

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**66th Street Expansion
Parcel Nos. 04 & 05
7712 and 7720 66th St., Lubbock, TX 79407
5.15 acres each, out of Section 34, Block AK**

**CITY OF LUBBOCK
STREET, PUBLIC USE AND RIGHT OF WAY DEED**

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LUBBOCK	§	

THAT **J.L. DAVIS PROPERTIES, LLC**, herein called "GRANTOR", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to them in hand paid by the **CITY OF LUBBOCK, TEXAS**, a Home Rule Municipal Corporation, Grantor does hereby grant, sell, and convey to Grantee for public use forever and for street right-of-way and utility purposes, the following described tract of land situated in Lubbock County, Texas, as more particularly described in the attached Exhibit "A" and Exhibit "B".

GRANTOR agrees to grant the property described in Exhibit "A" and Exhibit "B" and releases the City of Lubbock from the obligation of obtaining an appraisal under Chapter 21 of the Texas Property Code.

TO HAVE AND TO HOLD this above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said public forever so long as said premises are used for public street purposes.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WITNESS MY HAND this 20 day of May, 2025

GRANTOR:
JEFFREY DAVIS


Jeffrey Davis, Manager

ACKNOWLEDGEMENT

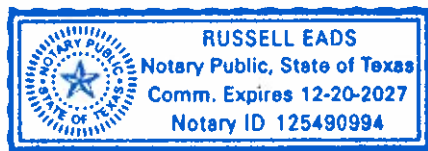
STATE OF TEXAS

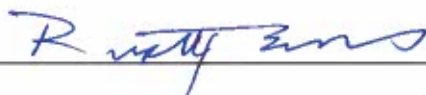
COUNTY OF LUBBOCK

This instrument was acknowledged before me on the 20 day of May, 2025 by **Jeffrey Davis**. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.




NOTARY PUBLIC, STATE OF Texas
My Commission Expires: 12.20.2027

Grantee's Address:
City of Lubbock
1314 Avenue K, 7th Floor
Lubbock, TX 79401

EXHIBIT A

"TRACT 4"
A 0.275-ACRE RIGHT-OF-WAY TRACT IN
SECTION 34, BLOCK AK,
LUBBOCK COUNTY, TEXAS

A 0.275-acre (11,976-square foot) right-of-way tract in Section 34, Block AK, Lubbock County, Texas, being a portion of that certain 5.15-acre tract of land conveyed to the Veteran's Land Board, described in a warranty deed recorded in Volume 4721, Page 265 of the Real Property Records of Lubbock County, Texas, currently listed by the Lubbock Central Appraisal District as owned by James Lynden Davis, et al., said 0.275-acre tract being further described by metes and bounds as follows:

BEGINNING at a point in the south line of said Section 34, at the southwest corner of said parent tract, for the southwest corner of this tract, said beginning point having coordinates of NORTHING: 7,258,780.50 and EASTING: 905,384.13, Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, whence a railroad spike found at the southwest corner of said Section 34 bears *North 88 degrees 09 minutes 36 seconds West* a distance of 675.06 feet;

(1) THENCE *North 01 degrees 50 minutes 24 seconds East*, along the west line of said parent tract, a distance of 54.85 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the northwest corner of this tract;

(2) THENCE *South 88 degrees 09 minutes 33 seconds East* a distance of 218.35 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in the east line of said parent tract for the northeast corner of this tract;

(3) THENCE *South 01 degrees 50 minutes 24 seconds West* a distance of 54.85 feet to a point in the south line of said Section 34 at the southeast corner of said parent tract for the southeast corner of this tract, whence a railroad spike found at the southeast corner of said Section 34 bears *South 88 degrees 09 minutes 36 seconds East* a distance of 4390.45 feet;

(4) THENCE *North 88 degrees 09 minutes 36 seconds West*, along the south line of said Section 34 and the south line of said parent tract, a distance of 218.35 feet to the **POINT OF BEGINNING**. Bearings called in this description are based on the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. 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.

