BOUNDARY SURVEY OF A
9.0085 ACRE TRACT OF LAND IN SECTION 23, BLOCK E-2, LUBBOCK COUNTY, TEXAS

(PARENT TRACT: VOLUME 10137, PAGE 118, OFFICIAL PUBLIC RECORDS, LUBBOCK COUNTY, TEXAS)

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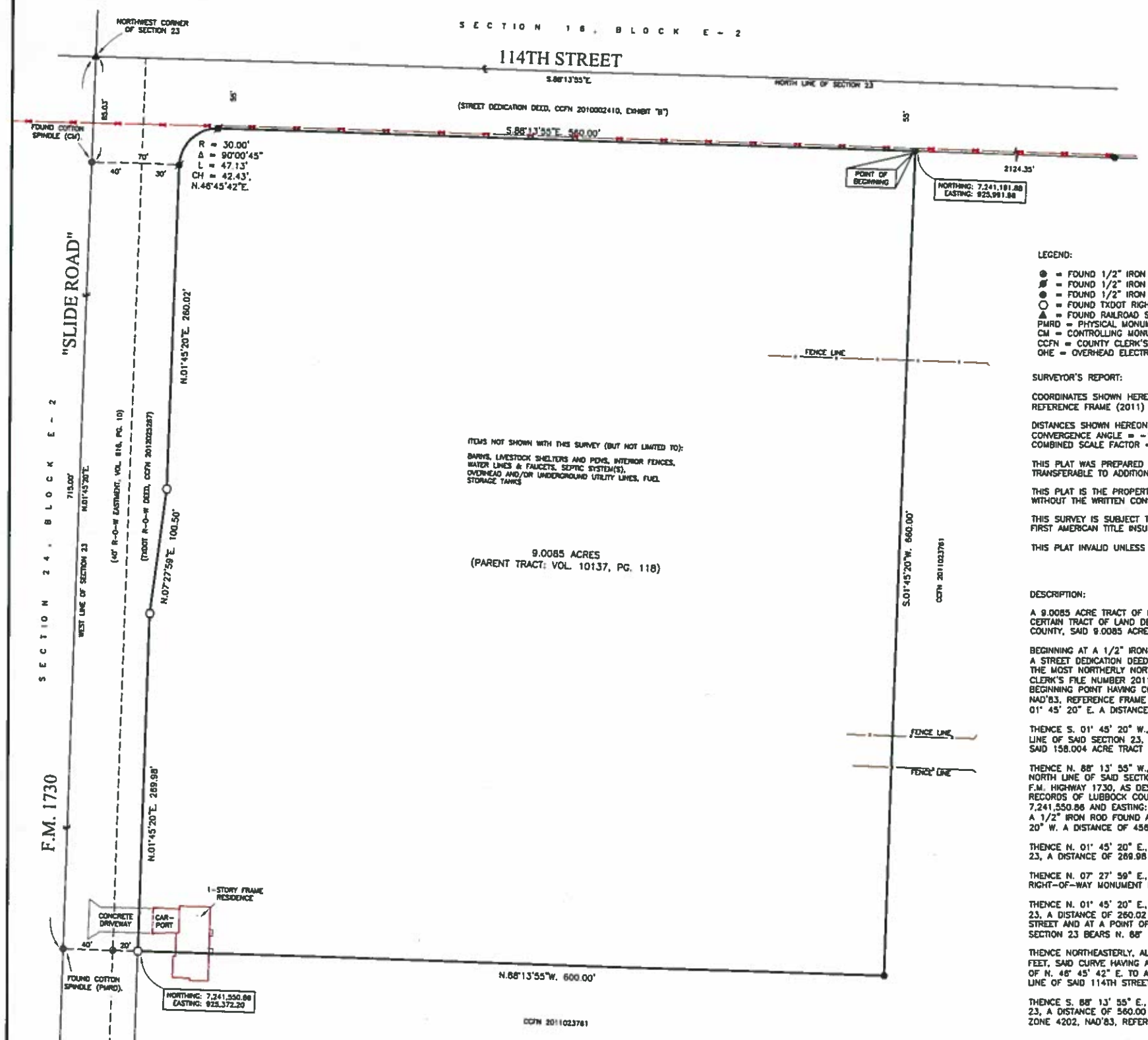
SURVEY MADE FOR TIGRIS DEVELOPMENT, LLC.



LEGEND:

- ● = FOUND 1/2" IRON ROD WITH CAP "AMD ENGR" (PMRD).
- ⊘ = FOUND 1/2" IRON ROD WITH CAP "H.R. & ASSOC." (PMRD).
- ● = FOUND 1/2" IRON ROD (PMRD).
- ○ = FOUND TXDOT RIGHT-OF-WAY MONUMENT (PMRD).
- ▲ = FOUND RAILROAD SPIKE (PMRD).

PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CM = CONTROLLING MONUMENT.
CCFN = COUNTY CLERK'S FILE NUMBER.
OHE = OVERHEAD ELECTRIC LINE.

SCALE: 1" = 60'

SURVEYOR'S REPORT:

COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD'83, REFERENCE FRAME (2011) (EPOCH 2010).

DISTANCES SHOWN HEREON ARE AT SURFACE. BEARINGS ARE GRID BEARINGS.
CONVERGENCE ANGLE = -1°51'55".
COMBINED SCALE FACTOR = 0.9997502

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL AND/OR INSTITUTIONS NAMED ON THIS SURVEY. IT IS NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS WITHOUT EXPRESSED RECERTIFICATION BY STEVENS SURVEYING CO.

