

AFTER RECORDING, RETURN TO:

Douglas Peach
Deputy Town Manager
Town of Little Elm
100 W. Eldorado Parkway
Little Elm, TX, 75068

EMERGENCY ACCESS EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

THAT, **KINGS CROSSING (LITTLE ELM) HOMEOWNERS' ASSOCIATION, INC.**, hereinafter called "Grantor(s)," for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **TOWN OF LITTLE ELM**, a Texas Home Rule Municipal Corporation, hereinafter called "Grantee", the receipt and sufficiency of which are hereby acknowledged, does GRANT, DEDICATE and CONVEY to the Grantee, the easement and right to construct, reconstruct, and perpetually maintain a driveway for emergency access purposes only together with all incidental improvements, and all necessary laterals in, upon and across certain real property located in the Town of Little Elm, Denton County, Texas, as more particularly described in Exhibit "A", and shown on Exhibit "B", which are attached hereto and made a part hereof by reference as if fully set forth herein (the "Easement Property").

TO HAVE AND TO HOLD the same perpetually unto the Grantee, its successors and assigns, together with the right and privilege at all times to enter the Easement Property, or any

part thereof, for the purpose of constructing, reconstructing and maintaining facilities within the easement. Grantor does hereby bind itself and its successors, to **WARRANT AND FOREVER DEFEND** all and singular the Easement Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Granter but not otherwise.

Grantee, its successors and assigns, shall have the right to construct, reconstruct and perpetually maintain additional facilities at all times in the future within the Easement Property.

Grantee shall have the responsibility to ensure the access is approved for emergency access only. Any permits issued by Grantee for the construction of the emergency access must contain provisions for securing the access against unauthorized use.

Grantee will at all times after doing any work in connection with the construction, operation or repair of the facilities, restore the surface of the Easement Property as close to the condition in which it was found before such work was undertaken as is reasonably practicable, within the Easement Property that were removed as a result of such work. Should the Town or its contractor(s) remove or destroy any trees or shrubs that cause the Grantor to become out of compliance with any town ordinances, the Town agrees to replace or relocate trees and shrubs to ensure Grantor's compliance with any and all ordinances.

SIGNED by my hand this ____, day of _____, 2024.

GRANTORS:

KINGS CROSSING (LITTLE ELM) HOMEOWNERS' ASSOCIATION, INC.

By: _____

Printed Name: _____

ACCEPTED:

TOWN OF LITTLE ELM

By:

ATTEST:

Matt Mueller – Town Manager

Caitlan Biggs, Town Secretary

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ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024

[SEAL]

Notary Public, State of Texas

EXHIBIT "A"

**LEGAL DESCRIPTION
ACCESS EASEMENT**

Part of Lot 9, Block C, Kings Crossing, Phase 2

BEING a 0.004-acre (167 square foot) tract of land situated in the John H. King Survey, Abstract No. 693, Town of Little Elm, Denton County, Texas, and being a part of Lot 9, Block C per the Final Plat of Kings Crossing, Phase 2, as recorded in Cabinet V, Page 546 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the Southeast corner of that certain 5.693 acre tract of land described in a Deed to Ruben Gaona De La Torre, Rene De La Torre, Juan De La Torre, and Adan De La Torre, as recorded in Document No. 2014-64039 of the Official Records of Denton County, Texas, and the Southwest corner of Lot 31, Block K per said Final Plat of Kings Crossing, Phase 2;

THENCE North 05°30'32" West along the common line between said 5.693 acre tract and said Lot 31, for a distance of 169.39 feet to the Northwest corner of said Lot 31 and the most Westerly Southwest corner of Lot 9, Block C per said Final Plat of Kings Crossing, Phase 2, said point also being the **POINT OF BEGINNING** for the herein described easement;

THENCE North 05°30'32" West along the common line between said 5.693 acre tract and said lot 9, for a distance of 28.49 feet to a point;

THENCE South 71°23'49" East departing said common line, for a distance of 9.09 feet to a point on a cul-de-sac in the West line of Bishop Hill, a 50 foot wide right-of-way per said Final Plat of Kings Crossing, Phase 2, and being the beginning of a non-tangent curve to the left;

THENCE in a Southerly direction, along the West line of said Bishop Hill, and along said non-tangent curve to the left having a central angle of 28°53'03", a radius of 55.00 feet, a chord bearing of South 00°00'21" East, a chord distance of 27.43 feet and an arc length of 27.73 feet to a common Easterly corner of said Lots 9 and 31 per said Final Plat of Kings Crossing, Phase 2;

THENCE North 71°23'49" West departing the West line of said Bishop Hill and along a common line between said Lots 9 and 31, for a distance of 6.21 feet to the **POINT OF BEGINNING** and containing 0.004 acres (167 square feet) of land, more or less.

NOTES:

1. Bearings of lines shown hereon are based on NAD83 State Plane Coordinate System. The east line of the 5.693 acre tract as monumented on the ground was held for directional control using a bearing N 05°30'32" W.
2. An Easement Exhibit of even date herewith accompanies this legal description. See Exhibit "B".



