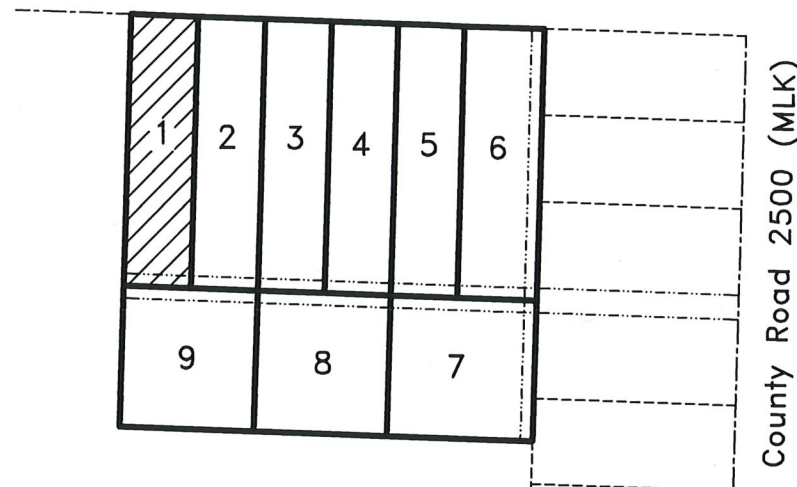
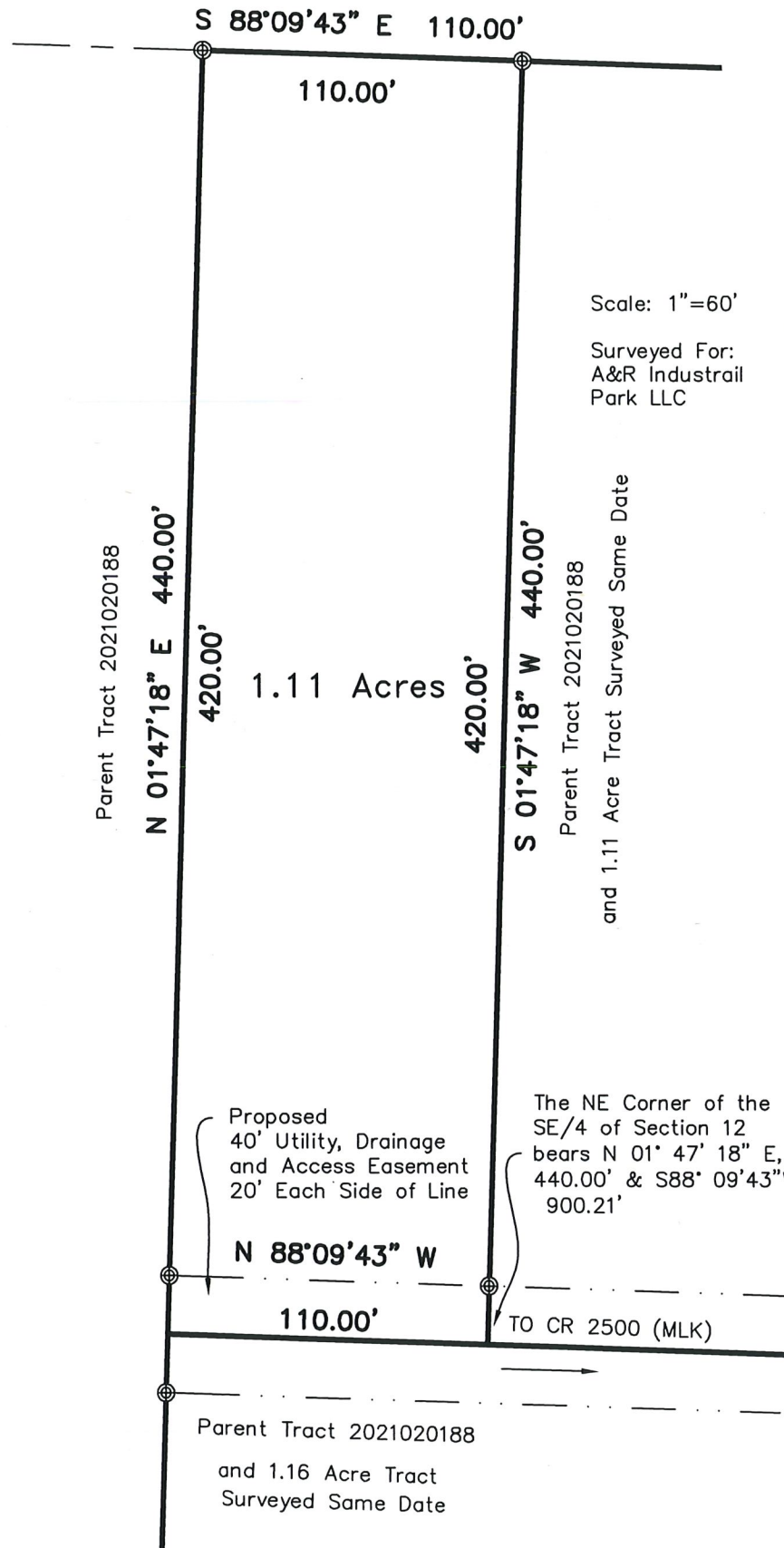


NE/4 Section 12, Block E  
V. 208, P. 179

Plat and Field Notes on a  
1.11 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,



#### Surveyor's Report

This Plat is based on a survey made on the  
ground February 28, 2024.

Monuments shown as found on this survey were  
accepted by this surveyor as controlling evidence  
due to substantial agreement with Record  
Documents. All found monuments are considered  
Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record  
Documents and conditions as found on the ground  
were uncovered on this survey unless noted.

This plat was prepared without the benefit of a  
Title Commitment. Easements and/or Restrictions  
other than those shown may apply.

Bearings are based on the Texas North Central  
Zone Coordinate System. NAD 83.

- ⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity
- ⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)
- CCFN - County Clerk File Number

FIELD NOTES on a 1.11 acre tract out of the 160.201 acre tract described in Lubbock  
County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of  
Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock  
County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for  
the Southeast corner of this tract, from which the Northeast corner of the SE/4 of  
Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00  
feet and S 88° 09' 43" E, 900.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 110.00 feet to the  
Southwest corner of this tract;

THENCE N 01°47'18" E, at 20.00 feet pass a set 1/2" iron rod with green cap marked  
RPLS 4460, hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus  
Cap for the Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North  
line of the SE/4 of Section 12, a distance of 110.00 feet to a set Abacus Cap for the  
Northeast corner of this tract;

THENCE S 01°47'18" W, with the West line of another 1.11 acre tract surveyed the  
same date, at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of  
BEGINNING and containing 1.11 Acres.



