




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: 202200002979 RECORDED DATE: 08/18/2022 10:47:54 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 8
Document Type: EASEMENT AGREEMENT Transaction Reference: Document Reference:	Transaction #: 884124 - 5 Doc(s) Document Page Count: 7 Operator Id: JSalazar	
RETURN TO: () 17 SERVICES LLC 1500 BROADWAY SUITE 203 LUBBOCK, TX 79401	SUBMITTED BY: 17 SERVICES LLC 1500 BROADWAY SUITE 203 LUBBOCK, TX 79401	
DOCUMENT # : 202200002979 RECORDED DATE: 08/18/2022 10:47:54 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.		
	 Jennifer Palermo Hockley County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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Grant of Private Drainage Easements
DREs No. 1-28 in Quail Ridge Lots 1-53

THE STATE OF TEXAS
COUNTY OF HOCKLEY

§
§

KNOW ALL MEN BY THESE PRESENTS:

Lot Makers, LLC, a Texas limited liability company (“Grantor”), is the sole owner of the tracts of land, in each case, described in the attached and incorporated **Exhibit “A”** (the “Easement Property”). Moreover, Grantor owns all of Lots 1-53, Quail Ridge Addition to Hockley County, Texas, according to the plat, map, and/or dedication deed thereof recorded at CCFN 202200002787, Official Public Records of Hockley County, Texas.

As a part of the design of the Quail Ridge Addition to Hockley County, Texas, Grantor has improved the surface creek on Lots 1-53. That creek is intended to flow, assisted by pumps and improvements maintained by the Quail Ridge Community Association, Inc., and will cross lot lines in drainage easements straddling the lot lines. Because flow may potentially move in each direction from time-to-time, the portion of the easement on each lot owner’s lot benefits the immediate neighboring lot, the Quail Ridge Community Association, Inc, and each lot on the creek as a whole (collectively, the “Benefitted Property”). By way of example, that portion of Lot 5 in the DRE on the lot line between Lots 5 and 6 benefits Lot 6, the Quail Ridge Community Association, Inc, and each lot on the creek as a whole. And conversely, that portion of Lot 6 in the DRE on the lot line between Lots 5 and 6 benefits Lot 5, the Quail Ridge Community Association, Inc, and each lot on the creek as a whole. There are 28 DREs on Exhibit “A”.

NOW, THEREFORE, Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is acknowledged, grants and conveys to **Lot Makers, LLC**, a Texas limited liability company, and its assignees, heirs, and/or successors-in-interest as to each affected lot, and to **Quail Ridge Community Association, Inc.** (collectively, “Grantee”) and its successors, heirs, and assigns (collectively, with each Grantee, “Holder”) the following, in each case:

1. Private Drainage Easement – The right to drain surface waters onto, over, and across said 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.

Each affected lot has access to conduits in an easement. No utility service line may cross the creek except through use of said conduits. A detail of the typical conduit configuration is attached and incorporated as Exhibit “B”.

Each affected lot owner must maintain the easement in good, sanitary, and safe condition, free from public health and safety risks and danger, and in compliance with all applicable laws. Maintenance will be at the sole expense of Holder. On the completion of any maintenance within the easement, Holder will restore the surface of the easement to the approximate condition in which the surface was found before the work was undertaken.

Each easement shall terminate when the purpose of that easement ceases to exist, is abandoned by Grantee, or becomes impossible of performance, whichever occurs first.

Each easement shall run with the land and is given for the benefit of, and as an easement appurtenant to, the Benefitted Property or any portion thereof.

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

In witness, this grant is executed August 14, 2022.

GRANTOR:

Lot Makers, LLC, a Texas limited liability company

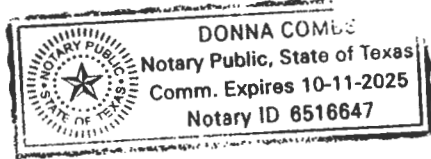
BY: [Signature]
Marc McDougal, Manager

BY: [Signature]
Barry Orr, Manager

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on August 5th, 2022, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

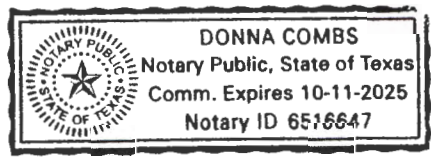


[Signature]
Notary Public – State of Texas

(seal)

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on August 16, 2022, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public – State of Texas

(seal)

STATE OF TEXAS §
COUNTY OF LUBBOCK §

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.

