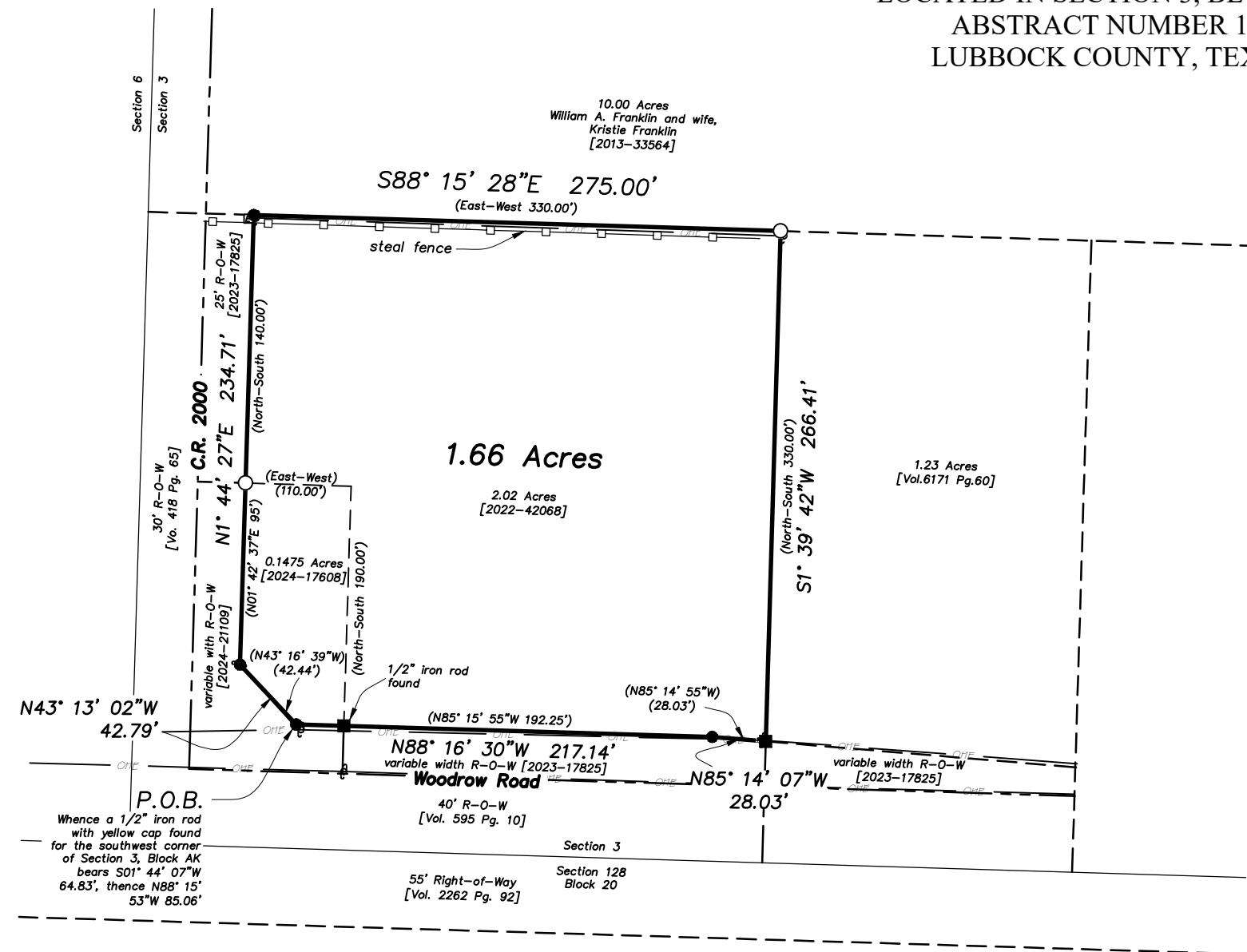


1.66 ACRE TRACT  
 LOCATED IN SECTION 3, BLOCK AK,  
 ABSTRACT NUMBER 188,  
 LUBBOCK COUNTY, TEXAS,



**Description:**

A 1.66 acre tract situated in Section 3, Block AK, Abstract Number 188, Lubbock County, Texas, being a portion of that certain 2.02 acre tract of land conveyed to Scarlet River, LLC, a Texas limited liability company, described in a General Warranty Deed recorded in County Clerk's File Number (CCFN) 2022042068 of the Official Public Records of Lubbock County, Texas (OPRLCT), and all of that certain 0.1475 acre tract of land conveyed to said Scarlet River, described in a Special Warranty Deed recorded in CCFN 2024017608 of the OPRLCT, said 1.66 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap inscribed "HRA" found in the north right-of-way line of Woodrow Road, dedicated in CCFN 2024021109 of the OPRLCT, for the most southerly southwest corner of said 0.1475 acre tract and this tract, whence the southwest corner of said Section 3 bears S. 01° 44' 07" W. a distance of 64.83 feet and N. 88° 15' 53" W. a distance of 85.06 feet;