*[Signature]*  
J.M. CIESZINSKI, RPLS # 4460

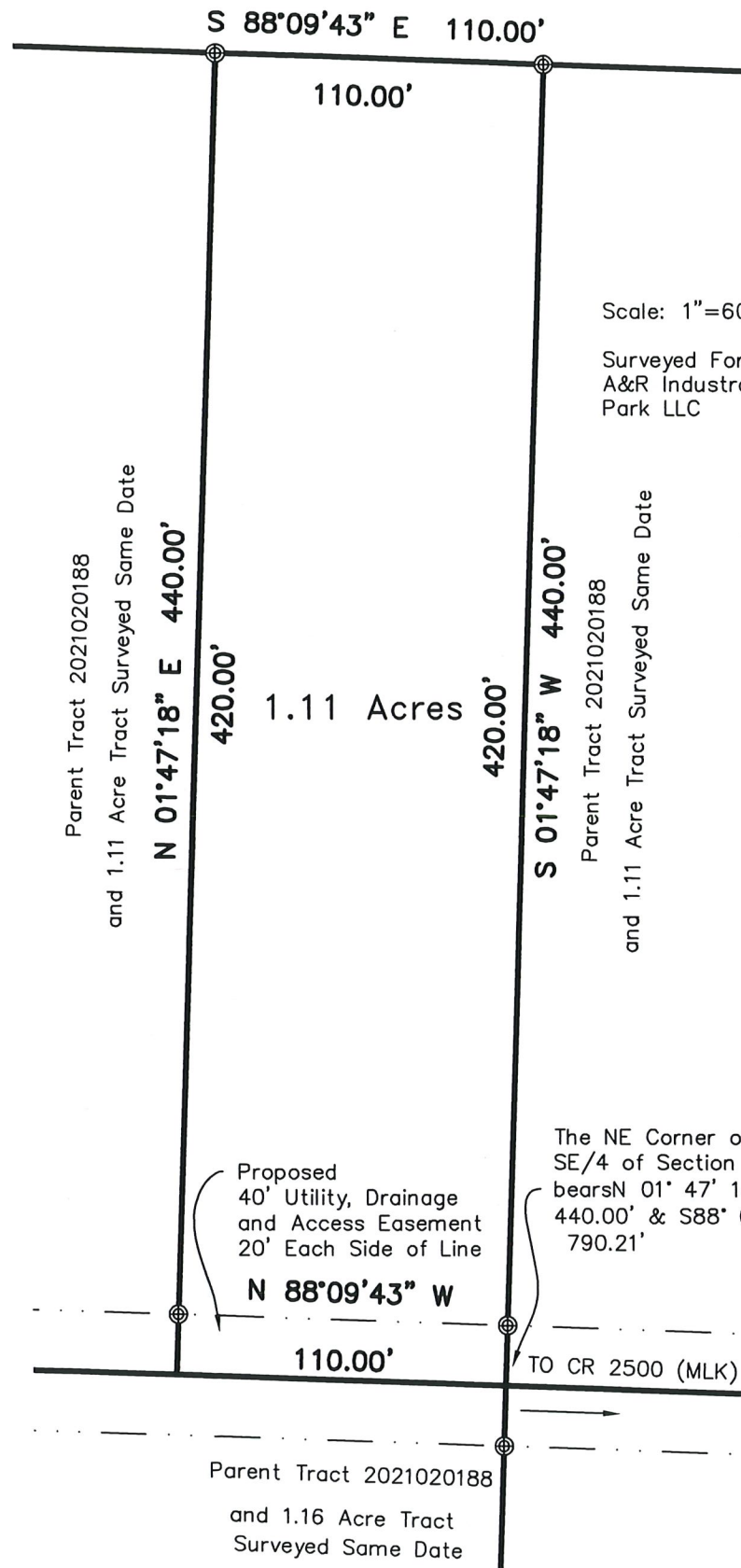
PLAT SHOWN AS SURVEYED ON THE  
GROUND

March 10, 2024

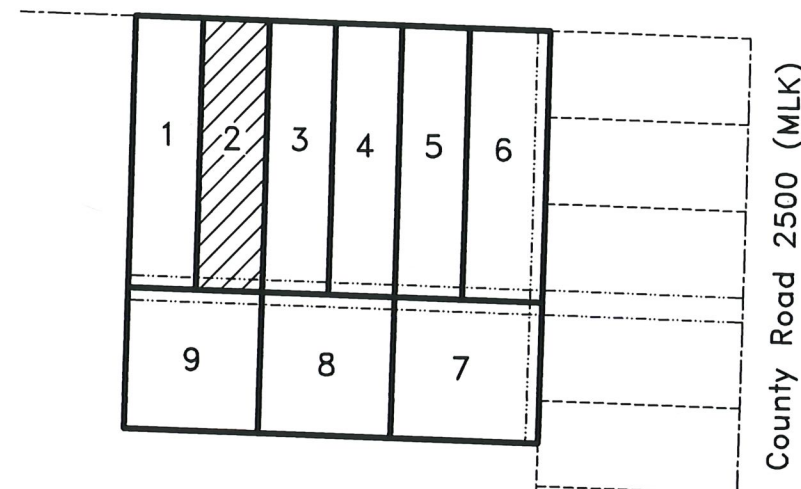
	<b>ABACUS ENGINEERING SURVEYING</b>
	2737 81st Street LUBBOCK, TEXAS
	806-745-7670
Count on It	
TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368	



NE/4 Section 12, Block E  
V. 208, P. 179



Plat and Field Notes on a  
1.11 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,



FIELD NOTES on a 1.11 acre tract out of the 160.201 acre tract described in Lubbock County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for the Southeast corner of this tract, from which the Northeast corner of the SE/4 of Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00 feet and S 88° 09' 43" E, 790.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 110.00 feet to the Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of another 1.11 acre tract surveyed the same date, at 20.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus Cap for the Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North line of the SE/4 of Section 12, a distance of 110.00 feet to a set Abacus Cap for the Northeast corner of this tract;

THENCE S 01°47'18" W, with the West line of another 1.11 acre tract surveyed the same date, at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of BEGINNING and containing 1.11 Acres.

#### Surveyor's Report

This Plat is based on a survey made on the ground February 28, 2024.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents. All found monuments are considered Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings are based on the Texas North Central Zone Coordinate System. NAD 83.

⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity

⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)

CCFN - County Clerk File Number

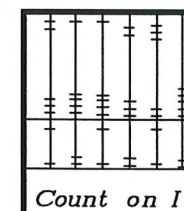


*[Signature]*

J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE GROUND

March 10, 2024



**ABACUS** ENGINEERING  
SURVEYING

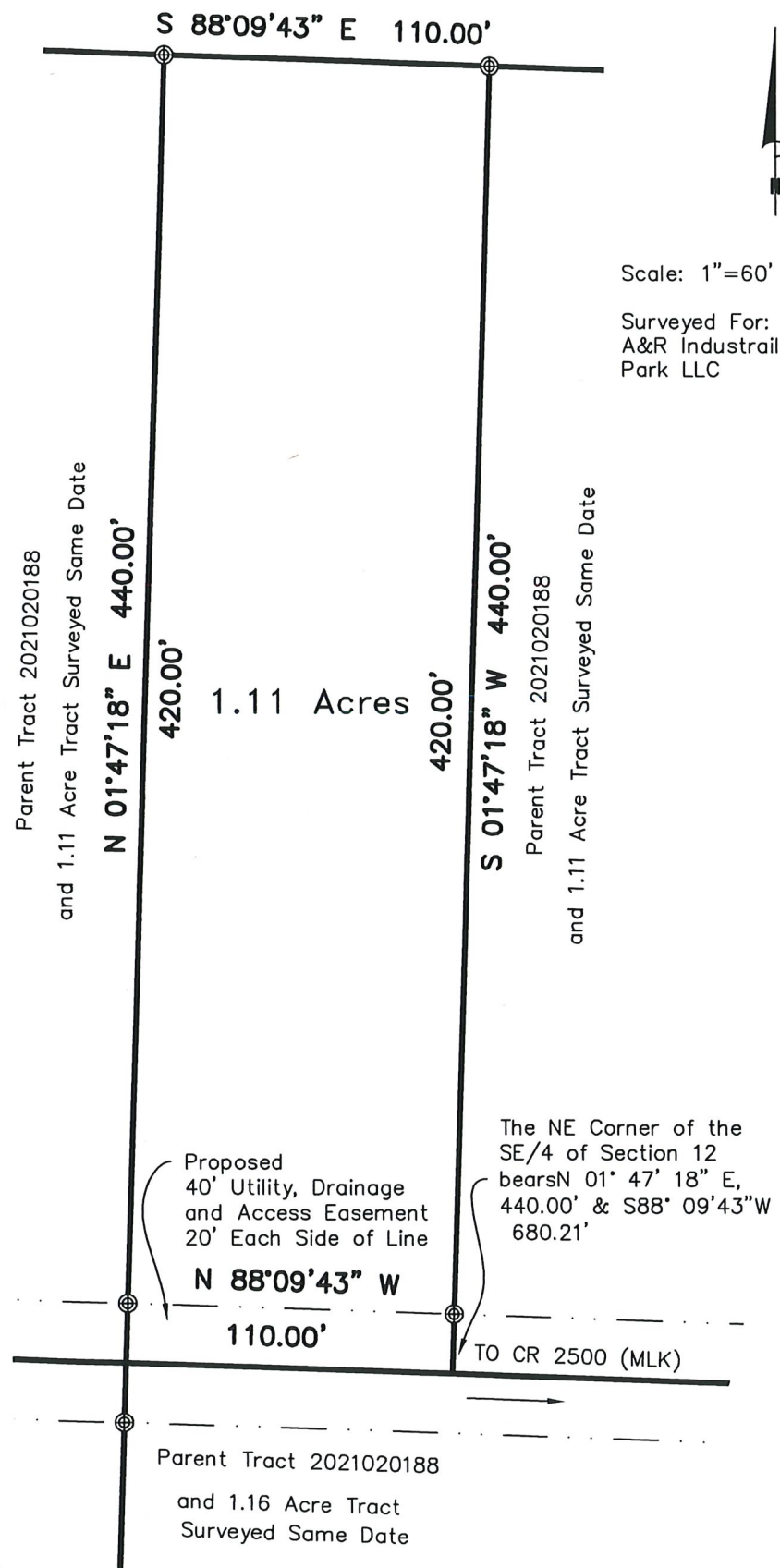
2737 81st Street  
LUBBOCK, TEXAS

806-745-7670

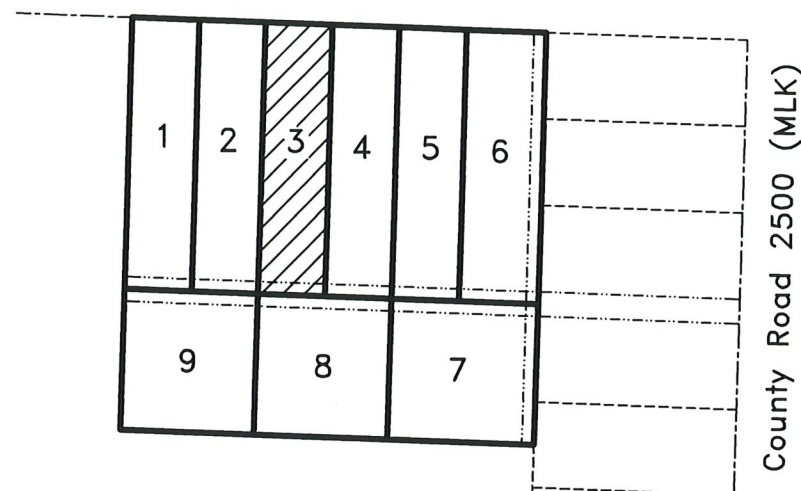
TEXAS SURVEYING FIRM NO. 101153-00  
TEXAS ENGINEERING FIRM NO. 4368



NE/4 Section 12, Block E  
V. 208, P. 179



Plat and Field Notes on a  
1.11 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,



FIELD NOTES on a 1.11 acre tract out of the 160.201 acre tract described in Lubbock County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for the Southeast corner of this tract, from which the Northeast corner of the SE/4 of Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00 feet and S 88° 09' 43" E, 680.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 110.00 feet to the Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of another 1.11 acre tract surveyed the same date, at 20.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus Cap for the Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North line of the SE/4 of Section 12, a distance of 110.00 feet to a set Abacus Cap for the Northeast corner of this tract;

THENCE S 01°47'18" W, with the West line of a 1.11 acre tract surveyed the same date, at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of BEGINNING and containing 1.11 Acres.

Surveyor's Report

This Plat is based on a survey made on the ground February 28, 2024.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents. All found monuments are considered Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings are based on the Texas North Central Zone Coordinate System. NAD 83.

- ① Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity
- ② Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)
- CCFN - County Clerk File Number



*J.M. Cieszinski*  
J.M. CIESZINSKI, RPLS # 4460  
PLAT SHOWN AS SURVEYED ON THE  
GROUND  
March 10, 2024

	<b>ABACUS ENGINEERING SURVEYING</b> 2737 81st Street LUBBOCK, TEXAS 806-745-7670
	TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368



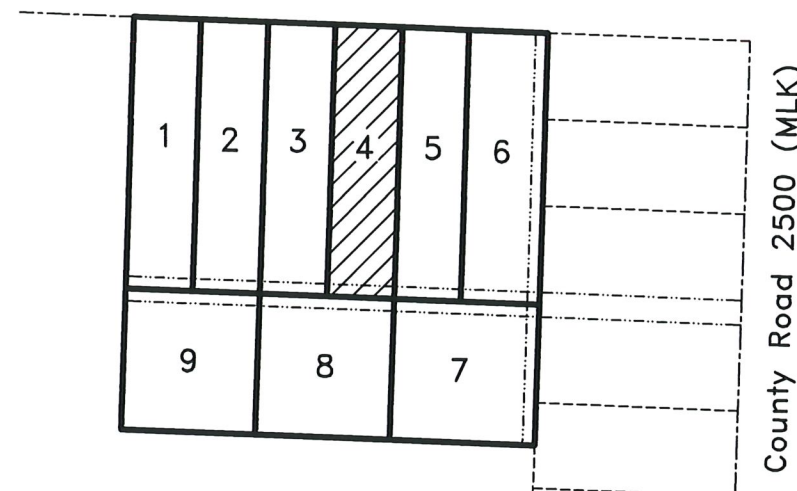
Plat and Field Notes on a  
1.11 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,

