

# NOTES PAGE

## 562.268 ACRES IN 3 TRACTS OUT OF SECTIONS 3 & 8, BLOCK D2, LUBBOCK COUNTY TX



Texas Registered Engineering Firm F-9992  
Texas Licensed Surveying Firm 10193863

5012 50th Ste. 204 P: 806-783-9944  
Lubbock, TX 79414 F: 806-783-9966  
www.R2Meng.com

COMPANY:  
REUNION TITLE OF TEXAS INC  
LJB MARION LLC  
STEWART TITLE GUARANTY CO.

PROJECT:  
22-5624  
560-ACRE SURVEY  
3 TRACTS

LOCATION:  
12523 N. FM 1264  
LUBBOCK, TX 79415  
LUBBOCK COUNTY

TO: LJB MARION LLC AND REUNION TITLE OF TEXAS INC. STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-8, 11A, 13, 16-17, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 5TH 2022.

*Jeryl D. Hart, Jr.*  
JERYL D. HART, JR., R.P.L.S. NO. 1871  
5/5/2022



NO.	DESCRIPTION	BY	DATE

DATE  
5/5/2022

SHEET TITLE  
TITLE SURVEY  
NOTES

SHEET NO.  
1 OF 6

### ALTA/NSPS TABLE A ITEMS

- MONUMENTS: AS FOUND IN PAGES 2-6
- ADDRESS: THE PROPERTY ADDRESS IS 12523 N. FM 1264 LUBBOCK, TX 79415
- FLOOD ZONE: ZONE A PER FIRM PANEL 48303C0175E & 48303C0180E \*SHOWN ON PAGE 2,3,5,6 OF 6\* ALL OTHER PROPERTY IS ZONE X
- GROSS AREA: TRACT 562.268 ACRES (INCLUDING 4.205-ACRES IN FM 1264 TXDOT RIGHT OF WAY EASEMENT)
- N/A
- N/A
- BUILDINGS: HOUSE AND OUT BUILDINGS \*SHOWN ON PAGE 6 OF 6\*
- SUBSTANTIAL FEATURES: WELLS \*SHOWN ON PAGE 2 OF 6\*
- N/A
- N/A
- EXISTING UTILITIES: UTILITIES \*SHOWN ON PAGES 2-6 OF 6\*
- N/A
- ADJACENT OWNERS: \*SHOWN ON PAGES 3-5\*
- NEAREST INTERSECTION: FM 1276 AND CR 5700
- IMAGERY: PUBLIC DOMAIN ONLY
- EARTHWORK: NONE OBSERVED
- PROPOSED STREET ROW CHANGES: SEE LUBBOCK COUNTY MASTER THOROUGHFARE PLAN 2020
- WETLANDS INFORMATION \*SHOWN ON PAGES 2,3,5 OF 6\* (SOURCE INFORMATION <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>)
- OFFSITE EASEMENTS: \*SHOWN ON PAGE 5 OF 6\*

### SCHEDULE B ITEMS (FROM REUNION TITLE TEXAS INC)

- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
  - RIGHT OF WAY AND EASEMENT GRANTED TO PRIDE PIPELINE LIMITED PARTNERSHIP DBA COMYN PIPELINE COMPANY, BY INSTRUMENT RECORDED IN VOLUME 2151, PAGE 162 OF THE OFFICIAL REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS. \*SEE PAGE 2-3,5 OF 6\*
  - ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED IN THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, PRIOR TO THE DATE HEREOF. \*NONE PROVIDED\*
  - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. \*SEE ATTACHED SURVEY \*NONE NOTED\*
  - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. \*NONE FURNISHED BY TITLE COMPANY\*
  - RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)
  - RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS. (OWNER'S POLICY ONLY)
  - ANY VISIBLE AND APPARENT EASEMENTS AFFECTING THE LAND AND NOT SHOWN IN THE PUBLIC RECORDS. \*SEE ATTACHED SURVEY\*

