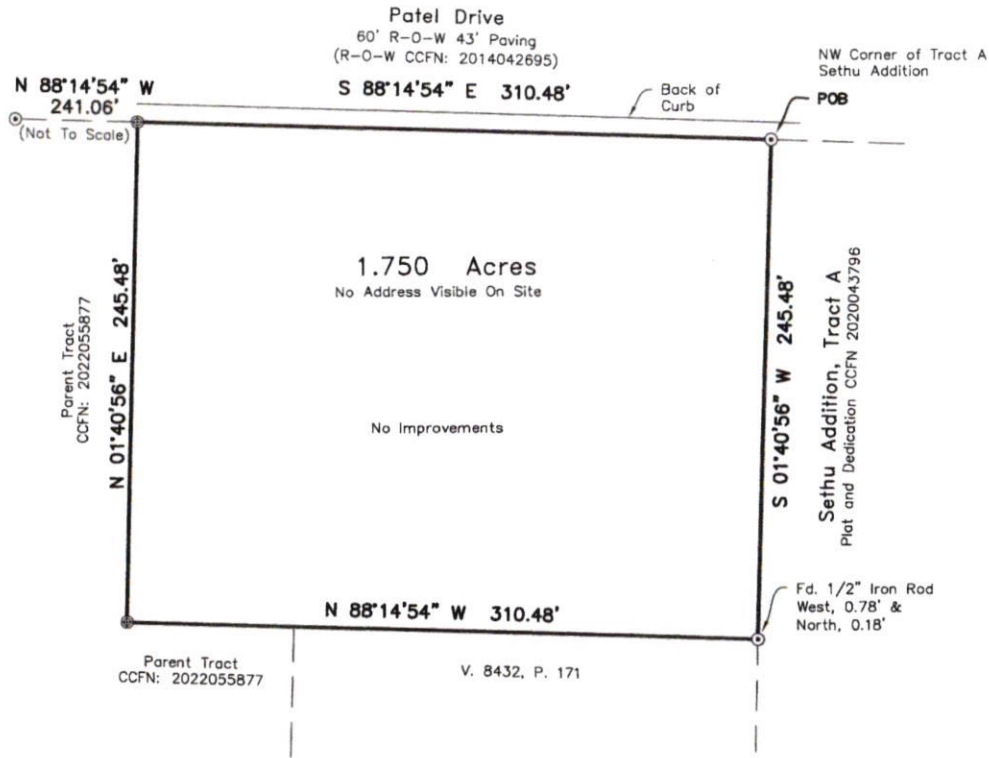


Plat and Field Notes on a  
1.750 Acre Tract out of Section 25, Block AK,  
Lubbock County, Texas



FIELD NOTES on a 1.750 acre out of Section 25, Block AK, Lubbock County, Texas and being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with blue cap (OJD) for the Northwest corner of Tract A, Sethu Addition as shown by the plat recorded in Lubbock County Clerk File Number (CCFN) 2020043796 and the Northeast corner of this tract;

THENCE S 01°40'56" W (Texas North Central Zone Bearing Basis), with the West line of said Tract A a distance of 245.48 feet to a found 1/2" iron rod with blue cap for the Southeast corner of this tract;

THENCE N 88°14'54" W, a distance of 310.48 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Southwest corner of this tract;

THENCE N 01°40'56" E, a distance of 245.48 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Northwest corner of this tract;

THENCE S 88°14'54" E, along the South Right-of-Way line of Patel Drive, a paved street, 310.48 feet to the PLACE OF BEGINNING and containing 1.750 acres.



Surveyor's Report

This Plat is based on a survey made on the ground November 29, 2023.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83.

- ⊙ Fd. 1/2" Rod With Blue Cap (OJD)
  - ⊗ Set 1/2" Rod With Green Cap (Marked RPLS 4460)
- CCFN - County Clerk File Number

Scale: 1"=60'

Surveyed For:  
Title One  
GF#: 230988  
Buyer: Sisehawk, LLC,  
a Texas limited liability company



*J.M. Cieszinski*

J.M. CIESZINSKI, RPLS # 4460  
PLAT SHOWN AS SURVEYED ON THE GROUND  
December 2, 2023

	<b>ABACUS</b> ENGINEERING SURVEYING 2737 81st Street LUBBOCK, TEXAS 806-745-7670
	Count on It

TEXAS SURVEYING FIRM NO. 101153-00  
TEXAS ENGINEERING FIRM NO. 4368