

PLAT SHOWING PERIMETER AND IMPROVEMENT SURVEY
OF FOUR TRACTS OF LAND LOCATED IN
**R. H. DAVIS SURVEY No. 26, BLOCK S-C,
ABSTRACT 591 and J. H. LOCKNEY SURVEY
No. 4, BLOCK S-C, ABSTRACT 668**
IN THE CITY OF LOCKNEY, FLOYD COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION of a 0.563 acre tract of land located in R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas, being that property conveyed to Lockney Cooperative Gin by judgment in Cause No. 5028 in the District Court of Floyd County, Texas, as September 9, 1963, being further described as follows:

BEGINNING at a 1/2" iron rod with cap found at the Northeast corner of this tract in the South right-of-way line of Shurbet Street which bears West a distance of 329.86 feet and South a distance of 30.00 feet from a 60-penny nail found at the Northeast corner of R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas;

THENCE South a distance of 155.80 feet to a 1/2" iron rod with cap found at the Southeast corner of this tract in the former Northeast railroad right-of-way, a distance of 226.54 feet to a 1/2" iron rod with cap found at the Southwest corner of this tract;

THENCE N. 69°16'48" W., along the former Northeast railroad right-of-way, a distance of 16.04 feet to a 1/2" iron rod with cap found at the Northwest corner of this tract;

THENCE North a distance of 75.65 feet to a 1/2" iron rod with cap found in the South right-of-way line of Shurbet Street at the Northwest corner of this tract;

THENCE East, along the South right-of-way line of Shurbet Street, a distance of 211.89 feet to the Point of Beginning.

METES AND BOUNDS DESCRIPTION of a 2380 square foot tract of land located in R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas, being that property conveyed to Lockney Cooperative Gin as "Second Tract" in Volume 151, Page 155, Deed Records of Floyd County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap found at the Northeast corner of this tract in the South right-of-way line of Shurbet Street which bears West a distance of 314.86 feet and South a distance of 30.00 feet from a 60-penny nail found at the Northeast corner of R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas;

THENCE South a distance of 161.48 feet to a concrete nail with cap found at the Southeast corner of this tract in the former Northeast railroad right-of-way;

THENCE N. 69°16'48" W., along the former Northeast railroad right-of-way, a distance of 16.04 feet to a 1/2" iron rod with cap found at the Southwest corner of this tract;

THENCE North a distance of 155.80 feet to a 1/2" iron rod with cap found in the South right-of-way line of Shurbet Street at the Northwest corner of this tract;

THENCE East, along the South right-of-way line of Shurbet Street, a distance of 15.00 feet to the Point of Beginning.

METES AND BOUNDS DESCRIPTION of a 1.814 acre tract of land located in R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas, being that property conveyed to Lockney Cooperative Gin as "First Tract" in Volume 151, Page 155, Deed Records of Floyd County, Texas, being further described as follows:

BEGINNING at a 60-penny nail found at the Northeast corner of R. H. Davis Survey No. 26, Block S-C, Abstract 591, Floyd County, Texas, at the Northeast corner of this tract;

THENCE South, along the East line of Survey No. 26, at 30.00 feet pass a 1/2" iron rod with cap found in the South right-of-way line of Shurbet Street, continuing for a total distance of 310.58 feet to a 1/2" iron rod with cap found at the Southeast corner of this tract in the former Northeast railroad right-of-way;

THENCE N. 69°16'48" W., along the former Northeast railroad right-of-way, at 13.17 feet pass a found 1/2" iron rod with cap, continuing for a total distance of 336.63 to a concrete nail with cap found at the Southwest corner of this tract;

THENCE North, at 161.48 feet pass a 1/2" iron rod with cap found in the South right-of-way line of Shurbet Street, continuing for a total distance of 191.48 feet to a 60-penny nail found in the North line of Survey No. 26 at the Northwest corner of this tract;

THENCE East, along the North line of Survey No. 26, a distance of 314.86 feet to the Point of Beginning.

METES AND BOUNDS DESCRIPTION of a 1.055 acre tract of land located in J. H. Lockney Survey No. 4, Block S-C, Abstract 668, Floyd County, Texas, being that property conveyed to Lockney Cooperative Gin in Volume 154, Page 175, Deed Records of Floyd County, Texas, being further described as follows:

BEGINNING at a point for the Northwest corner of this tract which bears East a distance of 105.00 feet from a 60-penny nail found at the Northwest corner of J. H. Lockney Survey No. 4, Block S-C, Abstract 668, Floyd County, Texas;

THENCE East, along the North line of Survey No. 4, a distance of 134.20 feet to a point for the Northeast corner of this tract;

THENCE South, at 30.00 feet pass a 1-1/2" iron pipe found in the South right-of-way line of Shurbet Street, continuing for a total distance of 343.23 feet to a concrete nail with cap found in a metal culvert at the Southeast corner of this tract in the North line of a 17 foot railroad spur easement described in Volume 75, Page 562;

THENCE Westerly, along the North line of said spur easement and around a curve to the left, said curve having a radius of 611.79 feet, a central angle of 11°07'07", a chord distance of 12.48 feet, and a chord bearing of S. 87°49'37" W. to a 1/2" iron rod with cap found at a point of reverse curvature;

THENCE Westerly, continuing along the North line of said spur easement and around a curve to the right, said curve having a radius of 594.79 feet, a central angle of 11°45'52", a chord distance of 121.91 feet, and a chord bearing of N. 86°52'30" W. to an 80-penny nail with cap found at the Southwest corner of this tract;

THENCE North, at 307.06 feet pass a cross found on concrete in the South right-of-way line of Shurbet Street, continuing for a total distance of 337.06 to the Point of Beginning.

TRACT 10 ON DEED
TRACT 11 ON T.C.
DIFFERS FROM
THIS M&B

NOTES AND LEGEND

SCALE: 1" = 30'

HEAVY LINE INDICATES PROPERTY LINE.

○ FOUND 1/2" IRON ROD WITH CAP.

● FOUND 60# NAIL UNLESS NOTED OTHERWISE.

FOUND CONTROL MONUMENTS AS SHOWN.

FENCES AS SHOWN.

BEARINGS ARE RELATIVE TO THE NORTH LINES OF SURVEY NO. 26

AND SURVEY NO. 4 PREVIOUSLY RECOGNIZED AS EAST-WEST.

OVERHEAD ELECTRIC LINE

UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR FOR THIS SURVEY.

I, Daniel E. Martinez, Texas Registered Professional Land Surveyor No. 4515, do hereby certify that this survey was made on the ground and is true and correct. This property DOES NOT lie within a special flood hazard area as shown on Page 2 of 2 of the FHSM for the City of Lockney, Community Panel No. 480816-02, effective date July 2, 1976. Note: The City of Lockney does not participate in the National Flood Insurance Program. September 25, 2000

Daniel E. Martinez
Registered Professional Land Surveyor
No. 4515 State of Texas



WARNING
This plat is invalid unless it bears an original signature across the seal.

No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.