Surveyed on the ground: December 30, 2024
Signed: January 22, 2025



Samuel Wyatt
R.P.L.S. 6453



"TRACT 4"
A 0.275-ACRE TRACT IN
SECTION 34, BLOCK AK,
LUBBOCK COUNTY, TEXAS

PARENT TRACT: VOLUME 4721, PAGE 265
OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS

Surveyor's Report:

Bearings and coordinates shown hereon are based on the Texas Coordinate System, North Central Zone 4202, NAD83. Distances reported hereon are at surface. Areas reported hereon are based on calculations made at surface distances.

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. No title search or report was provided to this surveyor.

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.

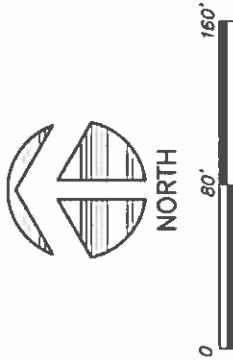
This plat is invalid unless it bears the surveyor's original seal and signature.

This plat was prepared from an actual survey of the property and the information hereon represents the findings of this survey to the best of my knowledge and belief.

Surveyed: December 30, 2024
Signed: January 22, 2025



Samuel Wyatt

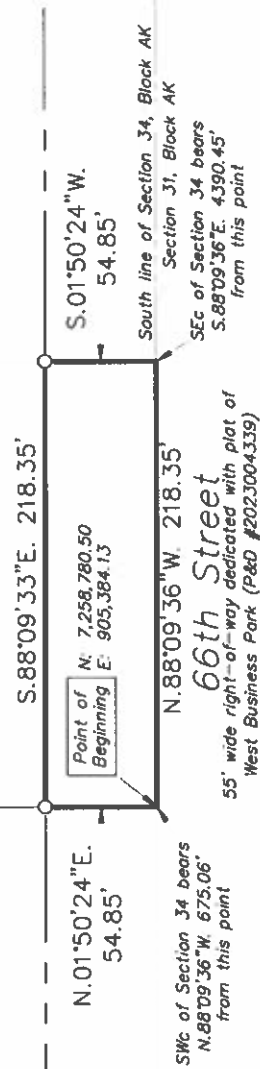


0 = Set 1/2" iron rod with cap "PARKHILL RPLS 6453"

Record Owner:
James L. Davis, et al
CCFN 2009017726
Vol. 4723, Pg. 189

Record Owner:
James L. Davis, et al
CCFN 2009017726
Vol. 4721, Pg. 265

Grantee:
Sprague J. Fleming, Jr.
Vol. 7889, Pg. 344



Samuel Wyatt
R.P.L.S. 6453

Tract I
West Business Park
P&D #2023004339

Tract H
West Business Park
P&D #2023004339

Tract C
West Business Park
P&D #2023004339

Parkhill

Parkhill.com

TBP&L FIRM REGISTRATION NO. 10194091

EXHIBIT B

"TRACT 5"
A 0.275-ACRE RIGHT-OF-WAY TRACT IN
SECTION 34, BLOCK AK,
LUBBOCK COUNTY, TEXAS

A 0.275-acre (11,975-square foot) right-of-way tract in Section 34, Block AK, Lubbock County, Texas, being a portion of that certain 5.15-acre tract of land conveyed to the Veteran's Land Board, described in a warranty deed recorded in Volume 4723, Page 189 of the Real Property Records of Lubbock County, Texas, currently listed by the Lubbock Central Appraisal District as owned by James Lynden Davis, et. al., said 0.275-acre tract being further described by metes and bounds as follows:

BEGINNING at a point in the south line of said Section 34, at the southwest corner of said parent tract, for the southwest corner of this tract, said beginning point having coordinates of NORTHING: 7,258,773.49 and EASTING: 905,602.32, Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, whence a railroad spike found at the southwest corner of said Section 34 bears *North 88 degrees 09 minutes 36 seconds West* a distance of 893.41 feet;

(1) THENCE *North 01 degrees 50 minutes 24 seconds East*, along the west line of said parent tract, a distance of 54.85 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the northwest corner of this tract;

(2) THENCE *South 88 degrees 09 minutes 33 seconds East* a distance of 218.35 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in the east line of said parent tract for the northeast corner of this tract;

(3) THENCE *South 01 degrees 50 minutes 24 seconds West* a distance of 54.84 feet to a point in the south line of said Section 34 at the southeast corner of said parent tract for the southeast corner of this tract, whence a railroad spike found at the southeast corner of said Section 34 bears *South 88 degrees 09 minutes 36 seconds East* a distance of 4172.10 feet;

(4) THENCE *North 88 degrees 09 minutes 36 seconds West*, along the south line of said Section 34 and the south line of said parent tract, a distance of 218.35 feet to the **POINT OF BEGINNING**. Bearings called in this description are based on the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. 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.

