

A CLOSURE OF A PORTION OF AN UNDERGROUND UTILITY AND GARBAGE COLLECTION EASEMENT IN SECTION 30, BLOCK JS, LUBBOCK COUNTY, TEXAS

A closure of a portion of an underground utility and garbage collection easement in Section 30, Block JS, Lubbock County, Texas, being a portion of that same certain easement described in a dedication recorded in County Clerk's File Number 2007026405 of the Official Public Records of Lubbock County, Texas, said easement closure being further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap marked "SMITH RPLS 3906" found in the west right-of-way line of North County Road 1500, previously dedicated by a plat recorded in Plat and Dedication Number 2007026404 of the Official Public Records of Lubbock County, Texas, at the most easterly southeast corner of Lot 30 Legacy Ranch recorded in said Plat and Dedication Number 2007026404 of the Official Public Records of Lubbock County, Texas, at the most easterly northeast corner of said easement, for the most easterly northeast corner of this closure, said point having coordinates of NORTHING: 7,298,041.52 and EASTING: 905,882.30, Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, whence a railroad spike found at the northeast corner of said Section 30 bears *South 88 degrees 43 minutes 16 seconds East* a distance of 55.24 feet and *North 01 degrees 16 minutes 44 seconds East* a distance of 2967.02 feet;

(1) THENCE *South 01 degrees 16 minutes 56 seconds West*, along the west right-of-way line of said North County Road 1500, a distance of 90.00 feet to a point of intersection at the most easterly southeast corner of said easement for the most easterly southeast corner of this closure;

(2) THENCE *North 43 degrees 30 minutes 09 seconds West*, along the south line of said easement, a distance of 21.29 feet to a point of intersection for a corner of this closure;

(3) THENCE *North 88 degrees 17 minutes 14 seconds West*, along the south line of said easement, a distance of 243.53 feet to a point of curvature for a corner of this closure;

(4) THENCE southwesterly, along the south line of said easement and a curve to the left, an arc distance of 17.86 feet, said curve having a radius of 50.00 feet, a delta angle of *20 degrees 27 minutes 42 seconds*, a chord bearing of *South 81 degrees 28 minutes 55 seconds West* and a chord distance of 17.76 feet to a point of tangency for a corner of this closure;

(5) THENCE *South 71 degrees 15 minutes 04 seconds West*, along the south line of said easement, a distance of 74.95 feet to a point of intersection for a corner of this closure;

(6) THENCE *South 26 degrees 15 minutes 04 seconds West*, along the east line of said easement, a distance of 14.14 feet to a point of intersection for a corner of this closure;

(7) THENCE *South 18 degrees 44 minutes 56 seconds East*, along the east line of said easement, a distance of 48.93 feet to a point of intersection for a corner of this easement;

(8) THENCE *South 01 degrees 42 minutes 46 seconds West*, along the east line of said easement, a distance of 212.43 feet to a point in the proposed south plat limits of Legacy Ranch South, for the southeast corner of this closure, whence a 1/2-inch iron rod with a plastic cap marked "PSC RPLS 6453" set at a proposed plat limits corner bears *South 88 degrees 17 minutes 14 seconds East* a distance of 322.26 feet

(9) THENCE *North 88 degrees 17 minutes 14 seconds West*, along the south plat limits of said proposed Legacy Ranch South, a distance of 20.00 feet to a point in the west line of said easement, for the most southerly southwest corner of this closure, whence a 1/2-inch iron rod with a plastic cap marked "PSC RPLS 6453" set at a proposed plat limits corner bears *North 88 degrees 17 minutes 14 seconds West* a distance of 142.58 feet;

(10) THENCE *North 01 degrees 42 minutes 46 seconds East*, along the west line of said easement, a distance of 208.83 feet to a point of intersection for a corner of this closure;

(11) THENCE *North 18 degrees 44 minutes 56 seconds West*, along the west line of said easement, a distance of 115.31 feet to a point of intersection for the most westerly northwest corner of this closure;

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(12) THENCE North 71 degrees 15 minutes 04 seconds East, along the north line of said easement, a distance of 104.95 feet to a point of curvature to a corner of this closure;

(13) THENCE northeasterly, along the north line of said easement, and a curve to the right, an arc distance of 9.19 feet, said curve having a radius of 110.00 feet, a delta angle of 04 degrees 47 minutes 16 seconds, a chord bearing of North 73 degrees 38 minutes 42 seconds East and a chord distance of 9.19 feet to a point of intersection for a corner of this closure;

(14) THENCE North 40 degrees 10 minutes 42 seconds East, along the north line of said easement, a distance of 15.66 feet to a point of intersection for a corner of this closure;

(15) THENCE North 01 degrees 42 minutes 46 seconds East, along the west line of said easement, a distance of 216.03 feet to a point in the south line of a tract of land described in a deed recorded in Volume 8081, Page 262, at a point of intersection for the most northerly northwest corner of said easement and this closure;

