

# EXHIBIT B

## WASTEWATER EASEMENT

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL PERSONS BY THESE PRESENTS:

That Farmers and Merchants Bank and R.K.C.J., 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 SEVEN THOUSAND SIX HUNDRED FORTY-ONE AND NO/100 DOLLARS (\$7,641.00) 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

# EXHIBIT B

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 \_\_\_\_\_, \_\_\_\_\_.

**Farmers and Merchants Bank**

By: \_\_\_\_\_  
Robert Foster, Substitute Trustee

**R.K.C.J., LLC, a Texas limited liability company**

By: \_\_\_\_\_  
Robert J. Pitre, President

# EXHIBIT B

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
by Robert Foster, Substitute Trustee of Farmers and Merchants Bank, 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 Robert J. Pitre, President of R.K.C.J., LLC, a Texas limited liability company on  
behalf of said limited liability 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: LISA JUNGE

Wastewater Easement Log No. 50667

# Exhibit A

## 41,604 SQUARE FEET (0.9551 AC.) OF LAND BEING PART OF BLOCK 7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM GLOBAL TOWN LLC. FOR WASTEWATER EASEMENT

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being a 41,604 square foot (0.9551 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part, Block 7605, Official City of Dallas Block number, same also being part of a tract of land conveyed to GLOBAL TOWN LLC. by SPECIAL WARRANTY DEED, recorded in Instrument Number 201600155445, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

**Commencing** at a 1 inch iron pipe found at the northeasterly corner of said Global Town LLC. tract, same being the northwesterly corner of a State of Texas tract as recorded in Volume 2001230, Page 2058, Deed Records, Dallas County, Texas same also being along the southeasterly right of way line of DALLAS AREA RAPID TRANSIT (DART), a 100 foot wide right of way according to Instrument Number 201600067604 of said Official Public Records;

**Thence** S 31° 02' 48" E, along the northeasterly line of said GLOBAL TOWN LLC. tract, same being the southwesterly line of said State of Texas tract, a distance of 399.11 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6925637.2904, E: 2493074.3908) for the **POINT OF BEGINNING**;

**Thence** S 31° 02' 48" E, continuing the last mentioned common line a distance of 36.06 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

**Thence** S 45° 00' 04" W, over and across said GLOBAL TOWN LLC. tract, a distance of 215.29 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** S 14° 49' 13" W, a distance of 498.01 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** S 32° 32' 41" W, a distance of 351.04 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** S 21° 29' 22" W, a distance of 90.53 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the common southeasterly line of said GLOBAL TOWN LLC. tract and the northwesterly line of R.K.C.J. LLC. tract, as recorded in Volume 96066, Page 7234 of said Deed Records;

**Thence** S 59° 28' 53" W, with the last mentioned common line a distance of 51.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the southwesterly corner of said GLOBAL TOWN LLC. tract;

*Scott Holt*  
FIELD NOTES APPROVED:  
8/16/2021  


**41,604 SQUARE FEET (0.9551 AC.) OF LAND BEING PART OF BLOCK  
7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM GLOBAL TOWN  
LLC. FOR WASTEWATER EASEMENT**

**Thence** N 30° 53' 36" W, along the southwesterly line of said GLOBAL TOWN LLC tract, same being the northeasterly line of said R.K.C.J., LLC. tract, a distance of 4.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

**Thence** N 21° 29' 22" E, over and across said GLOBAL TOWN LLC. tract, a distance of 132.23 feet to a 5/8 inch iron rod with cap stamped BDS TECH set;

**Thence** N 32° 32' 41" E, a distance of 348.97 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** N 14° 49' 13" E, a distance of 501.99 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** N 45° 00' 04" E, a distance of 233.42 feet to the **POINT OF BEGINNING** and containing approximately 41,604 square feet (0.9551 acre) of land within the metes recited.

Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.

