

Wilkerson

PROPERTIES, INC.

Commercial & Industrial
Development, Management, and Brokerage

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EXCELLENT COMMERCIAL/INDUSTRIAL LAND 2310 and 2401 I-27 710-26th Lubbock, TX

Unit Size: 5.852 Acres

Sale Price:

- \$795,000.00

Zoning:

- IHI (Interstate Highway Industrial)

Boundaries:

- North: Intersection of I-27 Frontage Road and Avenue F
- East: I-27 Frontage Road
- South: 26th
- West: Avenue F to 25th, curved radius to 26th

Description:

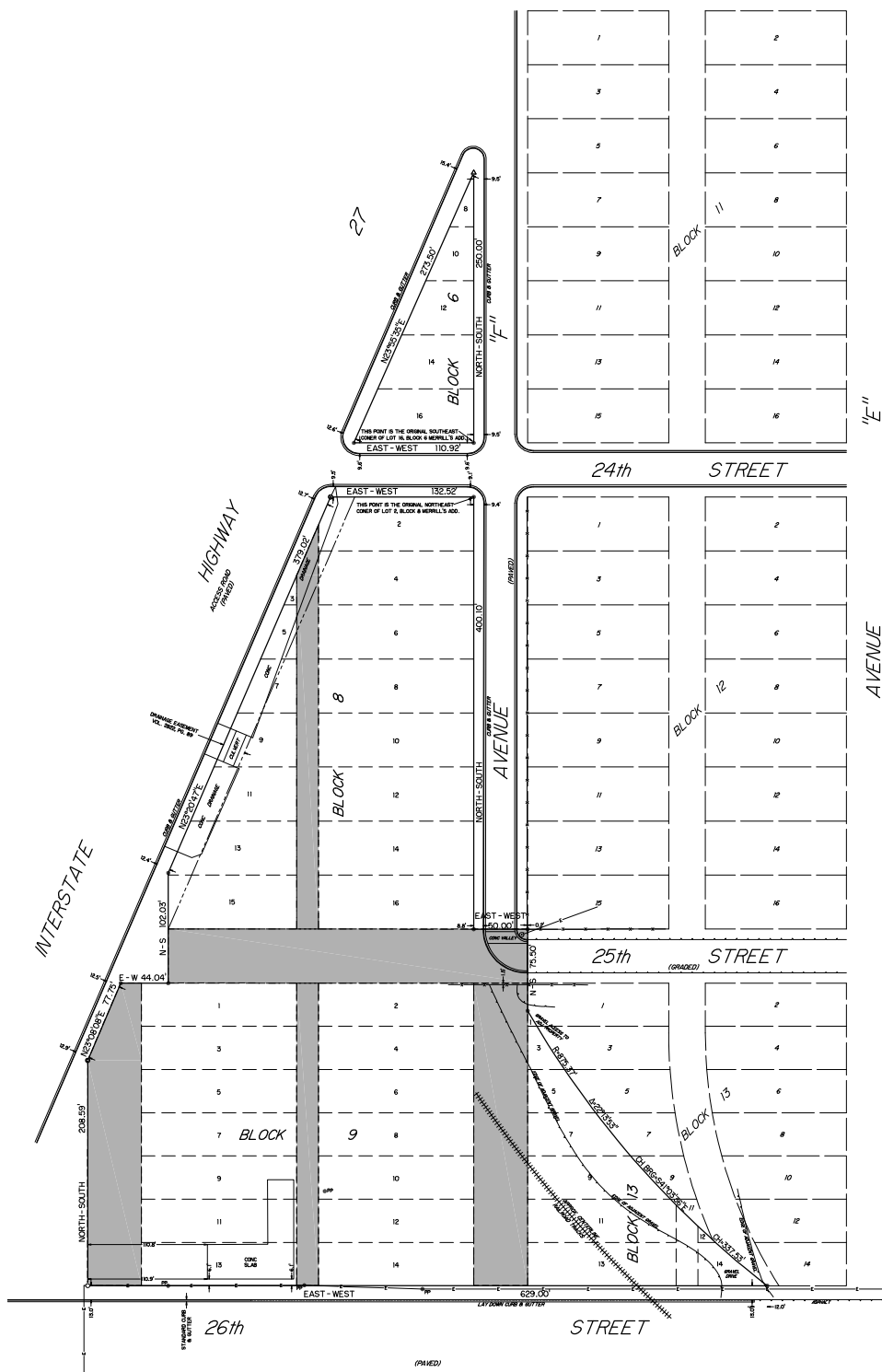
- Outstanding commercial/industrial tract
- Great visibility with plenty of I-27 frontage
- Includes existing fenced stack yard
- Tract may be divided

For Further Information Call Gordon Wilkerson:

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PLAT SHOWING PERIMETER SURVEY
OF A PORTION OF BLOCKS 6,8,9 AND 13
MERRILL ADDITION

TO THE CITY OF LUBBOCK
LUBBOCK COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION of a portion of Lots 8, 10, 12, 14 & 16, Block 6, Merrill Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed recorded in Volume 18, Page 475 and revised in Volume 26, Page 86 of the Deed Records of Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap set for the Southeast corner of this tract which is the original Southeast corner of Lot 16, Block 6, Merrill's Addition;

THENCE West, along the North right-of-way line of 24th Street a distance of 110.92 feet to a 1/2" iron rod with cap set in the East right-of-way line of Interstate Highway No. 27 for the Southwest corner of this tract;

THENCE N. 23°55'35" E., along the East right-of-way line of Interstate Highway No. 27, a distance of 271.50 feet to a railroad spike set in the West right-of-way line of Avenue "F" for the North corner of this tract;

THENCE South, along the West right-of-way line of Avenue "F", a distance of 250.00 feet to the Point of Beginning.