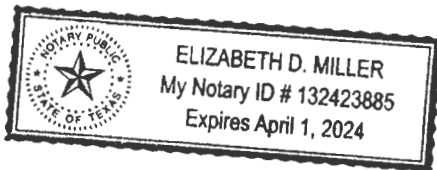
WEST TEXAS STATE BANK

By: _____

Printed Name: Allen Carson

Title: Market President

This instrument was acknowledged before me on August 16, 2022, by Allen Carson, as Market President of WEST TEXAS STATE BANK, and in the capacity therein stated.



(seal)

Elizabeth D. Miller
Notary Public, State of Texas

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ELIZABETH D. MILLER
NOTARY PUBLIC
April 1, 2004



Exhibit "A" - Easement Property

Each Lot referenced below is part of **Quail Ridge Addition** to Hockley County, Texas, according to the map, plat, and/or dedication deed there of recorded in CCFN 202200002787, Official Public Records of Hockley County, Texas.

- DRE No.1** – From the midpoint of the South line of this easement on the lot line of Lots 5 and 6, the South common corner of said lots bear S02°49'27"W, 78.56'.
- DRE No.2** - From the midpoint of the South line of this easement on the lot line of Lots 6 and 7, the South common corner of said lots bear S02°49'27"W, 109.13'.
- DRE No.3** - From the midpoint of the North line of this easement on the lot line of Lots 32 and 33, the North common corner of said lots bear N02°49'27"E, 70.37'.
- DRE No.4** - From the midpoint of the North line of this easement on the lot line of Lots 30 and 31, the North common corner of said lots bear N02°49'27"E, 84.63'.
- DRE No.5** - From the midpoint of the North line of this easement on the lot line of Lots 29 and 30, the North common corner of said lots bear N02°49'27"E, 209.34'.
- DRE No.6** - From the midpoint of the North line of this easement on the lot line of Lots 28 and 29, the North common corner of said lots bear N02°49'27"E, 307.91'.
- DRE No.7** - From the midpoint of the North line of this easement on the lot line of Lots 26 and 27, the North common corner of said lots bear N02°49'27", 192.28'.
- DRE No.8** - From the midpoint of the North line of this easement on the lot line of Lots 25 and 26, the North common corner of said lots bear N02°49'27"E, 160.88'.
- DRE No.9** - From the midpoint of the East line of this easement on the lot line of Lots 7 and 25, the East common corner of said lots bear S87°10'33"E, 163.83'.
- DRE No.10** - From the midpoint of the North line of this easement on the lot line of Lots 23 and 24, the North common corner of said lots bear N02°49'27"E, 293.28'.
- DRE No.11** - From the midpoint of the North line of this easement on the lot line of Lots 41 and 42, the North common corner of said lots bear N02°49'27"E, 102.80'.
- DRE No.12** - From the midpoint of the South line of this easement on the lot line of Lots 42 and 43, the South common corner of said lots bear S02°49'27"W, 100.09'.
- DRE No.13** - From the midpoint of the South line of this easement on the lot line of Lots 43 and 44, the South common corner of said lots bear S02°49'27"W, 111.42'.
- DRE No.14** - From the midpoint of the North line of this easement on the lot line of Lots 44 and 45, the North common corner of said lots bear N02°49'27"E, 78.74'.
- DRE No.15** - From the midpoint of the South line of this easement on the lot line of Lots 46 and 47, the South common corner of said lots bear S33°10'33"E, 83.06'.
- DRE No.16** - From the midpoint of the South line of this easement on the lot line of Lots 47 and 48, the South common corner of said lots bear S02°49'27"W, 47.73'.
- DRE No.17** - From the midpoint of the North line of this easement on the lot line of Lots 49 and 50, the North common corner of said lots bear N02°49'27"E, 89.82'.
- DRE No. 18** – Metes and Bounds Description on a 195.9 square foot easement out of Labor 22, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Southwest corner of this easement, whence a found 1/2" iron pipe for the Southwest corner of Labor 2, League 7, WCSL, bears N87°12'20"W, 1566.77 feet and S02°47'40"W, 3986.24 feet;

