

# Exhibit B

## DRAINAGE EASEMENT

THE STATE OF TEXAS   §  
  §  
COUNTY OF DALLAS   §

KNOW ALL PERSONS BY THESE PRESENTS:

That Lester Claud Loftice and wife, Mary Charles Loftice, (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 TEN AND NO/100 DOLLARS (\$10.00) 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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

# Exhibit B

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

\_\_\_\_\_  
Lester Claud Loftice

\_\_\_\_\_  
Mary Charles Loftice

\* \* \* \* \*

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2024  
by Lester Claud Loftice.

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

\* \* \* \* \*

# Exhibit B

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2024  
by Mary Charles Loftice.

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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: Maria Lopez

Drainage Easement Log No. DWU 840

# Exhibit A

# Exhibit B

## FIELD NOTES DESCRIBING 4,738 SQUARE FOOT (0.109 ACRE) DRAINAGE EASEMENT IN CITY BLOCK 6/3737 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 4,738 square foot (0.109 acre) tract of land out of the Thomas McDowell Survey, Abstract No. 875, City of Dallas, Dallas County, Texas, lying in a "Reserved" area, Block 6/3737, Cedar Haven Addition, Second Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 5, Page 472, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Lester Claud Loftice and wife, Mary Charles Loftice, by Warranty Deed recorded in Volume 5818, Page 114, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the most easterly southeast corner of said Loftice tract, said iron rod also being the northeasterly corner of Lot 20, Block 6/3737, Amended Map of Glenwood Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 343, M.R.D.C.T., and said iron rod also being in the westerly right-of-way line of Denley Drive (a variable width right-of-way) (Volume 2, Page 157, Volume 5, Page 472, M.R.D.C.T.) and from which a ½-inch iron rod found at the southeasterly corner of Lot 18, Block 6/3737, Amended Map of Glenwood Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 343, M.R.D.C.T., bears South 01°35'57" East, a distance of 199.40 feet, and also from which a railroad spike found (Controlling Monument) at the intersection of the easterly right-of-way line of said Denley Drive and the southerly right-of-way line of said Renner Drive (a 50-foot right-of-way) (Volume 6, Page 340, M.R.D.C.T.) bears North 87°29'53" East, a distance of 60.23 feet;

**THENCE** South 88°05'03" West, departing the westerly right-of-way line of said Denley Drive, along the common line of said Loftice tract and said Lot 20, a distance of 9.65 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** North 45°51'23" West, departing the common line of said Loftice tract and said Lot 20, over and across said Loftice Tract, a distance of 92.62 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northwesterly line of said Loftice tract, said point also being the southeasterly right-of-way line of Renner Drive (a 50-foot right-of-way) (Volume 5, Page 472, M.R.D.C.T.);

**THENCE** North 32°45'03" East, along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, a distance of 19.56 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said iron rod also being the beginning of a circular curve to the right having a radius of 22.50 feet and a chord that bears North 55°07'33" East, a distance of 17.13 feet;

**THENCE** Northeasterly, continuing along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, along said curve to the right, through a central angle of 44°45'00", an arc distance of 17.57 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

*Scott Hoek*  
FIELD NOTES APPROVED:  
9/30/2022



# Exhibit A

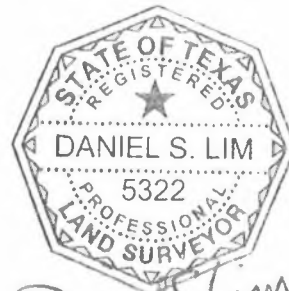
# Exhibit B

**FIELD NOTES DESCRIBING 4,738 SQUARE FOOT (0.109 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 6/3737  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** North 77°30'03" East, continuing along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, a distance of 51.15 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Loftice tract, said iron rod also being the intersection of the southeasterly right-of-way line of said Renner Drive and the westerly right-of-way line of said Denley Drive;

**THENCE** South 00°51'57" East, along the easterly line of said Loftice tract and the westerly right-of-way line of said Denley Drive, a distance of 101.52 feet to the **POINT OF BEGINNING**, containing 4,738 square feet or 0.109 acres, more or less.

