

99.99-ACRES OUT OF THE SW/4 OF SECTION 22, BLK D5, ABSTRACT, 855

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 99.99-ACRE TRACT OF LAND OUT THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, BLOCK D5, ABSTRACT 855, E.L. & R.R. CO. SURVEY, LUBBOCK COUNTY, TEXAS, CONVEYED TO KELLY J. AND KRISTIN MUNSON, INSTRUMENT NUMBER 2016004806 OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY (OPRLC) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN W/RED CAP, IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD (CR) 5870, A PAVED ROAD, AND BEING IN THE SOUTH LINE OF THE 30.00' RIGHT-OF-WAY DEDICATED WITH THE TOWN VILLAGE SOUTH SUBDIVISION, INSTRUMENT NUMBER 199803624 OPRLC, ALSO BEING THE NORTHWEST CORNER OF A 1.50-ACRE TRACT CONVEYED TO LEO L. AND MARGARITA RAMOS, INSTRUMENT NUMBER 2007021546 OPRLC, AND BEING IN THE EASTERNMOST EAST LINE OF THIS TRACT, FROM WHICH A FOUND IRON PIN IN THE APPROXIMATE INTERSECTION OF AVENUE L AND FM 1294 FOR THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS S01°41'18"W A DISTANCE OF 1319.97' AND S88°03'45"E A DISTANCE OF 2640.05', HAVING TEXAS STATE PLAIN NORTH CENTRAL ZONE COORDINATES OF N: 7316816.52 E: 906499.44;

THENCE S01°41'18"W ALONG THE BOUNDARIES OF THE FOLLOWING SIX (6) TRACTS A TOTAL DISTANCE OF 975.00' AS CONVEYED IN VOLUME 3915 PAGE 272 OPRLC TO A POINT, POINT ALSO BEING IN THE WEST LINE OR A 20.00' ROAD RIGHT-OF-WAY (ROW) DEDICATED IN VOLUME 2835 PAGE 99 OPRLC:

- 1) 1.5-ACRE TRACT CONVEYED TO LEO L. AND MARGARITA RAMOS, INSTRUMENT NUMBER 2007021546 OPRLC
- 2) 1.5-ACRE TRACT CONVEYED TO MELODY FUENTES, INSTRUMENT NUMBER 2008013916 OPRLC
- 3) 2-ACRE TRACT CONVEYED TO SAMMY R. AND JUDY JOCK, INSTRUMENT NUMBER 2020019109 OPRLC
- 4) 1.02-ACRE TRACT CONVEYED TO TERRY FUNK, INSTRUMENT NUMBER 1986042518 OPRLC
- 5) 1-ACRE TRACT CONVEYED TO MATTHEW DEREK MILLER, INSTRUMENT NUMBER 1983036385 OPRLC
- 6) 1.5-ACRES CONVEYED TO RENE AND JULIE ZAMORA, INSTRUMENT NUMBER 2017037387 OPRLC;

CONTINUING 9.88' ALONG SAID 20' ROW WEST LINE TO A FOUND IRON PIN MARKED "WOE INC." FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N88°18'34"W THROUGH THE INTERIOR OF SAID MUNSON TRACT A DISTANCE OF 729.84' TO A FOUND IRON PIN MARKED "WOE INC." FOR THE SOUTHWEST CORNER OF THIS TRACT, AND BEING IN THE RAILROAD ROW DEDICATED VOLUME 39 PAGE 546, AND CONVEYED TO ATCHISON TOPEKA & SANTA FE RAILROAD, VOLUME 1047 PAGE 737;

THENCE N42°29'05"W ALONG SAID RAILROAD ROW A DISTANCE OF 233.27' TO AN INTERIOR ELL IN THIS TRACT AND BEING AN EXTERIOR ELL IN SAID RAILROAD ROW;

THENCE S47°30'41"W ALONG SAID RAILROAD ROW A DISTANCE OF 49.94' TO AN EXTERIOR ELL IN THIS TRACT AND BEING AN INTERIOR ELL IN SAID RAILROAD ROW;

