

OWNERSHIP CERTIFICATE

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

**RECORD OWNER OF SUBJECT PROPERTY:**

Lubbock Industrial CC, LP, a Texas limited partnership

**DESCRIPTION OF SUBJECT PROPERTY:**

Proposed Lots 43-46, LACHEY SOUTH, situated in the Southwest Quarter of Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas and being more fully described on EXHIBIT "A" attached hereto.

**SUBJECT TO THE FOLLOWING:**

**LIENHOLDER(S) :**

First United Bank

**TAX INFORMATION:**

COPY OF TAX CERTIFICATE(S) ATTACHED HERETO

**EASEMENTS:**

Drainage Easement dated December 21, 2016 and recorded December 11, 2018, under County Clerk File No. 2018046375, Official Public Records, Lubbock County, Texas, executed by ATMO, INC. to the CITY OF LUBBOCK, TEXAS.

This certificate is certified to the 13<sup>th</sup> day of February, 2024, at 7:00 o'clock A.M.

WESTERN TITLE COMPANY



Shane Boggs  
Vice President

EXHIBIT "A"

Lachey South, Lots 43-46

FIELD NOTES for 7.52 acres out of a 209.98 acre tract recorded in CCF #2022-54352, situated in Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas, and more particularly described as follows.

BEGINNING at a 1/2" iron rod with cap inscribed "CHT" found in the north right-of-way line of E CR 7200 which bears N. 01° 58' 05" E. a distance of 54.92 feet and S. 88° 10' 19" E. a distance of 792.88 feet from a Railroad Spike found at the southwest corner of said Section 7 for the southwest corner of this tract.

THENCE N. 01° 49' 26" E. a distance of 580.05 feet to a 1/2" iron rod with cap inscribed "CHT" found for the northwest corner of this tract.

THENCE S. 88° 10' 19" E. a distance of 564.69 feet to a 1/2" iron rod with cap inscribed "OJD ENG" (hereinafter referred to as "OJD cap") set for the northeast corner of this tract.

THENCE S. 01° 49' 26" W. a distance of 580.18 feet to an OJD cap set in said north right-of-way line for the southeast corner of this tract.

THENCE N. 88° 09' 31" W., along said north right-of-way line, a distance of 564.69 feet to the POINT OF BEGINNING and containing 7.52 acres of land.

\* \* \* \* \*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I  
did cause to be surveyed on the ground  
the above described tract of land, and to the best of my knowledge and  
belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 12th day of February, 2024.



*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263

Issue Date : 2/27/2024

# 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 2023

### Entities to which this certificate applies:

HSP - Lubbock County Hospital  
WHP - Hi Plains Water

GLB - Lubbock County  
SCP - Lubbock Cooper ISD

### Property Information

Property ID : AC46007-90048-20000-000  
Quick-Ref ID : R87545

#### Value Information

101 E CR 7200 LUBBOCK, TX 79404	Land HS	:	\$0.00
	Land NHS	:	\$170,434.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
BLK E SEC 7 AB 48 TR B ACS: 124.473	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$170,434.00

### Owner Information

Owner ID : O0440735  
LUBBOCK INDUSTRIAL CC LP  
4918 S LOOP 289  
LUBBOCK, TX 79414  
  
Ownership: 100.00%

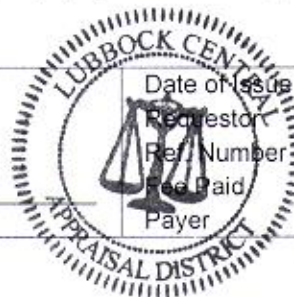
This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GLB	2023	592.27	0.00	0.00	0.00	0.00
HSP	2023	175.83	0.00	0.00	0.00	0.00
SCP	2023	1,992.71	0.00	0.00	0.00	0.00
WHP	2023	7.16	0.00	0.00	0.00	0.00

**Total for current bills if paid by 2/29/2024 : \$0.00**  
**Total due on all bills 2/29/2024 : \$0.00**  
 2023 taxes paid for entity GLB \$592.27  
 2023 taxes paid for entity HSP \$175.83  
 2023 taxes paid for entity SCP \$1,992.71  
 2023 taxes paid for entity WHP \$7.16  
**2023 Total Taxes Paid : \$2,767.97**  
**Date of Last Payment : 12/05/23**

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 : 02/27/2024  
 Requestor : WESTERN TITLE  
 Ref Number :  
 Fee Paid :  
 Payer :



STATE OF TEXAS §  
COUNTY OF LUBBOCK §

**DEDICATION DEED**

That LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership, is the owner of the property described on Exhibit "A" attached hereto and made a part hereof as if fully copied herein;

That LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership, company for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby adopt the plat attached hereto, said plat prepared by Richard E. Johnson, Registered Professional Land Surveyor of OJD Engineering, L.L.C, designating the herein above described property as Lots 43-46, LACHEY SOUTH, situated in the Southwest Quarter of Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas, and does impress the said name Lots 43-46, LACHEY SOUTH, situated in the Southwest Quarter of Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas, upon said property for the correct reference and description thereof, as indicated upon said plat, and do hereby dedicate the streets, alleys and easements, as shown thereon, to the public for public use forever.

Witness my hand this 5<sup>th</sup> day of March, 2024.

**LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership**

By: **CITADEL GP, LLC, a Texas limited liability company, its General Partner**

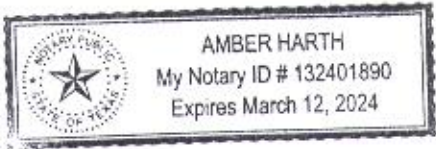
By: **CITADEL CONSTRUCTION, LLC, a Texas limited liability company, its Manager**

By: **OUTKICK INVESTMENT PARTNERS, LLC, a Texas limited liability company, its Managing Member**

By: [Signature]  
Printed Name: Taylor Tucker  
Title: Manager / Chairman

STATE OF Texas §  
COUNTY OF Lubbock §

Acknowledged before me, the undersigned notary on this 5<sup>th</sup> day of March, 2024, by Taylor Tucker, manager/chairman of OUTKICK INVESTMENT PARTNERS, LLC, a Texas limited liability company, Managing Member of CITADEL CONSTRUCTION, LLC, a Texas limited liability company, Manager of CITADEL GP, LLC, a Texas limited liability company, General Partner of LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership, in the capacity therein stated.



[Signature]  
Notary Public, State of Texas

**LIENHOLDER CONSENT**

STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK   §

That FIRST UNITED BANK, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, being a lienholder upon the above described property, does hereby consent and agree to the aforesaid dedication and does hereby subordinate its rights in the above described property to the above dedication, as shown on the attached plat.

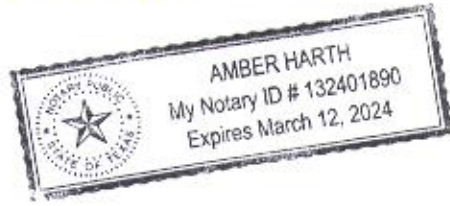
IN WITNESS WHEREOF, the said FIRST UNITED BANK has caused these presents to be signed by its duly authorized officers at Lubbock, Texas, this 5<sup>th</sup> day of March, 2024.

**FIRST UNITED BANK**

By: [Signature]  
Printed Name: Kyle Maudin  
Title: VP

STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK   §

This instrument was acknowledged before me on this 5<sup>th</sup> day of March, 2024, by Kyle Maudin, VP of FIRST UNITED BANK, in the capacity therein stated.



[Signature]  
Notary Public, State of Texas

EXHIBIT "A"

Lachey South, Lots 43-46

FIELD NOTES for 7.52 acres out of a 209.98 acre tract recorded in CCF #2022-54352, situated in Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas, and more particularly described as follows.

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STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 12th day of February, 2024.



*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263



STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK   §

**STORMWATER DRAINAGE AND IMPOUNDMENT EASEMENT**

That LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership (hereinafter referred to as the "Grantor"), for TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has by these presents GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the CITY OF LUBBOCK, TEXAS and COUNTY OF LUBBOCK, TEXAS, and their employees, agents and contractors (collectively herein referred to as "Permitted Users"), for the use of the public as a perpetual and permanent stormwater drainage and impoundment easement the free and uninterrupted use, liberty of passage in, on, along, over, upon, under and across all of the real property as shown on Exhibit "A" attached hereto and incorporated herein by reference (herein referred to as the "Property") together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to the Permitted Users for so long as the public uses same for the purposes herein granted.

That the Easement shall continue so long as the public continues to use said property for stormwater drainage and impoundment, which easement shall include, but shall not be limited to, the right to construct, reconstruct, maintain, repair, clean and clear said property for the free and unobstructed drainage and impoundment of surface water, together with the right of ingress, egress, and regress for such purposes in, on, along, through and across said property to accomplish the purposes set out herein.

That the Permitted Users shall have the right to set and determine the drainage grade, direction of flow and impoundment of surface waters on the Property, and buildings or like permanent structures shall not be erected, built or constructed, or allowed to be erected, built or constructed in, upon, over, along, or across the Property, and if such erection, building or construction does occur in violation of this prohibition, the Permitted Users shall have the right to remove said building or structure from the Property.

IN WITNESS WHEREOF, this instrument is executed this 5th day of March, 2024.

**LUBBOCK INDUSTRIAL CC, LP, a Texas limited partnership**

By: **CITADEL GP, LLC, a Texas limited liability company, its General Partner**

By: **CITADEL CONSTRUCTION, LLC, a Texas limited liability company, its Manager**

By: **OUTKICK INVESTMENT PARTNERS, LLC, a Texas limited liability company, its Managing Member**

By: Taylor Tucker  
Printed Name: Taylor Tucker  
Title: MANAGER / chairman





EXHIBIT "A"

FIELD NOTES for a Stormwater and Impoundment Easement, being 17.74 acres out of a 209.98 acre tract recorded in CCF #2022-54352, situated in Section 7, Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas, and more particularly described as follows.

BEGINNING at a 1/2" iron rod with cap inscribed "CHT" found which bears S. 88° 09' 31" E. a distance of 793.02 feet and N. 01° 49' 26" E. a distance of 635.16 feet from a Railroad Spike found at the southwest corner of said Section 7 for the southwest corner of this easement.

THENCE N. 01° 49' 26" E. a distance of 520.21 feet to the northwest corner of this easement.

THENCE S. 88° 10' 19" E. a distance of 1486.46 feet to the northeast corner of this easement.

THENCE S. 01° 58' 20" W. a distance of 520.22 feet to the southeast corner of this easement.

THENCE N. 88° 10' 19" W. a distance of 1485.11 feet to the POINT OF BEGINNING and containing 17.74 acres of land.

\*\*\*\*\*

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,  
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered Professional  
Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 11th day of January, 2024.



*Richard E. Johnson*  
Richard E. Johnson  
Registered Professional  
Land Surveyor #4263

OJD ENGINEERING, LLC \* WELLINGTON, TX \* FIRM NO. 10090900