### PIPELINE INFORMATION

- SOURCE INFORMATION FROM  
<https://gis.rrc.texas.gov/GISViewer/>
- COUNTY\_FIPS 303  
OPERATOR SUNOCO PIPELINE L.P.  
COMMODITY DESCRIPTION CRUDE OIL, TRANSMISSION  
SYSTEM NAME SUNOCO PIPELINE L.P.  
SUBSYSTEM NAME NA - NO LINE  
DIAMETER 4.5  
P5 NUMBER 829627  
T4PERMIT 00582  
T4PERMIT MILES 5.74  
STATUS Abandoned  
INTERSTATE No  
CONTACT PHONE NUMBER (713) 989-7126
  - COUNTY\_FIPS 303  
OPERATOR CENTURION PIPELINE L.P.  
COMMODITY DESCRIPTION CRUDE OIL, TRANSMISSION  
SYSTEM NAME SLAUGHTER TO DRUMRIGHT (SYSTEM  
SUBSYSTEM NAME SLAUGHTER TO CHILDRESS 1  
DIAMETER 16  
P5 NUMBER 141655  
T4PERMIT 06777  
T4PERMIT MILES 31.02  
STATUS In Service  
INTERSTATE Yes  
CONTACT PHONE NUMBER (346) 803-2830
  - COUNTY\_FIPS 303  
OPERATOR BP PIPELINES (NORTH AMERICA), INC  
COMMODITY DESCRIPTION CRUDE OIL, TRANSMISSION  
SYSTEM NAME SLAUGHTER - BRETCH #2  
DIAMETER 16  
P5 NUMBER 085368  
T4PERMIT 00401  
T4PERMIT MILES 31.18  
STATUS In Service  
INTERSTATE Yes  
CONTACT: BPIPELINESROW@BP.COM
  - COUNTY\_FIPS 303  
OPERATOR NUSTAR LOGISTICS, L.P.  
COMMODITY DESCRIPTION REFINED LIQUID PRODUCT, TRANSMISSION  
SYSTEM NAME 09P - AMARILLO - LUBBOCK SEGMENT  
SUBSYSTEM NAME ABERNATHY - LUBBOCK PIPELINE  
DIAMETER 6.63  
P5 NUMBER 616747  
T4PERMIT 06945  
T4PERMIT MILES 15.860000000000001  
STATUS In Service  
INTERSTATE No  
CONTACT PHONE NUMBER (361) 249-9403

### SURVEYOR'S NOTES:

- THIS SURVEY IS BASED ON A SURVEY MADE ON THE GROUND APRIL 2022.
- MONUMENTS SHOWN AS FOUND ON THIS SURVEY WERE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
- ALL DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF U.S. SURVEY FOOT. TO APPROXIMATE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE GRID DISTANCES DIVIDE THE DISTANCES SHOWN BY THE COMBINATION FACTOR 1.00021493168893.
- HORIZONTAL DATUM: THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), IN ACCORDANCE WITH THE TEXAS NATURAL RESOURCES CODE TITLE 2, CHAPTER 21, AS AMENDED, AND COLLECTED BY GPS REFERENCED TO NAD83 (2011) (EPOCH 2010.0)
- VERTICAL DATUM: THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CONTINENTAL U.S. GEOID 12B, AS COLLECTED BY GPS REFERENCED TO NAVD88.
- ALL REFERENCES TO VOLUMES AND PAGES OR INSTRUMENTS CONTAINED WITH THE NOTES OR REFERENCED ON THIS SURVEY ARE RECORDED WITH THE PUBLIC RECORDS OF THE LUBBOCK COUNTY CLERK.
- 9 WELLS FOUND ON/PROPERTY, CURRENT OPERATIONAL STATUS NOT VERIFIED (NO EVIDENCE OF POWER SERVICE EXCEPT WHERE SHOWN AS OVERHEAD LINES)





# SOUTHEAST QUARTER (SE/4) OF SECTION 8, BLOCK 3 D2, ABSTRACT 924

A160.9-ACRE TRACT OUT OF SECTION 8, BLOCK 3 D2, HE WT RR CO. LUBBOCK COUNTY, TEXAS



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JERYL D. HART, JR., R.P.L.S. NO. 1871  
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NO.	DESCRIPTION	BY	DATE

