

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 34483

ERecordings-RP

EASEMENT

Recorded On: April 03, 2024 08:48 AM

Number of Pages: 17

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" Examined and Charged as Follows: "

Total Recording: \$89.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 34483  
Receipt Number: 20240402000642  
Recorded Date/Time: April 03, 2024 08:48 AM  
User: Melissa K  
Station: Station 43

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PUBLIC PARKING EASEMENT**

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

THAT AH Lewisville Property Owner LLC and AH Lewisville Property Owner II LLC (whether one or more natural persons or legal entities (the "Grantor(s)")) for and in consideration of the sum of TEN (\$10.00) DOLLARS, to the undersigned in hand paid by the City of Lewisville, Texas of the County of Denton, State of Texas, a municipal corporation (the "Grantee"), the receipt of which is hereby acknowledged and confessed, and other valuable consideration, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto Grantee an easement for the benefit of the public for public parking, over, under, through, across and along all that certain lot, tract, or parcel of land situated in the County of Denton, State of Texas, and described as of follows, to-wit:

Part of Lot 1, Block A, and Lot 1, Block B, Old Town Lofts Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof, recorded in Document No. 2021-407, Plat Records, Denton County, Texas, being more particularly depicted on Exhibits "A" through "D" attached hereto and made a part hereof (the access areas and parking spaces reflected on such Exhibits, the "Easement Property"), all as more particularly described below.

The Grantor shall construct one or more buildings with garages on said Lot 1, Block A, and Lot 1, Block B, which garages (collectively, the "Garages") shall collectively consist of at least 175 parking spaces for the benefit and use of the public, and Grantor shall repair as needed and perpetually maintain said parking spaces in good condition and in compliance with all ordinances of the City of Lewisville. Subject to the remaining provisions of this Public Parking Easement, the 175 public parking spaces in the Garages shall remain open and accessible to Grantee and to the public for free, uninterrupted use, during all twenty-four hours of the day, 365 days a year. Any additional parking spaces in the Garages in excess of the 175 parking spaces utilized for the benefit and use of the public may be established by the Grantor as private parking spaces not accessible to the public. Additionally, provided that there is no interference with the 175 parking spaces reserved for the benefit and use of the public, Grantor may restrict access to portions of the Garages for private use. The approximate location of the buildings that include the

Garages, as well as the approximate location of the 175 parking spaces that are the subject of the aforesaid easement, are as set forth on Exhibits "A" and "B" attached hereto and made a part hereof. The location of the access points to the 175 parking spaces are set forth on Exhibits "C" and "D".

Additionally, the Grantor grants to Grantee a limited right of ingress and egress across Grantor's property adjacent to the easement for the sole purposes of accessing the 175 parking spaces, including the use of the driving aisles, elevators, and stairs.

Improvements approved by the Grantee may be placed on the Easement Property which are compatible with the use of this easement and the facilities, provided said improvements do not interfere with the use of the surface of the Easement Property for reasonable access to the Garages or parking in the 175 parking spaces.

The easement, rights and privileges granted herein shall be perpetual in duration and shall run with the land.

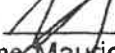
Should one or more of the Grantor(s) herein be natural persons and not joined by the respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s) and that the undersigned has the full authority to sign individually. Should one or more of the Grantor(s) herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such party has been duly and legally authorized to so sign. **Prior to this Public Parking Easement being submitted to the City, Grantor shall obtain consent from all lienholders/mortgagees. The lienholder/mortgagee shall provide their consent and subordination in writing below. If the lienholder signature block is left blank and no partial release is provided, the Grantor represents that, to the best of their knowledge, there are no lienholders or mortgagees on the property. Grantor also acknowledges that the City has relied upon such representation.**

**TO HAVE AND TO HOLD** the same, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns forever, and Grantor(s) is(are) hereby bound, together with all heirs, executors, administrators, lienholders, mortgagees, or successors, to Warrant and Forever Defend, all and singular the said Easement unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.


