#### HOCKLEY COUNTY

Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185 **DOCUMENT #: 202200002978** 

**RECORDED DATE:** 08/18/2022 10:47:53 AM



#### OFFICIAL RECORDING COVER PAGE

Page 1 of 5

**Document Type:** EASEMENT AGREEMENT

Transaction Reference: Document Reference:

**POCUMENT Reference:**RETURN TO: ()
17 SERVICES LLC
1500 BROADWAY SUITE 203

**Transaction #:** 884124 - 5 Doc(s)

**Document Page Count:** 4 **Operator Id:** JSalazar

SUBMITTED BY: 17 SERVICES LLC

1500 BROADWAY SUITE 203

LUBBOCK, TX 79401

DOCUMENT # : 202200002978

RECORDED DATE: 08/18/2022 10:47:53 AM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.



LUBBOCK, TX 79401

Jennifer Palermo Hockley County Clerk

## PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

#### **Grant of Easement**

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

STATE OF TEXAS COUNTY OF HOCKLEY

#### KNOW ALL MEN BY THE PRESENTS:

LOT MAKERS, LLC, a Texas limited liability company ("Grantor") is the owner of the tract of land described in the attached and incorporated Exhibit "A" (the "Easement Property").

Grantor, in consideration of good and valuable consideration, receipt of which is acknowledged, and further consideration of the benefits accruing and to accrue to the remainder of Grantor's property, grants and conveys to the HOCKLEY COUNTY, TEXAS ("Grantee"), its legal representatives, successors and assigns, for the use of the Public the following easement:

1. Utility Easement – The right to construct, alter, and maintain any and all types of utilities (including without limitation, water, sewer, gas, pipes, telephone, cable and power lines, and conduits) on, over, and across the Easement Property, together with the right to enter and depart over and across the Easement Property, to the extent that the exercise of this right to enter and depart is necessary to the proper use of any other right granted herein.

This easement shall terminate when the purpose of the easement ceases to exist, is abandoned by the Hockley County, Texas, becomes impossible of performance, or is replaced by a plat to Hockley County, Texas, whichever occurs first.

This easement is for the benefit of and appurtenant to the land, or any portion of the land, abutting the Easement Property.

In witness, this grant is executed to be EFFECTIVE (lugus 16 , 2022.

**GRANTOR:** 

Lot Makers, LLC, a Texas limited liability company

Marc McDougal, Manager

{Remainder of this page left blank intentionally. Acknowledgements follow.}

### Acknowledgements

| STATE OF TEXAS \$ LUBBOCK COUNTY \$  |
|--|
| This instrument was acknowledged before me on <u>August 5th</u> , 2022, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity. |
| DONNA COMBS Notary Public, State of Texas Comm. Expires 10-11-2025 Notary ID 6516647  Notary ID 6516647  |
| STATE OF TEXAS § LUBBOCK COUNTY §  |
| This instrument was acknowledged before me on <u>Quarter</u> , 2022, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.        |
| DONNA COMBS Notary Public, State of Texas Comm. Expires 10-11-2025 Notary ID 6516647   |

(seal)

#### Consent and Subordination by Lienholder

STATE OF TEXAS

Ş

COUNTY OF LUBBOCK

Ş

That WEST TEXAS STATE BANK duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid in cash, and for other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, being a lienholder on the property described herein, does hereby consent and agree to the foregoing easement, and does hereby subordinate its lien on the tract embraced within the easement herein described to the rights granted herein.

IN WITNESS WHEREOF, the said WEST TEXAS STATE BANK has caused these presents to be signed by its duly authorized officer at Lubbock, Lubbock County, Texas, on , 2022.

WEST TEXAS STATE BANK

Bv:

Printed Name: ALL CARSIN

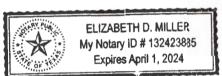
Title: MANKET POSSONON

This instrument was acknowledged before me on the capacity therein stated.

This instrument was acknowledged before me on the capacity therein stated.

2022, by the capacity therein stated.

(seal)



Notary Public State of Texas

# Exhibit "A" The Easement Property

Metes and Bounds Description on a 1.321 acre easement out of Labors 21 and 22, League 6, Wilbarger County School Land, Hockley County, Texas, and being more particularly described as follows:

Beginning at a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the West line of a 20 foot road reservation for Quail Road described in Volume 94, Page 49, Deed Records of Hockley County, Texas (DRHCT), for the Southeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, Wilbarger County School Land, bears \$87°10'10"E, 20.00 feet and \$02°49'50"W, 3638.07 feet;

Thence N42°10'21"W, leaving said Quail Road, 14.14 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence N87°10'33"W, 1213.14 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence N83°51'37"W, 599.51 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence S56°49'27"W, 530.28 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence N51°03'26"W, 354.88 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement:

Thence N80°13'00"W, 217.23 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence S76°03'54"W, 1249.49 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence N87°10'33"W, 1558.29 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this easement;

Thence S47°48'34"W, 14.14 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the East line of a 20 foot road reservation for Owl Road described in Volume 94, Page 51, DRHCT, for the Southwest corner of this easement:

Thence N02°47'40"E, with said Owl Road, 20.00 feet to a point for the Northwest corner of this easement;

Thence S87°10'33"E, leaving said Owl Road, 1566.83 feet to a point for a corner of this easement;

Thence N76°03'54"E, 1250.12 feet to a point for a corner of this easement;

Thence \$80°13'00"E, 221.93 feet to a point for a corner of this easement;

Thence S51°03'26"E, 350.20 feet to a point for a corner of this easement;

Thence N56°49'27"E, 526.57 feet to a point for a corner of this easement;

Thence S83°51'37"E, 602.79 feet to a point for a corner of this easement;

Thence S87°10'33"E, 1222.85 feet to a point in the West line of said Quail Road for the Northeast corner of this easement;

Thence S02°49'50"W, with said Quail Road, 20.00 feet to the Point of Beginning.