

**BENTEN AND JENNA MUCKENSTURM
ACCESS EASEMENT**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

KNOW ALL MEN BY THESE PRESENTS:

That Benten and Jenna Muckensturm of the County of Rockwall and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents as GRANTOR do grant and convey unto an 30' wide access easement, in, on and across the hereinafter described property for the purpose of access to the 2.64 acre property owned by Scott and Amberly Muckensturm GRANTEE as recorded in Document #20180000004995 of the Official Public Records Rockwall County Texas (OPRRCT) said easement being described in Exhibit "A" and shown on Exhibit "B" hereto.

TO HAVE AND TO HOLD the above-described property unto the Grantee, its successors and assigns for the purposes hereinbefore provided, and Grantee shall have the right to go upon the same for the purpose of access from Jones Road. That all expenses in the construction and maintenance of said facilities shall be at the expense of the Grantee and in the construction of said facilities, should Grantee determine it necessary to remove any improvements on described property that such removal and the replacing of same shall be wholly at the cost of the Grantee.

No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed on or across the easement, said easement being hereby reserved for the purposes described herein. Grantee shall have the right to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system without the necessity, at any time, of procuring the permission of anyone.

In Testimony Whereof, witness my hand, this the ____ day of _____, A.D. 2026

GRANTOR: _____

Benten and Jenna Muckensturm

STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, _____, a Notary Public in and for Rockwall County, Texas, on this day personally _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D. 2026.

Notary Public, State of Texas

My commission expires:

**BENTEN AND JENNA MUCKENSTURM
EXHIBIT A
ACCESS EASEMENT**

Being a 0.225-acre (9,812.71 square feet) tract of land situated in the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas and being a part of a 1.50-acre tract as conveyed to Benten and Jenna Muckensturm, as recorded in Document No. 20210000008241 in the Official Public Records of Rockwall County, Texas (OPRRCT) said 0.225-acre tract being more particularly described as follows:

BEGINNING at most southeasterly property corner of said Muckensturm tract, said point also being in the easterly right-of-way line of Jones Road;

THENCE South 45°25'36" East, 30.00 feet, along the southwesterly property line of said Muckensturm tract and the easterly right-of-way line of Jones Road;

THENCE South 45°00'00" West, 327.09 feet to a point for corner;

THENCE North 45°25'36" West, 30.00 feet to a point for corner said point being on the southeasterly property line of said Muckensturm tract;

THENCE North 45°01'24" East, along the southeasterly property line of said Muckensturm tract 327.09 feet to the **POINT OF BEGINNING** and containing 0.225 acres (9,812.71 square feet), more or less.

PREPARED UNDER MY PERSONAL SUPERVISION

LARRY J. FREEMAN, R.P.L.S. NO. 3239



DATE: _____