*[remainder of this page left blank – signatures follow]*

EXECUTED this 22<sup>nd</sup> day of March, 2024.

**AH LEWISVILLE PROPERTY OWNER LLC**  
a Delaware limited liability company

By:   
Name: Maurice Kaufman  
Title: Authorized Signatory

**AH LEWISVILLE PROPERTY OWNER II LLC**  
a Delaware limited liability company

By:   
Name: Maurice Kaufman  
Title: Authorized Signatory



**CONSENT AND SUBORDINATION OF LIENHOLDER**

The undersigned Eric W. Staton at Trust Bank, being the owner and holder of an existing Deed of Trust lien or other lien upon and against the property described above as such mortgagee and lienholder, does hereby consent to the grant of said Public Parking Easement and to the recording of same.

As part of this consent, the holder of the existing Deed of Trust lien or other lien upon and against the property described above subordinates its Deed of Trust lien or other lien upon the property described above to the rights and interests of the easements, such that a foreclosure of the lien(s) shall not extinguish the rights and interests of the easements.

Executed this 26<sup>th</sup> day of January, 2024

LIENHOLDER: Trust Bank, Eric W. Staton

By: Eric W. Staton

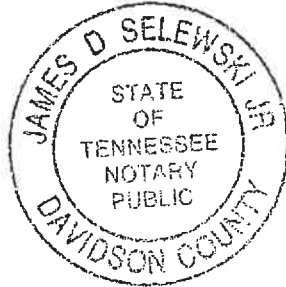
Its: Senior Vice President

**LIENHOLDER ACKNOWLEDGMENT**

THE STATE OF TENNESSEE §  
COUNTY OF DAVIDSON §

This instrument was acknowledged before me on the 26<sup>th</sup> day of January, 2024, by Eric W Staton of Trust Bank a North Carolina corporation on behalf of said corporation.