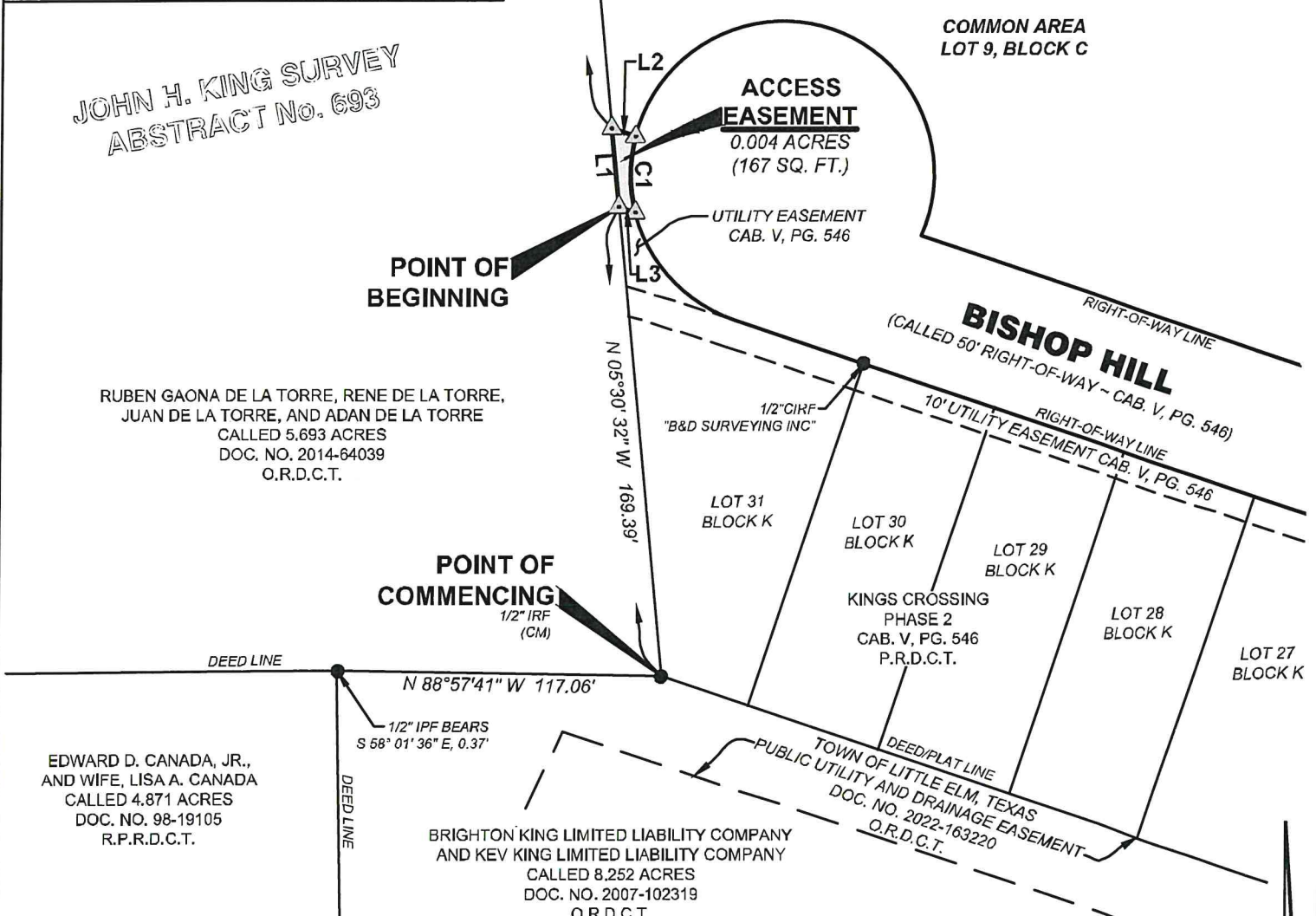
Todd B. Turner, R.P.L.S. No. 4859
Teague Nall & Perkins, Inc.
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940-383-4177
Date: March 22, 2024



LEGEND	
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY TEXAS
	EASEMENT BOUNDARY LINE
	EXISTING RIGHT-OF-WAY LINE
	DEED/PLAT LINE
	EASEMENT LINE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	28°53'03"	55.00'	S 00°00'21" E	27.43'	27.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 05°30'32" W	28.49'
L2	S 71°23'49" E	9.09'
L3	N 71°23'49" W	6.21'



- NOTES:**
- Bearings of lines shown hereon are based on NAD83 State Plane Coordinate System. The east line of the 5.693 acre tract as monumented on the ground was held for directional control using a bearing N 05°30'32" W.
 - This Exhibit was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.
 - A Legal Description of even date herewith accompanies this Easement Exhibit. See page 1 of 2.

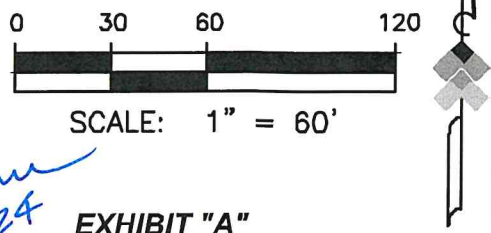


EXHIBIT "A"
ACCESS EASEMENT

BEING 0.004 ACRES (167 SQ. FT.) OF LAND SITUATED IN THE JOHN H. KING SURVEY, ABSTRACT NO. 693 BEING PART OF LOT 9, BLOCK C OF KINGS CROSSING, PHASE 2 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
LIT21071
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