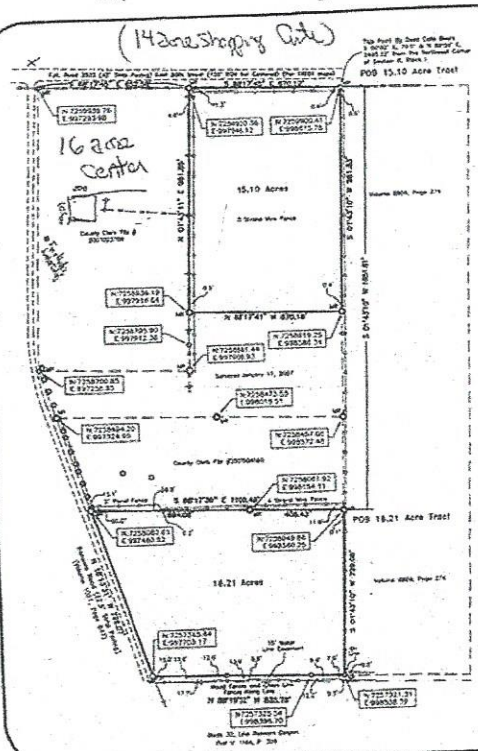
Frank V Ranyson Canyon Shopping Center 8132 east fm 36 # 14
slaton Tx 79364 2020

(14 acre Shopping Center)



Plat and Field Notes

on a 15.10 Acre Tract and a 16.21 Acre Tract
out of Section 6, Block 1, Lubbock County, Texas

Surveyor's Report

Date: 1/4/2007
Surveyed For:
Job Wood

FIELD NOTES on a 15.10 acre tract out of the 30.878 acre tract described in Volume 8804, Page 277, Lubbock County Official Public Records (LCOPR) and situated in Section 6, Block 1 Lubbock County, Texas, being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod having Texas North Central Zone Coordinates of North 7258630.61, East 996600.75 for the Northwest corner of the said 30.878 acre tract and the Northeast corner of the 3 tract, which is the Northwest corner of Section 6, Block 1 by deed bearing N 88°58' W, 75 feet and S 89°58' W, 2646.22 feet;

THENCE N 01°42'13" W, (Texas North Central Zone Bearing Basis) along the East line of the 30.878 acre tract and the West line of the 3 tract described in Volume 8804, Page 274, LCOPR, 591.85 feet to a found 1/2" rod with orange cap marked RPLS 4460 for the Southwest corner of the 3 tract and the Northwest corner of a previously surveyed 10.0 acre tract;

THENCE N 88°17'41" W, along the North line of a 10.0 acre tract surveyed January 17, 2007, a distance of 670.18 feet to a found 1/2" rod with orange cap marked RPLS 4460 on the East line of the 16.57 acre tract described in County Clerk File # 2007012708, for the Southwest corner of the 3 tract;

THENCE N 01°42'17" E, along the East line of the said 16.57 acre tract, 791.25 feet to a found 1/2" rod with orange cap marked RPLS 4460 for the Northwest corner of the 16.57 acre tract and the Northwest corner of the 3 tract;

THENCE S 88°17'40" E, along the South line of P.M. 3625, a distance of 670.12 feet to the Point of Beginning and containing 15.10 Acres including any Right of Way.

FIELD NOTES on a 16.21 acre tract out of the 40 acre tract described in Volume 8804, Page 268, Lubbock County Official Public Records (LCOPR) and the 30.878 Acre Tract described in Volume 8804, Page 277, LCOPR and out of Section 6, Block 1, Lubbock County, Texas, being further described by metes and bounds as follows:

COMMENCING at a found 3/8" iron rod having Texas North Central Zone Coordinates of North 7258630.61, East 996600.75 for the Northwest corner of the said 30.878 acre tract which is the Northwest corner of Section 6, Block 1 by deed bears N 01°42' W, 75 feet and S 89°58' W, 2646.22 feet;