Thence N16°28'09"E, 23.57 feet to a point for the Northwest corner of this easement;

Thence S73°31'51"E, 10.00 feet to a point for the Northeast corner of this easement;

Thence S16°28'09"W, 15.53 feet to a point for the Southeast corner of this easement;

Thence Southwesterly, with an arc to the right, an arc length of 12.84 feet to a point for the end of said curve to the right and for the Point of Beginning; said curve having a radius of 475.00 feet, a central angle of 01°32'54", and a chord that bears S67°39'02"W, a chord distance of 12.83 feet.

DRE No. 19 – Metes and Bounds Description on a 184.2 square foot easement out of Labor 22, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Northwest corner of this easement, whence a found 1/2" iron pipe for the Southwest corner of Labor 2, League 7, WCSL, bears N87°12'20"W, 1552.17 feet and S02°47'40"W, 3926.25 feet;

Thence Northeasterly, with an arc to the left, an arc length of 12.14 feet to a point for the end of said curve to the right and for the Northeast corner of this easement; said curve having a radius of 525.00 feet, a central angle of 01°19'30", and a chord that bears N71°55'05"E, a chord distance of 12.14 feet;

Thence S16°28'09"W, 21.89 feet to a point for the Southeast corner of this easement;

Thence N73°31'51"W, 10.00 feet to a point for the Southwest corner of this easement;

Thence N16°28'09"E, 15.01 feet to the Point of Beginning.

DRE No. 20 – Metes and Bounds Description on a 92.9 square foot easement out of Labor 22, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Southwest corner of this easement, whence a found 1/2" iron pipe for the Southwest corner of Labor 2, League 7, WCSL, bears N87°12'20"W, 2747.13 feet and S02°47'40"W, 4040.26 feet;

Thence N00°06'51"W, 10.00 feet to a point for the Northwest corner of this easement;

Thence N89°53'09"E, 10.00 feet to a point for the Northeast corner of this easement;

Thence S00°06'51"E, 8.61 feet to a point for the Southeast corner of this easement;

Thence Southwesterly, with an arc to the left, an arc length of 10.10 feet to a point for the end of said curve to the right and for the Point of Beginning; said curve having a radius of 943.98 feet, a central angle of 00°36'46", and a chord that bears S81°57'28"W, a chord distance of 10.10 feet.

DRE No. 21 – Metes and Bounds Description on a 92.7 square foot easement out of Labor 22, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Northwest corner of this easement, whence a found 1/2" iron pipe for the Southwest corner of Labor 2, League 7, WCSL, bears N87°12'20"W, 2749.70 feet and S02°47'40"W, 3989.78 feet;

Thence Northeasterly, with an arc to the right, an arc length of 10.11 feet to a point for the Northeast corner of this easement and for the end of said arc to the right; said arc having a radius of 893.98 feet, a central angle of 00°38'52", and a chord that bears N81°30'40"E, a chord length of 10.11 feet;

Thence S00°06'51"E, 10.00 feet to a point for the Southeast corner of this easement;

Thence S89°53'09"W, 10.00 feet to a point for the Southwest corner of this easement;

Thence N00°06'51"W, 8.53 feet to the Point of Beginning.

DRE No. 22 – Metes and Bounds Description on a 172.1 square foot easement out of Labor 21, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Northeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, WCSL, bears S87°10'10"E, 2543.46 feet and S02°49'50"W, 3647.53 feet;

Thence Southwesterly, with an arc to the right, an arc length of 11.11 feet to a point for the Southeast corner of this easement and for the end of said arc to the right; said arc having a radius of 1359.55 feet, a central angle of 00°28'06", and a chord that bears S35°57'11"W, a chord length of 11.11 feet;

Thence N78°53'53"W, 14.78 feet to a point for the Southwest corner of this easement;

Thence N11°06'07"E, 10.00 feet to a point for the Northwest corner of this easement;

Thence S78°53'53"E, 19.62 feet to the Point of Beginning.

