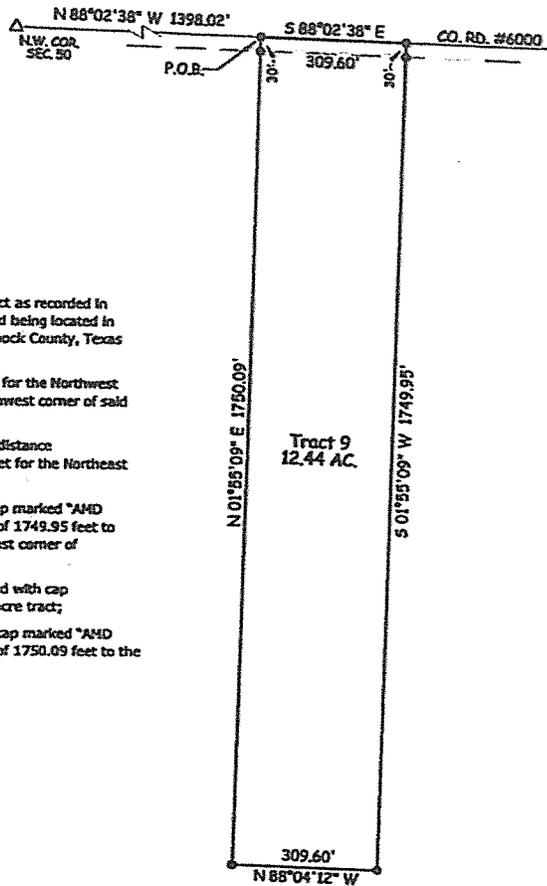


**SURVEY OF  
A 12.44 ACRE TRACT OUT OF A 149.93 ACRE TRACT OF LAND  
LOCATED IN SECTION 50, BLOCK A, ABSTRACT No. 1502,  
H.E. & W.T. RAILROAD Co. SURVEY,  
LUBBOCK COUNTY, TEXAS**

(C.C.F.N. 2022-27729 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)

W.D.VL.CCFN. 2004-33145



**TRACT 9  
LEGAL DESCRIPTION**

**FIELD NOTES** of a 12.44 acre tract of land being out of a 149.93 acre tract as recorded in C.C.F.N. 2022-27729, Official Public Records of Lubbock County, Texas and being located in Section 50, Block A, Abstract No. 1502, H.E. & W.T. R.R. Co. Survey, Lubbock County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 Iron rod with cap marked "AMD ENGINEERING", set for the Northwest corner of this 12.44 acre tract, whence a railroad spike found for the Northwest corner of said Section 50 bears North 88°02'38" West, a distance of 1398.02 feet;

**THENCE** South 88°02'38" East, along the North line of said Section 50, a distance of 309.60 feet to a 1/2" Iron rod with cap marked "AMD ENGINEERING", set for the Northeast corner of this 12.44 acre tract;

**THENCE** South 01°55'09" West, at 30.00 feet pass a 1/2" Iron rod with cap marked "AMD ENGINEERING", set for a reference corner, continuing for a total distance of 1749.95 feet to a 1/2" Iron rod with cap marked "AMD ENGINEERING", set for the Southeast corner of this 12.44 acre tract;

**THENCE** North 88°04'12" West, a distance of 309.60 feet to a 1/2" Iron rod with cap marked "AMD ENGINEERING", set for the Southwest corner of this 12.44 acre tract;

**THENCE** North 01°55'09" East, at 1720.09 feet pass a 1/2" Iron rod with cap marked "AMD ENGINEERING", set for a reference corner, continuing for a total distance of 1750.09 feet to the point of beginning.

I, STERLING B. BURROW, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO JORDAN MCKAY 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: JUNE 17, 2022

*Sterling B. Burrow*  
STERLING B. BURROW  
R.P.L.S. 4666



**LEGEND:**

- SCALE: 1" = 300'
- = SET 1/2" IRON ROD WITH CAP "AMD ENGINEERING"
- Δ = FOUND R.R. SPIKE (PMRD).
- CM = CONTROL MONUMENT.
- PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
- WD = WARRANTY DEED.
- CCFN = COUNTY CLERK FILE NUMBER.



