

# EXHIBIT B

## WASTEWATER EASEMENT

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

That Clams Casino, 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 ONE THOUSAND FIVE HUNDRED SIXTY FIVE AND 00/100 DOLLARS (\$101,565.00) 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 \_\_\_\_\_, \_\_\_\_\_.

**APPROVED AS TO FORM:**

**CHRISTOPHER J. CASO, Interim City Attorney**

\_\_\_\_\_  
Clams Casino, LLC., a Texas limited liability company

By:   
Assistant City Attorney

\* \* \* \* \*

STATE OF TEXAS       '  
COUNTY OF DALLAS   '

This instrument was acknowledged before me on by \_\_\_\_\_,  
as \_\_\_\_\_ of Clams Casino LLC., a Texas limited liability  
company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Christian Roman

**2,257 SQUARE FOOT (0.052 ACRES)  
PERMANENT WASTE WATER EASEMENT  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**

Being a 2,257 square foot or 0.052 acre permanent waste water easement situated in the Samuel Lockhart Survey, Abstract No. 817, City of Dallas, Dallas County, Texas, said permanent waste water easement being a portion of Lot 1, Block 36/7888 of Trinity Industrial District Installment No. 13, an addition to the City of Dallas, Texas, as recorded in Volume 23, Page 165 of the Map Records of Dallas County, Texas, and being a portion of a tract of land conveyed to FBDWLL Partners, LP as recorded in Instrument No. 201500342417 of the Official Public Records of Dallas County, Texas, said 0.052 acre permanent waste water easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" found (controlling monument) for the southeasterly corner of said Lot 1 and the southwesterly corner of Lot 7, Block 36/7888 of said Trinity Industrial District Installment No. 13 Addition, said 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" also being in the northwesterly right-of-way line of Turtle Creek Boulevard (a variable width right-of-way);

**THENCE** South 55 degrees 50 minutes 31 seconds West, with the southeasterly line of said Lot 1 and with the northwesterly right-of-way line of said Turtle Creek Boulevard, a distance of 54.04 feet to point for corner;

**THENCE** North 20 degrees 50 minutes 30 seconds East, a distance of 84.60 feet to a point for corner;

**THENCE** North 60 degrees 16 minutes 39 seconds West, a distance of 28.89 feet to a "X" cut set for corner in the northwesterly line of said Lot 1 and the southeasterly line of the old channel of the Trinity River;

**THENCE** North 35 degrees 40 minutes 21 seconds East, with the northwesterly line of said Lot 1 and with the southeasterly line of said old channel of the Trinity River, a distance of 14.30 feet to a 1/2 inch iron rod found (controlling monument) for the most northerly northeast corner of said Lot 1 and the southwesterly corner of Lot 6 of said Trinity Industrial District Installment No. 13 Addition;



FIELD NOTES APPROVED:

*Just Holt*  
6/20/2019

**THENCE** South 78 degrees 21 minutes 54 seconds East, with the northerly line of said Lot 1 and with the southerly line of said Lot 6, passing at a distance of 26.26 feet, a 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" set for southeast corner of a 0.3373 acre (by deed) tract of land conveyed to The City of Dallas as recorded in Instrument No. 201100174952 of said Official Public Records of Dallas County, Texas, and continuing in all a total distance of 31.30 feet to a 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" set for the northeasterly corner of said Lot 1 and the southeasterly corner of said Lot 6, said 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" being in the westerly line of said Lot 7 and also being the beginning of a non-tangent curve to the left having a radius of 309.44 feet, a central angle of 12 degrees 40 minutes 54 seconds, and whose chord bears South 00 degrees 36 minutes 08 seconds East, a distance of 68.35 feet;

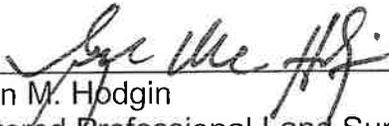
**THENCE** Southeasterly with said non-tangent curve to the left, with the easterly line of said Lot 1 and with the westerly line of said Lot 7, an arc distance of 68.49 feet to the **POINT OF BEGINNING**, and containing 2,257 square feet or 0.052 acres of land, more or less.

**NOTE:** All bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone 4202, with horizontal datum of NAD83, with a Surface Factor for this project of 1.000136506. Distances and areas shown are surface.

