

This instrument prepared by:
Public Works
Department 5620
NW 120 Lane
Gainesville, FL 32653

Portion of Tax Parcel No. 07065-
000-000 ALACHUA COUNTY,
FLORIDA

PUBLIC ACCESS EASEMENT

THIS PUBLIC ACCESS EASEMENT, made this _____ day of March, 2025, between **T Parklane Land FL, LLC**, a Texas limited liability company, whose mailing address is 16600 Dallas Parkway, Suite #300, Dallas, Texas 75248 Attn: Chief Legal Officer (hereinafter referred to as "Grantor"), and **ALACHUA COUNTY**, a political subdivision of the state of Florida, by and through its BOARD OF COUNTY COMMISSIONERS, whose mailing address is c/o Alachua County Public Works Department, 5620 NW 120th Lane, Gainesville, Florida, 32653 (hereinafter referred to as "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of ONE DOLLAR and other valuable considerations as outlined below, receipt of which is hereby acknowledged, and by these presents, does hereby give and grant unto the Grantee, its licensees, agents, successors and assigns, a perpetual, non-exclusive public access easement ("Easement") for the purpose of providing legal access to the County and the public over, across and through the following described property, to-wit:

A parcel of land being more particularly described in **Exhibit "A"**, as attached hereto and by reference made a part hereof (the "Easement Area" or sometimes the "Property")

Subject to all previously recorded easements, restrictions, encroachments and rights-of-way.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

This grant of easement does not preclude the Grantor, its successors or assigns, from using the above-described property in any way which is compatible with the rights granted to the Grantee by this Easement. The Grantee will not be responsible for any damages to the Grantor's Property resulting from the public's use of the Easement.

1. This grant of Easement includes the right of Grantee to access and inspect the improvements to be constructed by the Grantor within, over, under, upon, and across the Easement Area as required by Alachua County Development Review Order DR-22-31, including but not limited to all streets, angled parking and sidewalks.
2. This grant of Easement also includes the right of the public to travel over, through and across the Easement Area, and includes the use of the streets, angled parking and sidewalks that Grantor is required to construct within the Easement Area by Alachua

3. The Grantee shall have no duty to maintain any improvement within the Easement Area. The Grantor shall have the duty to maintain the Easement Area, including but not limited to, the streets, angled parking and sidewalks that the Grantor is required to construct within the Easement Area. Grantor shall not install, erect, construct or allow a gate or other obstruction in, on, over or under the Easement Area that would block, impede, or limit the public's use of the streets, angled parking and sidewalks to be constructed by Grantor within the Easement area.
4. The Grantor covenants not to interfere with the Grantee's or the public's use of the Easement Area, and Grantee covenants not to interfere with the Grantor's or its residents' and invitees' use of the Easement Area. Both parties further covenant to indemnify and hold the other party harmless from any and all damages and injuries, whether to person or property, resulting from the use of said Easement Area by the parties hereto and their successors and assigns, except this indemnity shall not apply in cases of the negligence or willful misconduct of any indemnified party.
5. The Grantor or its successors or assigns shall have the right, at any time, to convey the fee simple title to their Property, subject to this Easement and any other easements heretofore and hereinafter granted.
6. Each party shall be solely responsible for the negligent or wrongful acts of their employees and agents, which relate to, or arise out of this Easement, or for the use of the Property. This Easement shall not be construed as a waiver of the Grantee's sovereign immunity, the limits of liability, or other provisions of §768.28, Florida Statutes, and Grantee's liability hereunder shall be interpreted as limited to only such traditional liabilities for which the Grantee could be liable under the common law interpreting the limited waiver of sovereign immunity. Any claims against the Grantee must comply with the procedures found in §786.28, Florida Statutes.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year aforesaid.

Signed, sealed and delivered
In the presence of:

GRANTOR:

T Parklane Land FL, LLC,
a Texas limited liability company

By: [Signature]
Name: Mushtak Khatri
Title: Vice President

[Signature]

Witness

Elizabeth F. Bordesio

Print Name

16600 Dallas Pkwy Ste. 300

Address

Dallas, Texas 75248

[Signature]

Witness

ARASH MOSTAFAVI

Print Name

16600 DALLAS PKWY, STE. 300

Address

DALLAS, TX 75248

STATE OF TEXAS

COUNTY OF DALLAS

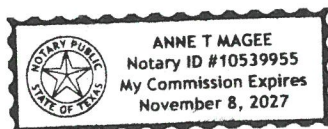
☒ The foregoing instrument was acknowledged and subscribed before me by means of
☒ physical presence or ☐ online notarization this before me this 12th day of
MARCH, 2025, by Mushtak Khatri, as Vice President of **T Parklane Land
FL, LLC**, a Texas limited liability company, on behalf of said company, who ☒ is personally
known to me, or who ☐ has produced _____ as identification.

Anne T. Magee Anne T. Magee

Notary Public

Print name _____ Commission No: _____ Commission Expires: 11/8/2027

10539955



GRANTEE:

At a meeting on the ____ day of
____ 202__, the Board of County
Commissioners authorized the acceptance of
this instrument of conveyance and authorized
the Chair to execute this acceptance.

