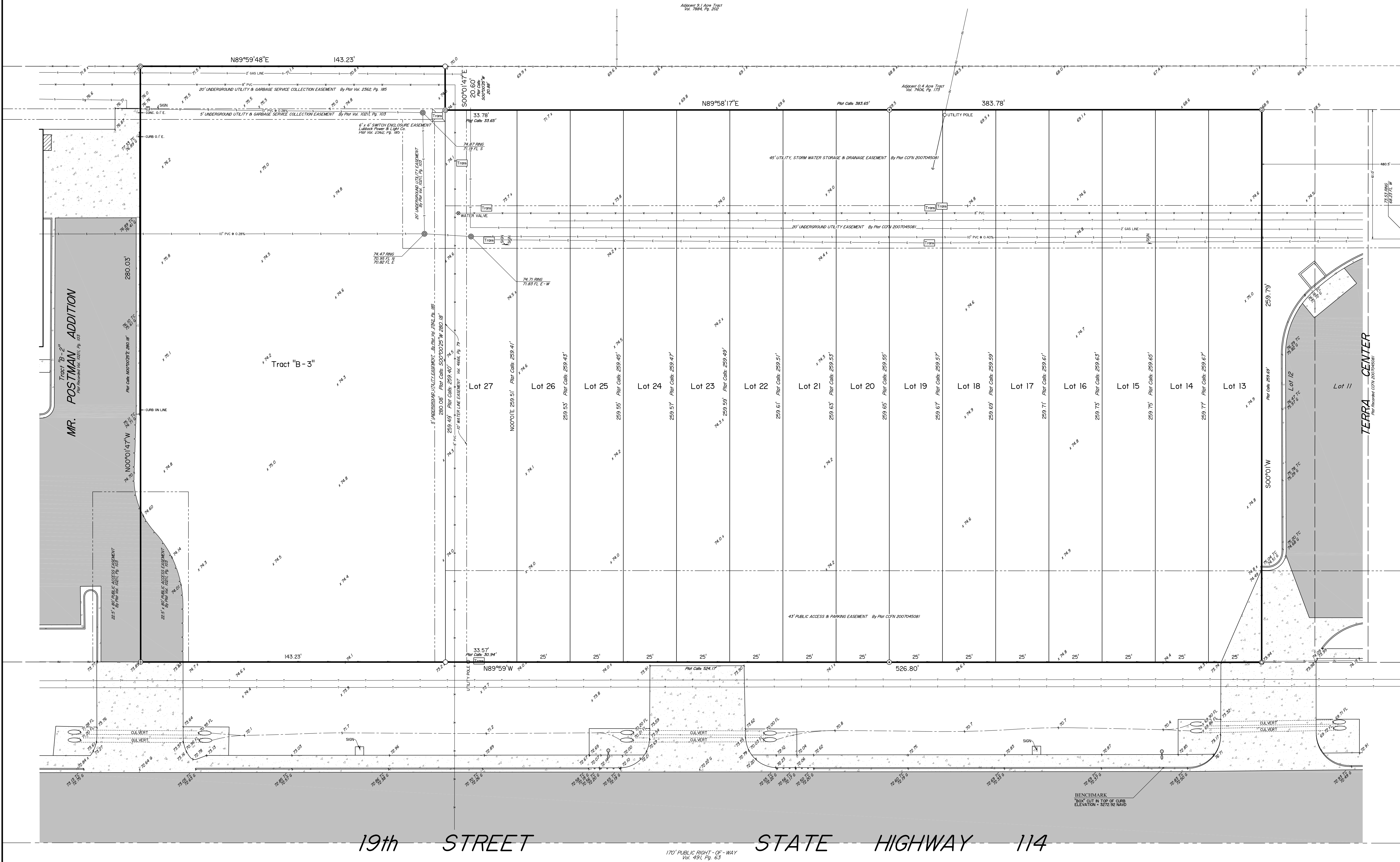
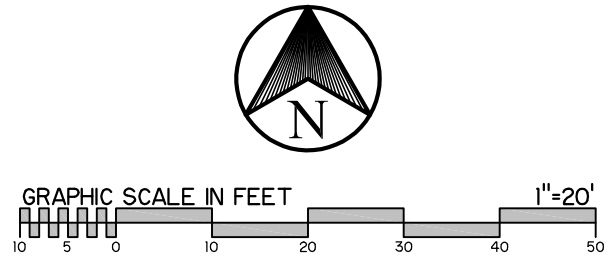


PERIMETER, IMPROVEMENT AND TOPOGRAPHIC SURVEY
OF TRACT "B-3"
MR. POSTMAN ADDITION
TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS
ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN
VOLUME 10211, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS
AND LOTS 13 - 27
TERRA CENTER
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 NO. 2007045081 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS



BEARING BASE
Bearings are relative to the North right-of-way of 19th Street, previously surveyed and recognized as being N. 89°59' W.