NE/4 Section 12, Block E  
V. 208, P. 179

S 88°09'43" E 110.00'

Scale: 1"=60'

Surveyed For:  
A&R Industrail  
Park LLC



Parent Tract 2021020188  
and 1.11 Acre Tract Surveyed Same Date  
N 01°47'18" E 440.00'  
420.00'  
1.11 Acres  
420.00'  
S 01°47'18" W 440.00'  
Parent Tract 2021020188  
and 1.11 Acre Tract Surveyed Same Date

Proposed  
40' Utility, Drainage  
and Access Easement  
20' Each Side of Line

N 88°09'43" W  
110.00'

TO CR 2500 (MLK)

Parent Tract 2021020188  
and 1.16 Acre Tract  
Surveyed Same Date

The NE Corner of the  
SE/4 of Section 12  
bears N 01° 47' 18" E,  
440.00' & S88° 09'43"W  
570.21'

Surveyor's Report

This Plat is based on a survey made on the  
ground February 28, 2024.

Monuments shown as found on this survey were  
accepted by this surveyor as controlling evidence  
due to substantial agreement with Record  
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Zone Coordinate System. NAD 83.

- ⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity
- ⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)
- CCFN - County Clerk File Number

FIELD NOTES on a 1.11 acre tract out of the 160.201 acre tract described in Lubbock  
County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of  
Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock  
County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for  
the Southeast corner of this tract, from which the Northeast corner of the SE/4 of  
Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00  
feet and S 88° 09' 43" E, 570.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 110.00 feet to the  
Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of another 1.11 acre tract surveyed the  
same date, at 20.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460,  
hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus Cap for the  
Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North  
line of the SE/4 of Section 12, a distance of 110.00 feet to a set Abacus Cap for the  
Northeast corner of this tract;

THENCE S 01°47'18" W, with the West line of another 1.11 acre tract surveyed the  
same date, at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of  
BEGINNING and containing 1.11 Acres.



*[Signature]*  
J.M. CIESZINSKI, RPLS # 4460

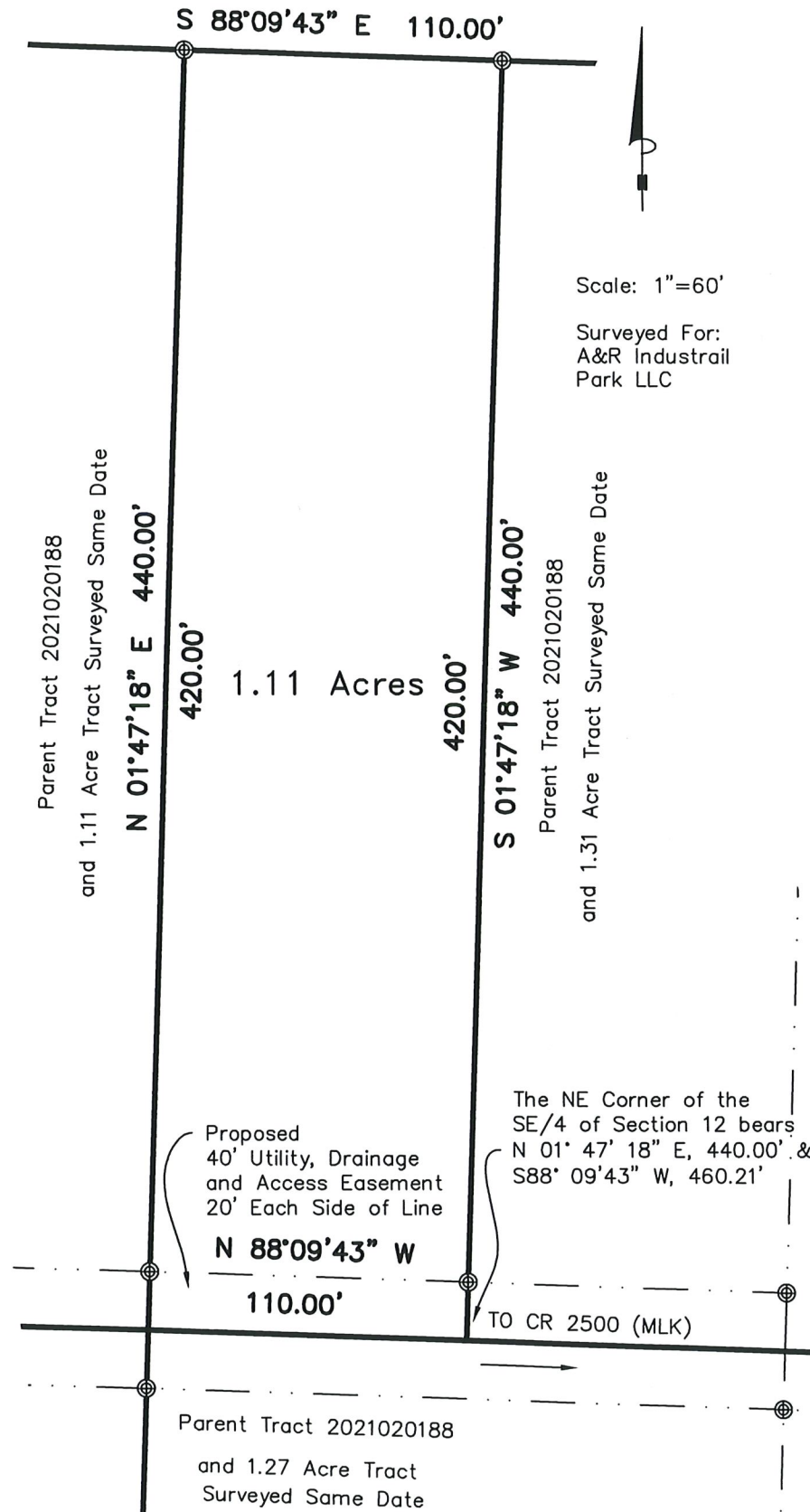
PLAT SHOWN AS SURVEYED ON THE  
GROUND

March 10, 2024

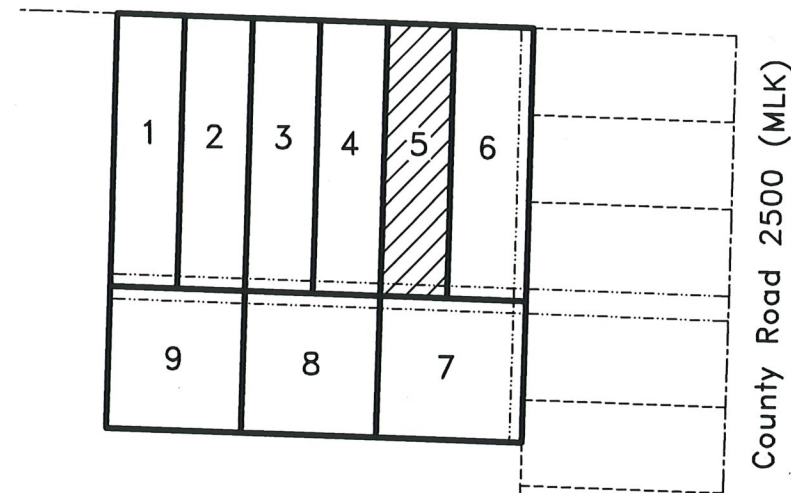
	<b>ABACUS</b> ENGINEERING SURVEYING
	2737 81st Street LUBBOCK, TEXAS 806-745-7670
TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368	