THENCE N 01°42'13" W, (Texas North Central Zone Bearing Basis) along the East line of the 30.878 acre tract and the West line of the 3 tract described in Volume 8804, Page 274, LCOPR, 1021.21 feet to a found 1/2" rod with orange cap marked RPLS 4460 having Texas North Central Zone Coordinates of North 7260368.36, East 996600.36 for the Northeast and BEGINNING corner of this tract;

THENCE S 01°42'00" W, along the East line of the 30.878 acre tract and the West line of the 3 tract described in Volume 8804, Page 274, LCOPR, 729.26 feet to a found 3/8" iron rod for the Southeast corner of the 30.878 acre tract and the Southeast corner of this tract;

THENCE N 88°58'57" W, along the North line of Block 32, Lake Ranson Canyon and the South line of the 30.878 acre tract and the South line of the 40 acre tract, a 141.91 feet point and the line of the 30.878 acre tract and the Southwest corner of the 40 acre tract, in all 670.79 feet to a found 1/2" square tube for the Southwest corner of the 40 acre tract and the Southeast corner of the tract;

THENCE N 01°33'17" W, along the deed line of the 40 acre tract and the East line of Ranson Road, 779.07 feet to a found 1/2" rod with orange cap marked RPLS 4460 for the Southwest corner of the 10.00 acre tract described in County Clerk File 2007012708, LCOPR and the Northwest corner of this tract;

THENCE S 88°17'40" E, along the South line of the 10.00 acre tract, of 664.28 feet to a found 1/2" rod with orange cap marked RPLS 4460, in an 670.45 feet to the Point of Beginning and containing 16.21 Acres including any Right of Way.

○	Fd. 1/2" Rod With Orange Cap Marked RPLS 4460
○	Fd. 3/8" Iron Rod
○	Fd. Square Tube
●	Fd. Rod With Yellow Cap
●	Indicates Guy Wire
○	Indicates Overhead Light Poles
○	Indicates Water Valve
○	Indicates Telephone Box
●	Fd. 1/2" Iron Pipe
○	Indicates Power Pole
—	Indicates Water Line

