

Project: Lindsey Street
J/P #: 37984(04)
Parcel #: 1

Permanent Roadway EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Monk Naboo, LLC, a Texas limited liability company, whose principal place of business is in Harris County, Texas, hereinafter called the “Grantors” (whether one or more), for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good, valuable and sufficient considerations, do hereby grant, bargain, sell, convey and dedicate unto the City of Norman, Oklahoma hereinafter called the “Grantee”, a perpetual easement over, under, and across the following described lots or parcels of land, to-wit:

See Exhibit “A”– Legal Description, attached hereto and incorporated herein.

1. Grant of Easement. For the same considerations hereinbefore recited, this easement is granted for the purpose of enabling said Grantee, its officers, agents, contractors, and employees, now or at any time in perpetuity and at its discretion, to go upon, construct, build, maintain, and regulate the public roadway and facilities necessary and incidental, including the airspace above, to such public roadway, and removal of any and all dirt, rock, gravel, sand and other road building materials.
2. Grant Conditions and Use. To have and to hold said premises described in Exhibit “A”; unto the said Grantee free, clear and discharged from any and all claims of damages or injury that may be sustained directly or indirectly to the remaining lands of the Grantors by reason of the construction and maintenance of a public roadway and all roadway excavations, embankments, structures, bridges, drains, sight distance of safety areas and other facilities that may now or hereafter be, in the discretion of the Grantee, necessary for the construction and maintenance of a public roadway and necessary incidental facilities over, across or along the said premises; the supervision and control of said public roadway to be in such municipality, county or other agency of the State of Oklahoma as has or may have jurisdiction thereof by the laws of the State of Oklahoma; and said Grantee, its officers, agents, contractors and employees are hereby granted free access to said property for the purpose of entering upon, constructing, maintaining or regulating the use of said public roadway and incidental facilities. Grantor hereby reserves unto itself and its heirs, successors, and assigns the right of ingress and egress between the remaining lands of Grantor and the public highway, such access to be located as shown on the City of Norman J/P #37984(04) project plans or as otherwise agreed in writing by the parties.
3. Binding Effect. This easement is intended to, and does, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Grantor, Grantee, and their respective grantees, heirs, successors, and assigns.
4. Warranty of Title. Said Grantors hereby covenant and warrant to Grantee that at the time of delivery of these presents they are the owners in fee simple of the premises described in Exhibit “A” and that same are free and clear of all liens and claims whatsoever, except any matters that appear of public record.
5. Grantor’s Authorized Agent. The undersigned Grantors hereby designate and appoint Brian K. Moore, Manager, of Monk Naboo, LLC, as agent to execute the claim and receive the compensation herein named.
6. Governing Law and Severability. This instrument shall be governed and construed in accordance with the laws of the State of Oklahoma, without regard to conflicts of laws principles. In the event that any provision hereof is determined to be unenforceable, invalid, or illegal, then the enforceability, validity, and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

[The signature page follows this page.]

IN WITNESS WHEREOF, the Grantors herein named have hereunto set their hands and seals this the 17th day of July, 2026.

Monk Naboo, LLC,
a Texas limited liability company

By: Brian K. Moore
Brian K. Moore, Manager

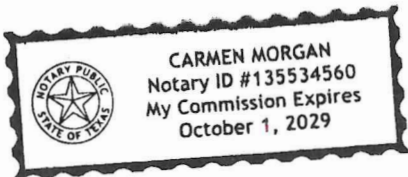
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on July 17th, 2026, by Brian Moore, the manager of Monk Naboo, LLC, a Texas limited liability company, on behalf of said limited liability company, to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its authorized representative, and acknowledged and executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

[S E A L]

Carmen Morgan
Notary Public - State of Texas

My Commission Expires: 10/01/2029



Carmen Morgan
Printed Name of Notary Public

CITY OF NORMAN, OKLAHOMA

(SEAL)

