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| HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185 | DOCUMENT #: 202200003863 RECORDED DATE: 10/24/2022 01:59:37 PM  | |
| OFFICIAL RECORDING COVER PAGE | | Page 1 of 5 |
| Document Type: EASEMENT AGREEMENT Transaction Reference: Document Reference: | Transaction #: 895163 - 1 Doc(s) Document Page Count: 4 Operator Id: PKiser | |
| RETURN TO: () TYLER GENTRY 4005 76TH STREET LUBBOCK, TX 79423 | SUBMITTED BY: TYLER GENTRY 4005 76TH STREET LUBBOCK, TX 79423 | |
| DOCUMENT # : 202200003863 RECORDED DATE: 10/24/2022 01:59:37 PM | | |
| 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

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 Easements
on Lot 27, Quail Ridge

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 tracts of land described as 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 QUAIL RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation ("Grantee"), its legal representatives, successors and assigns, for the use of the Public the following easements:

1. Drainage Easement (DRE) – The right to drain, store, and direct surface waters onto, over, and across said Easement Property (Easement Parcel 1);
2. Access Easement (ACE) – A non-exclusive easement for vehicular and pedestrian ingress and egress on and across the Easement Property to maintain Quail Ridge Addition creek and the land on either side of the Easement Property (Easement Parcel 1).
3. Underground Utility Easement (UUE) – The right to construct, alter, and maintain any and all types of underground utilities (including without limitation, water, sewer, gas, pipes, telephone, cable and power lines, and conduits) 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 (Easement Parcel 2)

Each 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.

These easements are 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 October 17th, 2022.

GRANTOR:

Lot Makers, LLC, a Texas limited liability company

BY: [Signature]
Marc McDougal, Manager

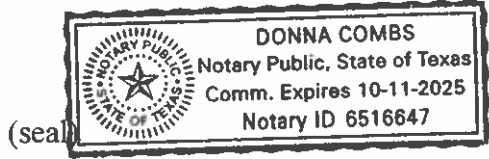
BY: [Signature]
Barry Orr, Manager

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

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

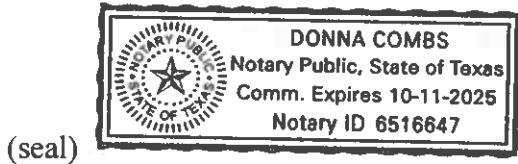
This instrument was acknowledged before me on October 17th, 2022, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.



Donna Combs
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on October 17th, 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

Consent and Subordination by Lienholder

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 August 16, 2022.

WEST TEXAS STATE BANK

By: [Signature]

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.

Elizabeth D. Miller
Notary Public, State of Texas

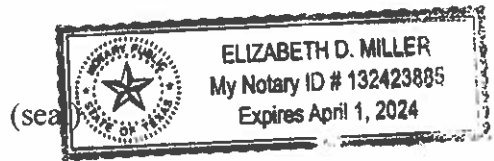


Exhibit "A"
The Easement Property

Easement Parcel 1 – DRE & ACE

Metes and Bounds Description on a 0.1807 acre (7,872.1 sq. ft.) easement out of Lot 27, Quail Ridge Addition to Hockley County, Texas, as recorded in Document Number 2022-0006, Official Public Records of Hockley County, Texas (OPRHCT), and out of Labor 22, League 6, Wilbarger School Land, Hockley County, Texas, and being more particularly described as follows:

Beginning at a found 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the North Right of Way line of Sunset Lane dedicated by plat of said Quail Ridge Addition for the Southeast corner of said Lot 27, the Southeast corner of Lot 28, said Quail Ridge Addition, and for the Southeast corner of this easement;

Thence Southwesterly, with said Sunset Lane and with the arc of a curve to the left, an arc length of 58.48 feet to a point for the end of said curve to the left and for the Southwest corner of this easement, said arc having a radius of 943.98 feet, a central angle of 03°32'58", and a chord that bears S82°57'41"W, a chord distance of 58.47 feet;

Thence N02°49'27"E, leaving said Sunset Lane, 141.97 feet to a point for the Northwest corner of this easement;

Thence S87°10'33"E, 57.60 feet to a point in the common line of said Lots 27 and 28 for the Northeast corner of this easement;

Thence S02°49'27"W, with the common line of said Lots 27 and 28, a distance of 131.96 feet to the Point of Beginning.

Easement Parcel 2 – UUE

Metes and Bounds Description on a 0.1372 acre (5,974.3 sq. ft.) easement out of Lot 27, Quail Ridge Addition to Hockley County, Texas, as recorded in Document Number 2022-0006, Official Public Records of Hockley County, Texas (OPRHCT), and out of Labor 22, League 6, Wilbarger School Land, Hockley County, Texas, and being more particularly described as follows:

Beginning at a point in the common line of said Lot 27 and Lot 28, said Quail Ridge Addition for the Southeast corner of this easement, whence a found 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for the Southeast corner of said Lot 27 bears S02°49'27"W, 131.96 feet;

Thence N87°10'33"W, leaving said common line of said Lots 27 and 28, a distance of 10.00 feet to a point for the Southwest corner of this easement;

Thence N02°49'27"E, 597.43 feet to a point in the common line of said Lot 27 and Lot 9, said Quail Ridge Addition for the Northwest corner of this easement;

Thence S87°10'33"E, with said common line of Lots 27 and 9, a distance of 10.00 feet to a point for the common corner of said Lots 27, 28, 9, and Lot 10, said Quail Ridge Addition for the Northeast corner of this easement;

Thence S02°49'27"W, leaving said Lots 9 and 10 and with the common line of said Lots 27 and 28, a distance of 597.43 feet to the Point of Beginning.