**FLOOD CERTIFICATE:**

BASED ON EVIDENCE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT APPEARS THAT THIS TRACT DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL 195 OF 500, MAP NUMBER 48303C0195 E OF THE FLOOD INSURANCE RATE MAP FOR LUBBOCK COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NUMBER 480915, EFFECTIVE DATE: SEPTEMBER 28, 2007

**SURVEYORS REPORT:**

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 AMD ENGINEERING, LLC. THIS PLAT IS THE PROPERTY OF AMD ENGINEERING, LLC. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF AMD ENGINEERING, LLC. THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT. VISIBLE EVIDENCE OF CONDITIONS AFFECTING THIS TRACT IS AS SHOWN ON THIS PLAT. MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS. BEARINGS AND COORDINATES ARE DETERMINED BY GPS OBSERVATIONS, NAD27, TEXAS NORTH CENTRAL ZONE. DISTANCES ARE U.S. SURVEY FEET, SURFACE VALUES SHOWN. THIS PLAT INVALID UNLESS IT BEARS SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.



AMD Engineering, LLC  
6515 88th Street, Suite 300  
Lubbock, TX 79424

**CIVIL ENGINEERING  
LAND SURVEYING**

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TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

PREPARED FOR: JORDAN MCKAY

JOB No. 220487-BNDRY

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KA





# AMD Engineering and Surveying

## LEGAL DESCRIPTION

**FIELD NOTES** of a 149.93 acre tract of land being out of Section 50, Block A, Abstract No. 1502, H.E. & W.T. R.R. Co. Survey, Lubbock County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the Northeast corner of the Northwest Quarter of said Section 50 and being the Northeast corner of this 149.93 acre tract, said corner having a NAD83, State Plane Coordinate, Texas North Central Zone of N: 7,309,474.87 E: 977,415.31, whence a 1-1/4" iron pipe found for the Northeast corner of said Section 50 bears South 88°02'38" East, a distance of 2636.50 feet;

**THENCE** South 01°54'47" West, at 30.00 feet pass a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a reference corner, continuing for a total distance of 2641.55 feet to a 1" iron pipe, found for the center of this section and the Southeast corner of this 149.93 acre tract;

**THENCE** North 88°04'12" West, at 1410.09 feet pass a 1/2" iron rod found for the Northeast corner of a tract of land as described in General Warranty Deed, C.C.F.N. 2006-10017, at 2606.78 feet pass a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a reference corner, continuing for a total distance of 2636.78 feet to a railroad spike found for the Northwest corner of said tract described in C.C.F.N. 2006-10017 and being the Southwest corner of this 149.93 acre tract;

**THENCE** North 01°55'09" East, along the West line of said Section 50, a distance of 1828.60 feet to a railroad spike found for the Southwest corner of a 10 acre tract as described by Warranty Deed in Volume 2000, Page 142, Real Property Records of Lubbock County, Texas and being a corner of this 149.93 acre tract;

**THENCE** South 88°02'38" East, along the South line of said 10 acre tract, at 30.00 feet pass a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a reference corner, continuing for a total distance of 535.06 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the Southeast corner of said 10 acre tract and being a corner of this 149.93 acre tract;

**THENCE** North 01°55'09" East, along the East line of said 10 acre tract, at 784.14 feet pass a 1/2" iron rod, found for a reference corner, continuing for a total distance of 814.14 feet to a 1/2" iron rod, found for the Northeast corner of said 10 acre tract and being the Northwest corner of this 149.93 acre tract;

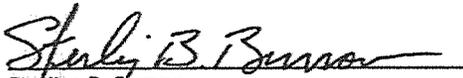
**THENCE** South 88°02'38" East, along the North line of said Section 50, a distance of 2101.43 feet to the point of beginning.

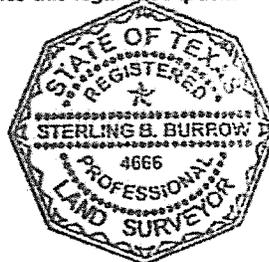
Bearings were determined by GPS observations, NAD83 (2011), Texas North Central Zone, U.S. Survey Feet.

Distances shown are actual surface distances.

A survey plat of even survey date herewith accompanies this legal description.

Surveyed on the ground May 18, 2022

  
Sterling B. Burrow  
Registered Professional Land Surveyor  
State of Texas No. 4666



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