

## **GRANT OF EASEMENT**

**WQPZ  
E-2425-31**

### **KNOW ALL MEN BY THESE PRESENTS:**

THAT, Thousand Hills Holdings, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a **drainage easement**, over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

#### **(Tract 2-WQPZ Easement)**

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirteen (13) Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 19, Cleveland County Clerk's Office, said point being North 89°42'53" East, a distance of 1926.20 feet from the northwest corner of said SE/4;

THENCE south along the east line of said WARRANTY DEED the following two (2) calls:

1. South 32°49'35" West, a distance of 519.40 feet;
2. South 36°02'36" West, a distance of 277.97 feet to the southeast corner of said WARRANTY DEED;

THENCE South 89°26'17" West, along the south line of said WARRANTY DEED, a distance of 1,023.38 feet;

THENCE North 40°27'02" East, a distance of 101.81 feet;

THENCE North 30°24'17" East, a distance of 182.92 feet;

THENCE North 51°13'12" East, a distance of 92.46 feet;

THENCE North 27°32'53" East, a distance of 70.03 feet;

THENCE North 10°21'34" West, a distance of 142.32 feet;

THENCE North 18°47'27" East, a distance of 119.68 feet;

THENCE North 34°11'49" East, a distance of 17.79 feet;

THENCE North 54°30'49" East, a distance of 73.05 feet to the north line of said WARRANTY DEED;

THENCE North 89°42'53" East, along said north line, a distance of 1,122.92 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 699,365 square feet or 16.0552 acres, more or less.

### **AND**

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13) Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said SW/4, said point also being the northwest corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 19, Cleveland County Clerk's Office;

THENCE North 89°30'03" East, along the north line of said SW/4, a distance of 69.86 feet;

THENCE South 00°29'57" East, perpendicular to said north line, a distance of 87.06 feet to the POINT OF BEGINNING;

THENCE South 64°33'16" East, a distance of 84.93 feet;

THENCE South 22°01'46" East, a distance of 86.47 feet;

THENCE South 40°58'01" East, a distance of 123.44 feet;

THENCE South 50°13'14" East, a distance of 76.31 feet;

THENCE South 36°54'54" East, a distance of 135.30 feet;

THENCE South 29°15'07" East, a distance of 58.36 feet;

THENCE South 25°25'14" East, a distance of 75.47 feet;

THENCE South 38°40'25" East, a distance of 117.08 feet, to a point on the south line of said WARRANTY DEED;

THENCE South 89°26'17" West, along said south line, a distance of 386.28 feet;

THENCE North 18°04'26" East, a distance of 29.20 feet;

THENCE North 27°47'06" West, a distance of 131.05 feet;

THENCE North 37°18'22" West, a distance of 35.81 feet;

THENCE North 00°32'22" West, a distance of 408.87 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 137,860 square feet or 3.1648 acres, more or less.

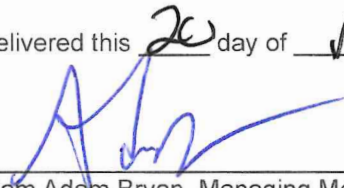
***SEE ATTACHMENT "A" & "B" FOR LEGAL AND EXHIBIT***

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating an easement as indicated below:

**DRAINAGE AND OTHER RIGHTS FOR WATER QUALITY PROTECTION ZONE**

To have and to hold the same unto the said City, its successors, and assigns forever.

SIGNED and delivered this 20 day of May, 2025.

BY:   
William Adam Bryan, Managing Member

BY:   
Stephanie Bryan, Managing Member

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA  
COUNTY OF Cleveland SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of May, 2025 personally appeared William Adam Bryan and Stephanie Bryan, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 10/08/27



Kristi L. Walker  
Notary Public

CITY ATTORNEY

Approved as to form and legality this 30 day of May, 2025.

Christina Chuchala  
City Attorney

NORMAN CITY COUNCIL

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

SEAL:

## ATTACHMENT "A"

### LEGAL DESCRIPTION

Tract 2 - WQPZ Easement (East)

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirteen (13) Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 19, Cleveland County Clerk's Office, said point being North 89°42'53" East, a distance of 1926.20 feet from the northwest corner of said SE/4;

THENCE south along the east line of said WARRANTY DEED the following two (2) calls:

