

EXHIBIT B

WASTEWATER EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That 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 TWENTY ONE THOUSAND THREE HUNDRED SEVENTY-ONE AND NO/100 DOLLARS (\$21,371.00) 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 _____, _____.

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

By: _____
Robert J. Pitre, President

* * * * *

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

* * * * *

EXHIBIT B

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 JUNG

Wastewater Easement Log No. 50672,50673,50674

**29,858 SQUARE FEET (0.6855 AC.) OF LAND BEING PART OF BLOCK
7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC.
FOR WASTEWATER EASEMENT**

Tract 1

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

Being a 29,858 square foot (0.6855 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Block 7605, Official City of Dallas Block number, same also being part of a tract of land conveyed to R.K.C.J. LLC, by GENERAL WARRANTY DEED, recorded in Volume 96066, Page 7234, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at the northeasterly corner of Lot 14 of OAKCLIFF PLANTATIONS addition, an addition to the City of Dallas recorded in Volume 8, Page 263, Map records, Dallas County, Texas same being the northwesterly corner of Lot 15 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence N 59° 01' 55" E, with said southeasterly right of way line a distance of 279.70 feet to the northeasterly corner of said Lot 15, same being along the southwesterly line of said R.K.C.J., LLC. tract;

Thence S 30° 58' 05" E, along the northeasterly line of said Lot 15, same being the southwesterly line of said R.K.C.J. LLC., tract a distance of 663.99 feet to to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6924046.9861, E: 2491988.5447) for the **POINT OF BEGINNING**;

Thence N 66° 19' 28" E, departing the last mentioned common line and crossing said R.K.C.J., LLC, tract, a distance of 462.44 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 21° 29' 22" E, a distance of 362.25 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the common northeasterly line of said R.K.C.J. LLC. tract and the southwesterly line of a tract of land conveyed to GLOBAL TOWN LLC, recorded in Instrument Number 201600155445 of the Official Public Records, Dallas County, Texas;

Thence S 30° 53' 36" E, with the last mentioned common line, a distance of 4.00 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;

Thence N 59° 28' 53" E, along the common most easterly north line of said R.K.C.J., LLC. and the southeasterly line of said GLOBAL TOWN LLC, tract, a distance of 51.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 21° 29' 22" W, a distance of 415.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

David Hall
FIELD NOTES APPROVED:
5/21/2021

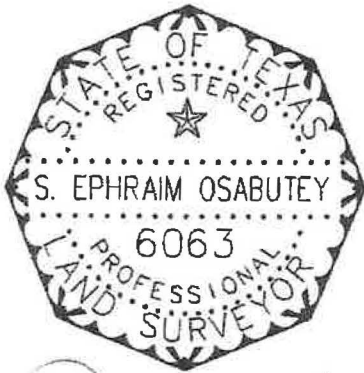


**29,858 SQUARE FEET (0.6855 AC.) OF LAND BEING PART OF BLOCK 7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC. Tract 1
FOR WASTEWATER EASEMENT**

Thence S 66° 19' 28" W, a distance of 472.42 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the aforementioned common line of said Lot 15 and said R.K.C.J. LLC, tract;

Thence N 30° 58' 05" W, with the last mentioned common line a distance of 35.28 feet to the **POINT OF BEGINNING** and containing approximately 29,858 square feet (0.6855 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.