DATE  
5/5/2022

SHEET TITLE  
TITLE SURVEY

SHEET NO.  
4 of 6

**LEGAL DESCRIPTION FOR THE SOUTHEAST QUARTER (SE/4) OF SECTION 8, BLOCK D2 (160.9-ACRE TRACT)**

BEING ALL OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8, BLOCK D-2, ABSTRACT 924 HE-WT RR CO. LUBBOCK COUNTY, TEXAS, CONVEYED IN INSTRUMENT NO. 2013014246 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY (OPRLC), TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID SECTION 8, AND HAVING TEXAS NORTH CENTRAL ZONE COORDINATES (TNCZC) OF NORTH 7320991.66 EAST 938116.64, ALSO BEING THE SOUTHWEST CORNER OF THIS TRACT, POINT BEING IN THE APPROXIMATE CENTER OF INTERSECTION CR 5800 & NORTH CR 2100, AND THE NORTHWEST CORNER OF A 9.47-ACRE TRACT CONVEYED TO LARRY SMITH IN INSTRUMENT NUMBER 201512839 OPRLC, AND THE NORTHEAST CORNER OF A TRACT (NE/4) OUT OF SECTION 10 CONVEYED TO ALBERT JONAS WORSHAM LIFE ESTATE INSTRUMENT NUMBER 201842726 OPRLC, AND THE SOUTHEAST CORNER OF A 284.5-ACRE TRACT (E/2) OUT OF SECTION 7 CONVEYED TO THE ESTATE OF CHRISTIE MARIE GLADYS (NO INSTRUMENT FOUND);

THENCE N 01°19'20" E A DISTANCE OF 2624.88' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID GLADYS' TRACT TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" IN THE APPROXIMATE CENTERLINE OF NORTH CR 2100, FOR THE NORTHWEST CORNER OF THIS TRACT, AND HAVING TNCZC OF NORTH 7323643.35 EAST 938177.67;