[Signature]  
Notary Public  
State of Tennessee

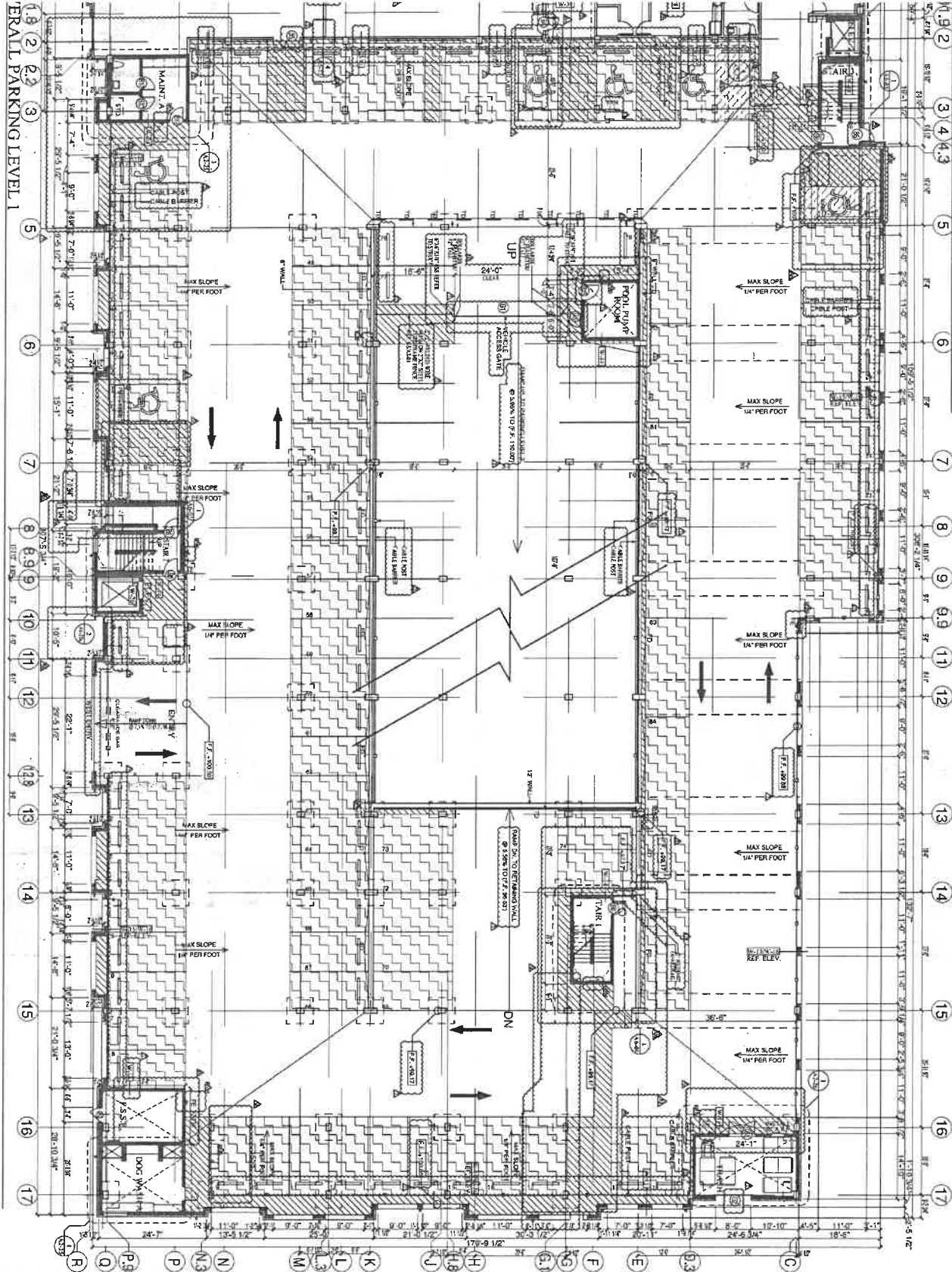
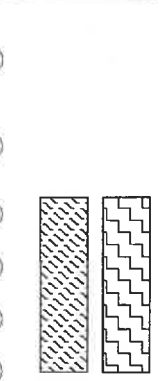


My Commission Expires:  
5/9/2026

EXHIBIT "A"

(see attached)

| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 1   | 07-19-2021 | ISSUED FOR PERMITS |
| 2   | 07-19-2021 | ISSUED FOR PERMITS |
| 3   | 07-19-2021 | ISSUED FOR PERMITS |
| 4   | 07-19-2021 | ISSUED FOR PERMITS |
| 5   | 07-19-2021 | ISSUED FOR PERMITS |
| 6   | 07-19-2021 | ISSUED FOR PERMITS |
| 7   | 07-19-2021 | ISSUED FOR PERMITS |
| 8   | 07-19-2021 | ISSUED FOR PERMITS |
| 9   | 07-19-2021 | ISSUED FOR PERMITS |
| 10  | 07-19-2021 | ISSUED FOR PERMITS |
| 11  | 07-19-2021 | ISSUED FOR PERMITS |
| 12  | 07-19-2021 | ISSUED FOR PERMITS |
| 13  | 07-19-2021 | ISSUED FOR PERMITS |
| 14  | 07-19-2021 | ISSUED FOR PERMITS |
| 15  | 07-19-2021 | ISSUED FOR PERMITS |
| 16  | 07-19-2021 | ISSUED FOR PERMITS |
| 17  | 07-19-2021 | ISSUED FOR PERMITS |



| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 1   | 07-19-2021 | ISSUED FOR PERMITS |
| 2   | 07-19-2021 | ISSUED FOR PERMITS |
| 3   | 07-19-2021 | ISSUED FOR PERMITS |
| 4   | 07-19-2021 | ISSUED FOR PERMITS |
| 5   | 07-19-2021 | ISSUED FOR PERMITS |
| 6   | 07-19-2021 | ISSUED FOR PERMITS |
| 7   | 07-19-2021 | ISSUED FOR PERMITS |
| 8   | 07-19-2021 | ISSUED FOR PERMITS |
| 9   | 07-19-2021 | ISSUED FOR PERMITS |
| 10  | 07-19-2021 | ISSUED FOR PERMITS |
| 11  | 07-19-2021 | ISSUED FOR PERMITS |
| 12  | 07-19-2021 | ISSUED FOR PERMITS |
| 13  | 07-19-2021 | ISSUED FOR PERMITS |
| 14  | 07-19-2021 | ISSUED FOR PERMITS |
| 15  | 07-19-2021 | ISSUED FOR PERMITS |
| 16  | 07-19-2021 | ISSUED FOR PERMITS |
| 17  | 07-19-2021 | ISSUED FOR PERMITS |

**HEK ARCHITECTS**  
 4295 EXCEL PARKWAY ADDISON, TX 75001  
 214.520.8878  
 hek.com

OTDRC SUBMITTAL  
 07-19-2021

**MAIN & MILL**  
 LEWISVILLE, TX  
 AMAC HOLDINGS

DATE: 07-19-2021  
 PROJECT: 171137  
 SHEET NUMBER: A3-01  
 BLDG. & PARKING LEVEL 1

EXCEL PARKING LEVEL 1

EXHIBIT "B"

(see attached)





EXHIBIT "C"

(see attached)

**LEGAL DESCRIPTION  
ACCESS EASEMENT  
0.001 AC. (47 sf)**

**BEING** all that certain lot, tract, or parcel of land, situated in the J. W. King Survey, Abstract Number 696, City of Lewisville, Denton County, Texas, being a part of Lot 1, Block A, Old Town Lofts Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2021-407, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" capped rebar found, stamped "G&A" at the southwest corner of said Lot 1, same being the northwest corner of Lot 1A, Block A, Christian Community Action Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet P, Page 193, Plat Records, Denton County, Texas, and being in the east line of South Mill Street (Variable Width ROW), from which a "+" found in concrete at the southeast corner of said Lot 1 bears N 88°57'00" E, 174.80 feet;

**THENCE** N 00°46'45" W, with the west line of said Lot 1, same being the east line of South Mill Street, a distance of 120.66 feet to the **POINT OF BEGINNING**;

**THENCE** N 00°46'45" W, with the west line of said Lot 1, same being the east line of South Mill Street, a distance of 26.55 feet;

**THENCE** over, across, and through said Lot 1 the following three (3) calls:

Southeasterly, with the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 5°49'54", and an arc length of 2.04 feet, whose chord bears S 65°09'25" E, 2.03 feet;

S 00°46'45" E, a distance of 24.88 feet;