CITY CLERK

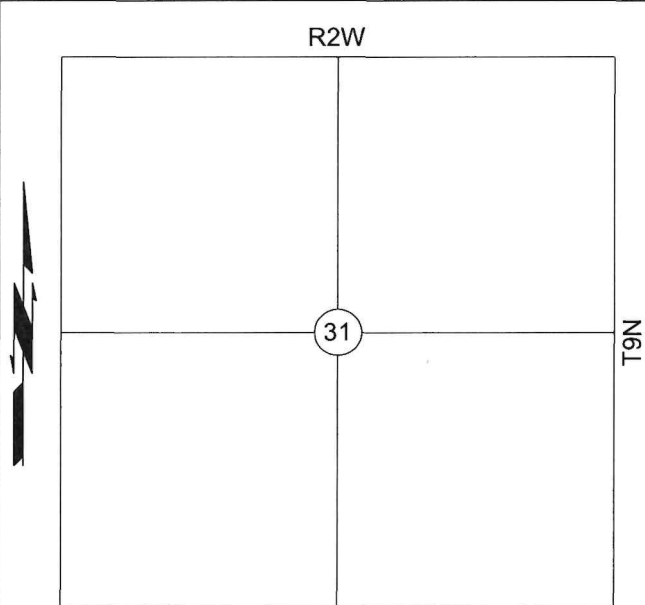

CITY ATTORNEY

EXHIBIT A**Legal Description**

A strip, piece or parcel of land lying in the SE¼ SW¼ of Section 31, Township 9 North, Range 2 West, I.M., in Cleveland County, Oklahoma, and Block 10 of Parsons Addition, being more particularly described as follows:

Beginning at a point at the North 33' Statutory Right-of-way line of Lindsey St. and East Right-of-way of S. Pickard Ave., said point being the Southwest Corner of Lot 24 of block 10, and the POINT OF BEGINNING; Thence N 00°07'17" W, a distance of 12.00 feet along the East R/W Line of S. Pickard Ave.; Thence S 45°07'17" E, a distance of 16.97 feet to a point on the North R/W Line of W. Lindsey St.; Thence S 89°52'43" W, a distance of 12.00 feet along the North R/W Line of W. Lindsey St. to the POINT OF BEGINNING.

Containing 0.002 acres, more or less.



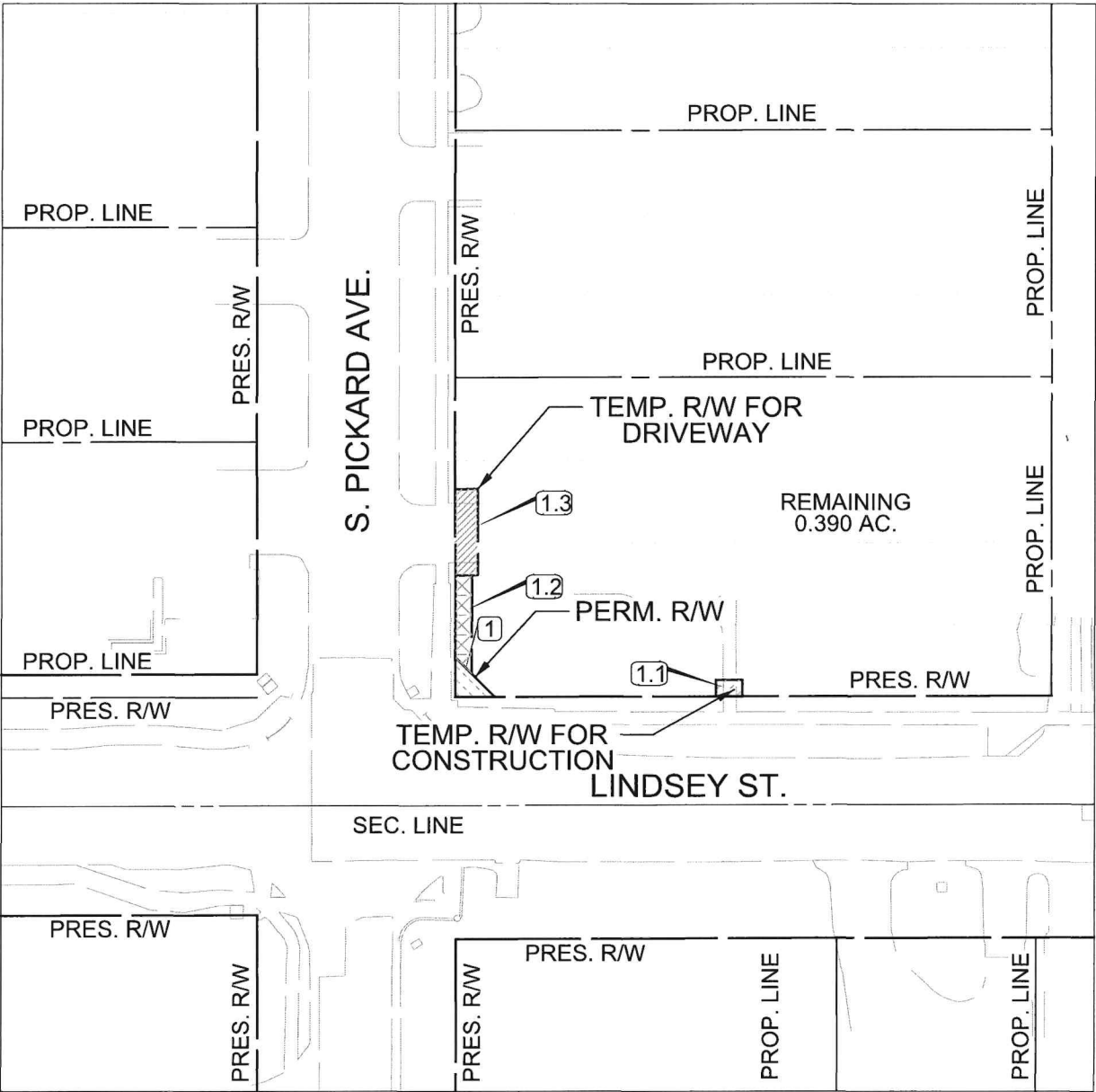
JOB: 37984 PIECE: (05)
PARCEL NO. 1, 1.1, 1.2 & 1.3
COUNTY: CLEVELAND
PROJECT: STP-214B (172) AG