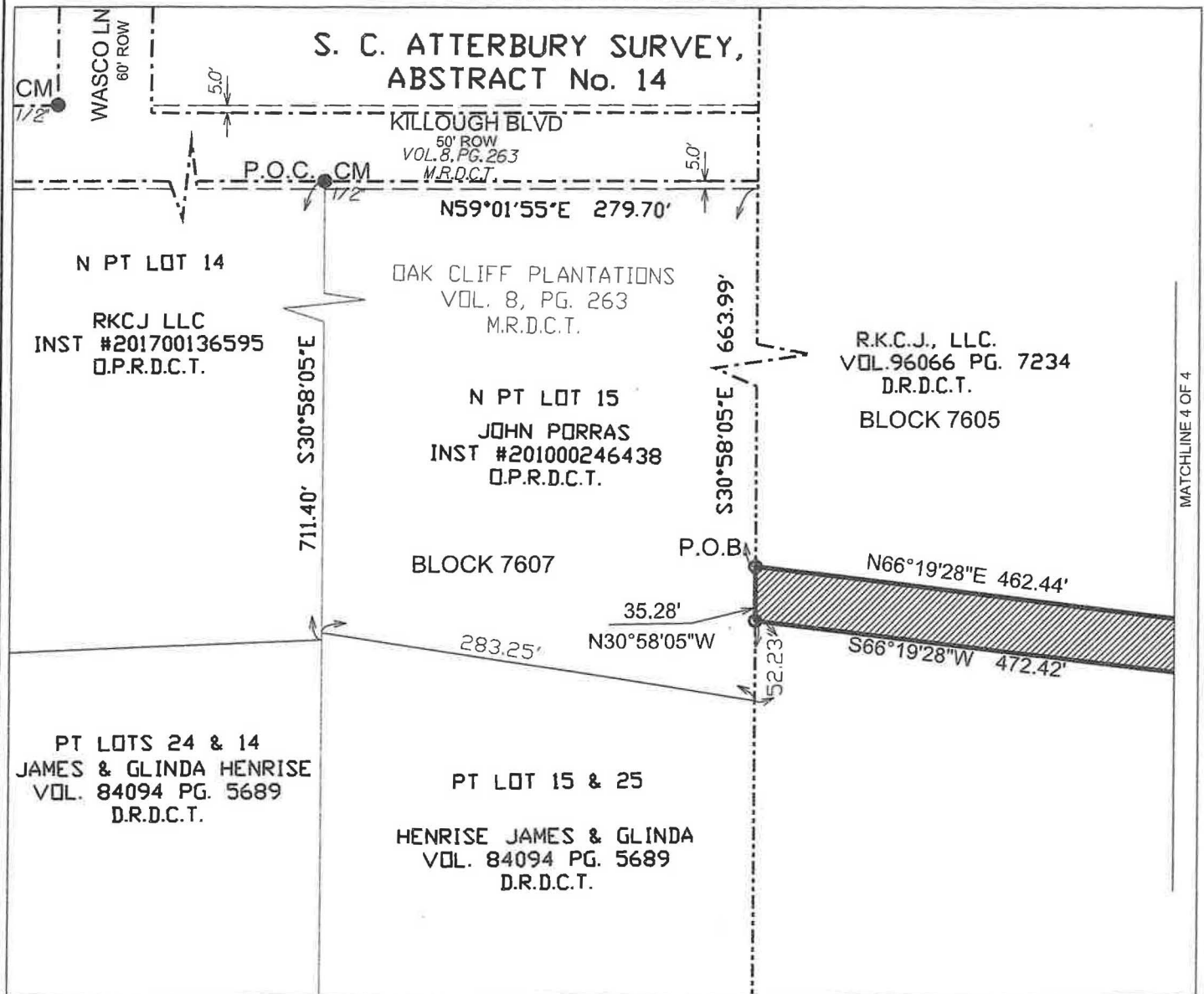
A handwritten signature in black ink, appearing to read "S. Osabutey", written over a horizontal line.

S. Ephraim Osabutey

04/12/2021

3
4

29,858 SQUARE FEET 0.6855 AC.) OF LAND BEING PART OF BLOCK 7605,
TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J., 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 04/12/2021

4
4

29,858 SQUARE FEET 0.6855 AC.) OF LAND BEING PART OF BLOCK 7605,
TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J., LLC.
FOR WASTEWATER EASEMENT

S. C. ATTERBURY SURVEY,
ABSTRACT No. 14

GLOBAL TOWN LLC
INST #201600155445
O.P.R.D.C.T.

R.K.C.J., LLC.
VOL.96066 PG. 7234
D.R.D.C.T.

BLOCK 7605

R.K.C.J., LLC.
VOL.96066 PG. 7234
D.R.D.C.T.