**BOARD OF COUNTY
COMMISSIONERS OF ALACHUA
COUNTY, FLORIDA**

Charles Chestnut, IV,
CHAIR BOARD OF COUNTY
COMMISSIONERS

APPROVED AS TO FORM:

Alachua County Attorney's Office

Executed on this ____ day of _____, 202__,

ATTEST:

J. K. "JESS" IRBY, ESQ

LEGAL DESCRIPTION

DATE: March 10, 2025

PROJECT NO: 18-0092

DESCRIPTION FOR: Parklane Phase II – Cross Access Easement

AN 82 FOOT WIDE CROSS ACCESS EASEMENT LOCATED ON A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH $89^{\circ}29'27''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 1383.91 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH $00^{\circ}43'15''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 25.40 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $00^{\circ}43'15''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.10 FEET; THENCE SOUTH $01^{\circ}09'52''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 53.00; THENCE SOUTH $05^{\circ}05'47''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 27.08 FEET; THENCE SOUTH $18^{\circ}41'01''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 1.01 FEET; THENCE DEPARTING SAID EAST LINE, NORTH $89^{\circ}29'27''$ WEST, A DISTANCE OF 184.12; THENCE SOUTH $00^{\circ}04'27''$ EAST, A DISTANCE OF 268.37 FEET; THENCE NORTH $89^{\circ}55'33''$ EAST, A DISTANCE OF 261.24 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH $30^{\circ}19'26''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 14.00 FEET; THENCE SOUTH $45^{\circ}00'43''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 25.84 FEET; THENCE SOUTH $00^{\circ}00'16''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 51.68 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH $89^{\circ}55'33''$ WEST, A DISTANCE OF 235.80 FEET; THENCE SOUTH $00^{\circ}04'27''$ EAST, A DISTANCE OF 319.84 FEET; THENCE NORTH $89^{\circ}55'33''$ EAST, A DISTANCE OF 235.41 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH $00^{\circ}00'16''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.38 FEET; THENCE SOUTH $00^{\circ}02'27''$ EAST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 75.62 FEET; THENCE SOUTH $89^{\circ}55'33''$ WEST, A DISTANCE OF 235.36 FEET; THENCE SOUTH $00^{\circ}04'27''$ EAST, A DISTANCE OF 214.21 FEET; THENCE NORTH $89^{\circ}44'41''$ EAST, A DISTANCE OF 273.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $80^{\circ}52'13''$ EAST, 45.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}46'12''$, AN ARC DISTANCE OF 46.19 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 59.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $84^{\circ}40'09''$ EAST, 47.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}41'29''$, AN ARC DISTANCE OF 49.11 FEET TO THE END OF SAID CURVE; THENCE NORTH $60^{\circ}49'24''$ EAST, A DISTANCE OF 165.20 FEET TO THE AFOREMENTIONED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH $28^{\circ}54'42''$ EAST, ALONG SAID EAST LINE AND ITS SOUTHEASTLY PROJECTION THEREOF, A DISTANCE OF 82.00 FEET; THENCE SOUTH $60^{\circ}49'24''$ WEST, A DISTANCE OF 164.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 141.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $84^{\circ}40'09''$ WEST, 114.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}41'29''$, AN ARC DISTANCE OF 117.36 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $80^{\circ}52'13''$ WEST, 19.24 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}46'12''$, AN ARC DISTANCE OF 19.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}44'41''$ WEST, A DISTANCE OF 273.37 FEET; THENCE SOUTH $00^{\circ}04'27''$ EAST, A DISTANCE OF 24.74 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4319, PAGE 1228; THENCE SOUTH $89^{\circ}45'35''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 82.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH $00^{\circ}04'27''$ WEST, A DISTANCE OF 1088.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 67.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $45^{\circ}13'03''$ EAST, 95.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}35'00''$, AN ARC DISTANCE OF 105.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}29'27''$ EAST, A DISTANCE OF 196.91 FEET TO THE **POINT OF BEGINNING**. CONTAINING 4.44 ACRES, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND
MADE A PART HEREOF

