



DEDICATION CERTIFICATE

Lots 1-75 and Tracts A through M, Red Feather Estates

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

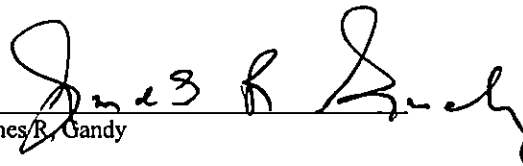
This is to certify that JAMES R. GANDY, an individual (as to Lot 56) and LAVAR LAND, LLC, whose address and chief place of business is 10802 Memphis Ave, #1, Lubbock, Lubbock County, Texas 79423 (as to the remaining balance), are the sole owners of tracts of land located in the City of Lubbock, Lubbock County, Texas, all of which are more particularly described in the attached and incorporated exhibits.

That the undersigned does hereby plat the above-described property into tracts, designating proposed streets and alleys, easements (surface and underground) and other public properties as therein shown in accordance with the attached plat, prepared by Hugo Reed & Associates, Inc., Registered Surveyors, and approved by the City of Lubbock, Texas (as set forth in the attached and incorporated metes and bounds description and plat map), and desires to have said property platted and duly filed for record as required by law, all as shown on the attached plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the special benefits to the remainder of its property, the undersigned does hereby DEDICATE all the streets, easements (surface and underground), and other public properties as shown and designated on the plat to the PUBLIC for PUBLIC USE FOREVER; and by these presents does impress the name: **Lots One (1) through Seventy-five (75) and Tracts A, B, C, D, E, F, G, H, I, J, K, L, and M, Red Feather Estates**, an addition to the City of Lubbock, Lubbock County, Texas on said property for the correct reference and description thereto, and the undersigned does hereby adopt the name hereinabove stated and impress the same on the land, incorporating the attached plat as part of this dedication deed. Any public easement herein granted shall terminate when the purpose of the easement ceases to exist, is abandoned by City of Lubbock, becomes impossible of performance, or is replaced or removed on a replat to the City of Lubbock, whichever occurs first. By these presents, the undersigned does hereby further grant Private Access Easements and Private Fence Easements as shown in the plat and which shall be described in further detail with the Declaration of Covenants, Conditions and Restrictions to be recorded.


WITNESS the execution hereof on April 30, 2025.

{Remainder of this page left blank intentionally. Signatures follow.}

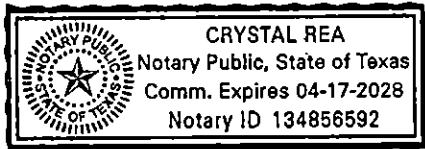

James R. Gandy

STATE OF TEXAS §
COUNTY OF LUBBOCK §

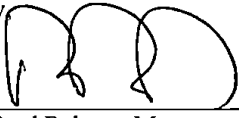
This instrument was acknowledged before me on April 16, 2025, by James R. Gandy.


Notary Public, State of Texas

(seal)



LAVAR LAND, LLC, a Texas limited liability company

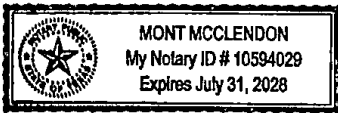
By: 
Brad Ralston, Manager


By: 
Keith McNeese, Manager

STATE OF TEXAS §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on April 30, 2025, by Brad Ralston as Manager of LAVAR LAND, LLC, a Texas limited liability company, on behalf of said company.

(seal)

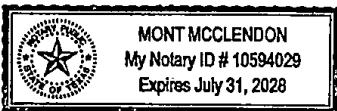



Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on April 30, 2025, by Keith McNeese as Manager of LAVAR LAND, LLC, a Texas limited liability company, on behalf of said company.

(seal)




Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF LUBBOCK §

That PlainsCapital Bank, duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid in cash, and for other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, being a lienholder on the property described herein, does hereby consent and agree to the foregoing Dedication and does hereby subordinate its rights in the above described property to the above dedication, as shown on the attached plat.

IN WITNESS WHEREOF, the said PlainsCapital Bank has caused these presents to be signed by its duly authorized officer at Lubbock, Lubbock County, Texas, on April 29, 2025.

PlainsCapital Bank

By: [Signature]
Printed Name: Mark Rosenberg
Title: Executive Vice President

This instrument was acknowledged before me on April 29, 2025, by Mark Rosenberg, as Executive Vice President of PlainsCapital Bank, and in the capacity therein stated.

