

Exhibit B

WASTEWATER EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

That Blayne Rush (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 THIRTEEN THOUSAND ONE HUNDRED AND FORTY-FIVE 00/100 DOLLARS (\$13,145.00) 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 _____, 2026.

By: _____
Blayne Rush

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____ by
Blayne Rush of person acknowledging.

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: Byron Cole

Wastewater Easement Log No. DWU1169

Exhibit A

**FIELD NOTES DESCRIBING 6,186 SQUARE FOOT (0.142 ACRE)
WASTEWATER EASEMENT
OUT OF CITY BLOCK Z/4377
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 6,186 square foot (0.142 acre) tract of land out of the James Cole Survey, Abstract No. 232, City of Dallas, Dallas County, Texas, lying in Lot 1, Block Z/4377, Glendale Acres, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 517, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Blayne Rush by General Warranty Deed recorded in Instrument Number 202200158655, Official Records, Dallas County, Texas (O.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southwesterly corner of said Rush tract and the northwesterly corner of a tract of land, designated "Tract II, Tract No. 2," conveyed to the City of Dallas by General Warranty Deed recorded in Volume 93042, Page 1223, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point also being in the Westerly line of said Lot 1 and the easterly right-of-way line of Hampshire Road (a 40-foot right-of-way) (Volume 1, Page 517, M.R.D.C.T.);

THENCE North 06°48'56" West, along the westerly line of said Rush tract and the easterly right-of-way line of said Hampshire Road, a distance of 105.26 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, from which a 5/8-inch iron rod found (Controlling Monument) (C.M.) bears North 49°56'08" East, a distance of 230.21 feet to the northwesterly corner of Lot 2, Block A/6117, Donald John's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 22, Page 189, M.R.D.C.T., said point also being the southwesterly corner of Lot 1 of said Block A/6117 and in the northeasterly right-of-way line of Lancaster Road (State Highway 342) (a variable width right-of-way) (Volume 67095, Page 1605, D.R.D.C.T.);

THENCE South 46°22'23" East, over and across said Rush tract, a distance of 133.47 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 87°35'34" East, continuing over and across said Rush tract, a distance of 54.78 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northeasterly line of said Rush tract and the southwesterly right-of-way line of said Lancaster Road;

THENCE South 23°41'09" East, along the northeasterly line of said Rush tract and the southwesterly right-of-way line of said Lancaster Road, a distance of 19.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the southeasterly corner of said Rush tract and the northeasterly corner of said City of Dallas tract, from which a 5/8-inch iron rod found (C.M.) bears North 19°15'13" East, a distance of 190.71 feet to the southwesterly corner of said Lot 2, said point also being the northwesterly corner of Lot 3 of said Block A/6117 and in the northeasterly right-of-way line of said Lancaster Road;

Scott Holt
FIELD NOTES APPROVED:
1/23/2026



**FIELD NOTES DESCRIBING 6,186 SQUARE FOOT (0.142 ACRE)
WASTEWATER EASEMENT
OUT OF CITY BLOCK Z/4377
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 87°00'02" West, along the common line of said Rush and City of Dallas tracts, a distance of 146.86 feet to the **POINT OF BEGINNING**, containing 6,186 square feet or 0.142 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
1/22/2026

**JAMES COLE SURVEY
ABSTRACT NO. 232**



HAMPSHIRE ROAD
(40' R.O.W.)
(VOL. 1, PG. 517, M.R.D.C.T.)

GLENDALE ACRES
VOL. 1, PG. 517
M.R.D.C.T.

PART OF LOT 1
BLAYNE RUSH
INST. NO. 202200158655
O.R.D.C.T.

**WASTEWATER EASEMENT
6,186 SQUARE FEET
(0.142 ACRE)**

DALLAS COUNTY &
STATE OF TEXAS
VOL. 67095, PG. 1605
D.R.D.C.T.

BLOCK A/6117
DONALD JOHNS'
SUBDIVISION
VOL. 22 PG. 189
M.R.D.C.T.

PART OF LOT 1
BLOCK W/4374
GLENDALE ACRES
VOL. 1, PG. 517
M.R.D.C.T.

BLAYNE RUSH
INST. NO. 202200158655
O.R.D.C.T.

PART OF LOT 1
CITY OF DALLAS
TRACT I
HIKE-BIKE-UTILITY PARCEL
VOL. 93042, PG. 1223
D.R.D.C.T.
BLOCK W/4374

P.O.B.

CITY OF DALLAS
TRACT II, TRACT NO. 2
VOL. 93042, PG. 1223
D.R.D.C.T.