MATCHLINE 3 OF 4

N66°19'28"E 462.44'

S66°19'28"W 472.42'

N21°29'22"E

S21°29'22"W 415.00'

362.25'

1045.96'

4.00'

S30°53'36"E

51.70'
N59°28'53"E

1001.31'

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 04/12/2021



Exhibit A Tract 2

7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC FOR WASTEWATER EASEMENT

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

Being a 7,684 square foot (0.1764 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Lot 12, Block 7607, Official City of Dallas Block number and being part of OAK CLIFF PLANTATIONS, an addition to the City of Dallas recorded in Volume 8, Page 263, Map Records, Dallas County Texas, same also being part of a tract of land conveyed to R.K.C.J., LLC by GENERAL WARRANTY DEED, recorded in Instrument Number 201600275888 of the Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 3/4" iron rod found at the northeasterly corner of Lot 11 of said OAK CLIFF PLANTATIONS addition, same being the northwesterly corner of Lot 12 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence N 59° 01' 55" E, along said southeasterly right of way line, a distance of 238.20 feet to the northeasterly corner of said Lot 12, same being the northwesterly corner of Lot 13 of said addition;

Thence S 30° 58' 05" E, along the southwesterly line of said Lot 13, same being the northeasterly line of said Lot 12 of said addition, a distance of 485.88 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6923787.1423, E: 2491209.4120) for the **POINT OF BEGINNING**;

Thence S 30° 58' 05" E, continuing along the last mentioned common line a distance of 14.02 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the southeasterly corner of that portion of Lot 12 conveyed to said R.K.C.J. LLC, same being the northeasterly corner of that portion of Lot 22 of said addition conveyed to Martha McCallum, recorded in Volume 2003222, Page 8787, Deed Records, Dallas County Texas;

Thence S 35° 27' 08" W, departing the southwesterly line of said Lot 13, a distance of 63.75 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 64° 45' 28" W, crossing said Lot 12 a distance of 180.67 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along southwesterly line of said Lot 12 same being the northeasterly line of said Lot 11;

Thence N 30° 58' 05" W, with the last mentioned common line a distance of 35.18 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Checklist
FIELD NOTES APPROVED:
5/20/2021


Exhibit A Tract 2

**7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK
7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC
FOR WASTEWATER EASEMENT**

Thence N 64° 45' 28" E, crossing said Lot 12 a distance of 195.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 51° 22' 15" E, a distance of 43.87 feet to the **POINT OF BEGINNING** and containing approximately 7,684 square feet (0.1764 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.



