







## HUGO REED AND ASSOCIATES, INC.

1601 Avenue N, Lubbock, Texas 79401

Phone: 806-763-5642

Fax: 806-763-3891

Texas Registered Engineering Firm F-760

Texas Licensed Surveying Firm 100676-00

### LETTER OF TRANSMITTAL

To: City Planning	Date: June 25, 2025	Job #
		Project Name: Neel Addition

Attn: Greg Hernandez

We are sending you:

☒ Herewith

☐ Under Separate Cover Via

Copies	Date	Description
5	6/25	Final Plat For Recording
orig	6/25	Plat Dedication Documents
1	6/25	Plat Approval Letter and Supporting Materials (for info only)

These are transmitted as:

☐ For Your Use

☐ For Review & Comments

☐ For Approval

☐ For Your Records

☐ Return After Loan to Us

☒ **For Recording**

Remarks:

Please process this plat for recording and send to Lubbock County for Commissioners Court approval. Use our escrow account at the Courthouse for recording fees.

Copies to:

Signed: Terry S. Holeman

## DEDICATION DEED

THE STATE OF TEXAS     §  
                                      §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF LUBBOCK     §

That DONALD A. NEEL AND DONNA K. NEEL are the Owners (hereinafter referred to as the "Owner") of the following described real property:

**METES AND BOUNDS DESCRIPTION** of the plat limits of Lot 1, Neel Addition to the City of Lubbock, Lubbock County, Texas, being the same tract recorded in Volume 8499, Page 17, Official Public Records of Lubbock County, Texas, located in the Southeast Quarter of Section 17, Block JS, E.L. & R.R. Railroad Co. Survey, Lubbock County, Texas, and being further described as follows:

**BEGINNING** at a point in the South line of Section 17, Block JS, E. L. & R. R. R. Company Survey, Lubbock County, Texas, and the Southern boundary of a 103.96 acre tract, described under County Clerk File Number 2021058830, Official Public Records of Lubbock County, Texas, for the Southeast corner of this tract, which bears N. 88°10'04" W. a distance of 1513.32 feet from a railroad spike found at the Southeast corner of said Section 17;

**THENCE** N. 88°10'04" W., along the South line of said Section 17, a distance of 275.00 feet to a point in the Southern boundary of said 103.96 acre tract, for the Southwest corner of this tract;

**THENCE** N. 01°49'55" E., with the Southern boundary of said 103.96 acre tract, at 50.00 feet pass a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North line of a right-of-way easement described in Volume 623, Page 235, Deed Records of Lubbock County, Texas, for a total distance of 762.80 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northwest corner of this tract;

**THENCE** S. 88°10'04" E., continuing along the Southern boundary of said 103.96 acre tract, a distance of 275.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northeast corner of this tract;

**THENCE** S. 01°49'55" W., continuing along the Southern boundary of said 103.96 acre tract, at 712.80 feet pass a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North line of said right-of-way easement, for a total distance of 762.80 feet to the **POINT OF BEGINNING** (the "Property").

That Owner does hereby plat and dedicate the Property into the lots, designating streets, alleys, easements and other public properties, as shown on and in accordance with the attached map prepared by CYRIL H. TURNER, a registered professional surveyor for the State of Texas, on the 8th day of July, 2025 and approved by the City Planning and Zoning Commission of the City of Lubbock, County of Lubbock, State of Texas, on September 7, 2023;

That Owner desires to have the Property platted, dedicated and duly filed for record as required by law, all as shown on the attached map; and

That in consideration of the premises and special benefits to the remainder of the Property in the area, Owner does hereby DEDICATE all the streets, alleys, easements and other public properties (surface and/or underground) thereon shown and designated upon said map to the PUBLIC FOR PUBLIC USE FOREVER; and by these presents does impress the name of "LOT 1 NEEL ADDITION an Addition to the City of Lubbock, Lubbock County, Texas" upon the Property for the correct reference and description thereof as indicated upon the attached map, and does hereby adopt the name hereinabove stated and impress the same upon the Property, incorporating said map as a part of this dedication.

This instrument shall not be construed as an instrument of conveyance of any type, and the Owner shall continue to own, subsequent to the dedication and platting, the same interest in the same parcel as owned prior to this dedication and platting.

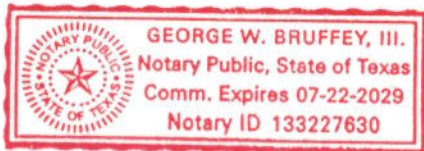
EXECUTED as of this 9<sup>TH</sup> day of JULY, 2025.