PART OF LOT 1
BLOCK Z/4377

LANCASTER ROAD (342)
(STATE HIGHWAY)
(VARIABLE R.O.W.)

**JAMES COLE SURVEY
ABSTRACT NO. 232**

NOTE:

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

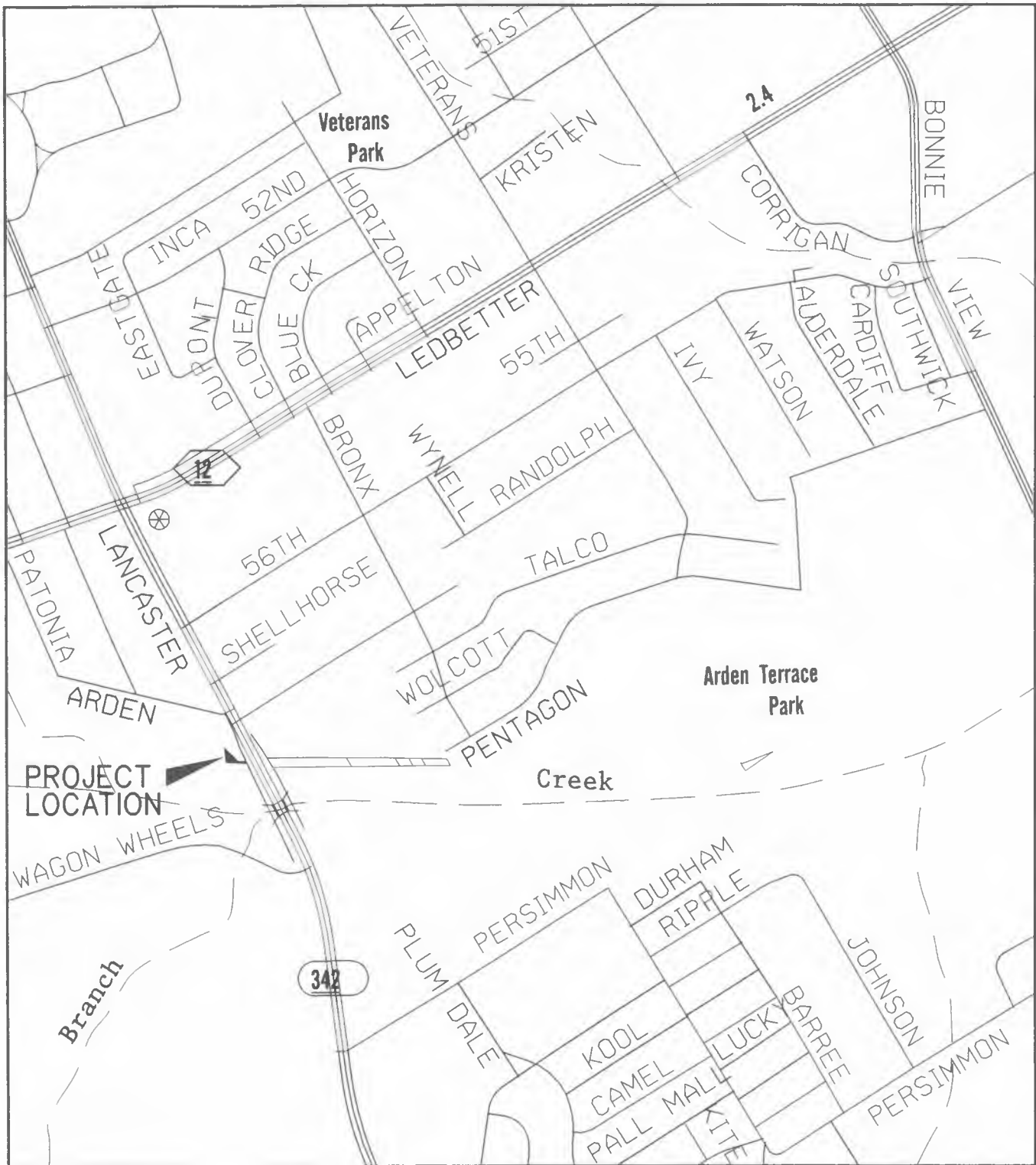
LEGEND:

- P.O.B. - POINT OF BEGINNING
- CM - CONTROLLING MONUMENT
- IRS - 1/2-INCH IRON ROD SET
WITH YELLOW PLASTIC
CAP STAMPED "LIM ASSOC"
- IRF - IRON ROD FOUND
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
1/22/2026

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6,186 SQUARE FOOT
(0.142 ACRE)
WASTEWATER EASEMENT
OUT OF BLOCK Z/4377
CITY OF DALLAS,
DALLAS COUNTY, TEXAS



LOCATOR MAP