
MARY LOUISE NICHOLSON
COUNTY CLERK

EASEMENT

This Access Easement ("Easement") is made and entered into as of this 26th day of October 2021, by A and D Real Estate Holding LLC (herein called "A&D").

WITNESSETH:

WHEREAS, A&D is the owner of that certain tract of land being located in the Shelby County School Land Survey, Blocks 6 and 9, Abstract No. 1375, Tarrant County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the "Property").

WHEREAS, in connection with the development of the Property, A&D desires to create an easement upon, over and across portions of the Property as more particularly described on Exhibit B herein in order to create a road way across the Property.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, A&D creates the following easement:

1. Easements.

1.1 Ingress and Egress Easement. A&D hereby grants a non-exclusive perpetual access easement ("Ingress and Egress Easement") as described on Exhibit B, benefiting A&D and their respective invitees, licensees, suppliers, customers, successors and assigns, for the purpose of vehicular and pedestrian ingress and egress and interconnectivity between the Property and surrounding property to and from Oak Grove – Shelby Road.

1.2 No Barrier Easement. No fence, barricade, curb, or other barrier (including changes in ground elevations) shall be installed which would totally prevent, impair or obstruct the continuous and uninterrupted passage of pedestrian or vehicular travel within the Ingress and Egress Easement.

1.3 Obstructions, Alterations, no Further Rights. No Owner shall (i) use, or permit to be used, the Ingress and Egress Easement for any other purposes not specified in this Easement, (ii) erect any barriers within or across the Ingress and Egress Easement, or (iii) implement any rules or regulations which interfere with ingress and egress through the Ingress and Egress Easement.

2. Encumbrances. The rights of each party hereto shall be subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and all other matters of record, if any, affecting the Property. The easements and

rights granted the parties hereunder shall be superior to any such mortgage, deed of trust, or similar lien affecting the Property.

3. **Running With Land.** The easements created herein and the covenants, rights, privileges, benefits, duties, obligations and liabilities created hereunder shall run with the land, shall burden the Property, and shall be binding upon A&D and their successors, assigns, legal or personal representatives, and assigns and successors in title.

4. **Amendments/Modifications.** This Easement may not be modified, terminated or amended except by written Easement recorded in the Official Records of Tarrant County, Texas and signed by the Owners of the Property and the adjoining property and connecting street (and the hereinafter joining and subordinating mortgagees) their successors, legal or personal representatives, and assigns.

5. **Partial Invalidity.** If any term, provision or condition contained in this Easement shall to any extent be invalid or unenforceable, the remainder of this Easement shall not be affected thereby and each and every other term, provision or condition of this Easement shall be valid and enforceable to the fullest extent permitted by law.

6. **Captions.** The captions of the paragraphs of this Easement are for convenience only and shall not be construed or referred to in resolving questions of interpretations or conditions.

7. **Choice of Law.** This Easement shall be construed in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Easement as of the day and year first above written.

**A AND D REAL ESTATE HOLDING
LLC,**

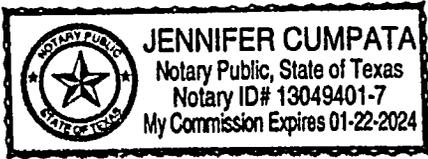
BY: 

NAME: Thanh C. Nguyen

TITLE: Manager

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on October 26th, 2021, by
Thanh C Nguyen, Manager of A&D Real Estate Holding, LLC,
on behalf of said limited partnership.



Jennifer Cumpata
Notary Public, State of Texas 1/22/2024

Exhibit A
Description of the Servient Estate Tract

Being all that certain lot, tract, or parcel of land located in the Shelby County School Land Survey, Blocks 6 and 9, Abstract No. 1375, Tarrant County, Texas, and being a portion of a tract of land described in deed to ADMK Home Improvement Properties, LLC, recorded under Instrument No. D218255815, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows;

Beginning at a 1/2 inch yellow capped iron rod found for corner in the South line of a tract of land described in deed to the City of Everman, recorded in Volume 4105, Page 644, (D.R.T.C.T.), at the Northwest corner of a tract of land described in deed to Everman Independent School District, recorded in Volume 6721, Page 1, (D.R.T.C.T.), said point also being the Northeast corner of that tract herein described;

Thence South 11 deg. 55 min. 12 sec. West, a distance of 1364.29 feet to a point for corner in the center line of Oak Grove-Shelby Road, at the Southwest corner of said School District tract;

Thence South 89 deg. 21 min. 00 sec. West, along said Center line, a distance of 473.54 feet to a point for corner at the Southeast corner of a tract of land described in deed to PT Multifamily, LLC, recorded under Instrument No. D217154227, (D.R.T.C.T.);