Donald A. Neel  
DONALD A. NEEL  
Donna K. Neel  
DONNA K. NEEL

THE STATE OF TEXAS §  
§  
COUNTY OF LUBBOCK §

Before me GEORGE W. BRUFFEY, III on this day personally appeared DONALD A. NEEL AND DONNA K. NEEL, known to me **OR** proved to me on the oath of \_\_\_\_\_ **OR** through TEXAS DRIVERS LICENSE to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9<sup>TH</sup> day of JULY A.D., 2025.



George W. Bruffey, III  
Notary Public, State of Texas

## OWNERSHIP CERTIFICATE

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF LUBBOCK     §

### RECORD OWNER OF SUBJECT PROPERTY:

DONALD A. NEEL AND DONNA K. NEEL

### DESCRIPTION OF SUBJECT PROPERTY:

**METES AND BOUNDS DESCRIPTION** of the plat limits of Lot 1, Neel Addition to the City of Lubbock, Lubbock County, Texas, being the same tract recorded in Volume 8499, Page 17, Official Public Records of Lubbock County, Texas, located in the Southeast Quarter of Section 17, Block JS, E.L. & R.R. Railroad Co. Survey, Lubbock County, Texas, and being further described as follows:

**BEGINNING** at a point in the South line of Section 17, Block JS, E. L. & R. R. R. R. Company Survey, Lubbock County, Texas, and the Southern boundary of a 103.96 acre tract, described under County Clerk File Number 2021058830, Official Public Records of Lubbock County, Texas, for the Southeast corner of this tract, which bears N. 88°10'04" W. a distance of 1513.32 feet from a railroad spike found at the Southeast corner of said Section 17;

**THENCE** N. 88°10'04" W., along the South line of said Section 17, a distance of 275.00 feet to a point in the Southern boundary of said 103.96 acre tract, for the Southwest corner of this tract;

**THENCE** N. 01°49'55" E., with the Southern boundary of said 103.96 acre tract, at 50.00 feet pass a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North line of a right-of-way easement described in Volume 623, Page 235, Deed Records of Lubbock County, Texas, for a total distance of 762.80 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northwest corner of this tract;

**THENCE** S. 88°10'04" E., continuing along the Southern boundary of said 103.96 acre tract, a distance of 275.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northeast corner of this tract;

**THENCE** S. 01°49'55" W., continuing along the Southern boundary of said 103.96 acre tract, at 712.80 feet pass a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North line of said right-of-way easement, for a total distance of 762.80 feet to the **POINT OF BEGINNING**.

**SUBJECT TO THE FOLLOWING:**

**LIENS:**

NONE

**JUDGMENT LIENS:**

NONE

**STATE TAX LIENS:**

NONE

**FEDERAL TAX LIEN:**

NONE

**RESTRICTIONS:**

NONE

**EXCEPTIONS:**

- A. Easement granted to SOUTHWESTERN ASSOCIATED TELEPHONE COMPANY by instrument recorded in Volume 257, Page 425, Deed Records of Lubbock County, Texas; subject to terms and conditions contained in instruments recorded in Volume 6802, Page 295 and Volume 6853, Page 261, Official Real Property Records of Lubbock County, Texas and Volume 9920, Page 323, Official Public Records of Lubbock County, Texas; assigned by instrument recorded under Clerk's File No. 2016005878, Official Public Records of Lubbock County, Texas.
- B. Fifty Foot (50') Right-Of-Way Easement granted to STATE OF TEXAS by instrument recorded in Volume 623, Page 235, Deed Records of Lubbock County, Texas; and as shown on Survey, dated November 19, 2014, HUGO REED & ASSOCIATES, INC., Brent Carroll, Registered Professional Land Surveyor.
- C. Right-Of-Way Easement granted to PIONEER NATURAL GAS COMPANY by instrument recorded in Volume 1199, Page 607, Deed Records of Lubbock County, Texas.
- D. Easement granted to SOUTHWESTERN BELL TELEPHONE by instrument recorded in Volume 1629, Page 510, Deed Records of Lubbock County, Texas; and as shown on Survey, dated November 19, 2014, HUGO REED & ASSOCIATES, INC., Brent Carroll, Registered Professional Land Surveyor.
- E. Terms and conditions of the ingress egress easement and rights to use of water well and all equipment and irrigation pipes necessary for operation of the well and rights to extraction and use of water from the well all more particularly described and having been reserved by

instrument recorded in Volume 6634, Page 63, Official Real Property Records of Lubbock County, Texas.

