

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

SEWER LINE EASEMENT

That LUBBOCK COUNTY, TEXAS, hereinafter referred to as the "Grantor"), for TEN AND NO/100 DOLLARS(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has by these presents GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY, subject to all validly existing easements, unto the CITY OF LUBBOCK, TEXAS, and its employees, agents and contractors (collectively herein referred to as "Permitted Users"), for use as a perpetual and permanent sewer line easement, the free and uninterrupted use, liberty of passage in, on, along, over, upon, under and across all of the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Easement Property"), together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to the CITY OF LUBBOCK, TEXAS and the Permitted Users for so long as the CITY OF LUBBOCK, TEXAS and the Permitted Users use same for the purposes herein granted.

That the Easement shall continue so long as the CITY OF LUBBOCK, TEXAS and the Permitted Users continue to use the Easement Property for a sewer line, which Easement shall include, but shall not be limited to, the right to install, construct, operate, maintain, replace, repair, upgrade, and remove a sewer line within the Easement Property, together with the right of ingress, egress, and regress for such purposes in, on, along, through and across said property to accomplish the purposes set out herein.

In order to assure the CITY OF LUBBOCK, TEXAS and the Permitted Users of continuing access and enjoyment of said Easement, Grantor, its heirs, successors and assigns, do hereby expressly agree not to erect, build or otherwise allow to be constructed any building or like permanent structure over the said Easement Property heretofore described; and should such building or structure be erected, it is understood that the CITY OF LUBBOCK, TEXAS and the Permitted Users shall have the right to remove said building or structure from the premises.

It is further understood and agreed that this easement is executed upon the condition that upon completion of the said sewer line described herein, the premises will be restored to substantially the same condition as the same were prior to such construction, without cost to Grantor, its heirs, successors and assigns. Upon restoration, Grantor, its heirs, successors and assigns, shall be allowed the use of the surface of the Easement Property for any and all purposes, save and except for the erection thereon of any permanent buildings or structures.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2022.

LUBBOCK COUNTY, TEXAS

Executed by and approved for the County

By: _____
CURTIS PARRISH, Lubbock County Judge

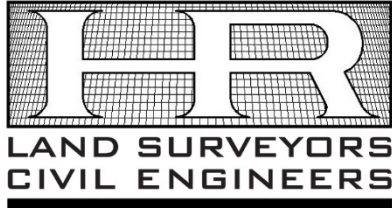
Date: _____

Attest:

Kelly Pinion, County Clerk

Approved as to form:

Lubbock County District Attorney's Office
Civil Division



HUGO REED AND ASSOCIATES, INC.

1601 AVENUE N / LUBBOCK, TEXAS 79401 / 806/763-5642 / FAX 806/763-3891
TEXAS REGISTERED ENGINEERING FIRM F-760
TEXAS LICENSED SURVEYING FIRM 100676-00

Exhibit "A"

METES AND BOUNDS DESCRIPTION of a 0.6690-acre tract of land being a portion of Tract "A", Lubbock County Expo Center, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded under County Clerk File Number 2021026924, Official Public Records of Lubbock County, Texas, said 0.6690-acre tract being further described as follows:

BEGINNING at a 60-penny nail set in the Southern boundary of said Tract "A" for the most Southerly Southwest corner of this tract, which bears N. 01°43'25" E. a distance of 903.90 feet and S. 87°55'04" E. a distance of 2076.14 feet from the Southwest corner of Section 11, Block A, Lubbock County, Texas;

THENCE N. 02°04'56" E. a distance of 147.65 feet to a 60-penny nail set;

THENCE N. 87°55'04" W. a distance of 904.50 feet to a 60-penny nail set for the most Westerly Southwest corner of this tract;

THENCE N. 02°04'56" E. a distance of 11.00 feet to a 60-penny nail set;

THENCE S. 87°55'04" E. a distance of 908.14 feet to a 60-penny nail set;

THENCE N. 47°01'35" E. a distance of 798.82 feet to a 60-penny nail set;

THENCE N. 01°43'34" E. a distance of 959.44 feet to a point in the South right-of-way line of Drake Street, dedicated by plat recorded under County Clerk File Number 2021026924, Official Public Records of Lubbock County, Texas, and the Northern boundary of said Tract "A";

THENCE S. 87°55'04" E., along the South right-of-way line of said Drake Street and the Northern boundary of said Tract "A", a distance of 10.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northeast corner of said Tract "A";

THENCE S. 01°43'34" W., along the Eastern boundary of said Tract "A", a distance of 963.59 feet to a 60-penny nail set, whence 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Southeast corner of said Tract "A" bears S. 01°43'34" W. a distance of 719.95 feet;

THENCE S. 47°01'35" W. a distance of 804.02 feet to a 60-penny nail set;

THENCE S. 02°04'56" W. a distance of 150.86 feet to a 60-penny nail set in the Southern boundary of said Tract "A";

THENCE N. 87°55'04" W., along the Southern boundary of said Tract "A", a distance of 10.00 feet to the Point of Beginning.

Contains: 29,141 square feet

Bearings relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0).

Surveyed on the ground,
March 16, 2022

Robert A. Christopher
Registered Professional Land Surveyor No. 5167
Licensed State Land Surveyor
State of Texas