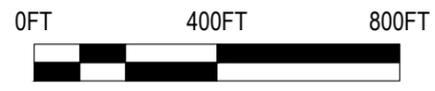
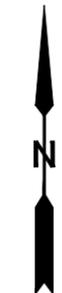
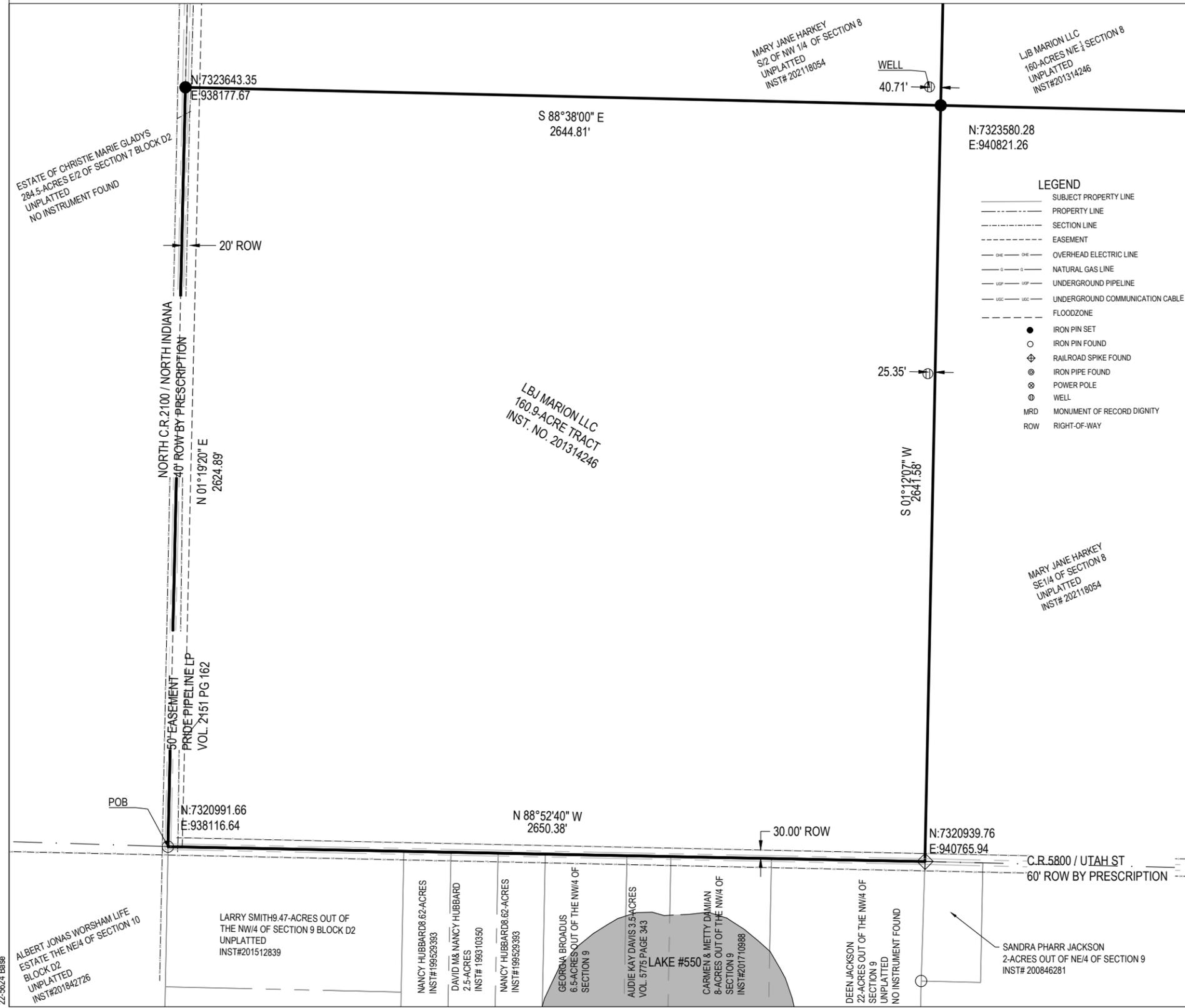
THENCE S 88°38'00" E A DISTANCE OF 2644.81' ALONG THE COMMON BOUNDARY OF THIS TRACT AND A TRACT (S/2 OF NW/4) OUT OF SAID SECTION 8 CONVEYED TO MARY JANE HARKEY IN INSTRUMENT NUMBER 202118054 OPRLC TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871", HAVING TNCZC OF NORTH 7323580.28 EAST 940821.26, MARKING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A TRACT (NE/4) OF SAID SECTION 8 CONVEYED TO LJB MARION LLC IN INSTRUMENT NUMBER 201314246 OPRLC, AND THE NORTHWEST CORNER OF A TRACT (SE/4) OUT OF SAID SECTION 8 CONVEYED TO MARY JANE HARKEY IN INSTRUMENT NUMBER 202118054 OPRLC;

THENCE S 01°20'07" W A DISTANCE OF 2641.58' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID HARKEY (SE/4) TRACT TO A FOUND RAILROAD SPIKE, HAVING TNCZC OF NORTH 7320939.76 EAST 940765.94, MARKING THE SOUTHEAST CORNER OF THIS TRACT, AND THE NORTHWEST CORNER OF A 2-ACRE TRACT CONVEYED TO SANDRA PHARR JACKSON IN INSTRUMENT NUMBER 200846281 OPRLC, AND THE NORTHEAST CORNER OF A 22-ACRE TRACT CONVEYED TO DEEN JACKSON (NO INSTRUMENT FOUND);

THENCE N 88°52'40" W ALONG THE SOUTHERN BOUNDARY OF THIS TRACT AND NORTHERN BOUNDARY OF SEVEN (7) DISTINCT AND SEPARATE TRACT OUT OF SECTION 9, BLOCK D2;

- (1) SAID DEEN JACKSON TRACT,
- (2) 8-ACRE TRACT CONVEYED TO CARMEN AND METTY DAMIAN IN INSTRUMENT NUMBER 201710988 OPRLC,
- (3) 3.5-ACRE TRACT CONVEYED TO AUDIE KAY DAVIS IN VOLUME 5775 PAGE 343 OPRLC,
- (4) 6.5-ACRE TRACT CONVEYED TO GEORGIA BROADUS (NO INSTRUMENT FOUND),
- (5) 8.62-ACRE TRACT CONVEYED TO NANCY HUBBARD IN INSTRUMENT NUMBER 199529393,
- (6) 2.5-ACRE TRACT CONVEYED TO DAVID M. AND NANCY HUBBARD IN INSTRUMENT NUMBER 199310350 OPRLC,
- (7) SAID LARRY SMITH TRACT,

A TOTAL DISTANCE OF 2650.38' TO THE POINT OF BEGINNING AND CONTAINING 160.9 ACRES OF LAND MORE OR LESS.



