

**Denton County
Juli Luke
County Clerk**

Instrument Number: 22427

ERecordings-RP

EASEMENT

Recorded On: March 05, 2025 12:46 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* 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: 22427
Receipt Number: 20250305000290
Recorded Date/Time: March 05, 2025 12:46 PM
User: Joy R
Station: Station 19

Record and Return To:

Simplifile



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

SANITARY SEWER EASEMENT

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

THAT SADDLEBROOKE INVESTMENTS, LTD (whether one or more natural persons or legal entities (the “Grantor(s)”) for and in consideration of the sum of **THREE HUNDRED FIFTY-THREE THOUSAND SEVEN HUNDRED FORTY-TWO DOLLARS (\$353,742.00) 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 the further benefits to be derived by remaining property as a result of projected public improvements, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto Grantee an easement for sanitary sewer improvements, together with the customary uses attendant thereto, including construction, operation, maintenance, repair or enlargement, 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:

**The Parcel described in Exhibit “A” and as shown on Exhibit “B”,
 both such Exhibits being attached hereto and made a part hereof
 for all purposes.**

The Grantee is purchasing this Sanitary Sewer Easement for the purpose of erecting thereon public sanitary sewer improvements, and it reserves the right to make the improvements on such grade and according to such plans and specifications, as will, in its opinion, best serve the public purpose so long as such grade is below the surface grade. Notwithstanding anything herein to the contrary, Grantor reserves the right to pave over the easement area, and if Grantee disturbs such pavement for any reason (including maintenance of the sanitary sewer improvements), Grantee shall restore the area to the condition as it existed prior to Grantee's disturbance. The payment of the purchase price for the Sanitary Sewer Easement herein conveyed shall be considered full compensation for same, and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade, alignment, or the alteration of drainage patterns and facilities.

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 Sanitary Sewer 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, as of the date of the execution of this easement by the Grantor, 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, subject to all matters of record, visible and apparent easements, and applicable laws and zoning ordinances.

EXECUTED this 5th day of March, 20 25.

Saddlebrook Investments, Ltd

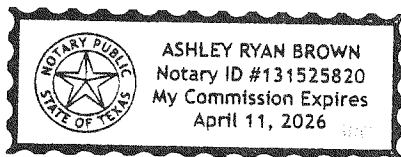
By Allegheny Land Co

Douglas A Tatum
President

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 5th day of March, 20 25, by Douglas A Tatum.



Ashley Brown
Notary Public
State of Texas

My Commission Expires:

April 11, 2026

CONSENT AND SUBORDINATION OF LIENHOLDER

The undersigned _____, 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 Sanitary Sewer 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 _____ day of _____, 20__.

LIENHOLDER: _____

By: _____

Its: _____

LIENHOLDER ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 20 ____, by _____ of _____ a _____ corporation on behalf of said corporation.

 Notary Public
 State of Texas

My Commission Expires:

EXHIBIT "A"

BEING a tract of land situated in the A.G. King Survey, Abstract No. 698, City of Lewisville, Denton County, Texas, being part of a tract of land dedicated to Saddlebrooke Investments, LTD, as recorded in Document Number 2016-77815, Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point that bears S 57°26'03" W, 614.93 feet from an "X" found for south corner of Lot 2A, Block A, Lewisville PFC, an addition to the City of Lewisville, Denton County, Texas, as recorded in Document Number 2023-134998, Plat Records, Denton County, Texas (PRDCT), and the north corner of a tract of land dedicated to A&J Owens LLC, as recorded in Document Number 2023-23703, Official Public Records, Denton County, Texas (OPRDCT) and also being the northwest corner of said Saddlebrooke tract and also N 12°52'50" E, 922.62 feet to a 1/2" iron rod found (controlling monument) at the northwest corner of Lot 5A, Block A, Elm Fork Industrial Park Addition, an addition to the City of Lewisville, Denton County, Texas as recorded in Cabinet V, Page 499, Plat Records, Denton County, Texas;

