

AFTER RECORDING RETURN TO:
Michael H. Patterson
2310 West Interstate 20, Suite 100
Arlington, Texas 76017

NON-EXCLUSIVE PARKING EASEMENT

STATE OF TEXAS

COUNTY OF PALO PINTO

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§

KNOW ALL PERSONS BY THESE PRESENTS:

EFFECTIVE DATE: April 15th, 2026

GRANTOR: FRONTIER DEVELOPMENT SHORES, LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: Attn: Michael H. Patterson
2310 West Interstate 20, Suite 100
Arlington, Texas 76017
Tarrant County

GRANTEE: FRONTIER SHORES HOMEOWNERS ASSOCIATION, INC, a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS: Attn: Michael H. Patterson
2310 West Interstate 20, Suite 100
Arlington, Texas 76017
Tarrant County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed.

1. Grant of Parking Easement. Grantor owns the property situated in Palo Pinto County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"). Grantor hereby dedicates, grants, and creates for the benefit of Grantee a nonexclusive, perpetual easement for the parking of vehicles upon designated parking spaces on the Property, as illustrated on Exhibit B attached hereto and made a part hereof (the "Easement"). Said Easement is more or less a 20-foot-wide strip of land as illustrated on Exhibit B adjoining Frontier Shores Lane across from Lots 3, 4 and 5 of said subdivision starting at the edge of the cul-de-sac and continuing along the North side of Frontier Shores Lane to the culvert indicated on Exhibit B.
2. Covenants Run with the Land. The Easement and rights herein granted run with the land and are an easement appurtenant to the Property described.
3. No Public Dedication. Nothing contained herein will be deemed to constitute a grant to any public agency or government authority, or a public dedication, as it is the intention of the parties that this grant shall be strictly limited to and for the purposes expressed herein.
4. Maintenance and Other Regulations. Grantee shall be responsible for all subsequent maintenance of the Easement. The Easement's use is further subject to the regulations of Grantee as amended from time to time.
5. Conditions. The Easement created is subject to any valid existing restrictions, liens, or encumbrances affecting the Property,
6. Successors and Assigns. The rights and obligations contained herein shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

[SIGNATURE AND ACKNOWLEDGMENT PAGE OF GRANTOR IMMEDIATELY
FOLLOWS]

[GRANTOR'S SIGNATURE AND ACKNOWLEDGMENT PAGE]

GRANTOR:

FRONTIER SHORES DEVELOPMENT, LLC

By: [Signature]
Name: Grant May, Manager

STATE OF TEXAS
COUNTY OF PALO PINTO

The foregoing instrument was acknowledged before me this 15th day of April, 2026 by Grant May, Manager of Frontier Shores Development, LLC.

[Signature]
Notary Public
Printed Name: Debra Palmer
My commission expires: 10/9/26

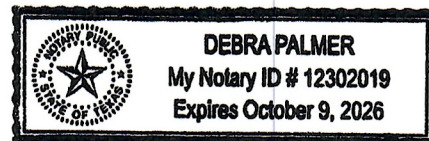


EXHIBIT B

