


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: 202200003868 RECORDED DATE: 10/25/2022 12:09:13 PM 
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Document Type: EASEMENT AGREEMENT Transaction Reference: Document Reference:	Transaction #: 895228 - 1 Doc(s) Document Page Count: 2 Operator Id: AGarza
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RETURN TO: () TYLER GENTRY 4005 76TH ST LUBBOCK, TX 79423	SUBMITTED BY: TYLER GENTRY 4005 76TH ST LUBBOCK, TX 79423
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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 Easements

UUEs benefitting Tracts C & D on Quail Ridge Lots 42 and 48

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 as the Easement Property below. Moreover, Grantor owns all of Lot 42 and Lot 48, **the Quail Ridge Addition** out of Labors Twenty-one (21) and Twenty-two (22), League Six (6), Wilbarger County School Land, Hockley County, Texas, as shown by Plat recorded in Cabinet B, Slide 50 of the Plat 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. Wells feeding the creek are located on Tract C and Tract D. The easements granted herein allow the extension of utilities to those Tracts.

The "Easement Property" shall mean a UUE extending twenty (20') feet north from the southernmost East-West boundary of the ACE shown on the Plat of Lots 42 and 48, running east-west and overlapping that ACE between the nearest property line and Tracts C and D, respectively.

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 **Quail Ridge Community Association, Inc.** ("Grantee") and its successors, heirs, and assigns the following, in each case:

Underground Utility Easement – 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.

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 Easement Property or any portion thereof.

In witness, this grant is executed October 17th, 2022.

GRANTOR:
Lot Makers, LLC, a Texas limited liability company

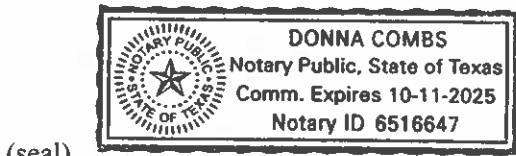
BY: [Signature]
Marc McDougal, Manager

BY: [Signature]
Barry Orr, Manager

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

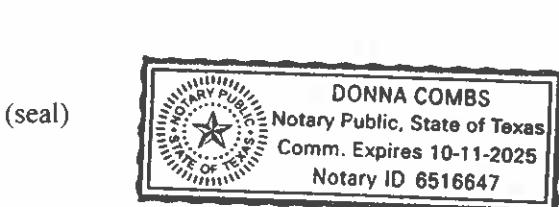
This instrument was acknowledged before me on October 17th, 2022, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public – State of Texas

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.



[Signature]
Notary Public – State of Texas

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.

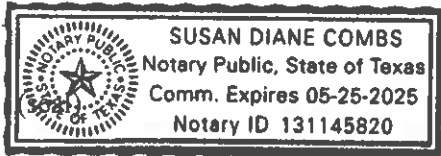
IN WITNESS WHEREOF, the said WEST TEXAS STATE BANK has caused these presents to be signed by its duly authorized officer at Lubbock, Lubbock County, Texas, on _____, 2022.

WEST TEXAS STATE BANK

By: _____
Printed Name: ALLEN CARSON

Title: MARKET PRESIDENT

This instrument was acknowledged before me on October 19, 2022, by Allen Carson, as Market President of WEST TEXAS STATE BANK, and in the capacity therein stated.



Susan Diane Combs
Notary Public, State of Texas