THENCE N 57°26'03" E, 25.61 feet along said the common line of said Lot 2A and said Saddlebrooke tract;
THENCE traversing through said Saddlebrooke tract, the following:

S 45°07'58" E, 495.31 feet; N 67°47'09" E, 798.16'; S 30° 51'48" E, 25.17 feet to the common line of said Saddlebrooke tract and the north line of Lots 1-5, Block A, Storage Super Center Addition, an addition to the City of Lewisville, Denton County, Texas as recorded in Cabinet W, Page 12, Plat Records, Denton County, Texas;

THENCE along said common line of said Saddlebrooke tract and said Storage Super Center Addition, S 67°47'09" W, 818.53 feet to the most northwesterly northwest corner of said Storage Super Center Addition and the most easterly southeast corner of said A&J Owens tract;

THENCE N 45°07'58" W, 517.46 feet to the POINT OF BEGINNING and containing 32,868 square feet, or 0.755 acres of land, more or less.

PAGE 1 OF 3



Drawn:	Checked:	Date	Job No.
BLM	SFA	10/25/24	22-272

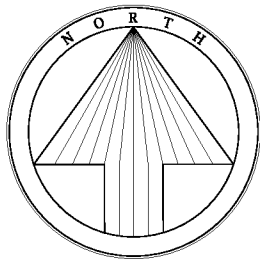
SANITARY SEWER EASEMENT

A.G. KING SURVEY, ABSTRACT NO. 698

CITY OF LEWISVILLE, TEXAS

DENTON COUNTY, TEXAS

EXHIBIT "B"



100 0 100 200

1" = 200'

Basis of bearing:
State Plane Coordinate
System, North Texas Central
Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

Line Table		
Line #	Bearing	Distance
L1	N 57°26'03" E	25.61'
L2	S 45°07'58" E	495.31'
L3	N 67°47'09" E	798.16'
L4	S 30°51'48" E	25.17'
L5	S 67°47'09" W	818.53'
L6	N 45°07'58" W	517.46'

Lot 1, Block A
Elm Fork Industrial Park
Cab. E, Pg. 202 PRDCT
Zoning: Heavy Industrial

LEWISVILLE PFC
Lot 2A, Block A
DOC. NO. 2023-134998
PRDCT

A&J Owens, LLC
Doc. No. 2023-23703
OPRDCT

Sanitary Sewer
Easement
0.755 Ac.
(32,868 S.F.)

"X" Fnd.
in conc.
CM

POINT OF
BEGINNING

1/2" IRF
CM
NW CORNER
LOT 5A, BLOCK A
Elm Fork
Industrial Park
Cab. V, Pg. 499
PRDCT

MATCHLINE SHEET 3

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
PRCCT	PUBLIC RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

PAGE 2 OF 3

SPIARS
ENGINEERING & SURVEYING
765 Currier Road, Suite 100 • Plano, TX 75075 • 972.422.0877
TBLPS No. F-2121 • TBLPS No. F-10043180 • www.spiarseng.com