Thence North 04 deg. 21 min. 00 sec. East, a distance of 118.06 feet to a point for corner in the East line of said PT Multifamily tract, at the beginning of a curve to the right having a central angle of 21 deg. 39 min. 09 sec., a radius of 528.00 feet, and a chord bearing and distance of North 15 deg. 10 min. 35 sec. East, 198.35 feet, from which a 1/2 inch iron rod found for reference bears North 82 deg. 58 min. 27 sec. East, a distance of 0.37 feet;

Thence Northeasterly along said curve to the right an arc distance of 199.54 feet to a 1/2 inch iron rod found in said East line;

Thence North 26 deg. 00 min. 10 sec. East, passing a 1/2 inch yellow capped iron rod found on line for the most Southerly corner of the remaining portion of said ADMK tract, continuing in all, a distance of 241.28 feet to a 1/2 inch iron rod found for corner in the South line of The Hamlet, an Addition to the City of Fort Worth, recorded in Volume 388-102, Page 9, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the most Easterly common corner of said remaining portion of ADMK tract and that tract herein described;

Thence South 63 deg. 59 min. 50 sec. East, a distance of 56.00 feet to a 1/2 inch yellow capped iron rod found for corner at the Southeast corner of said The Hamlet, recorded in Volume 388-102, Page 9;

Thence North 26 deg. 00 min. 10 sec. East, a distance of 351.00 feet to a 1/2 inch yellow capped iron rod found for corner in the East line of said The Hamlet, recorded in Volume 388-102, Page 9, at the beginning of a curve to the right having a central angle of 26 deg. 42 min. 30 sec., a radius of 1028.00 feet, and a chord bearing and distance of North 12 deg. 38 min. 57 sec. East, 474.88 feet;

Thence Northeasterly along said Curve to the right an arc distance of 479.20 feet to a point for corner in the South line of The Hamlet, an Addition to the City of Fort Worth, recorded in Cabinet A, Slide 10984, (P.R.T.C.T.), at the Northeast corner of said The Hamlet, recorded in Volume 388-102, Page 9;

Thence South 89 deg. 08 min. 04 sec. East, a distance of 132.27 feet to 1/2 inch iron rod found for corner at the inner "L" corner in the North line of that tract herein described, said point also being the Southeast corner of Lot 4, Block 7 of said The Hamlet recorded in Cabinet A, Slide 10984;

Thence North 00 deg. 44 min. 56 sec. West, passing a 1/2 inch yellow capped iron rod found on line for the Northeast corner of said Lot 4 and the Southeast corner of Lot 3 in Said Block 7, continuing in all, a distance of 60.20 feet to a 1 inch iron rod found for corner in the East line of said Lot 3, at the Southwest corner of said City of Everman tract;

Thence North 89 deg. 19 min. 08 sec. East, a distance of 148.97 feet to the POINT OF BEGINNING and containing 461,356 square feet or 10.59 acres of land.

**Exhibit B
Easement**

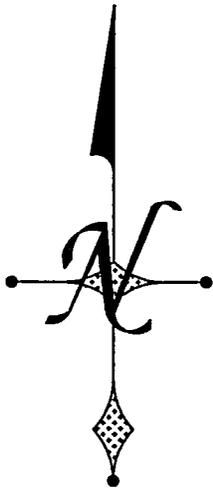
7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194336

ACCESS EASEMENT FOR
2001 OAK GROVE-SHELBY
ROAD FORT WORTH, TX 76140
(FILING PENDING)

THE HAMLET
CAB. A, SLD. 10984
P.R.T.C.T.

1 OF 2



REMAINDER OF
LOT 3, BLOCK 1R
THE HAMLET
VOL. 388-102, PG. 9
P.R.T.C.T.

REMAINDER OF
ADMK HOME IMPROVEMENT
PROPERTIES, LLC.
INST. NO. D218255815
D.R.T.C.T.

PT MULTIFAMILY, LLC.,
INST.NO. D217154227
O.P.R.T.C.T.