THENCE N. 43° 13' 02" W. a distance of 42.79 feet to a 1/2" iron rod with cap inscribed "HRA" found in the east right-of-way line of County Road 2000 (C.,R. 2000), being the same right-of-way dedicated in said CCFN 2024021109, for the most westerly southwest corner of said 0.1475 acre tract and this tract;

THENCE N. 01° 44' 27" E., with the east right-of-way of said C.R. 2000, at a distance of 94.79 feet pass a 1/2" iron rod found at the northwest corner of said 0.1475 acre tract continuing with the east right-of-way of said C.R. 2000 for a total distance of 234.71 feet to a 1/2" iron rod inscribed "HRA" found in the south line of that certain 10.00 acre tract of land conveyed to William A. Franklin and wife, Kristie Franklin, described in CCFN 2013033564 of the OPRLCT, for the northwest corner of said 2.02 acre tract and this tract;

THENCE S. 88° 15' 28" E., with the south line of said 10.00 acre tract, a distance of 275.00 feet to a 1/2" iron rod found at the northwest corner of that certain 1.23 acre tract, described in Volume 6171, Page 60 of the Real Property Records of Lubbock County, Texas, for the northeast corner of said 2.02 acre tract and this tract;

THENCE S. 01° 39' 42" W., with the west line of said 1.23 acre tract, a distance of 266.41 feet to a 1/2" iron rod inscribed "OJD ENG" (OJD cap) set in the north right-of-way line of said Woodrow Road, dedicated in CCFN 2023017825 of the OPRLCT, for the southeast corner of this tract;

THENCE N. 85° 14' 07" W., with the north right-of-way of said Woodrow Road, a distance of 28.03 feet to a 1/2" iron rod with cap inscribed "HRA" found for a corner of this tract;

THENCE N. 88° 16' 30" W., with the north right-of-way of said Woodrow Road, at a distance of 192.26 feet pass a OJD cap set at the southeast corner of said 0.1475 acre tract, continuing for a total distance of 217.14 feet to the Point of Beginning and containing 1.66 acres of land.

**Note:**

This Survey may not reflect all items and conditions that are contained in the covenants and/or restrictions that affect this property.

This Survey is subject to any facts which may be disclosed by a full and accurate title search.

Records research performed with this survey was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Only those easements furnished (paper or digital media) to the surveyor are shown hereon.

Bearings based on U.S. State Plane of 1983 Texas North Central. Distances shown are ground distances. Combined Scale Factor: 1.0002539

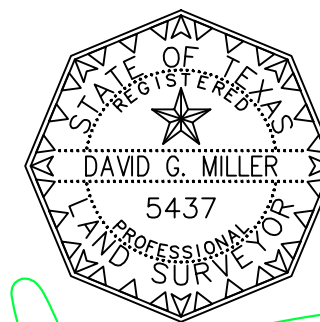
**Legend**

- = 1/2" iron rod "OJD ENG" set
- = 1/2" iron rod "HRA" found
- = 1/2" iron rod found
- ( ) = Record Call
- [ ] = Record Document - Lubbock County
- C.R. = County Road
- P.O.B. = POINT OF BEGINNING
- R-O-W = Right-of-Way
- OHE — = Over head electric
- CCFN = County Clerk File Number
- OPRLCT = Official Public Records Lubbock County Texas



Scale 1" = 80'

ELECTRONIC COPY



June 18th, 2025  
 David G. Miller, R.P.L.S.  
 Registration No. 5437

**Boundary Survey**



**OJD Engineering, LLC**  
 Consulting Engineers & Surveyors

PROJECT #25-LS0061  
 DRAWN BY: CAD

806-352-7117  
 2420 Lakeview Dr.  
 Amarillo, Texas 79109  
 Firm No. 10090900