[Signature]
Notary Public, State of Texas

(seal)

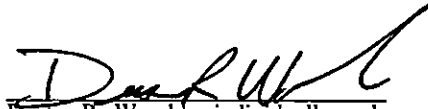


STATE OF TEXAS §
COUNTY OF LUBBOCK §

That Dustin R. Womble, Red Canyon Development, LLC, and Masked Rider Capital Finance, LLC, duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid in cash, and for other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, each being a lienholder on a portion of the property described herein, does hereby consent and agree to the foregoing restrictions, and does hereby subordinate its lien on the tract embraced within the restrictions herein described to the rights granted herein.

IN WITNESS WHEREOF, the said Dustin R. Womble, Red Canyon Development, LLC, and Masked Rider Capital Finance, LLC, each has caused these presents to be signed by its duly authorized officer at Lubbock, Lubbock County, Texas, on April 30, 2025.

Dustin R. Womble, individually
Red Canyon Development, LLC, and
Masked Rider Capital Finance, LLC,



Dustin R. Womble, individually and as authorized agent

This instrument was acknowledged before me on April 30, 2025, by Dustin R. Womble, individually and as authorized agent for Red Canyon Development, LLC, and Masked Rider Capital Finance, LLC, and in the capacity therein stated.

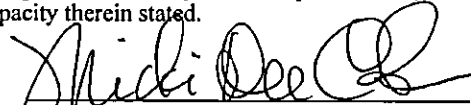
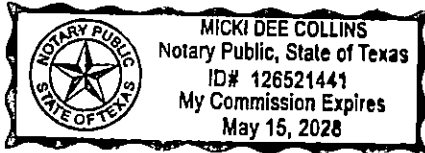
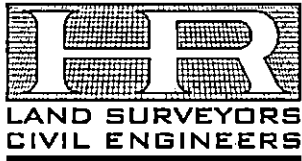

Notary Public, State of Texas(seal)

Exhibit "A"



HUGO REED AND ASSOCIATES, INC.
1801 AVENUE N / LUBBOCK, TEXAS 79401 / 806/783-8842 / FAX 806/763-3891
TEXAS REGISTERED ENGINEERING FIRM F-760
TEXAS LICENSED SURVEYING FIRM 100676-00

METES AND BOUNDS DESCRIPTION for the plat limits of Lots 1-75 and Tracts "A" – "M", Red Feather Estates, an addition to the City of Lubbock, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the South right-of-way line of 146th Street as described under County Clerk File Number (CCFN) 2025010862, Official Public Records of Lubbock County, Texas (OPRLCT), at the Northwest corner of that 8.044-acre tract of land described under CCFN 2022053964, OPRLCT and the Northeast corner of this tract which bears N. 88°14'24" W. a distance of 666.29 feet and S. 01°45'36" W. a distance of 55.00 feet from the Northeast corner of Section 6, Block AK, Lubbock County, Texas;

THENCE S. 01°45'36" W., along the Western boundary of said 8.044-acre tract, a distance of 350.67 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the Northern boundary of that 133.08-acre tract of land described under CCFN 2022047287, OPRLCT, at the most Westerly Southwest corner of said 8.044-acre tract;

THENCE N. 88°17'26" W., along the Northern boundary of said 133.08-acre tract, a distance of 1897.03 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northwest corner of said 133.08-acre tract;

THENCE S. 01°42'34" W., along the Western boundary of said 133.08-acre tract, a distance of 1408.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE N. 88°17'26" W., continuing along the Western boundary of said 133.08-acre tract, a distance of 340.00 feet to an "x" chiseled on concrete found;

THENCE S. 01°42'34" W., continuing along the Western boundary of said 133.08-acre tract, a distance of 624.49 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE N. 88°17'26" W. a distance of 145.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." set;

THENCE S. 46°42'34" W. a distance of 21.21 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE S. 01°42'34" W. a distance of 221.50 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE S. 23°55'38" E. a distance of 55.47 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE S. 01°42'34" W. a distance of 165.50 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." set;

THENCE S. 43°17'26" E. a distance of 35.36 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North right-of-way line of 155th Street as described under CCFN 2025011171, OPRLCT, at the most Easterly Southeast corner of this tract;

THENCE N. 88°17'26" W., along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at an "ell" corner of said 155th Street and this tract;

THENCE S. 01°43'34" W., along the West right-of-way line of said 155th Street, a distance of 64.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the most Southerly Southeast corner of this tract;

THENCE N. 88°17'26" W. a distance of 305.32 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the Western boundary of that 407.91-acre tract of land described under CCFN 2017036785, OPRLCT, at the Southwest corner of this tract;

THENCE N. 01°43'00" E., along the Western boundary of said 407.91-acre tract, a distance of 2926.64 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." set in the South right-of-way line of said 146th Street for the Northwest corner of this tract;

THENCE S. 88°14'24" E., along the South right-of-way line of said 146th Street, a distance of 2803.30 feet to the Point of Beginning.

