

FIELD NOTES on a 2.007 acre tract out of the 11.64 acre tract described in Volume 9040, Page 322, Lubbock County Official Public Records and out of the Southeast Quarter (SE/4) of Section 34, Block JS, E.L. & R.R. Co. Survey, Lubbock County, Texas, and being the South part of Tracts 39 and 40 as shown on the unrecorded Plat of Northwest Place, a copy of which can be found in the Minutes of the Lubbock County Commissioner's Court meeting in regular session on Monday, April 12, 1976, and being further described by metes and bounds as follows:

BEGINNING at a found railroad spike near the center of F.M. 2641 for the Southeast corner of Section 34, the Southeast of the 11.64 acre tract and the Southeast corner of this tract;

THENCE N 88°17'11" W (Texas North Central Zone Bearing Basis), with the South line of Section 34 and near the center of F.M. 2641, 437.07 feet to a found 3/8" iron rod for the Southwest corner of this tract;

THENCE N 01°47'50" E, with the West line of the 11.64 acre tract, at 50.00 feet pass a found 3/8" iron rod in all 200.00 feet to the Northwest corner of this tract;

THENCE S 88°17'11" E, at 10.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460 in the East line of a 20 feet wide easement, at 387.24 feet pass a set 1/2" iron rod with green cap in the West line of County Road 1600, in all 437.24 feet to the Northeast corner of this tract;

THENCE S 01°50'42" W along the East line of Section 34, Block JS, and East of the East edge of paving of County Road 1600, a distance of 200.00 feet to the PLACE OF BEGINNING.

Surveyor's Report

This Plat is based on a survey made on the ground April 15, 2024.

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



- LEGEND
- ⊙ Fd. Railroad Spike (Record Dignity)
  - ⊠ Fd. 3/4" Iron Pipe (Record Dignity)
  - Fd. 1/2" Square Pipe
  - Found 3/8" Iron Rod
  - Set 1/2" Iron Rod with Green Cap
  - ⊙ Fd. Rod with Yellow Cap
  - ◇ Post
  - + Down Guy
  - Power Pole
  - Fences



J.M. CIESZINSKI  
PLAT SHOWN AS GROUND

\$85,000

- 0 baths
- Unimproved Land
- Land
- Active

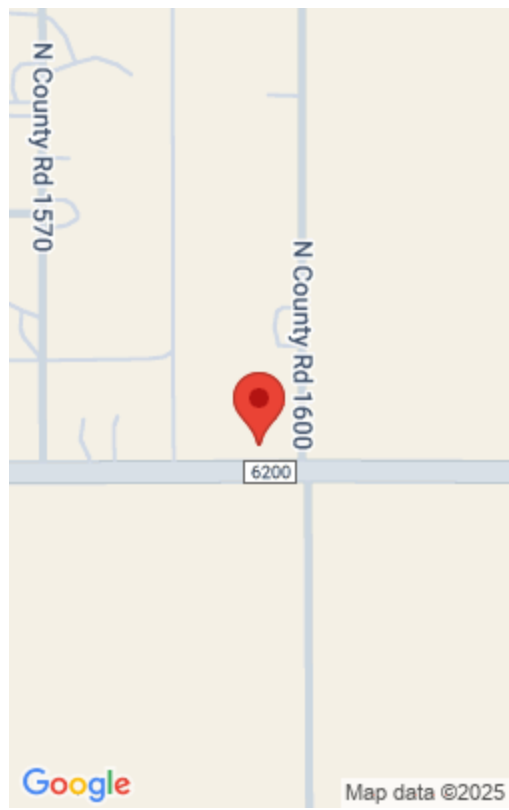
## 5405 COUNTY RD 1600, SHALLOWATER, TX, 79363

<https://aycockrealtytx.com>

Discover the opportunity to build your dream house in the highly sought-after Shallowater ISD! This spacious vacant lot offers endless possibilities with plenty of room for a custom home, outdoor living space, or additional structures. This lot combines the peace of country living with convenient access to nearby schools, shopping, and dining. With ample space [...]



**Melissa Johnson**  
Aycock Realty Group, LLC



---

## Basics

**Category:** Land

**Status:** Active

**Lot size:** 2.07 sq ft

**Address:** 5405 County Rd 1600, Shallowater, TX, 79363

**Type:** Unimproved Land

**Bathrooms:** 0 baths

**Lot Size Acres:** 2.07 acres

**County:** Lubbock

---

## Building Details

**Sewer:** None

**Current Use:** Vacant

**Possible Use:** Farm, Grazing, Horses, Livestock, Residential, Single Family

---

## Amenities & Features

**Basement:** No

**Utilities:** Electricity Available

**Private Pool:** No

**Fireplace:** No

**Fencing:** Pipe

**Parking Features:** Gravel, Unpaved

**WaterSource:** None

**Lot Features:** Corner Lot

---

## Nearby Schools

**Elementary School:** Shallowater

---

## School Information

**HighSchool:** Shallowater

**Middle Or Junior School:** Shallowater



---

## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional, FHA, USDA Loan

---

## Courtesy of

**List Office Name:** Aycock Realty Group, LLC