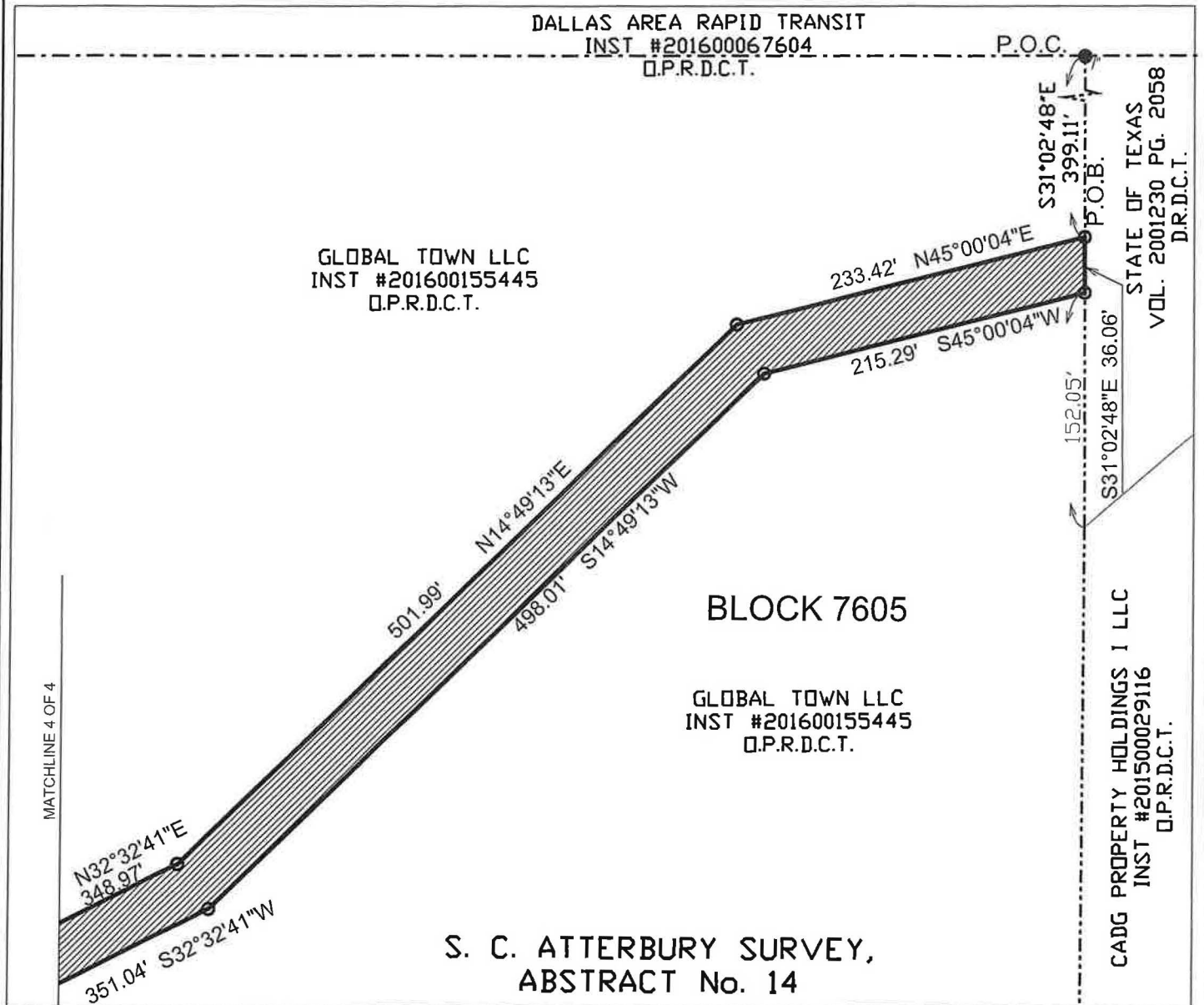


  
S. Ephraim Osabutey

08/13/2021

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41,604 SQUARE FEET (0.9551 AC.) OF LAND BEING PART OF BLOCK 7605,  
TO BE ACQUIRED BY THE CITY OF DALLAS FROM GLOBAL TOWN LLC.  
FOR WASTEWATER EASEMENT



0 100



SCALE 1"=100'



## LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 5/8" Iron Rod w/BDS cap set
- Iron Rod Fnd (Size As Noted)
- ⊗ "X" CUT FND
- Ex. Easement line
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SUBDIVISION LINE
- ▨ TO BE ACQUIRED ABSTRACT LINE