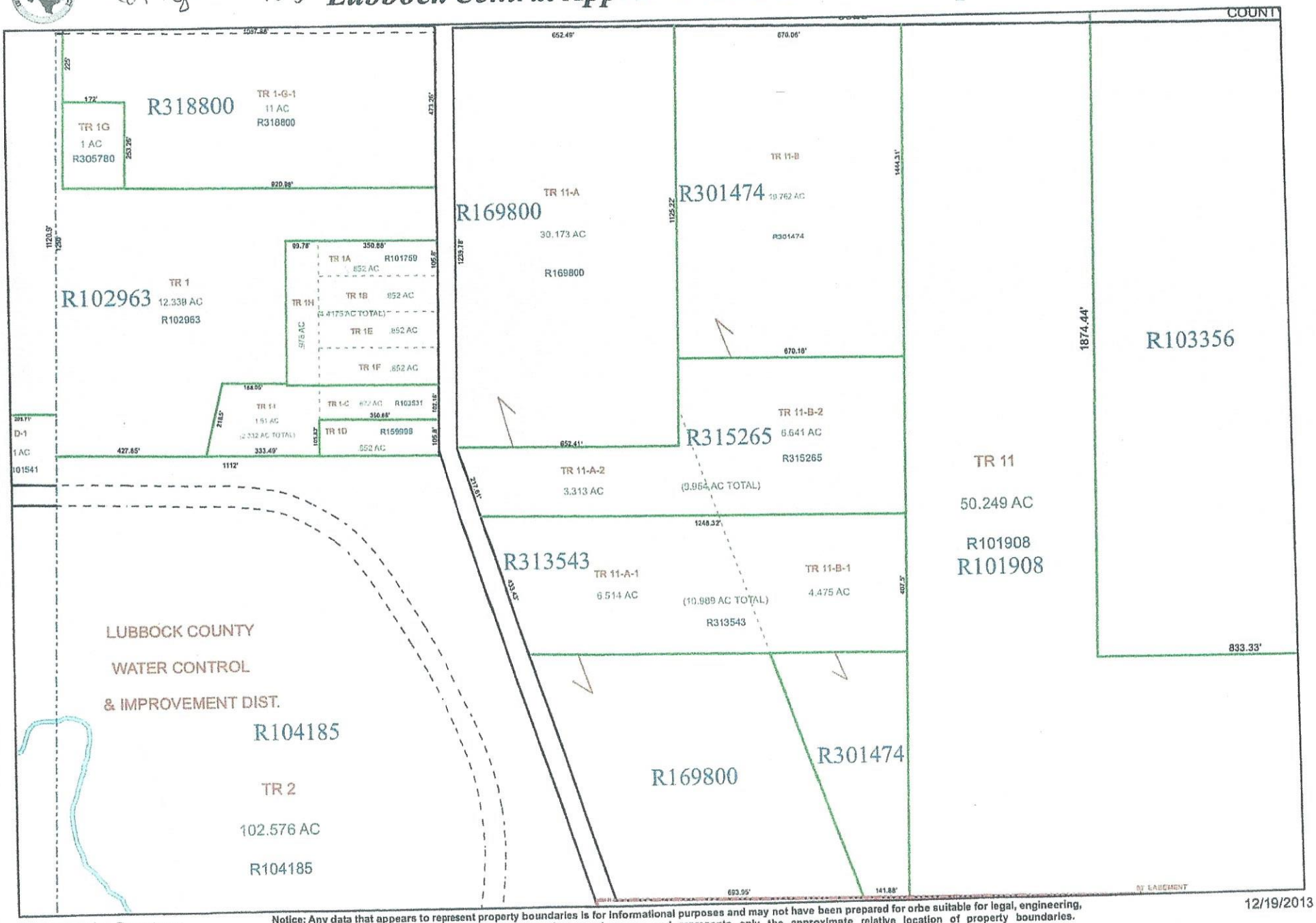
STATE OF TEXAS
J.W. GRIZZAFFE
4460
REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.W. GRIZZAFFE RPLS # 4460
PLAT SHOWS AN SURVEYED ON THE GROUND
Surveyed October 15, 2007
Revised January 17, 2008

ABACUS ENGINEERING SURVEYING
2737 61st Street
LUBBOCK, TEXAS
806-745-7670
Const on FE

