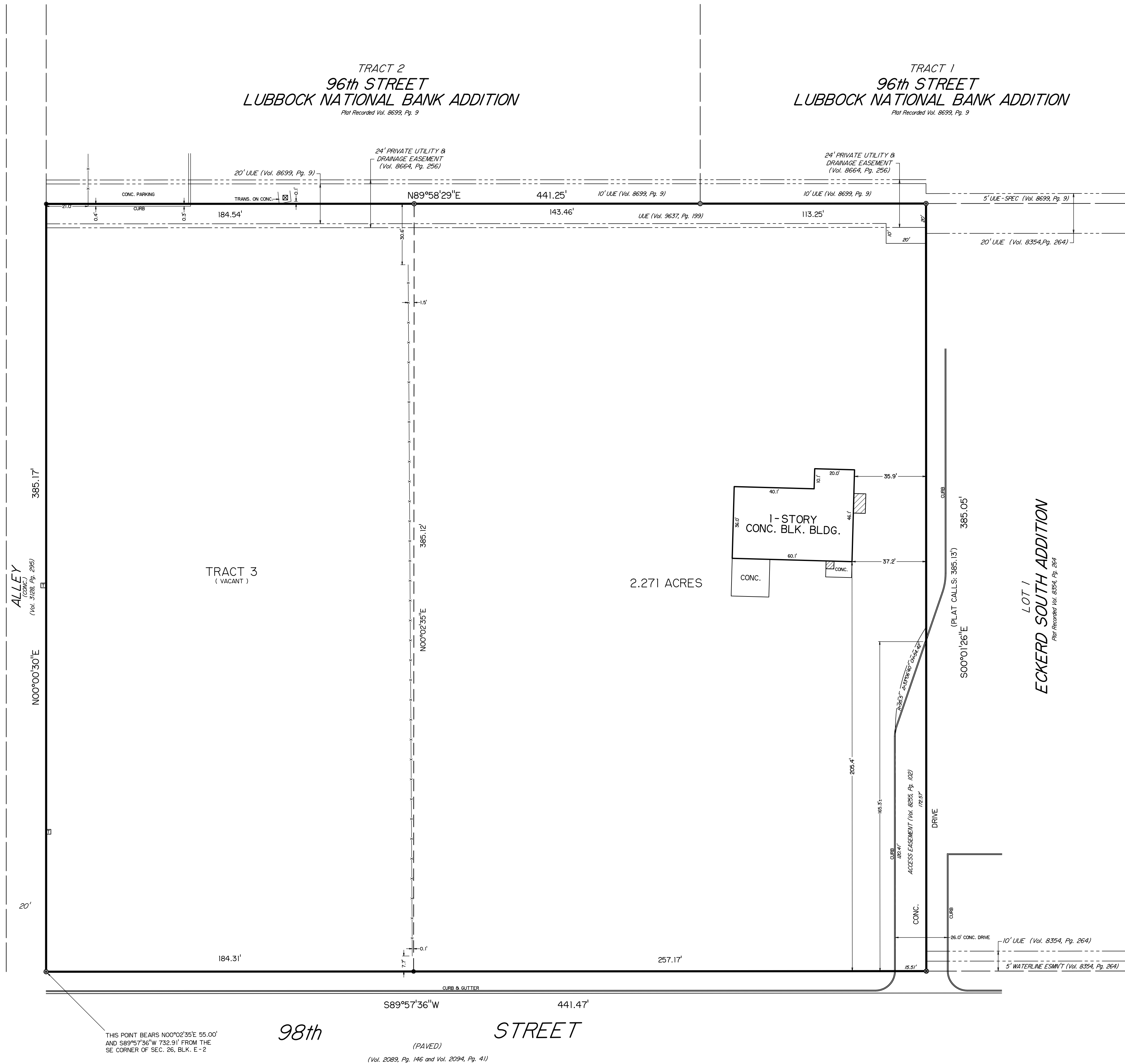


PERIMETER & IMPROVEMENT SURVEY OF
TRACT 3 OF TRACTS 1, 2 AND 3
96th STREET LUBBOCK NATIONAL BANK ADDITION

TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS,
ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED
IN VOLUME 8699, PAGE 9, OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS
AND A 2.271 ACRE TRACT OF LAND LOCATED IN
SECTION 26, BLOCK E-2
LUBBOCK COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION of Tract 3 of Tracts 1, 2 and 3, 96th Street Lubbock National Bank Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 8699, Page 9, Official Public Records of Lubbock County, Texas and a 2.271 acre tract located in Section 26, Block E-2, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap set in the North right-of-way line of 98th Street as described in Volume 2089, Page 146 and Volume 2094, Page 41, Real Property Records of Lubbock County, Texas and the East line of a 20 foot alley described in Volume 3128, Page 295, Real Property Records of Lubbock County, Texas, for the Southwest corner of said Tract 3, which bears N. 00°02'35" E. a distance of 55.00' and S. 89°57'36" W. a distance of 732.91 feet from the Southeast corner of Section 26, Block E-2, Lubbock County, Texas;

THENCE N. 00°00'30" E., along said East alley line and the West line of said Tract 3, a distance of 385.17 feet to a 1/2" iron rod with cap found at the Northwest corner of said Tract 3, being the Southwest corner of said Tract 2, 96th Street Lubbock National Bank Addition;

THENCE N. 89°58'29" E., along the North line of said Tract 3 and the South line of said Tract 2, at 184.54 feet pass a 1/2" iron rod with cap set for the Northeast corner of said Tract 3, at 328.00 feet pass a 1/2" iron rod found at the Southeast corner of said Tract 2 and the Southwest corner of said Tract 1, 96th Street Lubbock National Bank Addition, continuing along the South line of said Tract 1, for a total distance of 441.25 feet to a 1/2" iron rod with cap set for the Northwest corner of Lot 1, Eckerd South Addition, to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 8354, Page 264, Official Public Records of Lubbock County, Texas, being the Northeast corner of this tract;