\* SURVEYOR'S CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

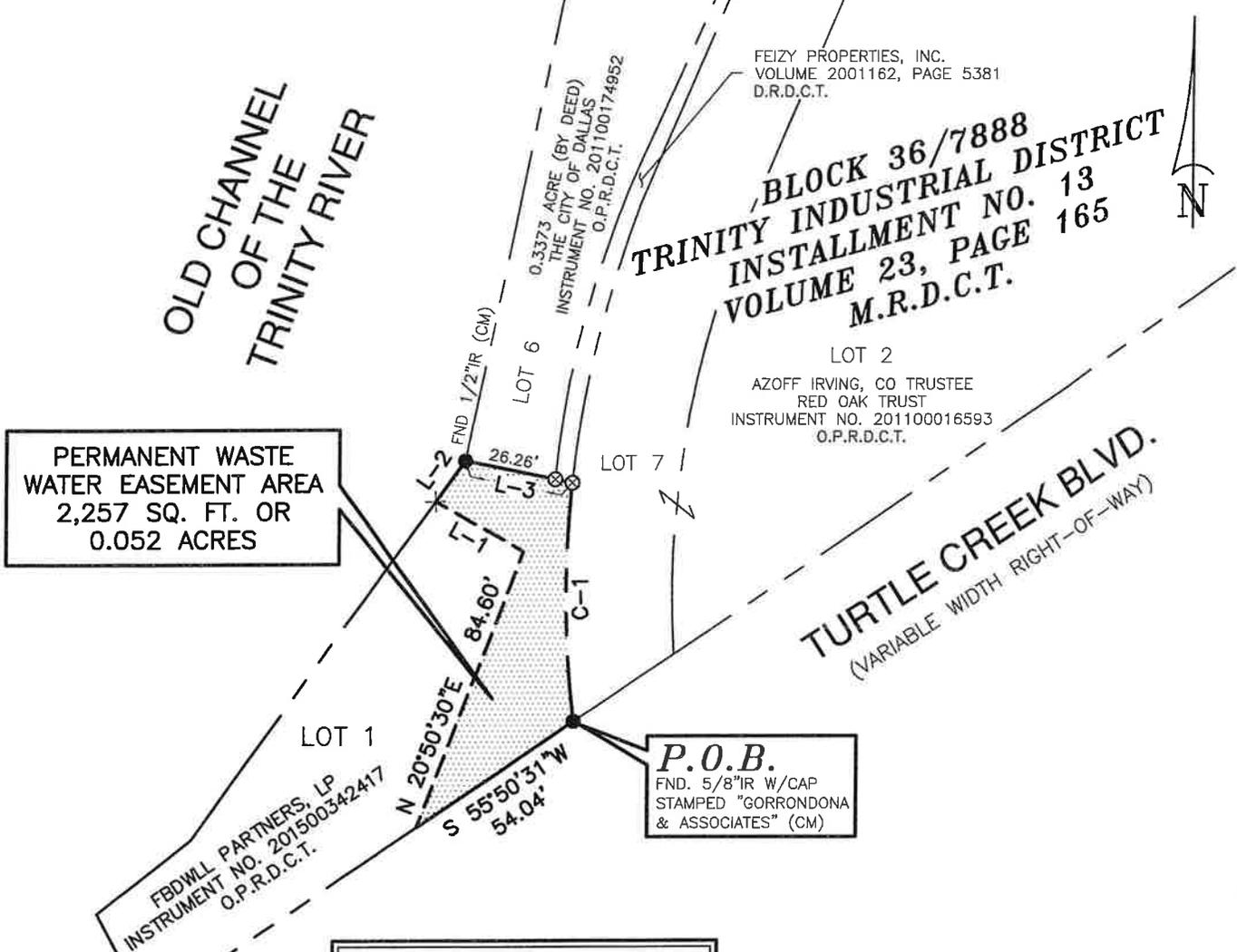
Date of Survey: October 17, 2018

  
Lyndon M. Hodgkin  
Registered Professional Land Surveyor,  
Texas No. 4584  
Texas Firm No. 10106903



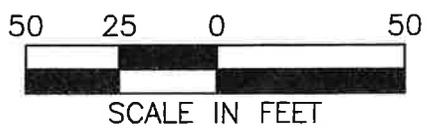
2,257 SQUARE FOOT (0.052 ACRES)  
 PERMANENT WASTE WATER EASEMENT  
 SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817

Exhibit A



LEGEND	
⊗	SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES"
●	MONUMENT FOUND (AS NOTED)
□	MAGNAIL SET
×	"X" CUT SET
---	EASEMENT LINE (AS NOTED)
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 60°16'39"W	28.89'
L-2	N 35°40'21"E	14.30'
L-3	S 78°21'54"E	31.30'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	309.44'	12°40'54"	S 00°36'08"E	68.35'	68.49'



NOTES:  
 1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.  
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, WITH HORIZONTAL DATUM OF NAD83, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.000136506. DISTANCES AND AREAS SHOWN ARE SURFACE.

STATE OF TEXAS REGISTERED LAND SURVEYOR

LYNDON M. HODGIN

4584

PROFESSIONAL LAND SURVEYOR

LYNDON M. HODGIN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4584 TEXAS FIRM No. 10106903