ACCESS EASEMENT
(2001)

76,328 sq. ft.
1.75 acres

1/2" IRF FOR REFERENCE
N 82°58'27" E - 0.37'

PLACE OF
BEGINNING

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEAR./DIST.
C13	188.24	338.80	N10°21'30"E 448.01'
C14	303.10	972.00	N12°20'37"E 448.01'
C15	498.33	1428.00	S12°20'37"E 448.01'
C16	178.23	472.00	S10°21'30"W 448.01'

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.00	N0°21'30"E
L2	082.23	N2°00'10"E
L3	06.00	—————
L4	082.23	S2°00'10"W
L5	118.10	S0°21'30"W
L6	06.22	S89°21'30"W

LEGEND

TEXT

FLATWORK

EASEMENT SETBACK

CM - CONTROLLING MONUMENT

○ 1/2" IRON ROD FOUND

□ POINT FOR CORNER

○ FENCE POST FOUND

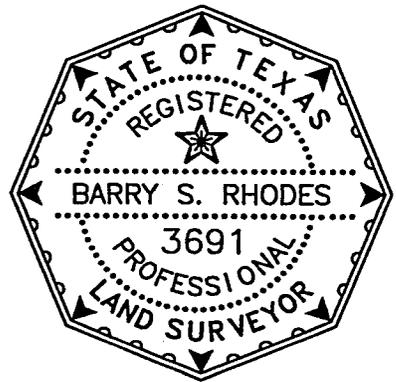
(UNLESS OTHERWISE NOTED)

LGI HOMES - TEXAS LLC
INST.NO. D218201263
D.R.T.C.T.

OAK GROVE-SHELBY ROAD

BARRY S. RHODES 10/7/2021
Registered Professional Land Surveyor No. 3691

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE



Scale: 1" = 150'
Job no.: 202109652-01
Drawn by: BM

BARRY S. RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE - ROWLETT, TEXAS 75088
PHONE 972-326-1090

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

2 OF 2

FIRM REGISTRATION NO. 10194336

ACCESS EASEMENT FOR
2001 OAK GROVE-SHELBY ROAD
FORT WORTH, TX 76140
(FILING PENDING)

BEING an Access Easement situated in the Shelby County School Land Survey, Blocks 6 and 9, Abstract No. 1375, Tarrant County, Texas, being a part of a tract of land described in deed to ADMK Home Improvement Properties, LLC, recorded in Instrument No. D218255815, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a point for corner in the Centerline of Oak Grove-Shelby Road, in the North line of a tract of land described in deed to LGI Homes - Texas LLC., recorded under Instrument No. D218201263 (D.R.T.C.T.), at the Southeast corner of a tract of land described in deed to PT Multifamily, LLC., recorded under Instrument No. D217154227, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), at the Southwest corner of said ADMK Home Improvement Properties tract;

THENCE North 04 deg. 21 min. 00 sec. East, a distance of 118.06 feet to a point for corner, from which a 1/2 inch iron rod found for reference bears North 82 degrees 58 minutes 27 seconds East, a distance of 0.37 feet, and being the beginning of a curve to the right having a central angle of 21 deg. 39 min. 09 sec., a radius of 528.00 feet, and a chord bearing and distance of North 15 deg. 10 min. 35 sec. East, 198.35 feet;

THENCE Northeasterly along said curve to the right an arc distance of 199.54 feet to a 1/2 inch iron rod found for corner;

THENCE North 26 deg. 00 min. 10 sec. East, a distance of 592.28 feet to a point for corner, and being the beginning of a curve to the left having a central angle of 26 deg. 42 min. 30 sec., a radius of 972.00 feet, and a chord bearing and distance of North 12 deg. 38 min. 57 sec. East, 449.01 feet;

THENCE Northeasterly along said curve to the left an arc distance of 453.10 feet to a point for corner in the South line of The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded under Cabinet A, Slide 10984 (P.R.T.C.T.);

THENCE North 89 deg. 24 min. 26 sec. East, a distance of 56.00 feet to a point for corner in the said South line, being the beginning of a curve to the right, having a central angle of 26 deg. 42 min. 30 sec., a radius of 1028.00 feet, and a chord bearing and distance of South 12 deg. 38 min. 57 sec. East, 474.88 feet;

THENCE Southeasterly along said curve to the right an arc distance of 479.20 feet to a 1/2 inch iron rod found for corner;

THENCE South 26 deg. 00 min. 10 sec. West, a distance of 592.28 feet to a point for corner, being the beginning of a curve to the left, having a central angle of 21 deg. 39 min. 09 sec., a radius of 472.00 feet, and a chord bearing and distance of South 15 deg. 10 min. 35 sec. East, 177.31 feet;

THENCE Southwesterly along said curve to the left an arc distance of 178.37 feet to a point for corner;

THENCE South 04 deg. 21 min. 00 sec. West, a distance of 113.16 feet to a point for corner in the said North line of LGI Homes tract;

THENCE South 89 deg. 21 min. 00 sec. West, a distance of 56.22 feet to the PLACE OF BEGINNING and containing 76,328 square feet or 1.75 acres of land.

BARRY S. RHODES 10/7/2021
Registered Professional Land Surveyor No. 3691

1" = 150'
202109652-01

Drawn by: BM

BARRY S. RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE - ROWLETT, TEXAS 75088
PHONE 972-326-1090