THENCE N42°30'35"W ALONG SAID RAILROAD ROW A DISTANCE OF 2447.45' TO A FOUND IRON PIN FOR REFERENCE AND CONTINUING 27.10' FOR A TOTAL DISTANCE OF 2474.55' TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" IN THE APPROXIMATE CENTER OF NORTH COUNTY ROAD 1400 (GRADED ROAD, 50' ROW OCCUPIED ON THE GROUND);

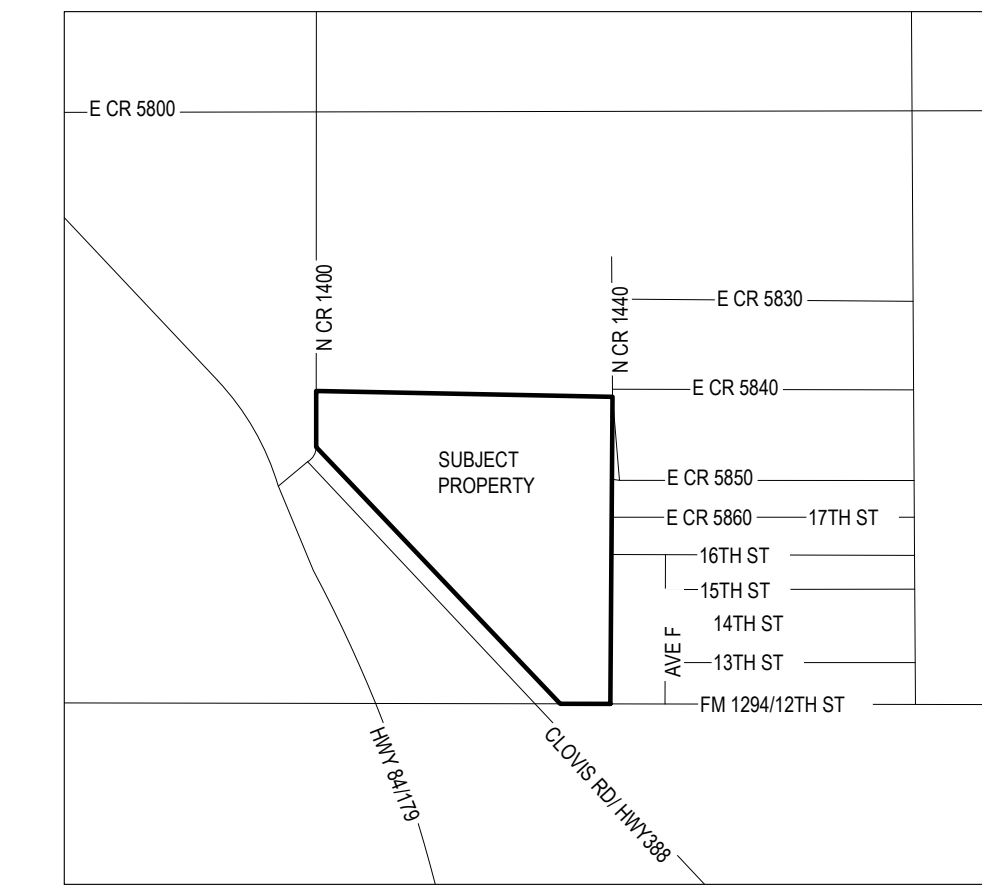
THENCE N01°15'20"E ALONG THE SAID NORTH COUNTY ROAD 1400 A DISTANCE OF 416.70' TO A SET IRON PIN W/ORANGE CAP "R2M RPLS 1871" IN THE APPROXIMATE CENTER OF SAID ROAD, POINT BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO MARTHA AND MANUEL CONSTANCIO, INSTRUMENT NUMBER 1994010278 OPRLC;