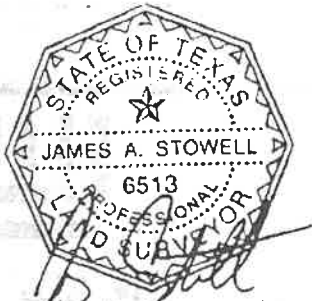
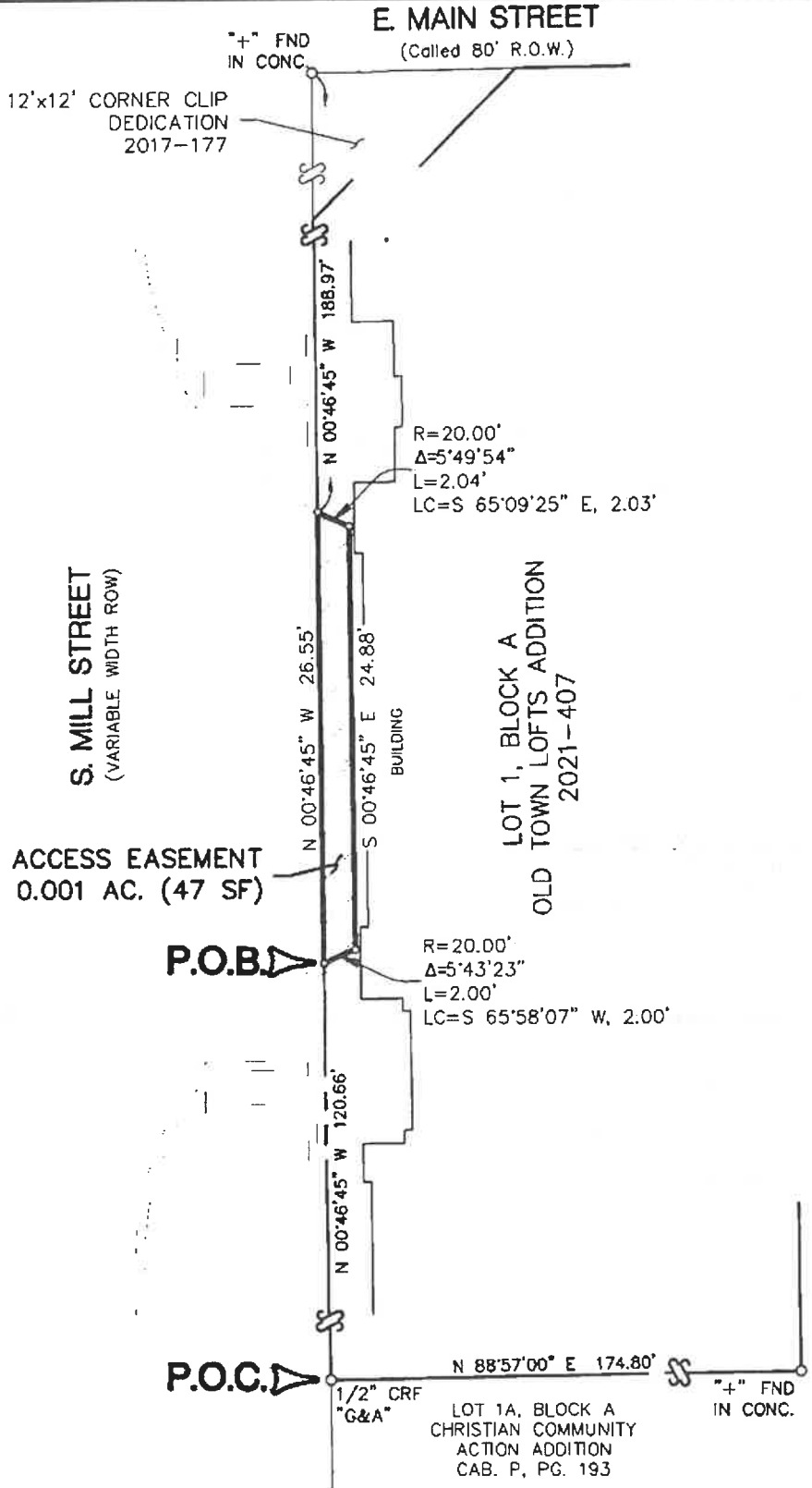
Southwesterly, with the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 5°43'23", and an arc length of 2.00 feet, whose chord bears S 65°58'07" W, 2.00 feet to the **POINT OF BEGINNING** and containing approximately 0.001 acres (47 sf) of land.





**LEGEND**

- CRF = CAPPED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- = PAVEMENT LINE



3/14/2024

**NOTES:**

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

Z:\Drive\Projects\STS\STS-19000\02-Geomatics\Survey\Boundary\STS-19000 LOT 1, BLOCK A ACCESS EASEMENT.dwg, 3/12/2024 11:41:32 AM, Bradley Cox



The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712  
fax 972. 436. 9715  
TBPLS FIRM #  
PE:19762 RPLS: 10194440  
www.mcadamsco.com

**ACCESS EASEMENT**  
**0.001 ACRES (47 SF)**  
**J. W. KING SURVEY, ABSTRACT NO. 696**  
**CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**