22-5624 Base

# NORTHEAST QUARTER (NE/4) AND THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 8, BLOCK 3 D2, ABSTRACT 924, BEING ALL OF A 241.112-ACRE TRACT OUT OF SECTION 8, BLOCK 3 D2, HE WT RR CO. LUBBOCK COUNTY, TEXAS



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JERYL D. HART, JR., R.P.L.S. NO. 1871  
5/5/2022  
DATE



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**DATE**  
5/5/2022

**SHEET TITLE**  
TITLE SURVEY

**SHEET NO.**  
5 OF 6

LEGAL DESCRIPTION FOR THE NORTHEAST QUARTER (NE/4) AND THE NORTH HALF (N/2) OF THE (NW/4) (241.112-ACRE TRACT)

BEING ALL OF THE NORTHEAST QUARTER (NE/4) AND THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 OF NW/4) OF SECTION 8, BLOCK D-2, ABSTRACT 43 HE-WT RR CO, LUBBOCK COUNTY, TEXAS, CONVEYED IN INSTRUMENT NO. 2013014246 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY (OPRLC), TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF SAID SECTION 8 AND HAVING TEXAS NORTH CENTRAL ZONE COORDINATES (TNCZC) NORTH 7326294.87 EAST 938239.03, ALSO BEING THE NORTHWEST CORNER OF THIS TRACT, POINT BEING IN THE APPROXIMATE CENTER OF INTERSECTION CR 5700 & NORTH CR 2100, AND THE NORTHEAST CORNER OF A 284.5-ACRE TRACT (E/2) OUT OF SECTION 7 CONVEYED TO THE ESTATE OF CHRISTIE MARIE GLADYS (NO INSTRUMENT FOUND), AND THE SOUTHEAST CORNER OF A TRACT (ALL OF SECTION 4 MINUS 1 ACRE) OUT OF SECTION 4 CONVEYED TO ARROWHEAD BLACK ANGUS IN INSTRUMENT NO. 201647865 OPRLC, ALSO BEING THE SOUTHWEST CORNER OF A TRACT (SE/4) OUT OF SECTION 3 CONVEYED TO LJB MARION LLC IN INSTRUMENT NO. 201314246;

THENCE S 88°32'09" E A DISTANCE OF 2639.28' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID MARION TRACT TO A FOUND IRON PIN IN THE APPROXIMATE CENTERLINE OF CR 5700, HAVING TNCZC OF NORTH 736227.44 EAST 940876.88, POINT BEING THE HALF SECTION LINE, AND

THE SOUTHWEST CORNER OF SAID MARION TRACT, ALSO BEING THE SOUTHWEST CORNER OF A 35-ACRE TRACT CONVEYED TO ROBY G UPCHURCH IN INSTRUMENT NO. 20119677 OPRLC;

THENCE S 88°32'43" E ALONG THE NORTHERN BOUNDARY OF THIS TRACT AND SOUTHERN BOUNDARY OF FIVE (5) DISTINCT AND SEPARATE TRACTS OUT OF SE/4 OF SECTION 3, BLOCK D2;

- (1) SAID ROBY G UPCHURCH TRACT,
- (2) 5.03-ACRE TRACT CONVEYED TO ROCKY E AND KIM J. UPCHURCH IN INSTRUMENT NO. 200126624 OPRLC,
- (3) 5.012-ACRE TRACT CONVEYED TO CHYSTAL LEE DAVIS IN INSTRUMENT NO. 201878713 OPRLC,
- (4) 1-ACRE TRACT CONVEYED TO GENARO MARTINEZ JR. IN INSTRUMENT NO. 201942611 OPRLC,
- (5) 5-ACRE TRACT CONVEYED TO LUCIO AND SOYLA ESPINOZA IN INSTRUMENT NO. 200143847 OPRLC,