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

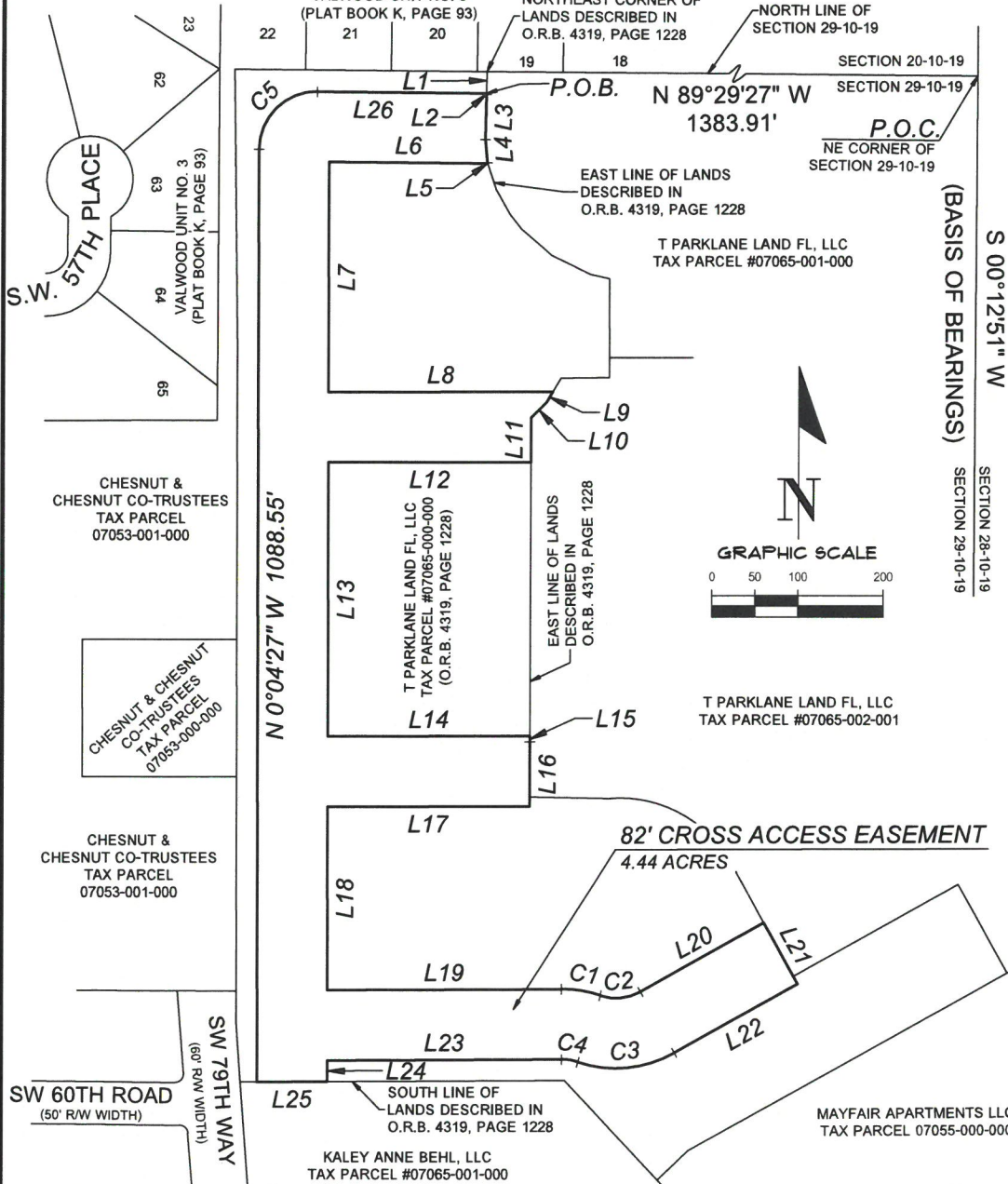
SITUATED IN THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 29, TOWNSHIP 10

SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°43'15" W	25.40'
L2	S 0°43'15" W	1.10'
L3	S 1°09'52" W	53.00'
L4	S 5°05'47" E	27.08'
L5	S 18°41'01" E	1.01'
L6	N 89°29'27" W	184.12'
L7	S 0°04'27" E	268.37'
L8	N 89°55'33" E	261.24'
L9	S 30°19'26" W	14.00'
L10	S 45°00'43" W	25.84'
L11	S 0°00'16" E	51.68'
L12	S 89°55'33" W	235.80'
L13	S 0°04'27" E	319.84'
L14	N 89°55'33" E	235.41'
L15	S 0°00'16" E	6.38'
L16	S 0°02'27" E	75.62'
L17	S 89°55'33" W	235.36'
L18	S 0°04'27" E	214.21'
L19	N 89°44'41" E	273.11'
L20	N 60°49'24" E	165.20'
L21	S 28°54'42" E	82.00'
L22	S 60°49'24" W	164.82'
L23	S 89°44'41" W	273.37'
L24	S 0°04'27" E	24.74'
L25	S 89°45'35" W	82.00'
L26	S 89°29'27" E	196.91'



DESCRIPTION:
(SEE ATTACHED)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 00°12'51" WEST FOR THE EAST LINE OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

CERTIFIED TO:

T PARKLANE LAND FL, LLC

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	46.19'	141.00'	18°46'12"	45.99'	S 80°52'13" E
C2	49.11'	59.00'	47°41'29"	47.70'	N 84°40'09" E
C3	117.36'	141.00'	47°41'29"	114.01'	S 84°40'09" W
C4	19.33'	59.00'	18°46'12"	19.24'	N 80°52'13" W
C5	105.93'	67.00'	90°35'00"	95.23'	N 45°13'03" E

SHEET NO. 1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 8246

Aaron H Hickman

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 03/10/2025

TECHNICIAN: KWM

CHECKED BY: AHH

PROJECT NUMBER: 18-0092

SCALE: 1" = 200'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

IF NOT ONE HALF INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NIVIS

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LB-8246