NE/4 Section 12, Block E  
V. 208, P. 179



Plat and Field Notes on a  
1.11 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,



FIELD NOTES on a 1.11 acre tract out of the 160.201 acre tract described in Lubbock County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for the Southeast corner of this tract, from which the Northeast corner of the SE/4 of Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00 feet and S 88° 09' 43" E, 460.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 110.00 feet to the Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of another 1.11 acre tract surveyed the same date, at 20.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus Cap for the Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North line of the SE/4 of Section 12, a distance of 110.00 feet to a set Abacus Cap for the Northeast corner of this tract;

THENCE S 01°47'18" W, with the West line of a 1.31 acre tract surveyed the same date, at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of BEGINNING and containing 1.11 Acres.

Surveyor's Report

This Plat is based on a survey made on the ground February 28, 2024.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents. All found monuments are considered Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings are based on the Texas North Central Zone Coordinate System. NAD 83.

⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity

⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)

CCFN - County Clerk File Number



*J.M. Cieszinski*

J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE  
GROUND

March 10, 2024

	<b>ABACUS ENGINEERING SURVEYING</b>
	2737 81st Street LUBBOCK, TEXAS 806-745-7670
Count on It	

TEXAS SURVEYING FIRM NO. 101153-00  
TEXAS ENGINEERING FIRM NO. 4368



NE/4 Section 12, Block E  
V. 208, P. 179

S 88°09'43" E 130.00'

Parent Tract 2021020188  
and 1.11 Acre Tract Surveyed Same Date

N 01°47'18" E 440.00'

420.00'

1.31 Acres

420.00'

Proposed 20' Utility Easement

S 01°47'18" W 440.00'

Parent Tract 2021020188

CCFN 2022035900

Scale: 1"=60'

Surveyed For:  
A&R Industrail  
Park LLC

The NE Corner of the  
SE/4 of Section 12 bears  
N 01° 47' 18" E, 440.00' &  
S88° 09'43" W, 330.21'

Proposed  
40' Utility, Drainage  
and Access Easement  
20' Each Side of Line

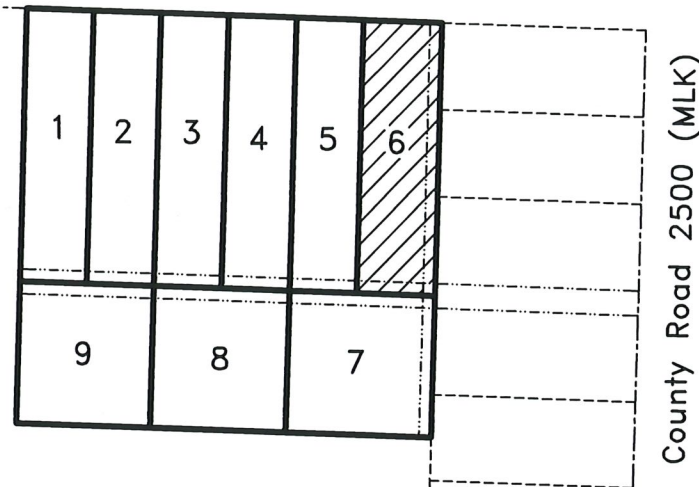
N 88°09'43" W

130.00'

TO CR 2500 (MLK)

Parent Tract 2021020188

and 1.27 Acre Tract  
Surveyed Same Date



#### Surveyor's Report

This Plat is based on a survey made on the  
ground February 28, 2024.

Monuments shown as found on this survey were  
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Documents. All found monuments are considered  
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No Substantial Discrepancies between Record  
Documents and conditions as found on the ground  
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Bearings are based on the Texas North Central  
Zone Coordinate System. NAD 83.

⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity

⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)

CCFN - County Clerk File Number

## Plat and Field Notes on a

1.31 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,

FIELD NOTES on a 1.31 acre tract out of the 160.201 acre tract described in Lubbock  
County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of  
Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock  
County, Texas and further described by metes and bounds as follows;

BEGINNING at a point in the center of a proposed 40 feet wide access easement for  
the Southeast corner of this tract, from which the Northeast corner of the SE/4 of  
Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00  
feet and S 88° 09' 43" E, 330.21 feet;

THENCE N 88°09'43" W, with the center of said easement, 130.00 feet to the  
Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of a 1.11 acre tract surveyed the same  
date, at 20.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460,  
hereinafter referred to as Abacus Cap, in all, 440.00 feet to a set Abacus Cap for the  
Northwest corner of this tract;

THENCE S 88°09'43" E, with the North line of the 160.201 acre tract and the North  
line of the SE/4 of Section 12, at 110.00 feet pass a set Abacus Cap, in all a distance  
of 130.00 feet to a found Abacus Cap for the Northeast corner of this tract;

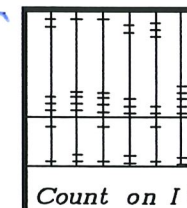
THENCE S 01°47'18" W, with the West line of 3 previously surveyed 1.061 acre tracts,  
at 420 feet pass a set Abacus Cap, in all 440.00 feet to the PLACE of BEGINNING  
and containing 1.31 Acres.



*[Signature]*  
J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE  
GROUND

March 10, 2024



**ABACUS** ENGINEERING  
SURVEYING

2737 81st Street  
LUBBOCK, TEXAS

806-745-7670

TEXAS SURVEYING FIRM NO. 101153-00  
TEXAS ENGINEERING FIRM NO. 4368



Plat and Field Notes on a  
1.27 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,

Surveyor's Report

This Plat is based on a survey made on the  
ground February 28, 2024.

Monuments shown as found on this survey were  
accepted by this surveyor as controlling evidence  
due to substantial agreement with Record  
Documents. All found monuments are considered  
Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record  
Documents and conditions as found on the ground  
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Title Commitment. Easements and/or Restrictions  
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Bearings are based on the Texas North Central  
Zone Coordinate System. NAD 83.