Contains: 65.077 acres

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011). Distances are Surface, U.S. Survey Feet.

Surveyed on the ground: April 12, 2025



Robert A. Christopher
Registered Professional Land Surveyor No. 5167
Licensed State Land Surveyor
State of Texas



Issue Date : 3/12/2025

TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q
PO Box 10568
Lubbock, TX 79408-3568
Phone: 806-762-5000 x6 Fax:

This certificate includes tax years up to 2024

Entities to which this certificate applies:

GLB - Lubbock County
SCP - Lubbock Cooper ISD

CLB - City Of Lubbock
HSP - Lubb Cnty Hospital
WHP - Hi Plains Water

Property Information

Property ID : AC12006-90760-50010-000
Quick-Ref ID : R328080

Value Information

Land HS	:	\$0.00
Land NHS	:	\$0.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$294,105.00
Ag Use	:	\$9,578.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$9,578.00

4601 146TH ST LUBBOCK,
TX 79424

BLK AK SEC 6 AB 760 TR A1
OF N/2 AC: 5.31

Owner Information

Owner ID : O0296428

RED CANYON DEVELOPMENT LLC
PO BOX 64664
LUBBOCK, TX 79464

Ownership: 100.00%

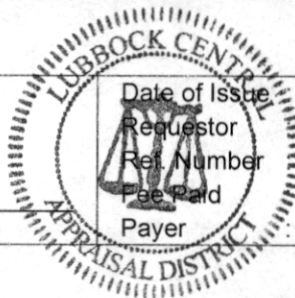
This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLB	2024	45.03	0.00	0.00	0.00	0.00
GLB	2024	32.06	0.00	0.00	0.00	0.00
HSP	2024	9.55	0.00	0.00	0.00	0.00
SCP	2024	111.77	0.00	0.00	0.00	0.00
WHP	2024	0.30	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2025 : \$0.00
Total due on all bills 3/31/2025 : \$0.00
 2024 taxes paid for entity CLB \$45.03
 2024 taxes paid for entity GLB \$32.06
 2024 taxes paid for entity HSP \$9.55
 2024 taxes paid for entity SCP \$111.77
 2024 taxes paid for entity WHP \$0.30
2024 Total Taxes Paid : \$198.71
Date of Last Payment : 02/08/25

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Signature of Authorized Officer of the Tax Office



Date of Issue 03/12/2025
 Requestor TITLE ONE
 Ref. Number
 Fee Paid
 Payer

TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q
 PO Box 10568
 Lubbock, TX 79408-3568
 Phone: 806-762-5000 x6 Fax:

This certificate includes tax years up to 2024

Entities to which this certificate applies:

GLB - Lubbock County
 SCP - Lubbock Cooper ISD

CLB - City Of Lubbock
 HSP - Lubbock County Hospital
 WHP - Hi Plains Water

Property Information

Owner Information

Property ID : AC12006-90760-71000-000

Owner ID : O0296428

Quick-Ref ID : R333555

Value Information

Land HS : \$0.00
 Land NHS : \$491,342.00
 Imp HS : \$0.00
 Imp NHS : \$0.00
 Ag Mkt : \$0.00
 Ag Use : \$0.00
 Tim Mkt : \$0.00
 Tim Use : \$0.00
 HS Cap Adj : \$0.00
 Assessed : \$491,342.00

RED CANYON DEVELOPMENT LLC
 PO BOX 64664
 LUBBOCK, TX 79464

Ownership: 100.00%

BLK AK SEC 6 AB 760 TR A3
 AC: 8.358

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLB	2024	2,309.90	0.00	0.00	0.00	0.00
GLB	2024	1,644.53	0.00	0.00	0.00	0.00
HSP	2024	489.76	0.00	0.00	0.00	0.00
SCP	2024	5,733.47	0.00	0.00	0.00	0.00
WHP	2024	15.23	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2025 : \$0.00