THIS PLAT IS THE PROPERTY OF STEVENS SURVEYING CO. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STEVENS SURVEYING CO.

THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NUMBER 70586, ISSUED JULY 3, 2012 WAS PROVIDED FOR THIS SURVEY.

THIS PLAT INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE

DESCRIPTION:

A 9.0085 ACRE TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, BLOCK E-2, LUBBOCK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 10137, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, SAID 9.0085 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGR" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF 114TH STREET, AS DESCRIBED IN A STREET DEDICATION DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2010002410 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AND THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN 158.004 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2011023761 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE NORTHEAST CORNER OF THIS TRACT, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,242,191.88 AND EASTING: 925,991.98, TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD'83, REFERENCE FRAME (2011) (EPOCH 2010), WHENCE A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 23 BEARS N. 01° 45' 20" E. A DISTANCE OF 55.00 FEET AND N. 88° 13' 55" W. A DISTANCE OF 660.00 FEET;

THENCE S. 01° 45' 20" W., ALONG THE MOST EASTERLY PORTION OF THE WEST LINE OF SAID 158.004 ACRE TRACT AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGR" FOUND AT AN ELL CORNER OF SAID 158.004 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88° 13' 55" W., ALONG THE MOST SOUTHERLY PORTION OF THE NORTH LINE OF SAID 158.004 ACRE TRACT AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 600.00 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1730, AS DESCRIBED IN A RIGHT-OF-WAY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2012025287 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SOUTHWEST CORNER HAVING COORDINATES OF NORTHING: 7,241,550.88 AND EASTING: 925,372.20, TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD'83, REFERENCE FRAME (2011) (EPOCH 2010), WHENCE A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS N. 88° 13' 55" W. A DISTANCE OF 60.00 FEET AND S. 01° 45' 20" W. A DISTANCE OF 4569.03 FEET;

THENCE N. 01° 45' 20" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1730 AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 269.98 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THIS TRACT;

THENCE N. 07° 27' 59" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1730, A DISTANCE OF 100.50 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THIS TRACT;

THENCE N. 01° 45' 20" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1730 AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 260.02 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "H.R. & ASSOC." FOUND IN THE MOST SOUTHERLY LINE OF SAID 114TH STREET AND AT A POINT OF CURVATURE FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT, WHENCE SAID NORTHWEST CORNER OF SECTION 23 BEARS N. 88° 14' 40" W. A DISTANCE OF 70.00 FEET AND N. 01° 45' 20" E. A DISTANCE OF 85.03 FEET;

THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 114TH STREET, AN ARC DISTANCE OF 47.13 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 90° 00' 45", A CHORD DISTANCE OF 42.43 FEET AND A CHORD BEARING OF N. 46° 45' 42" E. TO A 1/2" IRON ROD WITH A CAP MARKED "H.R. & ASSOC." FOUND AT A POINT OF TANGENCY IN THE SOUTH RIGHT-OF-WAY LINE OF SAID 114TH STREET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE S. 88° 13' 55" E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 114TH STREET AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD'83, REFERENCE FRAME (2011) (EPOCH 2010). DISTANCES ARE AT SURFACE.

I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO TIGRIS DEVELOPMENT, LLC. THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED: JULY 19 & 24, 2012

NORRIS STEVENS
R.P.L.S. 4339

SCHEDULE B ITEMS IN TITLE COMMITMENT ISSUED JULY 3, 2012, BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 70586:

10a.) EASEMENT RECORDED IN VOL. 354, PG. 34: EASEMENT IS LIMITED TO A LINE 31 FEET EAST OF CENTERLINE OF ROAD, WHICH IS (APPROXIMATELY) THE WEST LINE OF SECTION 23, BLOCK E-2. THIS EASEMENT LIES WITHIN A 40 FOOT WIDE RIGHT-OF-WAY EASEMENT ALONG THE WEST SIDE OF THE NORTH HALF OF SECTION 23 (VOL. 616, PG. 10).

10b.) EASEMENT RECORDED IN VOL. 616, PG. 10: THIS RIGHT-OF-WAY EASEMENT IS WHOLLY CONTAINED WITHIN THE EXISTING AND CURRENT RIGHT-OF-WAY OF F.M. HIGHWAY 1730 (SLIDE ROAD), BEING SEVERED FROM THE PARENT TRACT BY THE RIGHT-OF-WAY ACQUIRED BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2012025278.

10c.) EASEMENT RECORDED IN VOL. 672, PG. 94: EASEMENT TO SOUTH PLAIN ELECTRIC COOPERATIVE APPEARS TO BE LIMITED TO THE EAST SIDE OF SECTION 23, BLOCK E-2, BUT MAY INCLUDE, BY INTERPRETATION, THE POWER LINE TRAVERSING EAST TO WEST IN THE EXISTING AND CURRENT RIGHT-OF-WAY OF 114TH STREET ACQUIRED BY A STREET DEDICATION DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2010002410.

10d.) STREED DEDICATION RECORDED IN COUNTY CLERK'S FILE NUMBER 2010002410: RIGHT-OF-WAY AS INDICATED HEREON, BEING (THE SOUTH PORTION OF) 114TH STREET.

STEVENS SURVEYING
806-687-1589
6310 CENOA AVE SUITE A
LUBBOCK, TEXAS 79424

PREPARED FOR: TIGRIS DEVELOPMENT, LLC
CF#: 70586 SWW
JOB#: 120704

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