PROJECT NO. STS-19000  
CHECKED BY JS  
DRAWN BY BC  
SCALE 1"=10'  
DATE 3.12.2024

EXHIBIT "D"

(see attached)

**LEGAL DESCRIPTION  
ACCESS EASEMENT  
0.009 AC. (369 sf)**

**BEING** all that certain lot, tract, or parcel of land, situated in the J. W. King Survey, Abstract Number 696, City of Lewisville, Denton County, Texas, being a part of Lot 1, Block B, Old Town Lofts Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2021-407, Plat Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a Mag Nail with shiner found in asphalt, at the southeast corner of a certain called 0.121 Acre Right-of-way Dedication, according to said plat of Old Town Lofts Addition, same being the northwest intersection of Elm Street (Variable width ROW) and South Mill Street (Variable width ROW), from which a Mag Nail with shiner found in asphalt at the southwest corner of said ROW Dedication bears S 89°02'33" W, 231.54 feet;

**THENCE** N 00°57'27" W, with the west line of South Mill Street, same being the east line of said ROW Dedication, a distance of 35.22 feet to the northeast corner thereof, same being the southeast corner of said Lot 1;

**THENCE** with the south line of said Lot 1, and the north line of said ROW Dedication the following three (3) calls:

S 44°02'32" W, a distance of 16.97 feet;

S 89°02'30" W, a distance of 28.92 feet to the POINT OF BEGINNING;

S 89°02'30" W, a distance of 31.20 feet;

**THENCE** over, across, and through said Lot 1 the following seven (7) calls:

Northeasterly, with the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 30°39'26", and an arc length of 10.70 feet, whose chord bears N 14°22'16" E, 10.57 feet;

N 00°57'27" W, a distance of 3.96 feet;

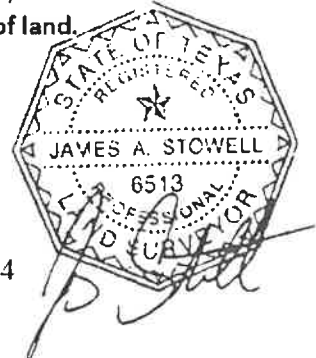
N 89°02'33" E, a distance of 12.57 feet;

S 00°57'27" E, a distance of 2.43 feet;

N 89°02'33" E, a distance of 15.44 feet;

S 00°57'27" E, a distance of 7.72 feet;

Southeasterly, with the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 11°32'29", and an arc length of 4.03 feet, whose chord bears S 06°43'41" E, 4.02 feet to the POINT OF BEGINNING and containing approximately 0.009 acres (369 sf) of land.



