FIELD NOTES APPROVED:  
4/15/22



# Exhibit A



*Daniel S. Lim*  
04-14-2022

**DRAINAGE EASEMENT**  
675 SQUARE FEET  
(0.015 ACRES)  
IN  
LOT 5, BLOCK 27/2279  
CLIFTON PLACE NO. 2  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPELS Surveying Firm 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 Fax (214) 942-8881