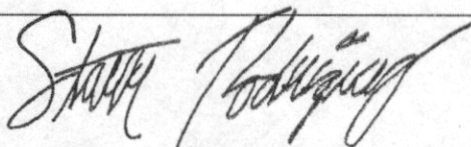
Total due on all bills 3/31/2025 : \$0.00

2024 taxes paid for entity CLB \$2,309.90
 2024 taxes paid for entity GLB \$1,644.53
 2024 taxes paid for entity HSP \$489.76
 2024 taxes paid for entity SCP \$5,733.47
 2024 taxes paid for entity WHP \$15.23

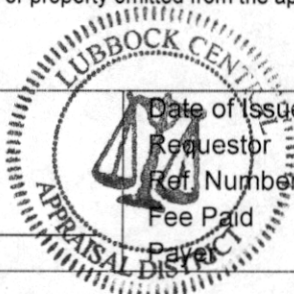
2024 Total Taxes Paid : \$10,192.89

Date of Last Payment : 02/08/25

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office



Date of Issue : 03/12/2025
 Requestor : TITLE ONE
 Ref Number :
 Fee Paid :
 Payer :



TITLE ONE

titleonetexas.com

6102 82nd Street, #11
Lubbock, Texas 79424
Telephone: (806) 771-7770
Fax: (806) 771-0663

STATE OF TEXAS

§

CERTIFICATE OF OWNERSHIP

CITY OF LUBBOCK

§

Title One Digital Title Services, LLC has searched the Real Property, Abstract of Judgment, Federal Tax Lien, State Tax Lien, and Bankruptcy Records January 1, 1979, through April 17, 2025, as presently recorded in Lubbock County, Texas and find the following:

Record Owners:

James R. Gandy

By virtue of General Warranty Deed recorded in/under Clerk's File No. 2024031490, Official Public Records of Lubbock County, Texas.

LaVar Land, LLC, a Texas limited liability company

By virtue of General Warranty Deed recorded in/under Clerk's File No. 2024049461, corrected in Clerk's File No. 2025009851, Official Public Records of Lubbock County, Texas, and By virtue of General Warranty Deed recorded in/under Clerk's File No. 2025009852, Official Public Records of Lubbock County, Texas.

Re:

LOTS 1-75 & TRACTS "A"-"M"
RED FEATHER ESTATES
AN ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS

being further described as follows:

METES AND BOUNDS DESCRIPTION for the plat limits of Lots 1-75 and Tracts "A" – "M", Red Feather Estates, an addition to the City of Lubbock, Lubbock County, Texas, being further described as follows:

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THENCE S. 01°45'36" W., along the Western boundary of said 8.044-acre tract, a distance of 350.67 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the Northern boundary of that 133.08-acre tract of land described under CCFN 2022047287, OPRLCT, at the most Westerly Southwest corner of said 8.044-acre tract;

THENCE N. 88°17'26" W., along the Northern boundary of said 133.08-acre tract, a distance of 1897.03 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the Northwest corner of said 133.08-acre tract;

THENCE S. 01°42'34" W., along the Western boundary of said 133.08-acre tract, a distance of 1408.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE N. 88°17'26" W., continuing along the Western boundary of said 133.08-acre tract, a distance of 340.00 feet to an "x" chiseled on concrete found;

THENCE S. 01°42'34" W., continuing along the Western boundary of said 133.08-acre tract, a distance of 624.49 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

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THENCE S. 23°55'38" E. a distance of 55.47 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found;

THENCE S. 01°42'34" W. a distance of 165.50 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." set;

THENCE S. 43°17'26" E. a distance of 35.36 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the North right-of-way line of 155th Street as described under CCFN 2025011171, OPRLCT, at the most Easterly Southeast corner of this tract;
THENCE N. 88°17'26" W., along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at an "ell" corner of said 155th Street and this tract;
THENCE S. 01°43'34" W., along the West right-of-way line of said 155th Street, a distance of 64.00 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found at the most Southerly Southeast corner of this tract;
THENCE N. 88°17'26" W. a distance of 305.32 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." found in the Western boundary of that 407.91-acre tract of land described under CCFN 2017036785, OPRLCT, at the Southwest corner of this tract;
THENCE N. 01°43'00" E., along the Western boundary of said 407.91-acre tract, a distance of 2926.64 feet to a 1/2" iron rod with cap marked "HUGO REED & ASSOC." set in the South right-of-way line of said 146th Street for the Northwest corner of this tract;
THENCE S. 88°14'24" E., along the South right-of-way line of said 146th Street, a distance of 2803.30 feet to the Point of Beginning.