FIELD NOTES on a 1.27 acre tract out of the 160.201 acre tract described in Lubbock  
County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of  
Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock  
County, Texas and further described by metes and bounds as follows;

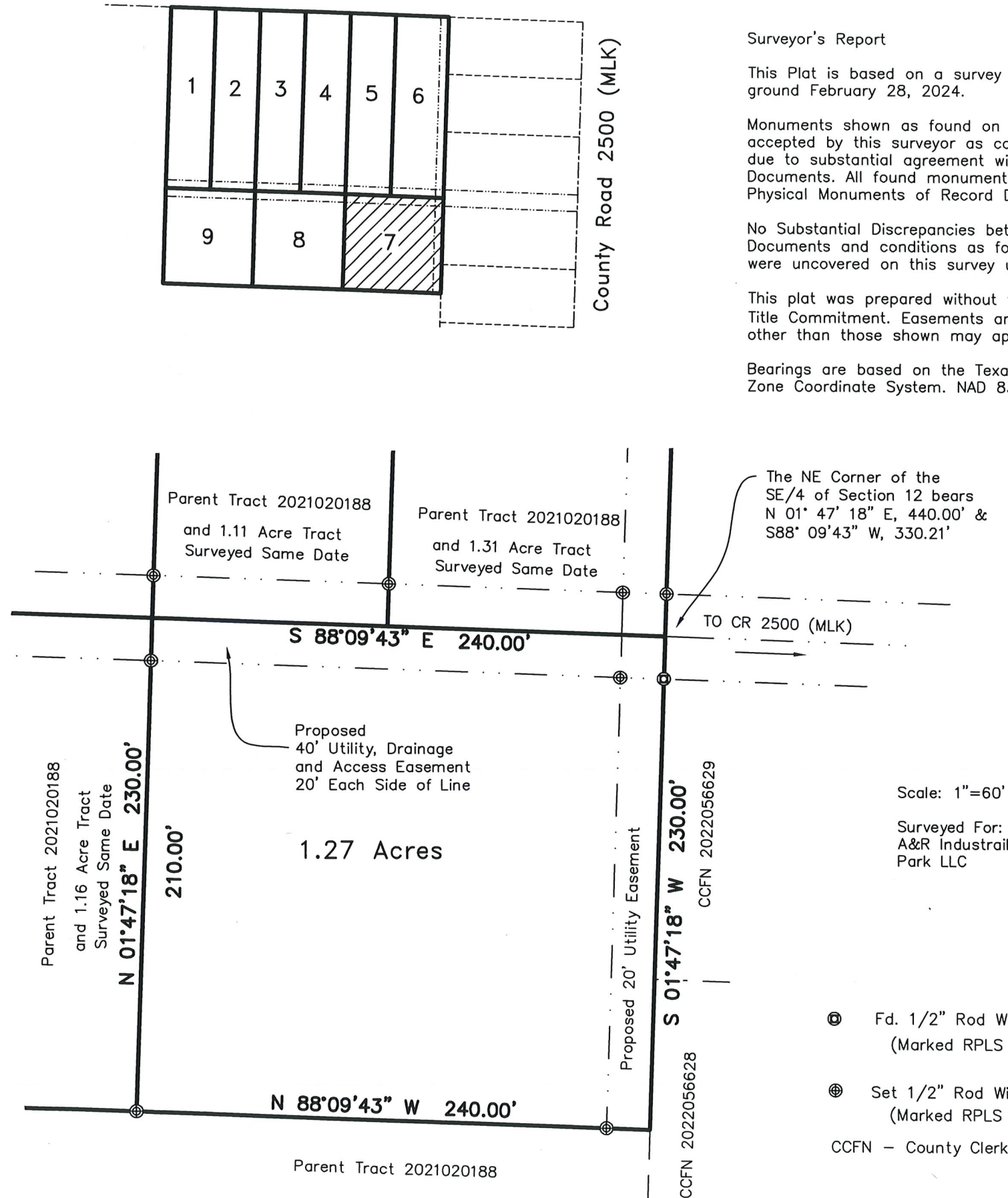
BEGINNING at a point in the center of a proposed 40 feet wide access easement for  
the Northeast corner of this tract, from which the Northeast corner of the SE/4 of  
Section 12 bears N 01° 47' 18" E (Texas North Central Zone Bearing Basis), 440.00  
feet and S 88° 09' 43" E, 330.21 feet;

THENCE S 01°47'18" W, with the West line of 2 previously surveyed 1.061 acre tracts,  
at 20 feet pass a found 1/2" iron rod with green cap marked RPLS 4460, hereinafter  
referred to as Abacus Cap, in all 230.00 feet to the Southeast corner of this tract;

THENCE N 88°09'43" W, at 20.00 feet pass a set Abacus Cap in the West line of a  
proposed 20 feet wide utility easement, in all 240.00 feet to a set Abacus Cap for the  
Southwest corner of this tract;

THENCE N 01°47'18" E, with the East line of a 1.16 acre tract surveyed the same  
date, at 210.00 feet pass a set Abacus Cap, in all 230.00 feet to the Northwest corner  
of this tract;

THENCE S 88°09'43" E, with the center of the proposed 40 feet wide easement,  
230.00 feet to the PLACE of BEGINNING and containing 1.27 acres.



- ⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity
  - ⊙ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)
- CCFN - County Clerk File Number

*J.M. Cieszinski*  
J.M. CIESZINSKI, RPLS # 4460  
PLAT SHOWN AS SURVEYED ON THE  
GROUND  
March 10, 2024



Count on It	<b>ABACUS ENGINEERING SURVEYING</b>
	2737 81st Street LUBBOCK, TEXAS 806-745-7670
TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368	



Plat and Field Notes on a  
1.16 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,

Surveyor's Report

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Bearings are based on the Texas North Central Zone Coordinate System. NAD 83.

FIELD NOTES on a 1.16 acre tract out of the 160.201 acre tract described in Lubbock County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock County, Texas and further described by metes and bounds as follows;