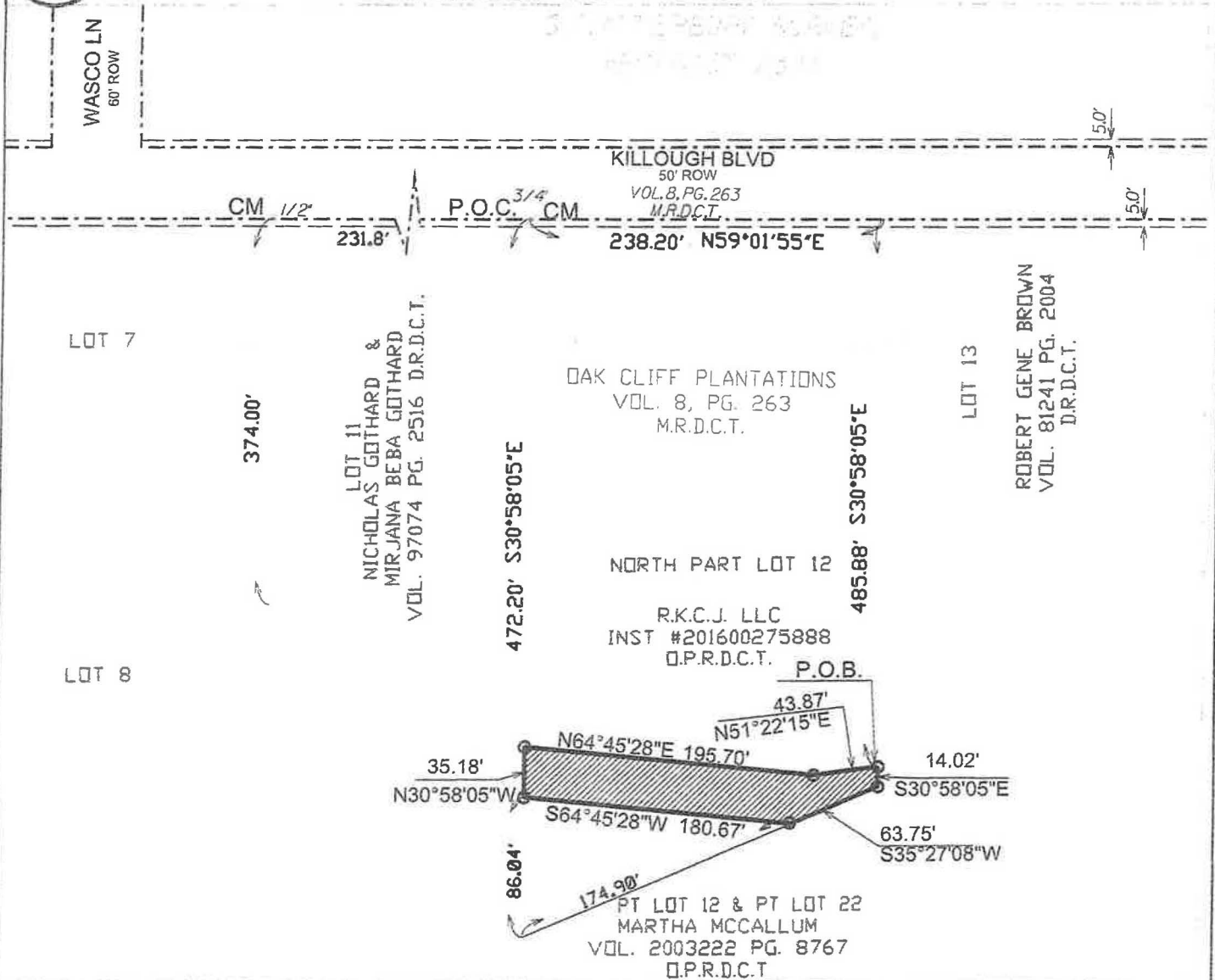
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S. Ephraim Osabutey

04/12/2021

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3

7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J., LLC FOR WASTEWATER EASEMENT



0 100



SCALE 1"=100'



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

[Signature]
S. Ephraim Osabutey 04/12/2021



LEGEND

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

Exhibit A Tract 3

11,066 SQUARE FEET (0.2540 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC FOR WASTEWATER EASEMENT

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

Being an 11,066 square foot (0.2540 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Lot 14, Block 7607, Official City of Dallas Block number and being part of OAK CLIFF PLANTATIONS, an addition to the City of Dallas recorded in Volume 8, Page 263, Map Records, Dallas County Texas, same also being part of a tract of land conveyed to R.K.C.J., LLC. by SPECIAL WARRANTY DEED, recorded in Instrument Number 201700136595, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at the northeasterly corner of said Lot 14 of said OAK CLIFF PLANTATIONS addition, same being the northwesterly corner of Lot 15 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence S 30° 58' 05" E, along the southwesterly line of said Lot 15, same being the northeasterly line of said Lot 14 of said addition, a distance of 635.80 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6923926.9358, E: 2491733.7158) for the **POINT OF BEGINNING**;

Thence S 30° 58' 05" E, continuing the last mentioned common line, a distance of 35.01 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 57° 38' 52" W, over and across said Lot 14 a distance of 202.61 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 75° 16' 09" W, a distance of 110.47 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the southwesterly line of said Lot 14, same being the northeasterly line of Lot 13 of said addition;

Thence N 30° 58' 05" W, with the last mentioned common line, a distance of 50.11 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 75° 16' 09" E, over and across said Lot 14 a distance of 131.08 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 57° 38' 52" E, a distance of 188.20 feet to the **POINT OF BEGINNING** and containing approximately 11,066 square feet (0.2540 acre) of land within the metes recited.



Exhibit A Tract 3

**11,066 SQUARE FEET (0.2540 AC.) OF LAND BEING PART OF BLOCK
7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC
FOR WASTEWATER EASEMENT**

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



A handwritten signature in cursive script, appearing to read "S. Osabutey".