SANITARY SEWER EASEMENT

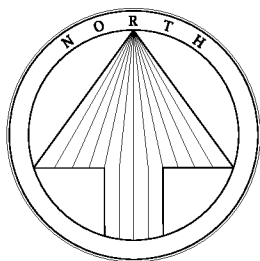
A.G. KING SURVEY, ABSTRACT NO. 698

CITY OF LEWISVILLE, TEXAS

DENTON COUNTY, TEXAS

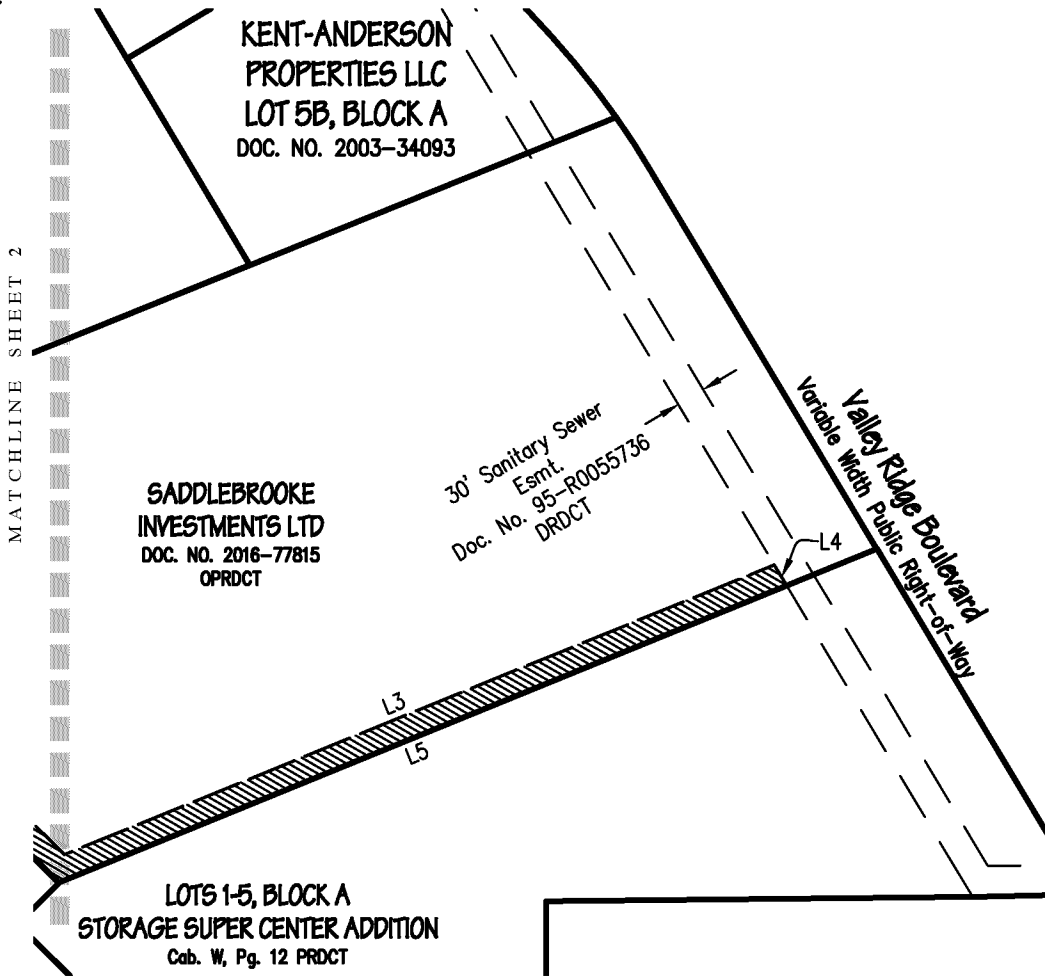
Drawn:	Checked:	Date	Job No.
BLM	SFA	10/25/24	22-272

EXHIBIT "B" Continued



100 0 100 200
1" = 200'

Basis of bearing:
State Plane Coordinate
System, North Texas Central
Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LEGEND	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
PRCCT	PUBLIC RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

PAGE 3 OF 3

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765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0877
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Drawn:	Checked:	Date	Job No.
BLM	SFA	10/25/24	22-272

SANITARY SEWER EASEMENT
A.G. KING SURVEY, ABSTRACT NO. 698
CITY OF LEWISVILLE, TEXAS
DENTON COUNTY, TEXAS

SCOTT F. AMMONS, R.P.L.S. 6550

**Denton County
Juli Luke
County Clerk**

Instrument Number: 22426

ERecordings-RP

EASEMENT

Recorded On: March 05, 2025 12:45 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

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

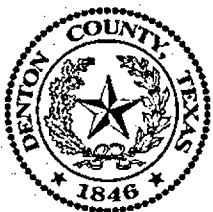
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22426
Receipt Number: 20250305000288
Recorded Date/Time: March 05, 2025 12:45 PM
User: William D
Station: Station 8

Record and Return To:

Simplifile



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

TEMPORARY CONSTRUCTION EASEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON §

THAT, SADDLEBROOKE INVESTMENTS, LTD (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**, a municipal corporation, the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by remaining property as a result of projected public improvements, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said City of Lewisville, of the County of Denton, State of Texas, a temporary construction easement to expire upon completion of the installation of the sanitary sewer improvements, for the purpose of constructing said improvements 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 follows:

The Parcel described in Exhibit “A” and as shown on Exhibit “B”, both such Exhibits being attached hereto and made a part hereof for all purposes.