- F. Lease for coal, lignite, oil, gas and other minerals, together with rights incident thereto recorded in Volume 32, Page 581, Oil and Gas Lease Records of Lubbock County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- G. Lease for coal, lignite, oil, gas and other minerals, together with rights incident thereto recorded in Volume 44, Page 410 and Volume 44, Page 416, Oil and Gas Lease Records of Lubbock County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

**TAX INFORMATION:**

NONE INCLUDED

This report of ownership is made only for purposes of platting and dedicating the Property. The information is solely for the use of the party requesting it and use by any other person or entity is unauthorized. Lubbock Abstract & Title Company's liability for errors and omissions in this information is in all respects limited to the amount paid for this report. By accepting this certificate, the party requesting the information agrees that the disclaimer of warranties and the liability limitation contained in this paragraph is a part of its contract with Lubbock Abstract & Title Company and shall cover all actions whether arising hereunder by statute in contract or in tort.

The information contained in this report is current through the 2<sup>nd</sup> day of June, 2025 at 7:00 o'clock A. M.

EXECUTED this 6th day of June, 2025.

LUBBOCK ABSTRACT & TITLE COMPANY

BY: Andrea R. Wolf  
Andrea R. Wolf, Attorney

OC#2022-278



Issue Date : 6/25/2025

# TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q  
PO Box 10568  
Lubbock, TX 79408-3568  
Phone: 806-762-5000 x6 Fax:

This certificate includes tax years up to 2024

## Entities to which this certificate applies:

HSP - Lubb Cnty Hospital  
WHP - HI Plains Water

GLB - Lubbock County  
SFR - Frenship ISD

## Property Information

Property ID : AC54017-90190-49500-000  
Quick-Ref ID : R157681

### Value Information

8116 4TH ST LUBBOCK, TX 79416	Land HS	:	\$0.00
	Land NHS	:	\$11,682.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
BLK JS SEC 17 AB 190 TR 1A LESS S610' AC: .649	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$10,903.00

## Owner Information

Owner ID : 00229927

NEEL, DONALD & DONNA K A  
8116 4TH ST  
LUBBOCK, TX 79416

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GLB	2024	36.49	0.00	0.00	0.00	0.00
HSP	2024	10.87	0.00	0.00	0.00	0.00
SFR	2024	126.11	0.00	0.00	0.00	0.00
WHP	2024	0.34	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2025 : \$0.00

Total due on all bills 6/30/2025 : \$0.00

2024 taxes paid for entity GLB \$36.49

2024 taxes paid for entity HSP \$10.87

2024 taxes paid for entity SFR \$126.11

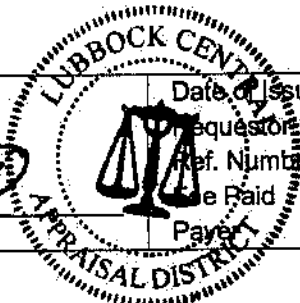
2024 taxes paid for entity WHP \$0.34

2024 Total Taxes Paid : \$173.81

Date of Last Payment : 12/30/24

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Signature of Authorized Officer of the Tax Office



Date of Issue : 06/25/2025

Requestor : HUGO REED & ASSOCIATES INC

Ref. Number :

Fee Paid :

Payee :



Issue Date : 6/25/2025

# TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q  
PO Box 10568  
Lubbock, TX 79408-3568  
Phone: 806-762-5000 x6 Fax:

This certificate includes tax years up to 2024

Entities to which this certificate applies:

GLB - Lubbock County  
SFR - Frenship ISD

CLB - City Of Lubbock  
HSP - Lubb Cnty Hospital  
WHP - Hi Plains Water

## Property Information

## Owner Information

Property ID : AC54017-90190-49510-000

Quick-Ref ID : R157682

### Value Information

8116 4TH ST LUBBOCK, TX 79416	Land HS	:	\$53,900.00
	Land NHS	:	\$0.00
	Imp HS	:	\$245,651.00
	Imp NHS	:	\$0.00
BLK JS SEC 17 AB 190 TR 1-A OF S610'OF TR 1 AC: 3.85	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$104,854.00
	Assessed	:	\$194,697.00

