

DESCRIPTION:

A 10.004 ACRE TRACT OF LAND, HEREIN REFERRED TO AS "TRACT 6", LOCATED IN THE EAST HALF OF SECTION 9, BLOCK P, E.L. & R.R. CO. SURVEY, ABSTRACT NUMBER 350, LUBBOCK COUNTY, TEXAS, AND BEING SITUATED WITHIN THAT CERTAIN 120 ACRE TRACT OF LAND CONVEYED TO JORDAN MCKAY IN A WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER (CCFN) 2023034869 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY TEXAS. (OPPLCT), SAID 10.004 ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDLES AS FOLLOWS:

BEGINNINGS AT A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET IN THE EAST LINE OF SAID SECTION 9, SAME BEING THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO HEDGE AND AMY MARTIN, DESCRIBED AS THE NORTH HALF (N/2) OF SECTION 8, BLOCK P, E.L. & R.R. CO. SURVEY, LUBBOCK COUNTY, TEXAS, IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN CCFN 202004042 OF THE OPPLCT, FOR THE SOUTHEAST CORNER OF A 10.004 ACRE TRACT OF LAND, SURVEYED SAME DATE HEREWITH, HEREIN REFERRED TO AS "TRACT 5", AND THE NORTHEAST CORNER OF THIS TRACT, HAVING COORDINATES OF NORTHING: 7,359,435.75 AND EASTING: 886,810.77 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, WHENCE A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET FOR THE NORTHEAST CORNER OF SAID SECTION 9 BEARS S 02° 01' 00" E A DISTANCE OF 318.35 FEET, SAID SECTION CORNER HAVING COORDINATES OF NORTHING: 7,359,753.84 AND EASTING: 886,821.99 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE S. 02° 01' 00" W, ALONG THE EAST LINE OF SAID SECTION 9, SAME BEING THE WEST LINE OF SAID TRACT CONVEYED TO HEDGE AND AMY MARTIN, A DISTANCE OF 318.39 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET IN THE EAST LINE OF SAID 120 ACRE TRACT, FOR THE NORTHEAST CORNER OF A 10.004 ACRE TRACT OF LAND, SURVEYED SAME DATE HEREWITH, HEREIN REFERRED TO AS "TRACT 7", AND THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A "COTTON SPINDLE" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS S 02° 01' 00" W A DISTANCE OF 4644.53 FEET, SAID SECTION CORNER HAVING COORDINATES OF NORTHING: 7,354,478.88 AND EASTING: 886,835.97 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE N. 88° 04' 58" W, ALONG THE NORTH LINE OF SAID "TRACT 7", AT A DISTANCE OF 30.00 FEET PASS A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET IN REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1368.73 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET IN THE EAST LINE OF A 15.157 ACRE TRACT OF LAND, SURVEYED SAME DATE HEREWITH, HEREIN REFERRED TO AS "TRACT 4", FOR THE NORTHWEST CORNER OF SAID "TRACT 7" AND THE SOUTHWEST CORNER OF THIS TRACT, HAVING COORDINATES OF NORTHING: 7,359,163.39 AND EASTING: 885,432.04 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE N. 01° 59' 15" E, ALONG THE EAST LINE OF SAID "TRACT 4", A DISTANCE OF 318.39 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET FOR THE SOUTHWEST CORNER OF SAID "TRACT 5" AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 88° 04' 58" E, AT A DISTANCE OF 1368.73 FEET PASS A 1/2" IRON ROD WITH A CAP MARKED "AMD ENGINEERING" SET, IN REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1368.73 FEET TO THE POINT OF BEGINNING, BEARINGS AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS CALCULATED FROM A POINT OF ORIGIN LOCATED AT NORTHING: 7,359,722.81 AND EASTING: 886,180.35, HAVING A CONVERGENCE ANGLE OF (-) 01° 56' 37.12" TO TRUE NORTH AND A COMBINED SCALE FACTOR OF 0.99980214. DISTANCES ARE AT SURFACE IN U.S. SURVEY FEET.

SURVEYOR'S REPORT:

HEAVY LINES INDICATE LIMITS OF THIS SURVEY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL AND/OR INSTITUTIONS NAMED ON THIS SURVEY. IT IS NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS WITHOUT EXPRESSED RECERTIFICATION BY AMD ENGINEERING, LLC. THIS PLAT IS THE PROPERTY OF AMD ENGINEERING, LLC. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF AMD ENGINEERING, LLC. THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT. MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,359,722.81 AND EASTING: 886,180.35. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-) 01° 56' 37.12" AND THE COMBINED SCALE FACTOR IS 0.99980214. DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET. TRACT NUMBERS ON THIS PLAT ARE FOR IDENTIFICATION PURPOSES ONLY. THIS PLAT INVALID UNLESS IT BEARS SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

LEGEND:

- = FOUND 1/2" IRON ROD (CM)
- = SET 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING"
- CM = CONTROLLING MONUMENT
- CCFN = COUNTY CLERK'S FILE NUMBER
- Ⓜ = UTILITY POLE
- = OVERHEAD POWER LINE

I, LANDON MERRITT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT INFORMATION HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



\$49,000

6 COUNTY ROAD 1100, SHALLOWATER, TX, 79363

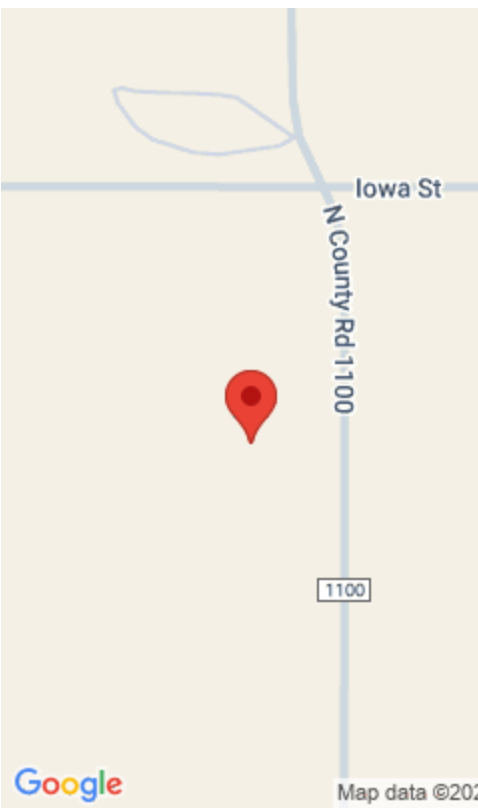
<https://aycockrealtytx.com>

Lot 6 CR 1100 features 10.004 acres of very lightly deed restricted vacant land. There is fencing in progress. Great price to start that new home site.



Brian Aycock
Aycock Realty Group, LLC

- 0 baths
- Unimproved Land
- Land
- Active



Basics

Category: Land

Status: Active

Lot size: 10 sq ft

Address: 6 County Road 1100, Shallowater, TX, 79363

Type: Unimproved Land

Bathrooms: 0 baths

Lot Size Acres: 10 acres

County: Lubbock

Building Details

Possible Use: Vacant

Amenities & Features

Basement: No

Fireplace: No

Private Pool: No

Fencing: Fenced

Miscellaneous

Road Surface Type: All Weather

Courtesy of

List Office Name: Aycock Realty Group, LLC