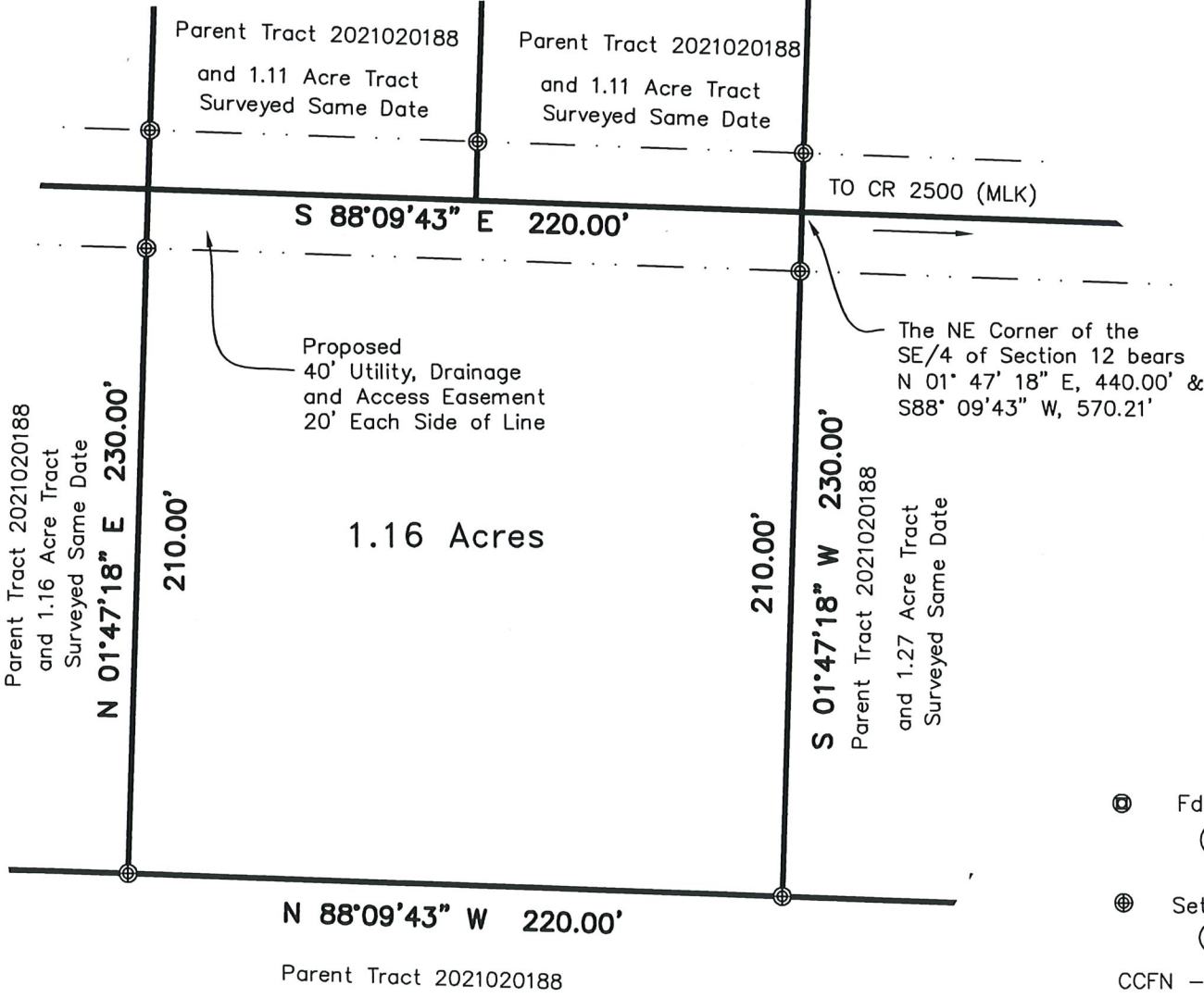
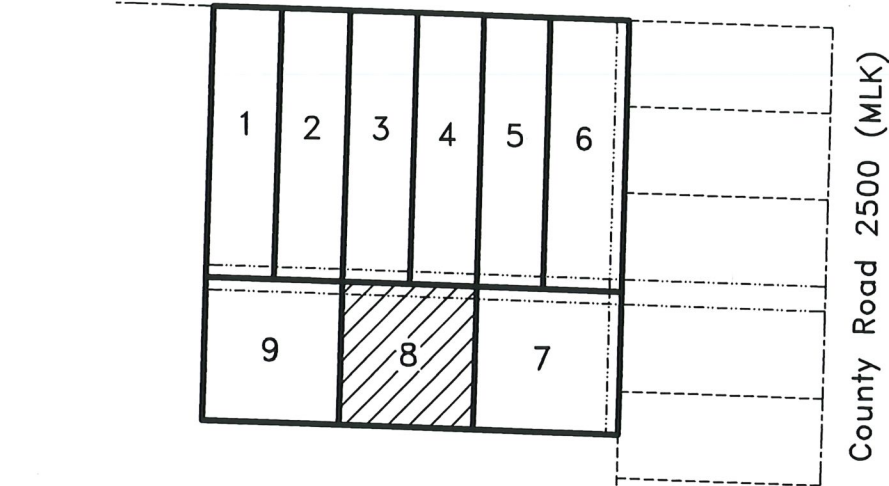
BEGINNING at a point in the center of a proposed 40 feet wide access easement for the Northeast corner of this tract, from which the Northeast corner of the SE/4 of Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00 feet and S 88° 09' 43" E, 570.21 feet;

THENCE S 01°47'18" W, with the West line of a 1.27 acre tract surveyed the same date, at 20 feet pass a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in all 230.00 feet to a set Abacus Cap for the Southeast corner of this tract;

THENCE N 88°09'43" W, 220.00 feet to a set Abacus Cap for the Southwest corner of this tract;

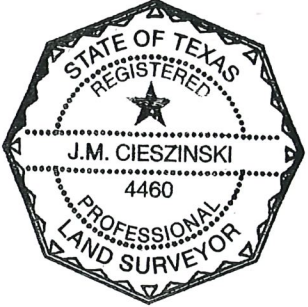
THENCE N 01°47'18" E, with the East line of a 1.16 acre tract surveyed the same date, at 210.00 feet pass a set Abacus Cap, in all 230.00 feet to the Northwest corner of this tract;

THENCE S 88°09'43" E, with the center of the proposed 40 feet wide easement, 220.00 feet to the PLACE of BEGINNING and containing 1.16 acres.



- ⊙ Fd. 1/2" Rod With Green Cap (Marked RPLS 4460) Record Dignity
- ⊙ Set 1/2" Rod With Green Cap (Marked RPLS 4460)
- CCFN – County Clerk File Number

*[Signature]*  
J.M. CIESZINSKI, RPLS # 4460  
PLAT SHOWN AS SURVEYED ON THE GROUND  
March 10, 2024



	<b>ABACUS ENGINEERING SURVEYING</b>
	2737 81st Street LUBBOCK, TEXAS
	806-745-7670
TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368	



Plat and Field Notes on a  
1.16 Acre Tract out of the Southeast Quarter (SE/4)  
of Section 12, Block E, Abstract 494, G.C. & S.F.  
Railroad Company Survey, Lubbock County, Texas,

Surveyor's Report

This Plat is based on a survey made on the  
ground February 28, 2024.

Monuments shown as found on this survey were  
accepted by this surveyor as controlling evidence  
due to substantial agreement with Record  
Documents. All found monuments are considered  
Physical Monuments of Record Dignity.

No Substantial Discrepancies between Record  
Documents and conditions as found on the ground  
were uncovered on this survey unless noted.

This plat was prepared without the benefit of a  
Title Commitment. Easements and/or Restrictions  
other than those shown may apply.

Bearings are based on the Texas North Central  
Zone Coordinate System. NAD 83.

