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 June 22, 2026.

GRANTOR:

Lot Makers, LLC, a Texas limited liability company

BY: _____
Marc McDougal, Manager

BY: _____
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 June 22, 2026, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

(seal)

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

Shelby Harbison
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

(seal)

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

Shelby Harbison
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 JUNE 25, 2026.

WEST TEXAS STATE BANK

By: _____

Printed Name: CHRIS COMER

Title: MARKET PRESIDENT \ CLG

This instrument was acknowledged before me on JUNE 25, 2026, by CHRIS COMER, as MARKET PRESIDENT \ CLG of WEST TEXAS STATE BANK, and in the capacity therein stated.

_____

Notary Public, State of Texas

(seal)

ETHAN BATTEN
Notary Public
State of Texas
ID # 135519305
My Comm. Expires 06-11-2029

Exhibit "A"
The Easement Property

HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	**DOCUMENT #:** 202600002723 **RECORDED DATE:** 07/13/2026 12:59:00 PM

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DOCUMENT # : 202600002723
RECORDED DATE: 07/13/2026 12:59:00 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.

STATE OF TEXAS
HOCKLEY COUNTY

Jennifer Palermo

Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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