Surveyed on the ground: December 30, 2024
Signed: January 22, 2025

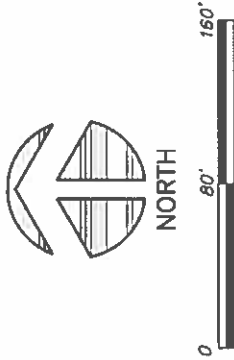


Samuel Wyatt
R.P.L.S. 6453



"TRACT 5" A 0.275-ACRE TRACT IN SECTION 34, BLOCK AK, LUBBOCK COUNTY, TEXAS

PARENT TRACT VOLUME 4723, PAGE 189
OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS



0 = Set 1/2" iron rod with cap "PARKHILL RPLS 6453"

Surveyor's Report:

Bearings and coordinates shown hereon are based on the Texas Coordinate System, North Central Zone 4202, NAD83. Distances reported hereon are at surface. Areas reported hereon are based on calculations made at surface distances.

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. No title search or report was provided to this surveyor.

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.

This plat is invalid unless it bears the surveyor's original seal and signature.

Grantee:
John & Meredith Fowler
CCFN 2010016033

Record Owner:
James L. Davis, et al
CCFN 2009017726
Vol. 4723, Pg. 189

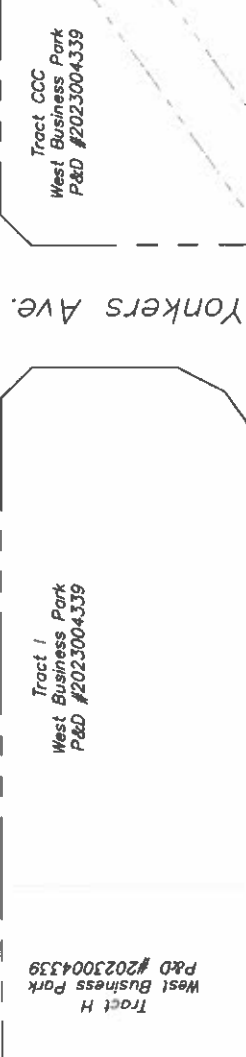
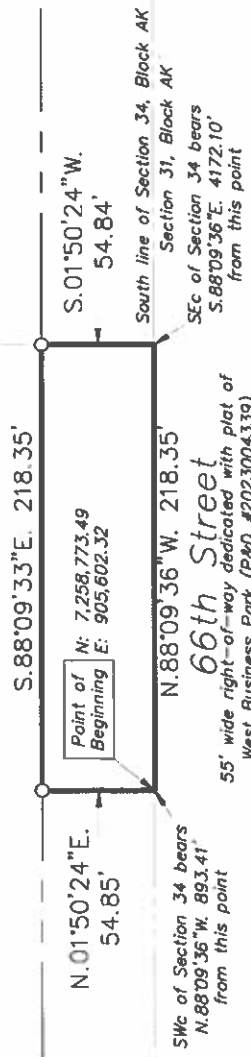
Record Owner:
James L. Davis, et al
CCFN 2009017726
Vol. 4721, Pg. 265

This plat was prepared from an actual survey of the property and the information hereon represents the findings of this survey to the best of my knowledge and belief.

Surveyed: December 30, 2024
Signed: January 22, 2025



Samuel Wyatt



Parkhill

Parkhill.com

TBP&S FIRM REGISTRATION NO 10194091

Samuel Wyatt
R.P.L.S. 6453

Tract CCC
West Business Park
P&D #2023004339

Tract 1
West Business Park
P&D #2023004339

Tract H
West Business Park
P&D #2023004339