FIELD NOTES on a 1.16 acre tract out of the 160.201 acre tract described in Lubbock  
County Clerk File Number 2021020188, and out of the Southeast Quarter (SE/4) of  
Section 12, Block E, Abstract 494, G.C. & S.F. Railroad Company Survey, Lubbock  
County, Texas and further described by metes and bounds as follows;

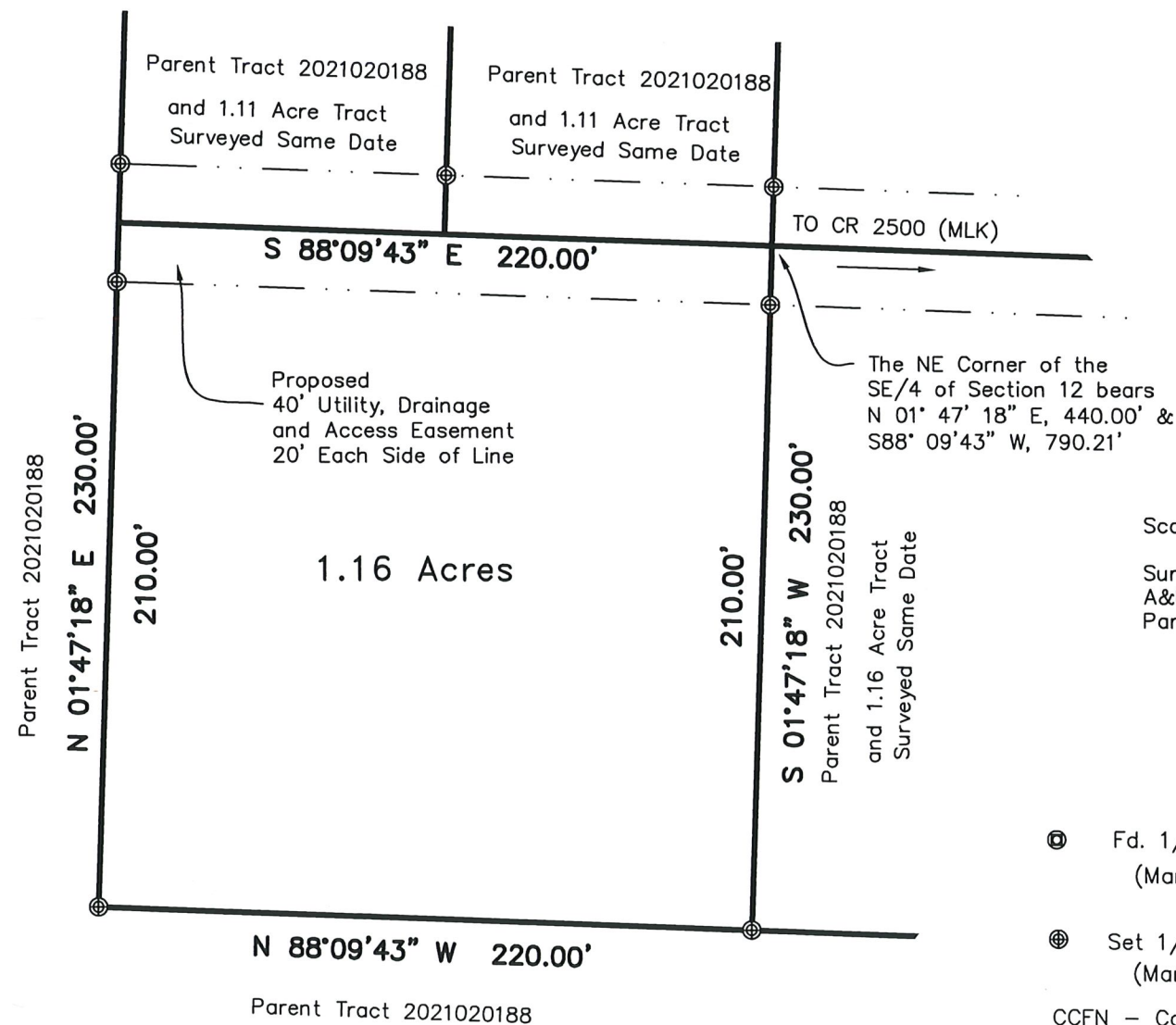
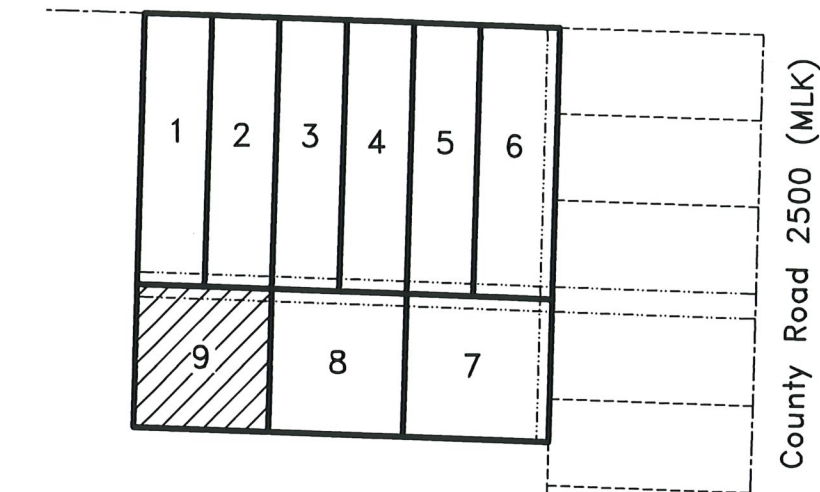
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Section 12 bears N 01° 47' 18" E(Texas North Central Zone Bearing Basis), 440.00  
feet and S 88° 09' 43" E, 790.21 feet;

THENCE S 01°47'18" W, with the West line of a 1.16 acre tract surveyed the same  
date, at 20 feet pass a set 1/2" iron rod with green cap marked RPLS 4460,  
hereinafter referred to as Abacus Cap, in all 230.00 feet to a set Abacus Cap for the  
Southeast corner of this tract;

THENCE N 88°09'43" W, 220.00 feet to a set Abacus Cap for the Southwest corner of  
this tract;

THENCE N 01°47'18" E, at 210.00 feet pass a set Abacus Cap, in all 230.00 feet to  
the Northwest corner of this tract;

THENCE S 88°09'43" E, with the center of the proposed 40 feet wide easement,  
220.00 feet to the PLACE of BEGINNING and containing 1.16 acres.



- ⊙ Fd. 1/2" Rod With Green Cap  
(Marked RPLS 4460) Record Dignity
- ⊕ Set 1/2" Rod With Green Cap  
(Marked RPLS 4460)
- CCFN - County Clerk File Number

*J.M. Cieszinski*  
J.M. CIESZINSKI, RPLS # 4460  
PLAT SHOWN AS SURVEYED ON THE  
GROUND  
March 10, 2024



	<b>ABACUS</b> ENGINEERING SURVEYING
	2737 81st Street LUBBOCK, TEXAS 806-745-7670
Count on It	TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368