The Company does not represent or insure that the acreage or square footage calculations are correct.

Liens:

Deed of Trust dated July 21, 2023, recorded in Clerk's File No. 2023028714, of the Official Public Records of Lubbock County, Texas, executed by Red Canyon Development, LLC, in favor of Darrell G. Adams, Trustee, securing the payment of one note in the principal amount of \$8,581,595.00, bearing interest and payable as therein provided to the order of **PlainsCapital Bank**.

Said Lien being additionally secured by Collateral Assignment of Leases and/or Rents recorded in Clerk's File No. 2023028715, of the Official Public Records of Lubbock County, Texas.

Deed of Trust dated April 20, 2023, recorded in Clerk's File No. 2023014768, of the Official Public Records of Lubbock County, Texas, executed by Red Canyon Development, LLC in favor of Darrell G. Adams, Trustee, securing the payment of one note in the principal amount of \$2,400,000.00, bearing interest and payable as therein provided to the order of **PlainsCapital Bank**. Said

Note and Deed of Trust being modified and/or extended by Extension of Real Estate Note and Lien agreement recorded in Clerk's File No. 2024025052, of the Official Public Records of Lubbock County, Texas. Said Lien being subject to that Subordination of Lien Agreement recorded in Clerk's File No. 2023028716, of the Official Public Records of Lubbock County, Texas. Said Lien being additionally secured by Collateral Assignment of Leases and/or Rents recorded in Clerk's File No. 2023014766, of the Official Public Records of Lubbock County, Texas.

Deed of Trust dated March 21, 2025, recorded in Clerk's File No. 2025014732, of the Official Public Records of Lubbock County, Texas, executed by Lavar Land, LLC in favor of Terry P. Wright, Trustee, securing the payment of one note in the principal amount of \$250,000.00, bearing interest and payable as therein provided to the order of **Dustin R. Womble**.

Deed of Trust dated March 21, 2025, recorded in Clerk's File No. 2025014733, of the Official Public Records of Lubbock County, Texas, executed by Lavar Land, LLC in favor of Terry P. Wright, Trustee, securing the payment of one note in the principal amount of \$8,005,000.00, bearing interest and payable as therein provided to the order of **Red Canyon Development, LLC**.

Deed of Trust dated March 21, 2025, recorded in Clerk's File No. 2025014734, of the Official Public Records of Lubbock County, Texas, executed by Lavar Land, LLC in favor of Terry P. Wright, Trustee, securing the payment of one note in the principal amount of \$1,000,000.00, bearing interest and payable as therein provided to the order of **Masked Rider Capital Finance, LLC**.

Deed of Trust dated March 21, 2025, recorded in Clerk's File No. 2025014735, of the Official Public Records of Lubbock County, Texas, executed by Lavar Land, LLC in favor of Jacob D. Zouzalik, Trustee, securing the payment of one note in the principal amount of \$2,750,000.00, bearing interest and payable as therein provided to the order of **Terry P. Wright, Trustee of the Womble 2016 GST Trust**.

Judgment Liens: *None found of record.

State Tax Liens: *None found of record.

Federal Tax Liens: *None found of record.

Easements:

Right-of-Way Easement recorded in Volume 595, Page 29, of the Deed Records of Lubbock County, Texas.

Transmission Right-of-Way Easement recorded in Volume 672, Page 92, of the Deed Records of Lubbock County, Texas.

Easement Agreement, recorded in Clerk's File No. 2022028086, of the Official Public Records of Lubbock County, Texas.

Otherwise, to be filed by separate instrument.

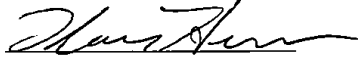
Taxes:

Not Certificated.

This report contains information from public real property records and is not to be construed as an abstract of title, opinion of title, title insurance commitment, title insurance policy or guarantee. It is expressly understood and agreed this report is furnished for informational purposes only and that no financial liability is assumed by the Title One, Digital Title Services, LLC. It is further understood and agreed that this has not been furnished as title evidence for the basis of any title insurance policy and the issuance thereof is strictly prohibited without the written consent of Title One, Digital Title Services, LLC. Individuals, business entities and/or companies relying on this report do so at their own risk and Title One, Digital Title Services, LLC, its employees and/or agents are not liable for any mistakes or errors in this report.

Executed this 28th day of April 2025.

Title One, Digital Title Services, LLC



Thomas Hearn
Title Examiner

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/08/2025 12:53 PM
FEE: \$162.00
2025017594