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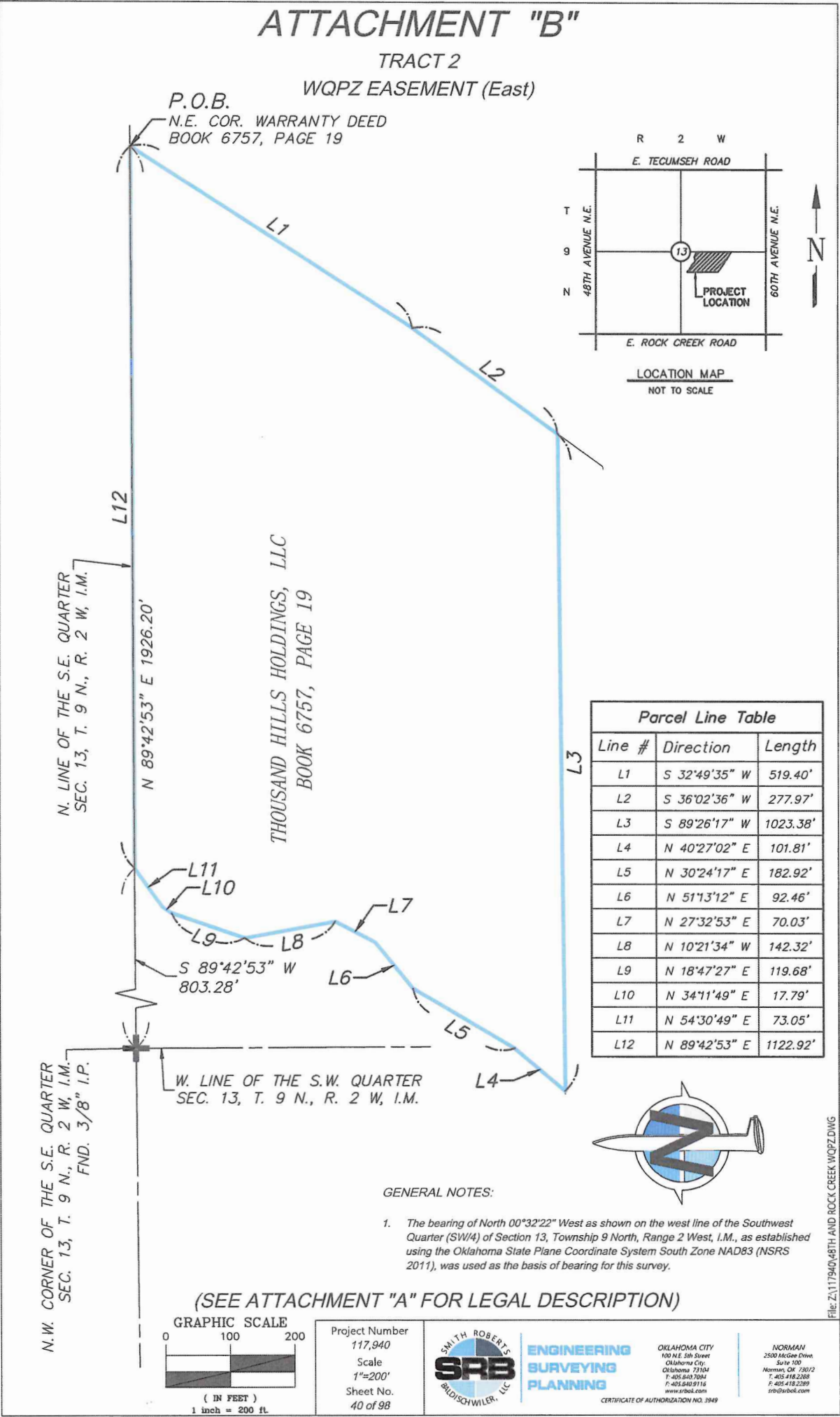
THENCE North 89°42'53" East, along said north line, a distance of 1,122.92 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 699,365 square feet or 16.0552 acres, more or less.

The bearing of North 00°32'22" West as shown on the west line of the Southwest Quarter (SW/4) of Section 13, Township 9 North, Range 2 West, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

Prepared by:

Justin Smith, PLS No. 1868  
Smith Roberts Baldischwiler, LLC  
100 N.E. 5th Street  
Oklahoma City, OK 73104  
(405) 840-7094  
Date: March 14, 2025



## ATTACHMENT "A"

### LEGAL DESCRIPTION

#### Tract 2 – WQPZ Easement (West)

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13) Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