PASSING A POINT FOR THE WESTERN BOUNDARY OF A TXDOT ROW EASEMENT RECORDED IN VOL. 1218 PG. 205 AT A DISTANCE OF 2581.55', AND CONTINUING FOR A TOTAL DISTANCE OF 2639.55' TO A FOUND IRON PIN (APPROXIMATELY 8.5' WEST OF THE FM 1264 CENTERLINE), HAVING TNCZC OF NORTH 7326160.45 EAST 943515.01, POINT BEING THE NORTHEAST CORNER

OF SECTION 8, AND THE NORTHEAST CORNER OF THIS TRACT, AND THE NORTHEASTERN POINT OF SAID TXDOT ROW EASEMENT AND THE SOUTHEAST CORNER OF SAID ESPINOZA TRACT, AND THE NORTHWEST CORNER OF A 157.594-ACRE TRACT CONVEYED TO SEAN AND NATALIE MURPHY IN INSTRUMENT NO. 202201496 OPRLC;

THENCE S 00°54'28" W A DISTANCE OF 2644.42' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID MURPHY TRACT, AND SAID TXDOT EASEMENT, WITHIN SAID FM 1264 TO A FOUND IRON PIPE (APPROXIMATELY 20' EAST OF CENTERLINE OF FM 1264) MARKING THE SOUTHEAST CORNER OF THIS TRACT, HAVING TNCZC OF NORTH 7323516.93 EAST 943473.13, AND THE SOUTHWEST CORNER OF SAID MURPHY TRACT, AND THE NORTHEAST CORNER OF A TRACT (SE/4) OUT OF SECTION 8 CONVEYED TO MARY ANN HARKEY IN INSTRUMENT NO. 202118054 OPRLC;