3/14/2024



LOT 2, BLOCK A  
JK MUSTANG  
PROPERTIES ADDN.  
2018-1

HYASMIN A. NOYES  
V.2922, P.98

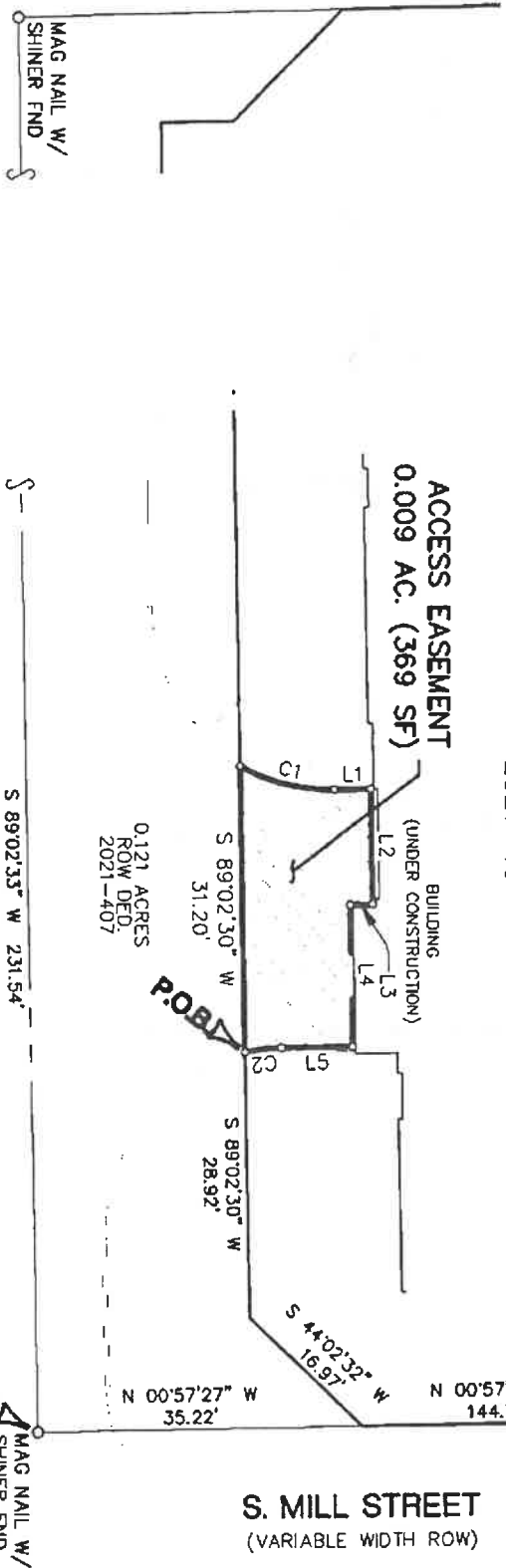
IRENE Y  
AGUIRRE  
MELENDEZ  
2019-27947

J.B. JAMES  
V.4382, P.885  
2008-76273

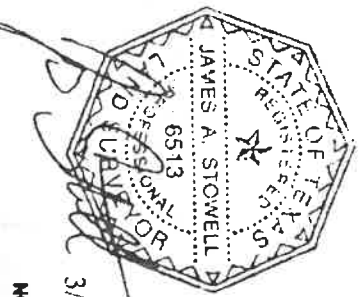
JANICE JAMES,  
TRACT 1  
V.4762, P.1706

1/2" CRF  
ALLIANCE  
BEARS  
N 55°23'16" W,  
1.3'

LOT 1, BLOCK B  
OLD TOWN LOFTS ADDITION  
2021-407



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°57'27" W | 3.96'    |
| L2   | N 89°02'33" E | 12.57'   |
| L3   | S 00°57'27" E | 2.43'    |
| L4   | N 89°02'33" E | 15.44'   |
| L5   | S 00°57'27" E | 7.72'    |



**CURVE TABLE**

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD            |
|-------|--------|-------------|------------|-----------------------|
| C1    | 20.00' | 30°39'26"   | 10.70'     | N 14°22'16" E, 10.57' |
| C2    | 20.00' | 11°32'29"   | 4.03'      | S 06°43'41" E, 4.02'  |

3/14/2024

**NOTES:**

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

LOT 1, BLOCK A  
SOUTH VILLAGE ADDITION  
2014-293

12'x12' CORNER CLIP  
DEDICATION  
2014-293

ELM STREET  
(VARIABLE WIDTH ROW)

S. MILL STREET  
(VARIABLE WIDTH ROW)

- LEGEND**
- CRF = CAPPED REBAR FOUND
  - RF = REBAR FOUND
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - ROW = RIGHT-OF-WAY
  - = PAVEMENT LINE

Z:\Drive\Projects\STS-19000\02-Geomatics\Survey\Boundary\STS-19000 LOT 1, BLOCK B ACCESS EASEMENT.dwg, 3/12/2024 11:41:01 AM, Bradley Cox



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**ACCESS EASEMENT**  
**0.009 ACRES (369 SF)**  
J. W. KING SURVEY, ABSTRACT NO. 696  
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