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

*S. Ephraim Osabutey*

S. Ephraim Osabutey 08/13/2021

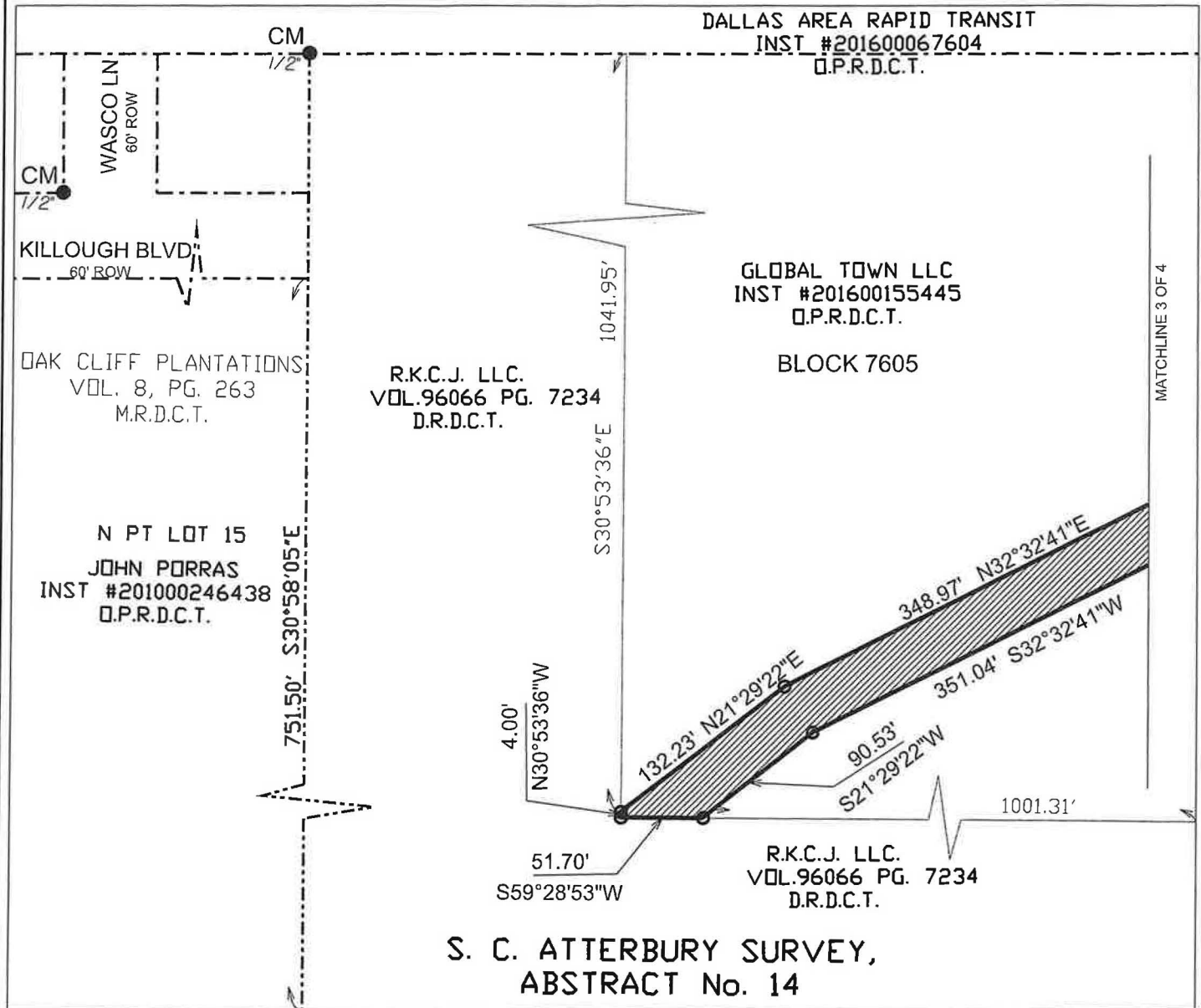




# Exhibit A

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

*S. Ephraim Osabutey*

S. Ephraim Osabutey 08/13/2021