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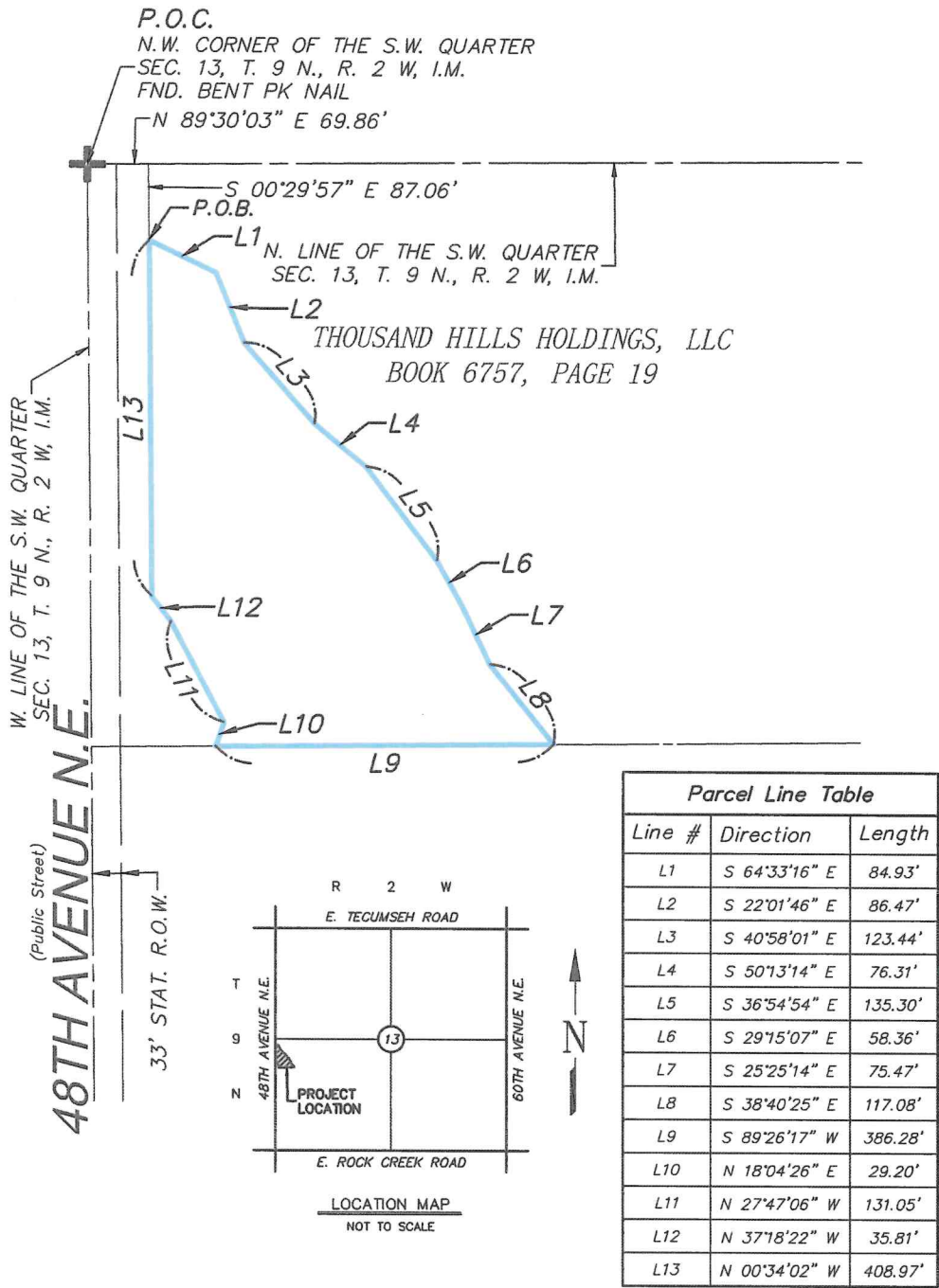
Prepared by:

Justin Smith, PLS No. 1868  
Smith Roberts Baldischwiler, LLC  
100 N.E. 5th Street  
Oklahoma City, OK 73104  
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Date: March 14, 2025



ATTACHMENT "B"

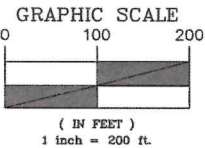
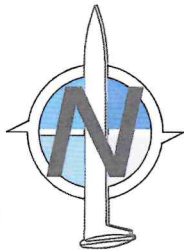
TRACT 2  
WQPZ EASEMENT (West)



(SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION)

GENERAL NOTES:

1. The bearing of North 00°32'22" West as shown on the west line of the Southwest Quarter (SW/4) of Section 13, Township 9 North, Range 2 West, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.



Project Number  
117,940  
Scale  
1"=200'  
Sheet No.  
42 of 98



ENGINEERING  
SURVEYING  
PLANNING

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srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949

File: Z:\117940\48TH AND ROCK CREEK WQPZ.DWG