

THE STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

WATER LINE EASEMENT

That LUBBOCK COUNTY, TEXAS (hereinafter referred to as "GRANTOR"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to GRANTOR in hand paid by the CITY OF LUBBOCK, TEXAS, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further good and valuable consideration in benefits accruing and to accrue to the remainder of GRANTOR'S property, has by these presents GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the CITY OF LUBBOCK, TEXAS and their employees, agents and contractors (collectively herein referred to as "PERMITTED USERS"), for the use of the public as a perpetual and permanent water line easement, the free and uninterrupted use, liberty and passage in, along, on, over, upon, under and across all that property lying and being situated in the County of Lubbock, State of Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with the rights of ingress, egress and regress at any and all times to accomplish the following purposes: allowing, but not limited to, constructing, reconstructing, repairing and perpetually maintaining a water line, which easement includes at all times and seasons the right of ingress, egress and regress of motor vehicles and personnel engaged in such construction and repair.

In order to assure the PERMITTED USERS of continuing access and enjoyment of said easement, GRANTOR does hereby expressly agree not to erect, build or otherwise allow to be constructed any building or like permanent structure over the said property heretofore described; and should such building or structure be erected, it is understood that the PERMITTED USERS shall have the right to remove said building or structure from the premises.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging perpetually unto the PERMITTED USERS for so long as the public uses the same for the purposes herein granted.

It is further understood and agreed that this easement is executed upon the condition that upon completion of the said water 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 and assigns. Upon restoration, GRANTOR herein, it heirs and assigns shall be allowed the use of the surface of the easement area for any and all purposes, save and except for the erection thereon of any permanent buildings or structures.

Executed this __ day of _____, 2022.

LUBBOCK COUNTY, TEXAS

Executed by and approved for the County

By: _____
CURTIS PARRISH, Lubbock County Judge

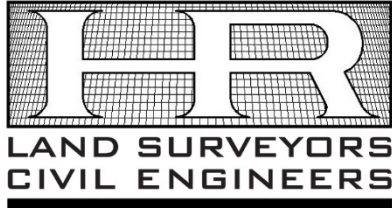
Date: _____

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 0.5630-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 0.5630-acre tract being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Southwest corner of said Tract "A", and the Southwest corner of this tract;

THENCE N. 02°04'37" E., along the Western boundary of said Tract "A", a distance of 408.58 feet to a 60-penny nail set for the Northwest corner of this tract;

THENCE S. 87°55'23" E. a distance of 10.00 feet to a 60-penny nail set;

THENCE S. 02°04'37" W. a distance of 398.58 feet to a 60-penny nail set;

THENCE S. 87°55'04" E. a distance of 944.50 feet to a 60-penny nail set;

THENCE N. 02°04'56" E. a distance of 137.65 feet to a 60-penny nail set;

THENCE S. 87°55'04" E. a distance of 10.00 feet to a 60-penny nail set;

THENCE S. 02°04'56" W. a distance of 137.65 feet to a 60-penny nail set;

THENCE S. 87°55'04" E. a distance of 448.00 feet to a 60-penny nail set;

THENCE N. 02°04'56" E. a distance of 493.65 feet to a 60-penny nail set;

THENCE S. 87°55'04" E. a distance of 10.00 feet to a 60-penny nail set for the Northeast corner of this tract;

THENCE S. 02°04'56" W. a distance of 503.65 feet to a 60-penny nail set in the Southern boundary of said Tract "A" for the Southeast corner of this tract, whence a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Southeast corner of said Tract "A" bears S. 88°55'04" E. a distance of 582.45 feet;

THENCE N. 87°55'04" W., along the Southern boundary of said Tract "A", a distance of 1422.50 feet to the Point of Beginning.

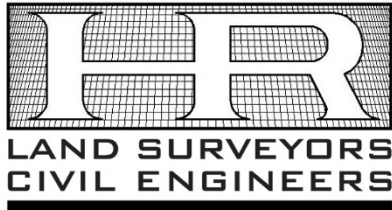
Contains: 24,524 square feet

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





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 "B"

METES AND BOUNDS DESCRIPTION of a 0.2030-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 0.2030-acre tract being further described as follows:

BEGINNING at a 60-penny nail set in the South right-of-way line of Drake Street, dedicated by plat recorded under County Clerk File Number (CCFN) 2021026924, Official Public Records of Lubbock County, Texas (OPRLCT), and the Northern boundary of said Tract "A", for the Northeast corner of this tract, which bears N. $01^{\circ}43'25''$ E. a distance of 2582.76 feet and S. $87^{\circ}55'04''$ E. a distance of 1676.26 feet from the Southwest corner of Section 11, Block A, Lubbock County, Texas, whence a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northeast corner of said Tract "A" bears S. $88^{\circ}11'30''$ E. a distance of 982.38 feet;

THENCE S. $47^{\circ}04'40''$ W. a distance of 59.67 feet to a 60-penny nail set;

THENCE S. $02^{\circ}04'56''$ W. a distance of 346.50 feet to a 60-penny nail set for the Southeast corner of this tract;

THENCE N. $87^{\circ}55'04''$ W. a distance of 10.00 feet to a 60-penny nail set;

THENCE N. $02^{\circ}04'56''$ E. a distance of 18.47 feet to a 60-penny nail set;

THENCE N. $87^{\circ}55'23''$ W. a distance of 440.00 feet to a 60-penny nail set for the Southwest corner of this tract;

THENCE N. $02^{\circ}04'37''$ E. a distance of 10.56 feet to a 60-penny nail set;

THENCE S. $87^{\circ}49'59''$ E. a distance of 357.00 feet to a 60-penny nail set;

THENCE N. $02^{\circ}04'37''$ E. a distance of 29.00 feet to a 60-penny nail set;

THENCE S. $87^{\circ}55'23''$ E. a distance of 10.00 feet to a 60-penny nail set;

THENCE S. $02^{\circ}04'37''$ W. a distance of 29.00 feet to a 60-penny nail set;

THENCE S. $87^{\circ}55'23''$ E. a distance of 73.00 feet to a 60-penny nail set;

THENCE N. $02^{\circ}04'56''$ E. a distance of 322.17 feet to a 60-penny nail set;

THENCE N. $47^{\circ}04'40''$ E. a distance of 53.72 feet to a 60-penny nail set in the South right-of-way line of said Drake Street and the Northern boundary of said Tract "A", whence 1/2" iron rod with cap marked "HUGO REED & ASSOC" found at the Northwest corner of said Tract "A" bears N. $88^{\circ}11'30''$ W. a distance of 998.07 feet;

THENCE S. 88°11'30" E., along the South right-of-way line of said Drake Street and the Northern boundary of said Tract "A", a distance of 14.21 feet to the Point of Beginning.

Contains: 8,843 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