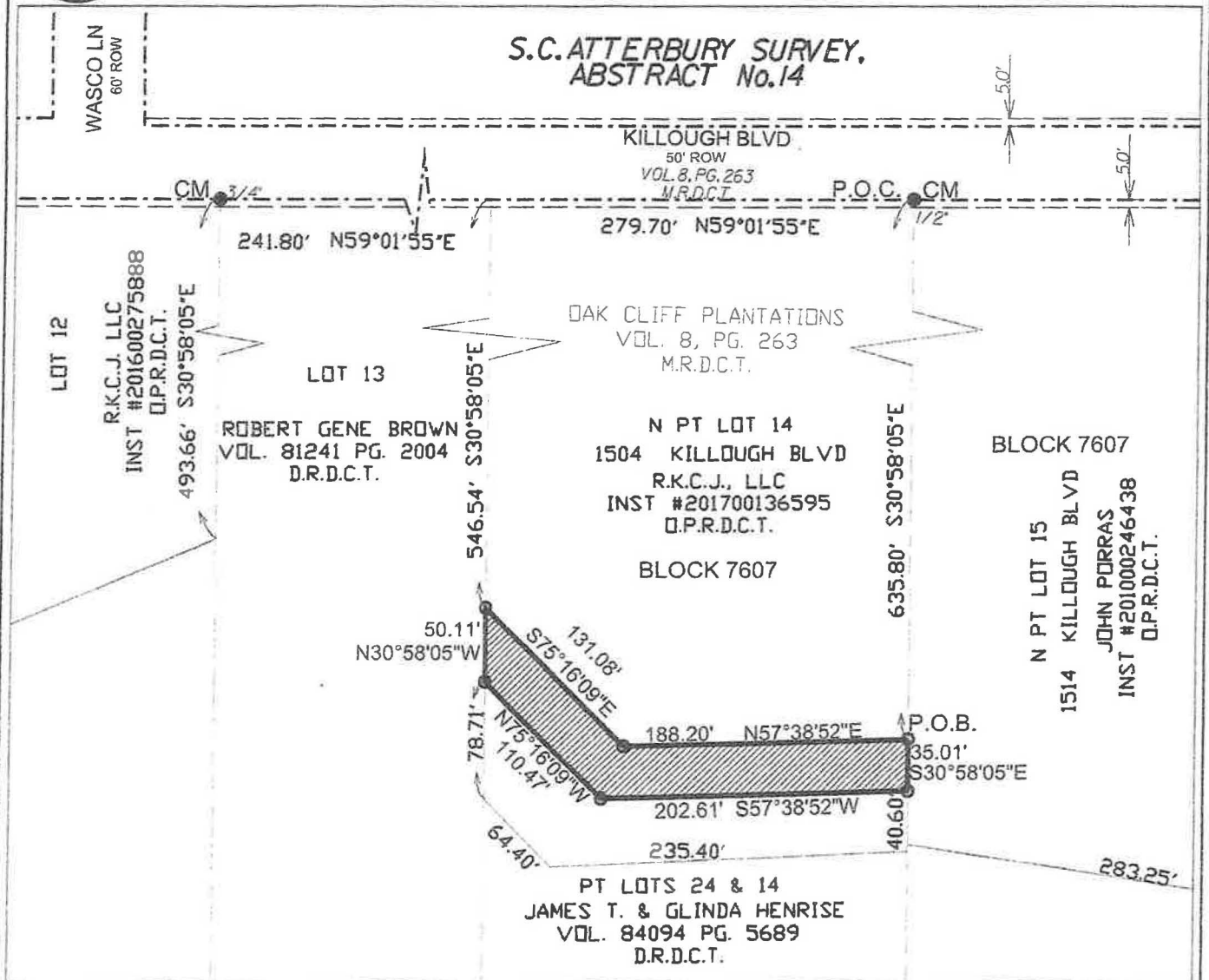
S. Ephraim Osabutey

04/12/2021

Exhibit A Tract 3

3
3

11,066 SQUARE FEET (0.2540 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. 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

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 04/12/2021

