

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2007 00118765

Instrument Number: 2007-118765

As

Recorded On: October 05, 2007

Easement

Parties: SADDLE OAKS HOA

Billable Pages: 6

To

Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Easement	31.00
Total Recording:	31.00

***** DO NOT REMOVE 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: 2007-118765

Receipt Number: 426271

Recorded Date/Time: October 05, 2007 03:19:23P

User / Station: K Young - Cash Station 2

Record and Return To:

TITLE RESOURCES OF NORTH TEXAS

WILL CALL

DENTON TX 76205



THE 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.

C. Mitchell

County Clerk
Denton County, Texas

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



ROW-N-31
Rev. 8/2003
Replaces Form D-15-31
GSD-EPC
Page 1 of 2

DRAINAGE EASEMENT FOR HIGHWAY PURPOSES

THE STATE OF TEXAS §

§

COUNTY OF DENTON. §

KNOW ALL MEN BY THESE PRESENTS:

That, SADDLE OAKS HOMEOWNERS ASSOCIATION acting by and through its authorized officer, of the County of Denton, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of TEN AND NO/100THS Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Denton County, Texas receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto Denton County, Texas an easement in, along, upon and across the property which is situated in the County of Denton, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

The easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which are deemed necessary.

As a part of the grant hereby made it is agreed between the parties hereto that any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement may be removed from said premises by the Grantee, its agents, employees, assignees, and representatives.

TO HAVE AND TO HOLD the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, unto Denton County, Texas and its successors and assigns forever; and Grantor hereby binds itself, its heirs, successors or assigns, to Warrant and Forever Defend, all and singular, the said easement herein conveyed unto Denton County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 24th day of SEPT.,
2007.

SADDLE OAKS HOMEOWNERS ASSOCIATION

Wayne Edgerton
Wayne Edgerton, President

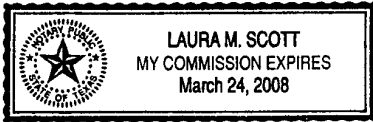
Corporate Acknowledgment

State of Texas
County of DENTON

This instrument was acknowledged before me on September 2007 by
WAYNE EDGERTON

PRESIDENT
Texas
of SADDLE OAKS HOMEOWNERS ASSOCIATION, a non-profit corp.

corporation, on behalf of said corporation.



Laura M. Scott
Notary Public's Signature

EXHIBIT "A"

County Denton
Parcel 12E
Highway F.M. 1171
Project Limits: from Shiloh Road
to F.M. 2499

Page 1 of 2
D-15-
October, 2001

CSJ: 1311-01-041
Account: 8018-2-43

Legal Land Description for Parcel 12E

BEING A 0.0196 ACRE PARCEL OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NO. 857 OF DENTON COUNTY, TEXAS BEING LOT 23X, BLOCK 3 OF THE SADDLE OAKS ADDITION AN ADDITION TO THE CITY OF FLOWER MOUND RECORDED IN CABINET R, PAGE 2, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 54.910 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO SADDLE OAKS HOA AND RECORDED IN COUNTY CLERK CONVEYANCE NUMBER 98-R093825, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.). SAID 0.0196 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found for the northeast corner of a called 101.272 acre tract of land as deed to J. Wesley and Juanita Stucki and recorded in Volume 3333, Page 612, of the D.R.D.C.T. and being a point for an ell corner of said Saddle Oaks Addition;

THENCE S 00°48'55" E, along the easterly line of said called 101.272 acre tract and along the west line of said Saddle Oaks Addition, a distance of 1,711.45 feet to a set 5/8-inch iron rod with an aluminum disk marked Texas Department of Transportation (TxDOT) set in the existing northerly right of way line of F.M. 1171;

THENCE S 50°07'06" E, along the existing northerly right of way line of F.M. 1171, a distance of 10.42 feet to a set 5/8-inch iron rod with an aluminum disk marked TxDOT for the POINT OF BEGINNING;

- 1) THENCE N 39°52'54" E, a distance of 13.00 feet to a set 5/8-inch iron rod with an aluminum disk marked TxDOT;
- 2) THENCE S 50°06'30" E, a distance of 65.60 feet to a set 5/8-inch iron rod with an aluminum disk marked TxDOT;
- 3) THENCE S 39°52'54" W, a distance of 12.99 feet to a set 5/8-inch iron rod with an aluminum disk marked TxDOT in the existing northerly right of way line of F.M. 1171;

EXHIBIT "A"

County Denton
Parcel 12E
Highway F.M. 1171
Project Limits: from Shiloh Road
to F.M. 2499

Page 2 of 2
D-15-
October, 2001


CSJ: 1311-01-041
Account: 8018-2-43

Legal Land Description for Parcel 12E

- 4) THENCE N 50°07'06" W, along the existing right of way line of F.M. 1171, a distance of 65.60 feet to the POINT OF BEGINNING, and containing 0.0196 acres, or 852 square feet of land, more or less.

A plat of even survey date herewith accompanies this legal description.