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

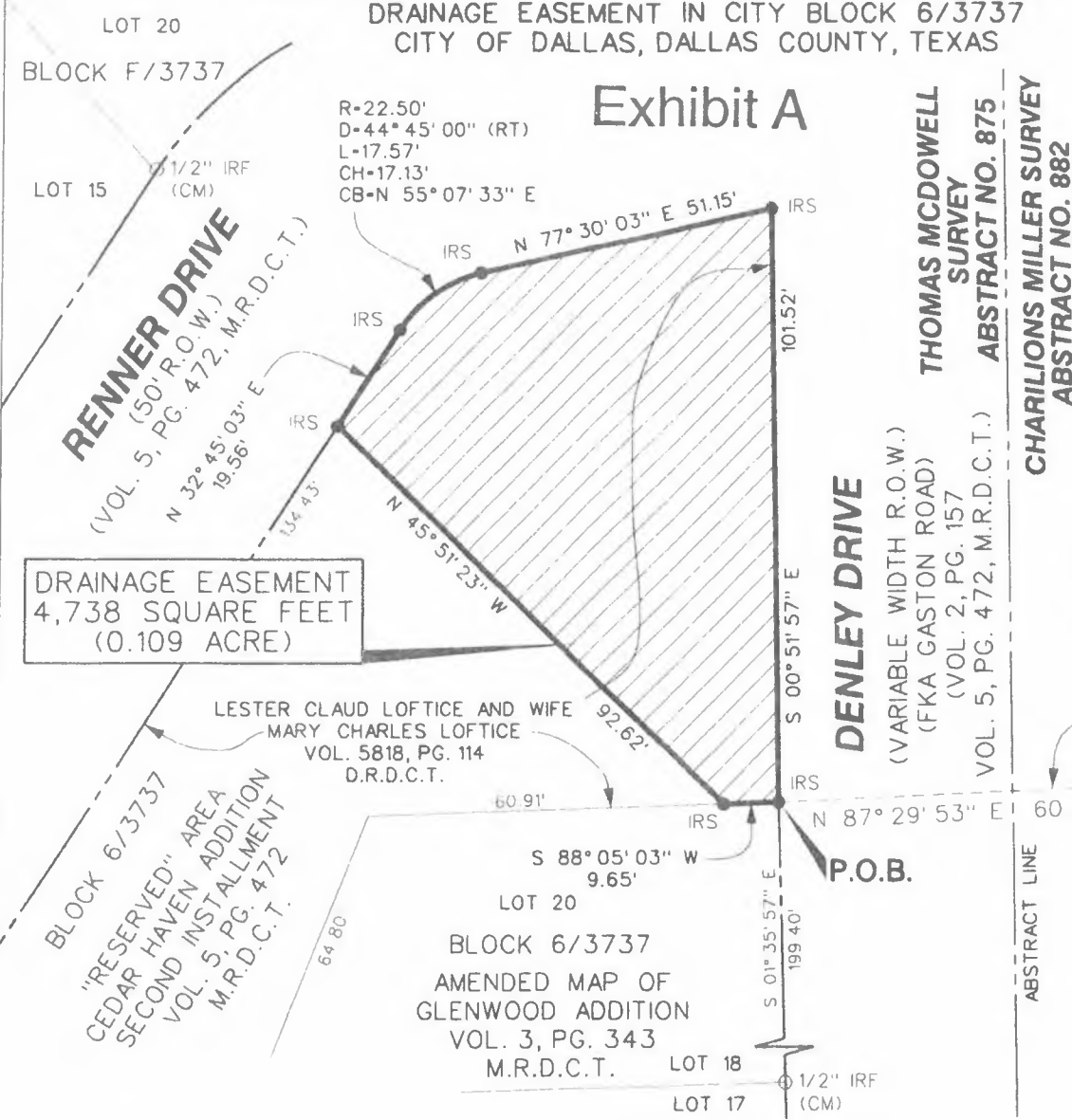


*Daniel S. Lim*  
*9-28-2022*

FIELD NOTES DESCRIBING 4,738 SQUARE FOOT (0.109 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 6/3737  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Exhibit B



DRAINAGE EASEMENT  
4,738 SQUARE FEET  
(0.109 ACRE)

LESTER CLAUD LOFTICE AND WIFE  
MARY CHARLES LOFTICE  
VOL. 5818, PG. 114  
D.R.D.C.T.

**NOTE:**

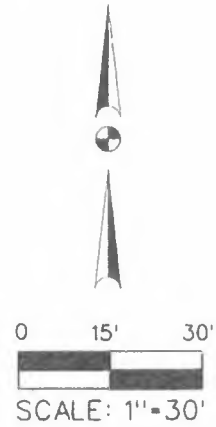
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

**LEGEND:**

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- (CM) - CONTROLLING MONUMENT
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- X FND - CUT "X" FOUND
- IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS



*Daniel S. Lim*  
9-28-2022



DRAINAGE EASEMENT  
4,738 SQUARE FEET  
(0.109 ACRE)  
OUT OF  
BLOCK 6/3737  
CEDAR HAVEN ADDITION  
SECOND INSTALLMENT  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**LIM & ASSOCIATES, inc.**  
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TBPELS Surveying Firm 101236-00  
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