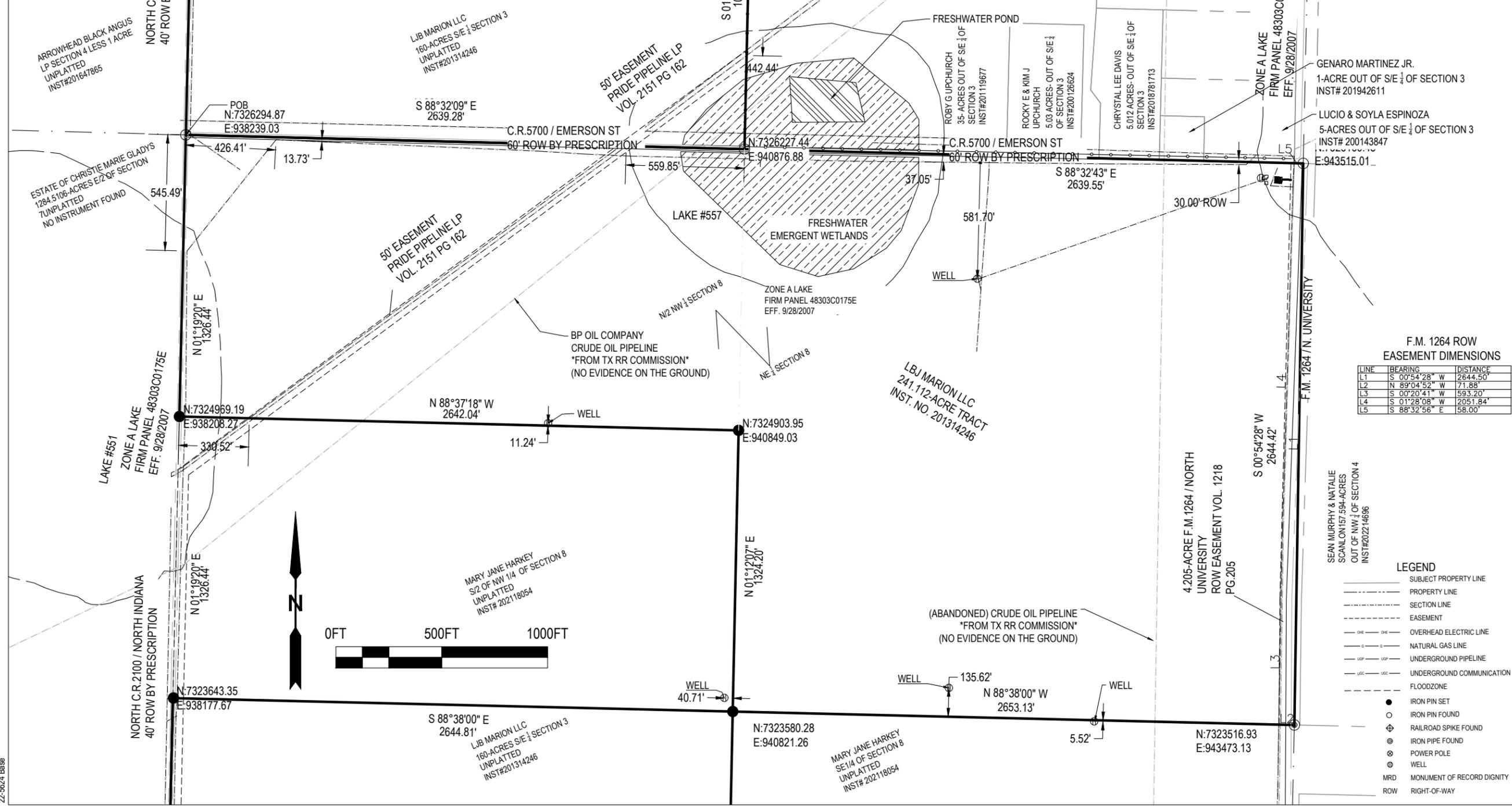
THENCE N 88°38'00" W PASSING A POINT AT 71.88' FOR THE WESTERN BOUNDARY OF THE SAID TXDOT EASEMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 2653.13' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID HARKEY (SE/4) TRACT TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT, HAVING TNCZC OF NORTH 7323580.28 EAST 940821.26, ALSO BEING THE NORTHWEST CORNER OF SAID HARKEY (SE/4) TRACT, AND THE NORTHEAST CORNER OF A TRACT (SW/4) OUT OF SECTION 8 CONVEYED TO LJB MARION LLC IN INSTRUMENT NO. 201314246 OPRLC, AND THE SOUTHEAST CORNER OF A TRACT (S/2 OF THE NW/4) OUT OF SECTION 8 CONVEYED TO MARY JANE HARKEY IN INSTRUMENT NO. 202118054;

THENCE N 01°12'07" A DISTANCE OF 1324.2' ALONG THE COMMON BOUNDARY OF THIS TRACT AND

SAID HARKEY (S/2 OF THE NW/4) TRACT TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" TO A CORNER OF THIS TRACT, HAVING TNCZC OF NORTH 7324903.95 EAST 940849.03;

THENCE N 88°37'18" W A DISTANCE OF 2642.04' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID HARKEY (S/2 OF THE NW/4) TRACT TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" IN THE APPROXIMATE CENTERLINE OF NORTH CR2100, HAVING TNCZC OF NORTH 7324969.19 EAST 938208.27, FOR THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWESTERN CORNER OF SAID HARKEY (S/2 OF THE NW/4) TRACT, AND BEING IN THE BOUNDARY LINE OF SAID GLADYS TRACT;

THENCE N01°19'20" E A DISTANCE OF 1326.44' ALONG THE COMMON BOUNDARY OF THIS TRACT AND SAID GLADYS TRACT, AND ALONG THE APPROXIMATE CENTERLINE OF NORTH CR 2100 TO THE POINT OF BEGINNING AND CONTAINING 241.112 ACRES OF LAND MORE OR LESS.