The City is purchasing this easement for the purpose of erecting thereon public utility improvements, and it reserves the right to make the improvements on such grade and according to such plans and specifications, as will, in its opinion, best serve the public purpose so long as such grade is below the surface grade. The payment of the purchase price for the property herein conveyed shall be considered full compensation for same, and for any diminution in value that may result to remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

Should one or more of the Grantors 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). 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.

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Lewisville, its successors and assigns forever, and Grantor(s) is (are) hereby bound, together with all heirs, executors, administrators, or successors, to Warrant and Forever Defend, all and singular the said easement unto the said City of Lewisville, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to all matters of record, visible and apparent easements, and applicable laws and zoning ordinances.

EXECUTED this 5th day of March, 2025

GRANTOR:

SADDLEBROOKE INVESTMENTS, LTD

By Allegheny Land Co

By Douglas A Tatum

President

ACKNOWLEDGMENT

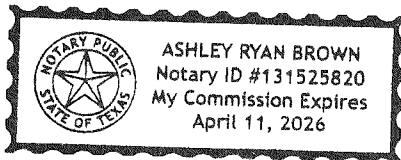
THE STATE OF TEXAS

§

COUNTY OF Denton

§

This instrument was acknowledged before me on the 5th day of March, 2025, by Douglas A Tatum.



Ashley Brown
Notary Public
State of Texas

My Commission Expires:

April 11, 2026

EXHIBIT "A"

BEING a tract of land situated in the A.G. King Survey, Abstract No. 698, City of Lewisville, Denton County, Texas, being part of a tract of land dedicated to Saddlebrooke Investments, LTD, as recorded in Document Number 2016-77815, Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point that bears S 57°26'03" W, 614.93 feet from an "X" found for south corner of Lot 2A, Block A, Lewisville PFC, an addition to the City of Lewisville, Denton County, Texas, as recorded in Document Number 2023-134998, Plat Records, Denton County, Texas (PRDCT), and the north corner of a tract of land dedicated to A&J Owens LLC, as recorded in Document Number 2023-23703, Official Public Records, Denton County, Texas (OPRDCT) and also being the northwest corner of said Saddlebrooke tract and also N 12°52'50" E, 922.62 feet to a 1/2" iron rod found (controlling monument) at the northwest corner of Lot 5A, Block A, Elm Fork Industrial Park Addition, an addition to the City of Lewisville, Denton County, Texas as recorded in Cabinet V, Page 499, Plat Records, Denton County, Texas;

THENCE N 57°26'03" E, 46.10 feet along said the common line of said Lot 2A and said Saddlebrooke tract;

THENCE traversing through said Saddlebrooke tract, the following:

S 45°07'58" E, 477.60 feet; N 67°47'09" E, 781.86 feet; S 30° 51'48" E, 45.40 feet, to the common line of said Saddlebrooke tract and the north line of Lots 1-5, Block A, Storage Super Center Addition, an addition to the City of Lewisville, Denton County, Texas as recorded in Cabinet W, Page 12, Plat Records, Denton County, Texas;

THENCE along said common line of said Saddlebrooke tract and said Storage Super Center Addition, S 67°47'09" W, 818.53 feet to the most northwesterly northwest corner of said Storage Super Center Addition and the most easterly southeast corner of said A&J Owens tract;

THENCE N 45°07'58" W, 517.46 feet to the POINT OF BEGINNING and containing 58,398 square feet, or 1.341 acres of land, more or less.