(16) THENCE South 88 degrees 02 minutes 11 seconds East, along the south line of said tract described in Volume 8081, Page 262, a distance of 20.00 feet to a 1/2-inch iron rod with a plastic cap marked "SMITH RPLS 3906" found at the northwest corner of said Lot 30, for the most northerly northeast corner of said easement and this closure;

(17) THENCE South 01 degrees 42 minutes 46 seconds West, along the east line of said easement, a distance of 214.11 feet to a 1/2-inch iron rod with a plastic cap marked "PSC RPLS 6453" set for the most westerly southwest corner of said Lot 30, at a point of intersection for a corner of this closure;

(18) THENCE South 43 degrees 17 minutes 14 seconds East, along the east line of said easement, a distance of 14.14 feet to a 1/2-inch iron rod with a plastic cap marked "SMITH RPLS 3906" found at the most southerly southwest corner of said Lot 30, at a point of intersection for a corner of this closure;

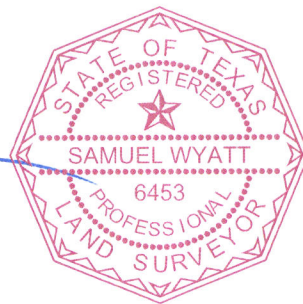
(19) THENCE South 88 degrees 17 minutes 14 seconds East, along the north line of said easement, a distance of 233.06 feet to a 1/2-inch iron rod with a plastic cap marked "SMITH RPLS 3906" found at the most southerly southwest corner of said Lot 30, at a point of intersection for a corner of this closure;

(20) THENCE North 46 degrees 29 minutes 51 seconds East, along the north line of said easement and the south line of said Lot 30, a distance of 21.13 feet to the **POINT OF BEGINNING**. Bearings and coordinates called in this description are based on the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances called in this description are surface distances. A plat of this easement is included on Page 3 of this document.

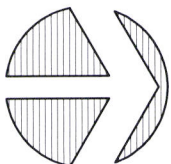
Surveyed on the ground December 13, 2021



Samuel Wyatt, R.P.L.S. 6453



A CLOSURE OF A PORTION OF AN UNDERGROUND UTILITY EASEMENT AND GARBAGE COLLECTION EASEMENT IN LUBBOCK COUNTY, TEXAS



NORTH

SURVEYOR'S REPORT:

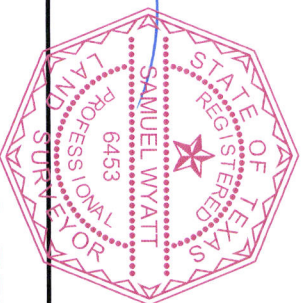
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83 DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.

THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT. 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. THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE. A METERS AND BOUNDS DESCRIPTION OF THIS CLOSURE IS INCLUDED ON PAGES 1 & 2 OF THIS DOCUMENT.

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED: DECEMBER 13, 2021

Samuel Wyatt



SAMUEL WYATT
R.P.L.S. 6453

Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

S.88°02'11"E.
20.00'

NOT PLATTED: VOL. 8081, PG. 262

PROPOSED 20' ALLEY

1
1.118 ACRES
(PROPOSED)

R = 110.00'
L = 9.19'
Δ = 04°47'16"
CHB = N.73°38'42"E.
CHD = 9.19'

N.01°42'46"E. 216.03'
S.01°42'46"W. 214.11'

LOT 30,
LEGACY RANCHO
P&D #2007026404

C.R. 6245
(PROPOSED)

20
1.019 ACRES
(PROPOSED)

21
1.019 ACRES
(PROPOSED)

22
1.021 ACRES
(PROPOSED)

N.01°42'46"E. 208.83'
S.01°42'46"W. 212.43'

S.71°15'04"N.
L = 14.95'
S.26°15'04"W.
Δ = 20°27'42"
CHB = S.81°28'55"W.
CHD = 17.76'

R = 50.00'
L = 17.86'
Δ = 20°27'42"
CHB = S.81°28'55"W.
CHD = 17.76'

N.88°17'14"W. 243.53'
N.43°30'09"W.
21.29'

N. CR 1500
PREVIOUSLY DEDICATED: P&D #2007026404

PROPOSED 20' ALLEY

CCFN 2007000139
RECORD OWNER:
WESTERN
COMMERCIAL, LTD.

LOTS 8-46 AND TRACTS B, C & D
LEGACY RANCHO
P&D #2007026404

REMAINDER
OF LOT 33

142.58'
N.88°17'14"W.
20.00'

S.88°17'14"E. 322.26'

90.00'

S.01°16'56"W.

POINT OF BEGINNING

A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SECTION 30, BLOCK JS BEARS S.88°43'16"E. 55.24' AND N.01°16'44"E. 2967.02' FROM THIS POINT
N: 7.298 041 52
E: 905.882 30

PAGE 3 OF 3
SEE PAGES 1 & 2 FOR A METERS AND BOUNDS DESCRIPTION