THENCE S87°56'21"E ALONG SAID CONSTANCIO COMMON BOUNDARY A DISTANCE OF 24.85' TO A FOUND IRON PIN FOR REFERENCE, AND CONTINUING A RECORD DISTANCE OF 1295.15' TO A POINT BEING THE SOUTHEAST CORNER OF SAID CONSTANCIO TRACT AND BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO RENE ZAMORA, INSTRUMENT NUMBER 2022024865, AND CONTINUING A RECORD DISTANCE OF 1320.00' TO A POINT BEING THE SOUTHEAST CORNER OF SAID ZAMORA TRACT, AND CONTINUING 11.20' FOR A TOTAL DISTANCE OF 2651.20' TO A FOUND IRON PIN FOR THE NORTHEAST CORNER OF THIS TRACT, AND BEING IN THE WEST LINE A ROADWAY EASEMENT DEDICATED WITH TOWN VILLAGE, INSTRUMENT NUMBER 1973022454;

THENCE S01°48'30"W ALONG SAID 40' EASEMENT A DISTANCE OF 1321.16' TO A FOUND IRON PIN MARKED "STEVENS 4339" BEING AN INTERIOR ELL FOR THIS TRACT, AND THE SOUTHWEST CORNER OF THE SAID TOWN VILLAGE SOUTH;

THENCE S87°58'00"E ALONG THE SOUTH BOUNDARY OF SAID TOWN VILLAGE SOUTH A DISTANCE OF 8.09' TO THE POINT OF BEGINNING AND CONTAINING 99.99-ACRES, MORE OR LESS.