BENCHMARK
Box cut in top of curb, South of light pole approximately 300' West of the Southwest corner of Lot 1, Terra Center. Elevation = 5272.92 NAVD.

TITLE COMMITMENT
No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor 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.

UTILITY WARNING
The underground utility locations and information shown hereon has been located from field survey observations and correspondence with the respective utility entities. The surveyor makes no guarantee that the underground utility locations and information shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

BLANKET EASEMENTS
Tract "B-3", Mr. Postman Addition is subject to the following Blanket Easements granted by plat recorded in Volume 10211, Page 103 of the Official Public Records of Lubbock County, Texas.
A Blanket Garbage Collection Easement as required for service.
A Blanket Underground Utility, Transformer Pad and Switching Enclosure Easement as required for service granted to Lubbock Power and Light Co., Southwestern Public Service Co. (Xcel Energy) and South Plains Electric Co-op.
A Blanket Underground Utility Easement as required for service granted to SBC-Southwestern Bell Telephone Company and Atmos Energy.
A Public Pedestrian Access Easement granted for persons traversing along the public roadway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walks which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.

Lots 13 - 27, Terra Center are subject to the following Blanket Easements granted by plat recorded under County Clerk File No. 2007045081 of the Official Public Records of Lubbock County, Texas.
A Blanket Garbage Collection Easement as required for service.
A Blanket Underground Utility, Transformer Pad and Switching Enclosure Easement as required for service granted to Lubbock Power and Light Co., Southwestern Public Service Co. (Xcel Energy) and South Plains Electric Co-op.
A Blanket Underground Utility Easement as required for service granted to SBC-Southwestern Bell Telephone Co. and Atmos Energy.
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NOTE: All drive access to 19th Street shall be subject to Texas Department of Transportation approval. Drive approaches are not permitted on every lot.

ENCROACHMENTS
Surveyor unable to certify to the existence or non-existence of any encroachments due to the legal definition of an encroachment. However improvements indicated hereon are shown in relationship to Property Lines, Minimum Building Set Back Lines and Easement Lines as measured on the ground.

This survey and all information hereon is for the exclusive use of Roy Real Estate Group, LLC and shall not be copied or used except for the purpose for which it is expressly furnished.

I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground. A determination as to whether this property lies within a special flood hazard area was not made for this survey.
November 1, 2016
Brent Carroll
Brent Carroll
Registered Professional Land Surveyor
No. 5410 State of Texas

- NOTES:
- HEAVY LINES INDICATE PLAT LIMITS.
 - CONTROL MONUMENTS AS FOUND & SHOWN.
 - SET 1/2" IRON ROD WITH CAP
 - SET CROSS HATCH NAIL WITH WASHER
 - FOUND 1/2" IRON ROD WITH CAP
 - FOUND 5/8" IRON ROD
 - FOUND "CROSS" CUT IN CONCRETE
 - MANHOLE
 - STREET LIGHT
 - TELEPHONE RISER PEDESTAL
 - TRANSFORMER
 - POINT OF ELEVATION
 - TC - TOP OF CURB ELEVATION
 - ADD 3200 TO ALL ELEVATIONS FOR ACTUAL NAVD DATUM.
 - CURB AND GUTTER
 - FENCE
 - ASPHALT PAVED
 - CONCRETE
 - BURIED ELECTRIC CABLE
 - GAS LINE
 - OVERHEAD UTILITY LINES (POWER, TELEPHONE AND/OR CABLE TELEVISION)
 - SANITARY SEWER LINE
 - BURIED TELEPHONE LINE
 - WATER LINE
- 161274/Bob (GB)

WARNING
This plat is invalid unless it bears an original signature across an embossed seal.
HUGO REED AND ASSOCIATES, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LUBBOCK, TEXAS 79401
PHONE: 807-750-9663
FAX: 807-750-9663
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No GP 2 and any other identifiers as indicated in the certificate above herein.