Ranyson Canyon Shopping Ctr 806-77-2087

Lubbock Central Appraisal District Parcel Map



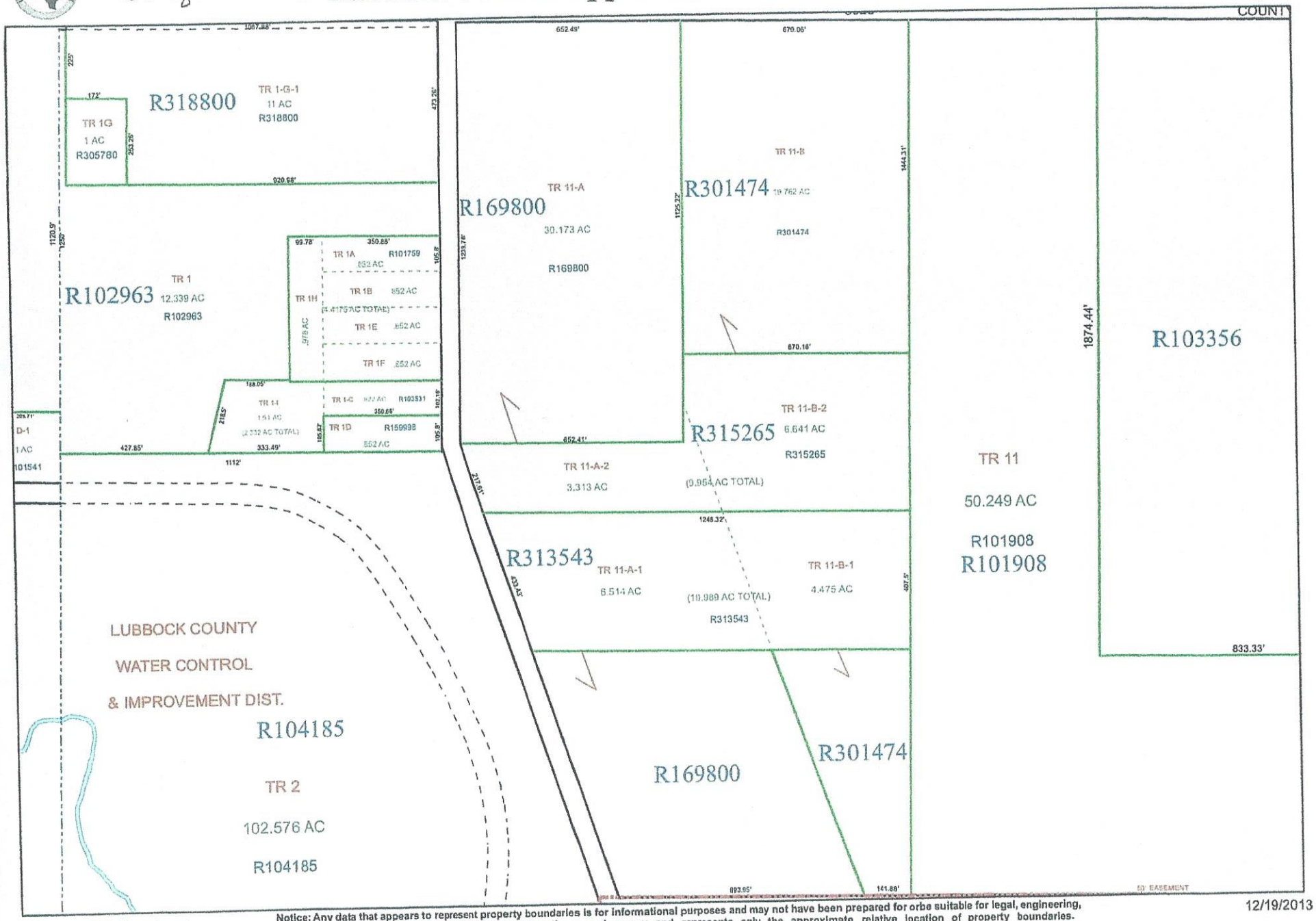
GIS - Mapping Department

Notice: Any data that appears to represent property boundaries is for informational purposes and may not have been prepared for orbe suitable for legal, engineering, or surveying purposes. It doesnot represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

12/19/2013

Ranyson Canyon Shopping Ctr 806-27-2087

Lubbock Central Appraisal District Parcel Map



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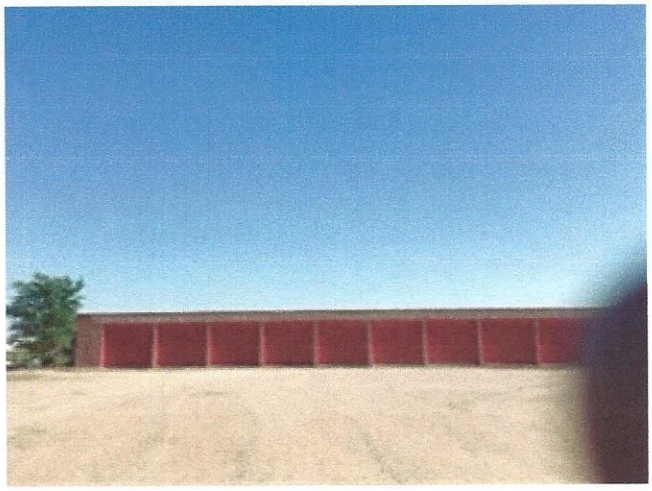
PIZZA
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