VICINITY MAP



R2M ENGINEERING
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SEAL

8/21/2023

PROJECT

MUNSON, KELLY J & KRISTIN
FM 1294
SHALLOWATER, TX

REVISIONS

DRAWN BY: DRAWN BY JB
REVIEWED BY: REVIEWED BY JH
DATE: 8/21/2023
PROJECT NO: PROJECTNO 23-6231

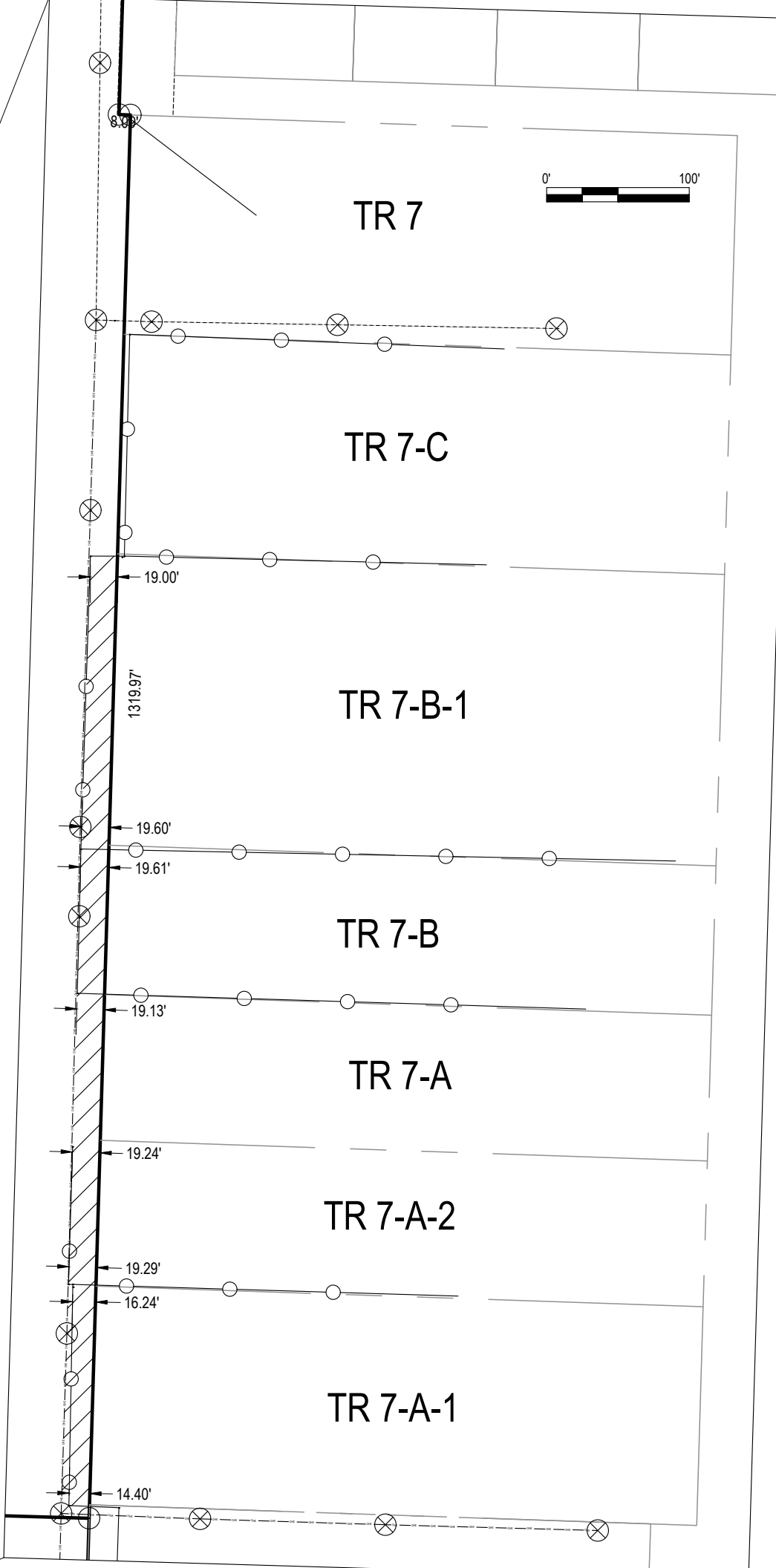
SHEET TITLE

STANDARD LAND SURVEY

SHEET NUMBER

1 OF 1

PROPERTIES WITH SIGNIFICANT ENCROACHMENTS HATCHED 0.296-ACRES TOTAL



- SUBJECT PROPERTY LINE
- - - PROPERTY LINE
- - - ROAD ROW
- - - SECTION LINE
- - - EASEMENT
- - - FENCE
- - - OVERHEAD ELECTRIC LINE
- IRON PIN FOUND
- IRON PIN SET
- ⊗ IRON PIPE FOUND
- ⊕ RAILROAD SPIKE FOUND
- ⊙ POWER POLE
- ⊚ WELL

- SURVEYOR'S NOTES:**
1. THIS SURVEY IS BASED ON A SURVEY MADE ON THE GROUND AUGUST 2023.
 2. MONUMENTS SHOWN AS FOUND ON THIS SURVEY WERE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
 3. ALL DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF U.S. SURVEY FOOT. TO APPROXIMATE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE GRID DISTANCES DIVIDE THE DISTANCES SHOWN BY THE COMBINATION FACTOR: 1.002165995639.
 4. HORIZONTAL DATUM: THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), IN ACCORDANCE WITH THE TEXAS NATURAL RESOURCES CODE TITLE 2, CHAPTER 21, AS AMENDED, AND COLLECTED BY GPS REFERENCED TO NAD83 (2011) (EPOCH 2010.0).
 5. VERTICAL DATUM: THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CONTINENTAL U.S. GEOID 18, AS COLLECTED BY GPS REFERENCED TO NAVD83.
 6. ALL REFERENCES TO VOLUMES AND PAGES OR INSTRUMENTS CONTAINED WITH THE NOTES OR REFERENCED ON THIS SURVEY ARE RECORDED WITH THE PUBLIC RECORDS OF THE LUBBOCK COUNTY CLERK.
 7. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR FOR THIS PROPOSED PLAT. ANY RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY (AND AS IT MAY RELATE TO ADJOINING PARCELS OR RIGHTS-OF-WAY). RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS PLAT MAY EXIST AND ENCUMBER THIS PROPERTY. THIS PLAT DOES NOT CONSTITUTE OR IMPLY A COMPLETE TITLE EXAMINATION AND ANY SUCH TITLE EXAMINATIONS ARE NOT THE RESPONSIBILITY OF THIS SURVEYOR.