**F.M. 1264 ROW EASEMENT DIMENSIONS**

LINE	BEARING	DISTANCE
L1	S 00°54'28" W	2644.50'
L2	N 89°04'52" W	71.88'
L3	S 00°20'41" W	593.20'
L4	S 01°28'08" W	2051.84'
L5	S 88°32'56" E	58.00'

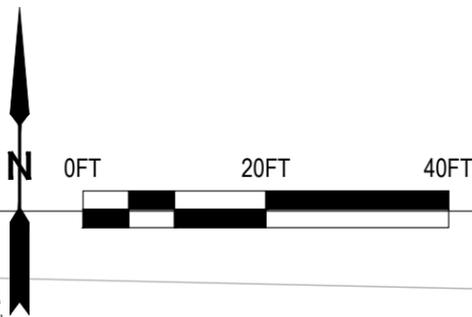
SEAN MURPHY & NATALIE SCANLON 157.594-ACRES OUT OF NW/4 OF SECTION 4 INSTR# 202214696

**LEGEND**

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT
- OVERHEAD ELECTRIC LINE
- NATURAL GAS LINE
- UNDERGROUND PIPELINE
- UNDERGROUND COMMUNICATION CABLE
- FLOODZONE
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- POWER POLE
- WELL
- MONUMENT OF RECORD DIGNITY
- ROW RIGHT-OF-WAY

# HOUSE DETAIL

A 241.112-ACRE TRACT OUT OF SECTION 8, BLOCK 3 D2, HE WT RR CO. LUBBOCK COUNTY, TEXAS



C.R.5700 / EMERSON ST  
60' ROW BY PRESCRIPTION

EDGE OF CALICHE ROAD

30' ROW BY PRESCRIPTION

58'  
STOP SIGN

8' WEST OF THE CENTERLINE OF FM 1264

NE CORNER SECTION 8

ROW

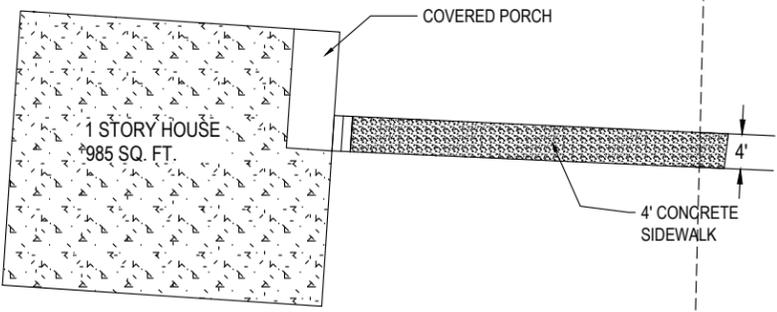
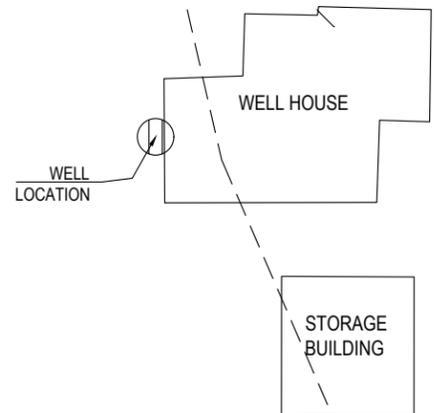
4.205-ACRE F.M. 1264 / NORTH  
UNIVERSITY  
ROW EASEMENT VOL. 1218 PG.205

26' PAVING SECTION

FM 1264 / NORTH  
UNIVERSITY

ROW EASEMENT DIMENSIONS  
ON PAGE 5 OF 6

EFF. FROM PANEL 483030780E  
9/28/2007  
ZONE A LAKE



- LEGEND
- SUBJECT PROPERTY LINE
  - - - PROPERTY LINE
  - - - EASEMENT LINE
  - - - SECTION LINE
  - - - UNDERGROUND COMMUNICATION LINE
  - - - OVERHEAD ELECTRIC LINE
  - IRON PIN FOUND
  - ⊗ POWER POLE
  - ⊥ SIGN
  - ☼ TREE

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LUBBOCK COUNTY

TO: LJB MARION LLC AND REUNION TITLE OF TEXAS INC. STEWART TITLE GUARANTY COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPLS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-8, 11A, 13, 16-17, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 5TH 2022.

*Jeryl D. Hart, Jr.*  
JERYL D. HART, JR., R.P.L.S. NO. 1871  
5/5/2022  
DATE



NO.	DESCRIPTION	BY	DATE

DATE  
5/5/2022

SHEET TITLE  
HOUSE DETAIL

SHEET NO.  
6 OF 6