DRE No. 23 – Metes and Bounds Description on a 99.0 square foot easement out of Labor 21, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Southeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, WCSL, bears S87°10'10"E, 1172.19 feet and S02°49'50"W, 4135.88 feet;

Thence Southwesterly, with an arc to the left, an arc length of 10.00 feet to a point for the Southwest corner of this easement and for the end of said arc to the left; said arc having a radius of 525.00 feet, a central angle of 01°05'29", and a chord that bears S80°25'05"W, a chord length of 10.00 feet;

Thence N08°38'40"W, 10.00 feet to a point for the Northwest corner of this easement;

Thence N81°21'20"E, 10.00 feet to a point for the Northeast corner of this easement;

Thence S08°38'40"E, 9.84 feet to the Point of Beginning.

DRE No. 24 – Metes and Bounds Description on a 101.1 square foot easement out of Labor 21, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Northeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, WCSL, bears S87°10'10"E, 1162.25 feet and S02°49'50"W, 4086.88 feet;

Thence S08°38'40"E, 10.18 feet to a point for the Southeast corner of this easement;

Thence S81°21'20"W, 10.00 feet to a point for the Southwest corner of this easement;

Thence N08°38'40"W, 10.00 feet to a point for the Northwest corner of this easement;

Thence Northeasterly, with an arc to the right, an arc length of 10.00 feet to a point for the Northeast corner of this easement and for the Point of Beginning; said arc having a radius of 475.00 feet, a central angle of 01°12'23", and a chord that bears N80°19'10"E, a chord length of 10.00 feet.

DRE No. 25 – Metes and Bounds Description on a 102.4 square foot easement out of Labor 21, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Southeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, WCSL, bears S87°10'10"E, 1428.22 feet and S02°49'50"W, 4930.17 feet;

Thence S79°17'03"W, 10.52 feet to a point for the Southwest corner of this easement;

Thence Northeasterly, with an arc to the left, an arc length of 10.01 feet to a point for the Northwest corner of this easement and for the end of said curve to the left; said arc having a radius of 525.00 feet, a central angle of 01°05'34", and a chord that bears N07°45'55"W, a chord length of 10.01 feet;

Thence N79°17'03"E, 10.00 feet to a point for the Northeast corner of this easement;

Thence S10°42'57"E, 10.00 feet to the Point of Beginning.

DRE No. 26 – Metes and Bounds Description on a 103.0 square foot easement out of Labor 21, League 6, Wilbarger County School Land (WCSL), Hockley County, Texas, and being more particularly described as follows:

Beginning at a point for the Southeast corner of this easement, whence a found 1/2" iron rod for the Southeast corner of Labor 1, League 7, WCSL, bears S87°10'10"E, 1487.15 feet and S02°49'50"W, 4915.97 feet;

Thence S79°17'03"W, 10.00 feet to a point for the Southwest corner of this easement;

Thence N10°42'57"W, 10.00 feet to a point for the Northwest corner of this easement;

Thence N79°17'03"E, 10.57 feet to a point for the Northeast corner of this easement;

Thence Southeasterly, with an arc to the right, an arc length of 10.02 feet to a point for the end of said curve to the right and to the Point of Beginning; said arc having a radius of 475.00 feet, a central angle of 01°12'30", and a chord that bears S07°27'16"E, a chord length of 10.02 feet.

DRE No.27 – From the midpoint of the South line of this easement on the lot line of Lots 48 and 49, the South common corner of said lots bear S02°49'27"W, 100.64'.

DRE No.28 – From the midpoint of the South line of this easement on the lot line of Lots 27 and 28, the South common corner of said lots bear S02°49'27"W, 91.96'.

DRE No.29 – From the midpoint of the East line of this easement on the lot line of Lots 5 and 23, the East common corner of said lots bear S87°10'33"E, 23.37'.

DRE No.30 – From the midpoint of the West line of this easement on the lot line of Lots 13 and 31, the West common corner of said lots bear N87°10'33"W, 225.49'.

DRE No.31 – From the midpoint of the East line of this easement on the lot line of Lots 14 and 32, the East common corner of said lots bear S87°10'33"E, 91.51'.