TOTAL PROPERTY LEGAL DESCRIPTION _____

SEC. 31 T9N R2W

SCALE 1"= '

BEFORE GROSS	17,416.004 SF	0.400 ACRES
EXISTING R/W	SF	ACRES
PERMANENT R/W	72.000 SF	0.002 ACRES
REM IN QTR	16,989.044 SF	0.390 ACRES
PERPETUAL EASEMENT ()	SF	ACRES
TEMP R/W (1.1)	40.000 SF	0.001 ACRES
TEMP R/W (1.2)	137.55 SF	0.003 ACRES
TEMP R/W (1.3)	177.41 SF	0.004 ACRES
TEMP R/W ()	SF	ACRES





The City of
NORMAN

PUBLIC WORKS DEPARTMENT

225 North Webster Ave - P.O. Box 370
Norman, Oklahoma 73069 - 73070

ENGINEERING DIVISION
Phone 405.366.5452
Fax 405.366.5418

SUMMARY OF ACQUISITION

CITY: Norman Project: 37984(04) PROJECT: Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue
PARCEL(S) 1, 1.1, 1.2, 1.3

PROPERTY LOCATION: Section 31, Township 9N, Range 2W, Cleveland County

BUYER: City of Norman, Oklahoma

SELLER: PROPERTY OWNER(S), NAME AND ADDRESS:

Monk Naboo, LLC
2515 Fall Orchard Ct.
Kingwood, TX 77345

ASSIGNMENT: Monk Naboo, LLC

MORTGAGES AND LIENS: None

IMPROVEMENTS: None

DAMAGES: None

PROPERTY OWNER(S)/SELLER(S) WILL EXECUTE AND SUBMIT TO THE BUYER, THE FOLLOWING DOCUMENTS:

<u>Permanent Roadway Easement</u>	for Parcel <u>1</u>	for <u>72.00</u>	<u>Sq Ft</u>
<u>Temporary Construction Easement</u>	for Parcel <u>1.1</u>	for <u>40.00</u>	<u>Sq Ft</u>
<u>Temporary Construction Easement</u>	for Parcel <u>1.2</u>	for <u>137.55</u>	<u>Sq Ft</u>
<u>Temporary Driveway Easement</u>	for Parcel <u>1.3</u>	for <u>177.41</u>	<u>Sq Ft</u>

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$2,825.00

BUYER AND SELLER AGREE:

Payment Includes ANY and ALL DAMAGES to ACQUIRED Land.
The City IS NOT responsible for constructing right-of-way fence.
If damages occur due to the negligence of the construction contractor to the remainder property and/or improvements on
the remainder property, the property owners will have the right to file a damage claim against the construction contractor.

UPON RECEIPT OF SIGNED DOCUMENTS, BUYER, WILL PREPARE THE FOLLOWING:

Check in the amount of \$2,825.00 to Monk Naboo, LLC

Monk Naboo, LLC

B. Moore
Brian Moore, Manager

7/17/2026
DATE

Ryan Martin
ACQUISITION AGENT

7/20/2026
DATE

FOR Ryan Martin, contracted by the City of Norman