				SANITARY SEWER EASEMENT	
				A.G. KING SURVEY, ABSTRACT NO. 698	
				CITY OF LEWISVILLE, TEXAS	
Drawn:	Checked:	Date	Job No.	DENTON COUNTY, TEXAS	
BLM	SFA	2/21/25	22-272		

Exhibit "B"

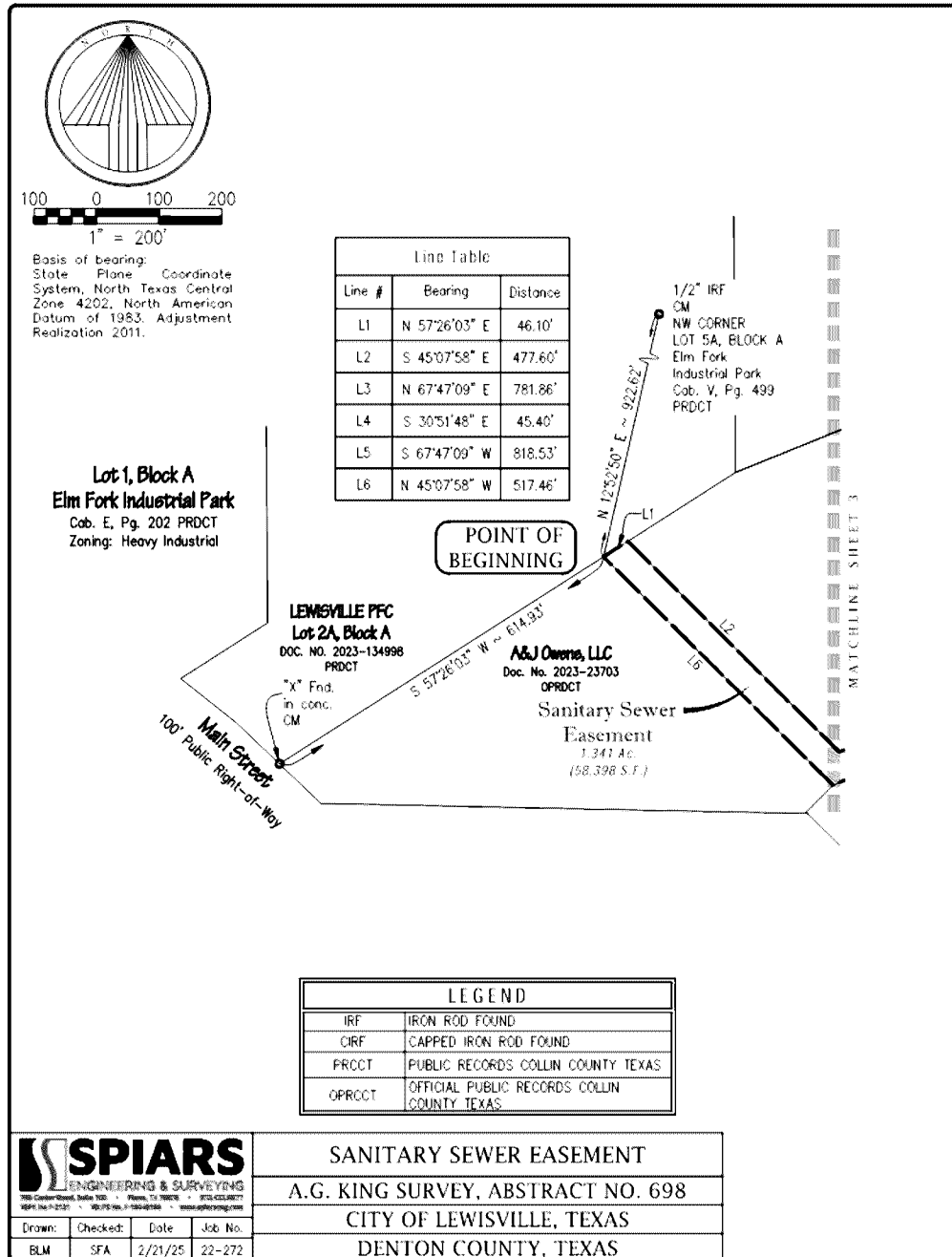


Exhibit "B" Continued

