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**NON-EXCLUSIVE SHORELINE MAINTENANCE
EASEMENT AGREEMENT**

STATE OF TEXAS §
§
COUNTY OF MONTAGUE §

This Shoreline Maintenance Easement ("Agreement") is entered into effective as of July 8, 2026, by and between Texas Land Holdings I, LLC, a Nevada limited liability company whose address is 3129 Springbank Lane, Suite 201, Charlotte, North Carolina 28226, ("Owner") and Stonebridge Property Owners' Association, Inc., a Texas nonprofit corporation whose address is 301 Emma Loop, Austin, Texas 78737 ("Association").

RECITALS

A. Owner is the Developer of the Stonebridge Subdivision located in Montague County Texas as described on the Plats of the Subdivision filed of record under Cabinet G, Volume 10, Page 537 (Document No. 2402430), the Replat of Lot 19R recorded under Cabinet G, Volume 10, Page 549 (Document No. 2500591), and the Plat of Stonebridge Subdivision – Phase 2 recorded under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Map and Plat Records of the County Clerk of Montague County, Texas ("Subdivision").

B. Owner is the fee simple owner of Lots 31, 58, 59, and 60 within the Subdivision (collectively, the "Owner's Property").

C. The rear easterly portion of Lots 58, 59, and 60, consisting of an approximately ten-foot (10') wide strip of land, exists because the lake does not extend to the rear lot line of the Owner's Property. This portion of Lots 58, 59, and 60, is referred to herein as the "Owner's Shoreline."

D. Owner is willing to permit the Association to maintain Owner's Shoreline in order to preserve the aesthetics and best interests of the Subdivision.

E. The parties acknowledge and agree that the rights granted under this Agreement provide consideration to the Association and is for the benefit of the Subdivision as a whole, as all owners in the Subdivision use this lake under the Second Amended & Restated Use Agreement For Recreational Use Of Lake recorded under Instrument No. 2601884 in the Official Public Records of Montague County, Texas.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

Easement Property:

Tract 1: A 0.3084-acre tract of land situated within Lots 31 and 60, as more particularly described by the metes and bounds description attached hereto as Exhibit "A," to be used for pedestrian, vehicular, and equipment ingress, egress, and access to Tract 2.

Tract 2: A strip of land approximately ten feet (10') in width located along the rear of Lots 58, 59, and 60 within the Subdivision, between the platted rear lot line and the edge of the lake.

Easement Purpose: To grant the Grantee and Holder a non-exclusive easement for pedestrian, vehicular, and equipment ingress, egress, and access over, upon, and across the Easement Property for the purpose of inspecting, mowing, maintaining, repairing, improving, reconstructing, and otherwise performing work related to the shoreline of the lake on Owner's Property within the Subdivision. This easement includes the right to bring personnel, contractors, vehicles, machinery, materials, tools, and equipment onto the Easement Property as reasonably necessary to perform such work, together with the right to use the Easement Property for temporary access, staging, and related activities reasonably necessary to complete the work.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

Reservations from Conveyance: None.

Exceptions to Warranty: SUBJECT TO all easements, restrictions, reservations and documents appearing of record affecting the above described property.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors and assigns, a non-exclusive easement over, upon, across, under, and through the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's successors against every person whomsoever lawfully claiming or to claim the Easement or any part thereof by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this Agreement:

1. **Character of Easement.** The easement created by this Agreement encumbers portions of Owner's Property. The easement shall run with the land and shall inure to the benefit of the Association and its members, regardless of whether it is specifically referenced in any deed, conveyance, or other instrument affecting any of such lots. The easement is perpetual, nonexclusive, and irrevocable and shall benefit Grantee and its successors and assigns (each, a "Holder").

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Reservation of Rights.* Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not materially interfere with or interrupt the use or enjoyment of the Easement by Holder for the Easement Purpose, including the inspection, operation, maintenance, repair, replacement, improvement, reconstruction, safety, and proper functioning of the Owner's Shoreline. Grantor reserves for Grantor and Grantor's successors and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder, provided that no such use or conveyance shall materially impair Holder's rights under this Agreement.

4. *Improvement and Maintenance of Easement Property.* Grantee, or its successors and assigns, shall have the right to enter upon the Easement Property to inspect, mow, maintain, repair, replace, improve, reconstruct, and perform work on the Owner's Shoreline, embankments, drainage structures, related appurtenances, access routes, erosion-control improvements, and other improvements reasonably necessary or incidental to the maintenance, repair, safety, and proper appearance of the Owner's Shoreline. Grantee may use contractors, agents, vehicles, machinery, materials, tools, and equipment as reasonably necessary for such purposes.

5. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting material interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of material interference or threatened material interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this Agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

6. *Attorney's Fees.* If a party retains an attorney to enforce this Agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

7. *Binding Effect.* This Agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

8. *Choice of Law.* This Agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of the County in which the Easement Property is located.

9. *Counterparts.* This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

10. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies

set forth in this Agreement does not preclude pursuit of other remedies in this Agreement or provided by law.

11. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this Agreement and all transactions contemplated by this Agreement.

12. *Integration.* This Agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this Agreement.

13. *Legal Construction.* If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

14. *Notices.* Any notice required or permitted under this Agreement must be in writing. Any notice required by this Agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

15. *Recitals.* The foregoing recitals are incorporated into and made a part of this Agreement for all purposes. The recitals are intended to provide the factual background and define certain terms used in this Agreement, but shall not be construed to create independent covenants, obligations, or representations except as expressly provided in the operative provisions of this Agreement.

16. *Grantor's Disclaimers.* GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OR THE FITNESS FOR ANY PARTICULAR PURPOSE OF THE EASEMENT. GRANTOR SHALL NOT BE RESPONSIBLE FOR LATENT DEFECTS, GRADUAL DETERIORATION OR LOSS OF SERVICE OR USE OF THE EASEMENT OR ANY PORTION THEREOF. GRANTOR SHALL NOT BE LIABLE TO GRANTEE OR TO ANYONE ELSE FOR ANY LIABILITY, INJURY, CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED DIRECTLY OR INDIRECTLY BY THE INADEQUACY OF THE EASEMENT OR ANY PORTION THEREOF, ANY INTERRUPTION OF USE OR LOSS OF USE OF THE EASEMENT OR ANY PORTION THEREOF OR ANY LOSS OF BUSINESS OR OTHER CONSEQUENCE OR DAMAGE, WHETHER OR NOT RESULTING DIRECTLY OR

INDIRECTLY FROM ANY OF THE FOREGOING. GRANTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES WITH RESPECT TO THE EASEMENT.

HOLDER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS GRANTOR, AND ITS SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, COSTS, OR EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF OR RELATED TO THE USE, MAINTENANCE, REPAIR, OPERATION, IMPROVEMENT, RECONSTRUCTION, OR WORK PERFORMED ON OR IN CONNECTION WITH THE EASEMENT PROPERTY, BY HOLDER, ITS AGENTS, CONTRACTORS, GUESTS, INVITEES, OR EMPLOYEES. THIS INDEMNIFICATION SHALL INCLUDE, BUT IS NOT LIMITED TO, ANY CLAIMS ARISING FROM INJURY TO PERSONS OR DAMAGE TO PROPERTY OCCURRING WITHIN OR AS A RESULT OF ACTIVITIES ON THE EASEMENT PROPERTY, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE FROM THE NEGLIGENCE, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF GRANTOR.

[signatures appear on the following pages]

GRANTOR:

Texas Land Holdings I, LLC, a Nevada limited liability company

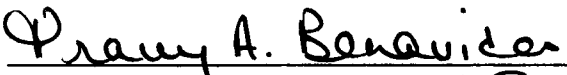
By: 
William G. Allen, Jr., Manager

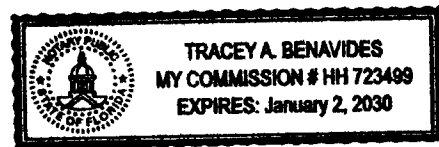
STATE OF FLORIDA §
§
COUNTY OF COLLIER §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared William G. Allen, Jr., who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 23rd day of July 2026.


Notary Public in and for the State of FLORIDA



ACCEPTED:

STONEBRIDGE PROPERTY OWNERS'
ASSOCIATION, INC.

By: Charles Duane Christie, President
Charles Duane Christie, President

THE STATE OF TEXAS

COUNTY OF HAYS

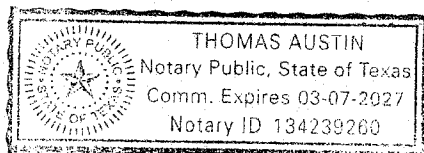
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Charles Duane Christie who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Stonebridge Property Owners' Association, Inc. and that by authority duly given and as the act of Stonebridge Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 31st day of July 2026

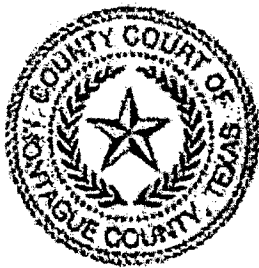
[Signature]
Notary Public in and for The State of Texas



FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO:2603131

FILED ON: August 4, 2026 AT 1:41 PM
THE INSTRUMENT CONTAINED 8 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: August 04, 2026
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, reading "Kim Jones", is written over a horizontal line.

Instrument # 2603131 , 8 Pages

OPR RECORDS