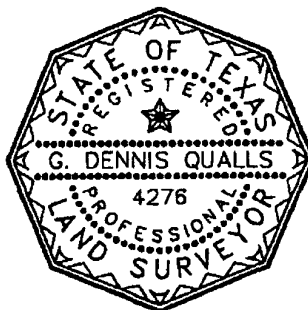
Surveyed August, 2001
PBS&J Inc.



G. Dennis Qualls, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4276

9/5/02

Date

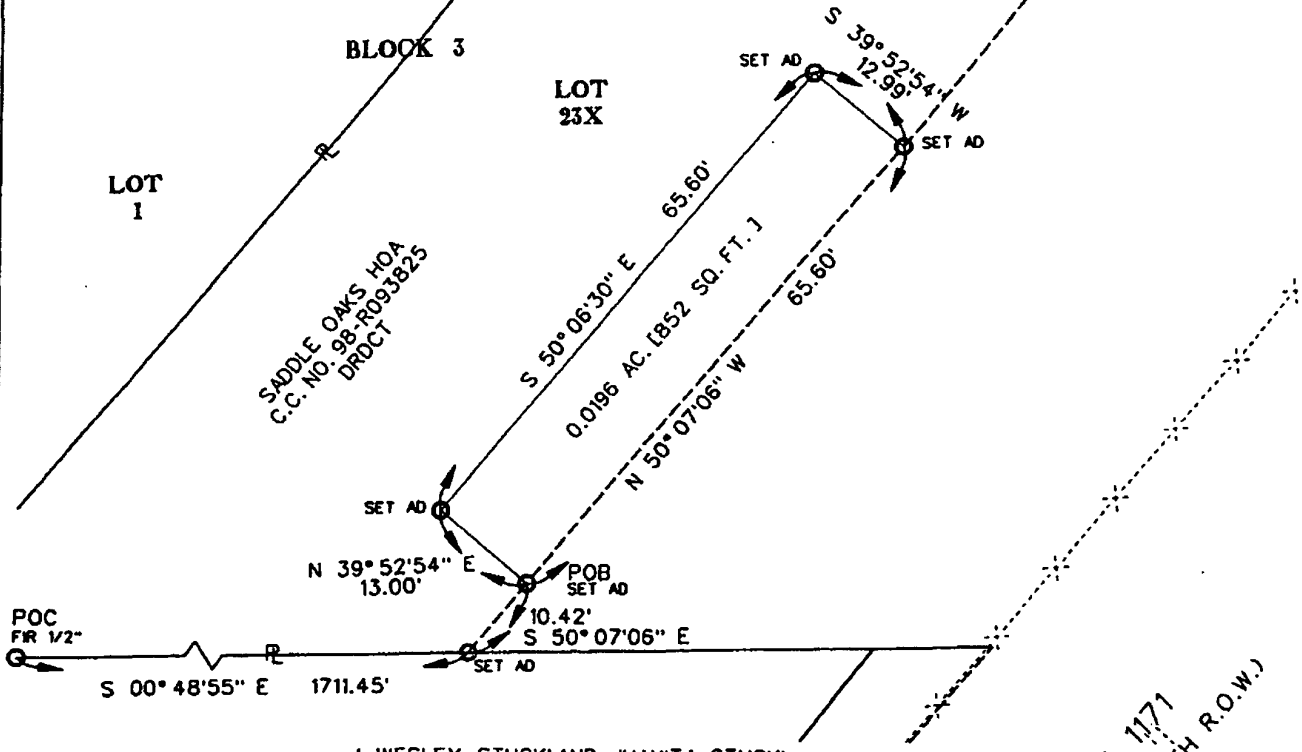


LEGEND

- EXIST. ROW LINE
- NEW ROW LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- RECORD CALL
- SET OR FOUND "X" CUT
- AD SET UNLESS OTHERWISE NOTED
- SET AD - 1-DOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD
- SET BD - 1-DOT BRONZE DISK SET ON TOP OF A 5/8-INCH IRON ROD

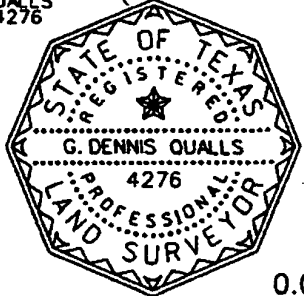
EXHIBIT "B"
 J. MALONE SURVEY
 ABSTRACT NO. 857

SADDLE OAKS ADDITION
 CABINET R, PAGE 2
 PRDCT

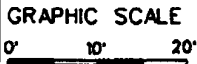


J. WESLEY STUCKI AND JUANITA STUCKI
 (CALL 101.272 AC.)
 VOL. 3333, PG. 612
 DRDCT

G. Dennis Qualls 4/5/02
 G. DENNIS QUALLS R.P.L.S. No. 4276 DATE



A LEGAL DESCRIPTION AT EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 NOTE: ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.



A PLAT OF A SURVEY OF A
 0.0196 AC. [852 SQ. FT.] TRACT OF LAND
 IN THE J.W. MALONE SURVEY
 ABSTRACT NO. 857
 TOWN OF FLOWER MOUND PARCEL 12E
 DENTON, COUNTY, TEXAS SHEET 1 OF 1

ACCOUNT 8018-2-43

CSJ No. 1311-01-041 D-3801 parcel12E.dgn