Contains 13,865 square feet - 0.318 of an acre.

METES AND BOUNDS DESCRIPTION of Lots 4, 6, 8, 10, 12, 14 & 16, and a portion of Lots 2, 3, 5, 7, 9, 11, 13 & 15 Block 8, Lots 1 through 14, Block 9, Lot 13 and a portion of Lots 2, 3, 5, 7, 9, 11, 12 & 14, Block 13, Merrill's Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 18, Page 475 and revised in Volume 26, Page 86 of the Deed Records of Lubbock County, Texas and that portion of 25th Street from the East right-of-way line of Interstate Highway No. 27 to the East right-of-way line of Avenue "F", that portion of Avenue "F" from the North right-of-way line of 26th Street to the South right-of-way line of 25th Street, that portion of Avenue "G" from the North right-of-way line of 26th Street to the South right-of-way line of 25th Street and the North-South alley between Avenue "F" and Avenue "G" from the North right-of-way line of 26th Street to the East right-of-way line of Interstate Highway No. 27 closed and abandoned by City Ordinance No. 412, being further described as follows:

BEGINNING at a 1/2" iron rod with cap set for the most Northerly Northeast corner of this tract which is the original Northeast corner of Lot 2, Block 8, Merrill's Addition;

THENCE South, along the West right-of-way line of Avenue "F", a distance of 400.10 feet to a 1/2" iron rod with cap set in the North right-of-way line of 25th Street from the Original Southeast corner of Lot 16, Block 6, Merrill's Addition and an "ell" corner of this tract;

THENCE East, along the North right-of-way line of 25th Street a distance of 50.00 feet to a 1/2" iron rod with cap set in the East right-of-way line of Avenue "F" for the original Southwest corner of Lot 15, Block 12, Merrill's Addition and the most Easterly Northeast corner of this tract;

THENCE South, along the East right-of-way line of Avenue "F", a distance of 75.50 feet to a 1/2" iron rod with cap set for the most Westerly Southeast corner of Block 11, W. C. Wood Subdivision, according to the map, plat and/or dedication deed thereof recorded in Volume 131, Page 361, Deed Records of Lubbock County, Texas and a corner of this tract;

THENCE Southeast, along the West line of said Block 13, W. C. Wood Subdivision around a curve to the left, said curve having a radius of 873.37 feet, a central angle of 22°12'52", a chord bearing of S. 41°02'30" E. and a chord distance of 337.53 feet to a 1/2" iron rod with cap set in the North right-of-way line of 26th Street (closed and abandoned by City Ordinance No. 412) for the Southeast corner of this tract;

THENCE West, along the North right-of-way line of 26th Street, a distance of 629.00 feet to a brass cap flush in concrete (no-saw marker) to the East right-of-way line of Interstate Highway No. 27 for the Southwest corner of this tract;

THENCE North, along the East right-of-way line of Interstate Highway No. 27, a distance of 208.59 feet to a "mag" nail with cap set for the most Westerly Northwest corner of this tract;

THENCE N. 23°08'08" E., continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 77.75 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE East, continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 44.04 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE North, continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 102.03 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE N. 23°20'47" E., continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 379.02 feet to a "cross" cut in concrete in the South right-of-way line of 24th Street for the most Northerly Northwest corner of this tract;

THENCE East, along the North right-of-way line of 24th Street, a distance of 132.52 feet to the Point of Beginning.

Contains 241,657 square feet - 5.534 acres.

CERTIFICATION TO: South Plains Lamesa Railroad, Ltd.

I, Daniel E. Martinez, Texas Registered Professional Land Surveyor No. 4515, do hereby certify that this survey was made on the ground and is in substantial compliance with Standard TREC Contract Form No. 20-5. As graphically plotted this property does lie within a special Flood hazard area as shown on Panel 305 of 500 of the FIRM for Lubbock County, Texas and incorporated areas, Map No. 48303C095 D, effective date September 18, 2002, ZONE AE.

September 12, 2003
April 29, 2004-revised to change Flood certificate.

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

SCALE: 1"=50'
CONTROL MONUMENTS AS FOUND & SHOWN
FENCES AS SHOWN
• SET 1/2" ROD W/CAP
○ = FD, R-O-W DISC
○ = SET MAG NAIL W/CAP IN BROKEN R-O-W DISC
■ = SET RAILROAD SPIKE
— = UTILITY POLE
⊙ = LIGHT POLE
E = OVERHEAD ELEC. LINE
PLATTED LOTS = 198,843 SQ. FT. OR 4.565 ACRES
CLOSED R-O-W'S = 56,079 SQ. FT. OR 1.287 ACRES
TOTAL = 254,922 SQ. FT. = 5.852 ACRES
233403/W.W.



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

LUBBOCK COUNTY
AND ASSOCIATES, INC.
Lubbock, Texas