Owner ID : OO229927

NEEL, DONALD & DONNA K A  
8116 4TH ST  
LUBBOCK, TX 79416

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLB	2024	687.52	0.00	0.00	0.00	0.00
GLB	2024	502.12	0.00	0.00	0.00	0.00
HSP	2024	177.62	0.00	0.00	0.00	0.00
SFR	2024	590.00	0.00	0.00	0.00	0.00
WHP	2024	5.52	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2025 : \$0.00

Total due on all bills 6/30/2025 : \$0.00

2024 taxes paid for entity CLB \$687.52

2024 taxes paid for entity GLB \$502.12

2024 taxes paid for entity HSP \$177.62

2024 taxes paid for entity SFR \$590.00

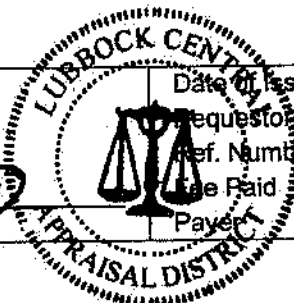
2024 taxes paid for entity WHP \$5.52

2024 Total Taxes Paid : \$1,962.78

Date of Last Payment : 12/30/24

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

  
Signature of Authorized Officer of the Tax Office



Date of Issue : 06/25/2025

Requestor : HUGO REED & ASSOCIATES INC

Ref. Number :

Fee Paid :

Payment :

# RIGHT-OF-WAY EASEMENT

VOL 623 PAGE 235

STATE OF TEXAS  
County of Lubbock

KNOW ALL MEN BY THESE PRESENTS:

THAT W. M. Altman, and wife, Addie Altman

of Lubbock County, Texas

in consideration of the sum of One Dollar and other good and valuable consideration in hand paid by the State of Texas, acting through the State Highway Commission, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the State of Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following

lands(s) in Lubbock County, Texas, owned by W. M. Altman, and being subject to:

(Important Note: If no liens, easements or leases exist, insert the word, "None.")

lien(s) held by None

(Name)

(Address)

easement(s) held by Southwestern Associated Telephone Co.

(Name)

(Address)

lease(s) held by Amerasia Petroleum Company

(Name)

(Address)

and being particularly described as follows, to-wit: A tract of land out of the West one-half of the southeast one-quarter of Section 17, Block J-S, E.L. & R.R. R.R. Co. Survey, Lubbock County, Texas, and being described as follows:

Beginning at a point in the south line of Section 17, said point being 1319.6 feet North 89° 58' West of the southeast corner of Section 17, on the centerline of proposed F. M. Highway 2365 at Engineer's Station 92 + 37;

Thence North 89° 58' West along the said south line a distance of 1320 feet to the southwest corner of the Southeast 1/4 of Section 17, at Engineer's Centerline Station 79 + 17;

Thence North 0° 02' East a distance of 50 feet;

Thence South 89° 58' East with a line 50 feet North of and parallel to the south line of Section 17, a distance of 1320 feet;

Thence South 50 feet to the place of beginning, containing 1.615 acres.

For the purpose of passing, constructing and maintaining a permanent highway in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, successors and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said highway in any part thereof.

With specific reservation that the State and its assigns shall be vested with the title to and the right to take and use, without additional compensation, any stone, earth, gravel, calcareous or any other materials or minerals now in and under said land, except oil, gas and sulphur, for the construction and maintenance of the Highway System aforesaid.

And that further agreed that W. M. Altman of Lubbock County, Texas, in consideration of the fact that he has set out, will remove from the property above described such fences, buildings and other improvements as may be found upon said premises.

TO HAVE AND TO HOLD unto the said State of Texas as aforesaid for the purposes aforesaid the premises hereinafter described.

Witness my hand and seal this 1 day of May, A.D. 1936

W. M. Altman  
Addie Altman  
Witness



WT 523 44236

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of Lubbock

Before me, Al O'Brien, a notary public in and for said County and State, on this day personally appeared W.L. Altman

known to me (Signature)

to be the person whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 1 day of May, 19 56

(Al O'Brien)

Al O'Brien

Notary Public in and for Lubbock County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS

County of Lubbock

Before me, Al O'Brien, a notary public in and for said County and State, on this day personally appeared Addie Altman, wife of W.L. Altman

known to me (Signature) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and finding the same fully explained to her, she the said Addie Altman

acknowledged that instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 1 day of May, 19 56

(Al O'Brien)

Al O'Brien

Notary Public in and for Lubbock County, Texas

11319 5/56

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