1st Place Northeast Corner 60' R-0-W 41' Paved Back of Lot 1, Block 3 Curb -Vineyard Addition S 88'18'09" E R=2914.90' $\Delta = 1°59'51"$ CH BRG = S 08'47'41" E CH=101.62' 1 Story Cinder Gravel 36' D 6' Wood Fence 0.157 Acres Wall 1.2' Cinder Block Wall N 88'19'38" W 82.02' - Corner In Lot 2, Block 3 Bush Deed Not Found

Plat and Field Notes on a

O.157 Acre Tract being the East part of Lot One
(1), Block Three (3), VINEYARD ADDITION to the
City of Abernathy, Lubbock County, Texas as
shown on plat recorded in Volume 315, Page 368
of the Deed Records of Lubbock County, Texas

FIELD NOTES on a 0.157 acre tract being the SAVE AND EXCEPT tract described in Volume 5800, Page 299 of the Lubbock County Real Property Records and out of Lot One (1), Block Three (3), VINEYARD ADDITION to the City of Abernathy, Lubbock County, Texas as shown on plat recorded in Volume 315, Page 368 of the Deed Records of Lubbock County, Texas and further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod having Texas North Central Zone Coordinates of North: 7362433.49, East: 953322.05 (NAD 83) at the intersection of South line of 1st Place and the West line of Avenue D for the Northeast corner of said Lot 1, Block 3 and the Northeast corner of this tract;

THENCE Southeasterly with a curve to the left and along the Westerly line of Avenue D, a paved road, having a chord distance of 101.62 feet, a chord bearing of S 08°47'41" E (Texas North Central Zone Bearing Basis), a central angle of 01°59'51", and a radius of 2914.90 feet to a point in a large bush for the Southeast corner of this tract;

THENCE N 88°19'38" W, a distance of 82.02 feet to a found 3/8" iron rod for the Southeast corner of this tract;

THENCE N 06°38'10" E, a distance of 100.33 feet to a found 3/8" iron rod for the Northwest corner of this tract;

THENCNE S 88°18'09" E, along the South Right-of-Way line of 1st Place, a strip paved road, 54.87 feet to the PLACE OF BEGINNING and containing 0.157 acres.

403 1st Place

O Fd. 3/8" Iron Rod
Fd. 1/2" Iron Rod

Bush

MR - Monument of Record Dignity Scale: 1"=20'

Surveyed For: Service Title GF#: 54408 Surveyor's Report

This Plat is based on a survey made on the ground September 21, 2022.

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.

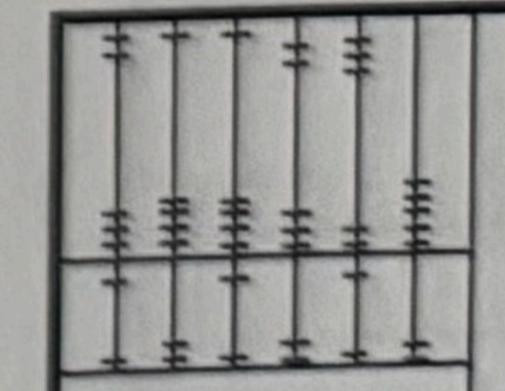
Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83.



J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE GROUND

September 23, 2022



ABACUS ENGINEERING

2737 81st Street LUBBOCK, TEXAS

Count on It

806-745-7670

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