THENCE S. 00°01'26" E., along the West line of said Lot 1, Eckerd South Addition a distance of 385.05 feet (plat calls: 385.13 feet) to a "X" found cut in concrete in said North right-of-way line of 98th Street, at the Southwest corner of said Lot 1 and Southeast corner of this tract;

THENCE S. 89°57'36" W., along said North right-of-way line, at 257.17 feet pass a 1/2" iron rod with cap found at the Southeast corner of said Tract 3, continuing along said North right-of-way line and the South line of said Tract 3, for a total distance of 441.47 feet to the Point of Beginning.

Contains: 3.902 acres
169,973 square feet

Bearings are relative to the South line of Tract 3, 96th Street Lubbock National Bank Addition being previously recognized as S. 89°57'36" W.

RECIPROCAL EASEMENT AGREEMENTS

TRACT 3

This tract is subject to a reciprocal easement agreement as described in Vol. 8664, Pg. 256, Official Public Records of Lubbock County, Texas.

2.271 ACRE TRACT

This tract is subject to a reciprocal easement agreement as described in Vol. 8255, Pg. 102, Official Public Records of Lubbock County, Texas.

This tract is subject to a reciprocal easement agreement as described in Vol. 8664, Pg. 256, Official Public Records of Lubbock County, Texas.

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.

CERTIFICATION TO: Brad Andrews Realty, LLC ONLY

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.
April 16, 2008
April 30, 2008, revised to correct point of beginning call.
May 1, 2008, revised to address legal comments.

Brent Carroll
Registered Professional Land Surveyor
No. 5410 State of Texas

SCALE : 1"=30'
CONTROL MONUMENTS AS FOUND & SHOWN
FENCES AS SHOWN
● - FD, 1/2" ROD w/CAP
○ - SET, 1/2" ROD w/CAP
⊗ - FD, "X" CUT IN CONCRETE
○ - FD, 1/2" ROD
⊞ - TELEPHONE RISER
080718 / SLG (WPR)



WARNING
This plat is invalid unless it bears an original signature across an embossed seal.

HUGO REED
AND ASSOCIATES, INC.
LAND SURVEYORS
1801 AVENUE N
LUBBOCK, TEXAS 79401
PHONE : (806) 763-5642 FAX : (806) 763-3891

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for G.P. and any other identifiers as indicated in the certificate shown herein.