

Plat Notes:
Scale: 1" = 100'

Heavy lines indicate plat limits.
All streets, alleys and easements within plat limits are herein dedicated.

All easements dedicated hereby shall entitle the City or utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the City or utility company without the City or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easement necessitated by such removal, repair or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.

All electrical service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas.

Any relocation or revision of existing facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion of this final plat.

All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the developer's expense.

No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.

Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.

Public pedestrian access easement is herein granted for person traversing along the public roadway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walk which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.

General Notes:

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 unless otherwise noted.

Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. Delta Land Surveying, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

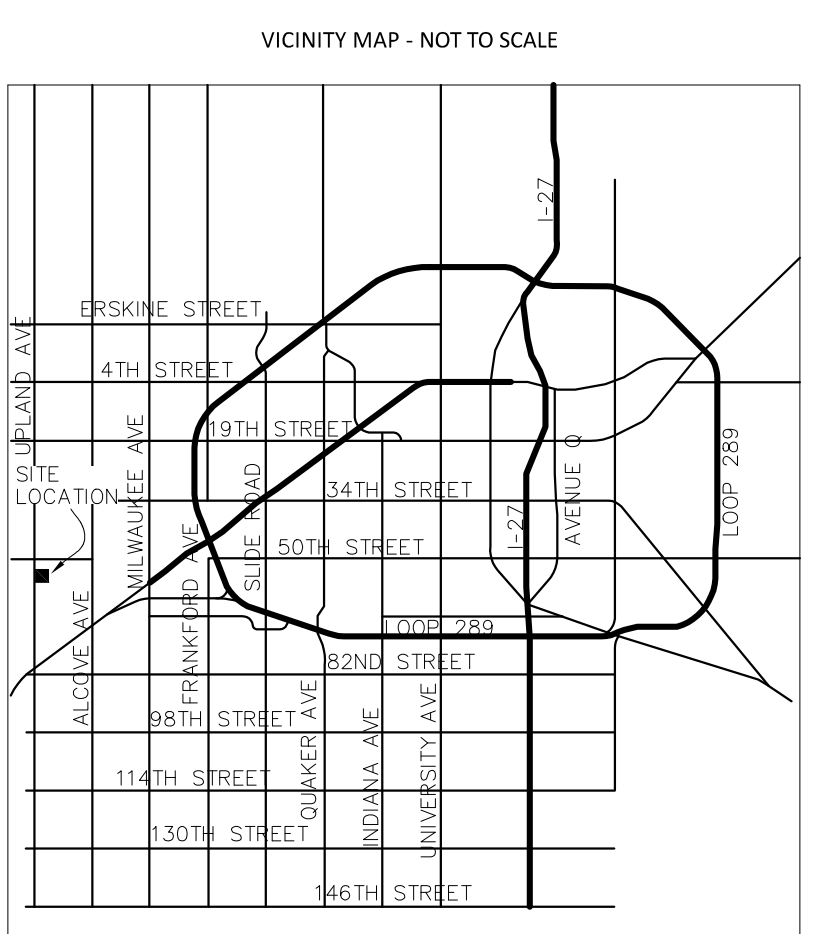
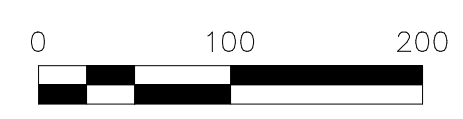
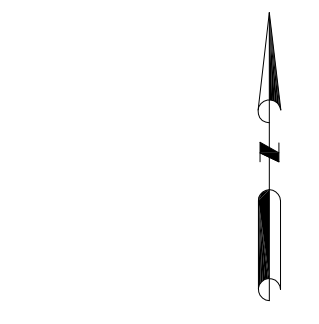
Survey Notes:

Lots 1-60 and Tract "A", Escondido Ranch, an Addition contains 38.75789 acres (1,688,293.6 sq. ft.) within the plat limits.

Coordinates and Bearings are based on the Texas Coordinate System of 1983, North Central Zone.

Field notes prepared on separate document on same date.

1/2" iron rod with blue cap marked DELTA RPLS 6864 set on all interior lot corners.



Approved this _____ day of _____, 20____ by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ Chairman

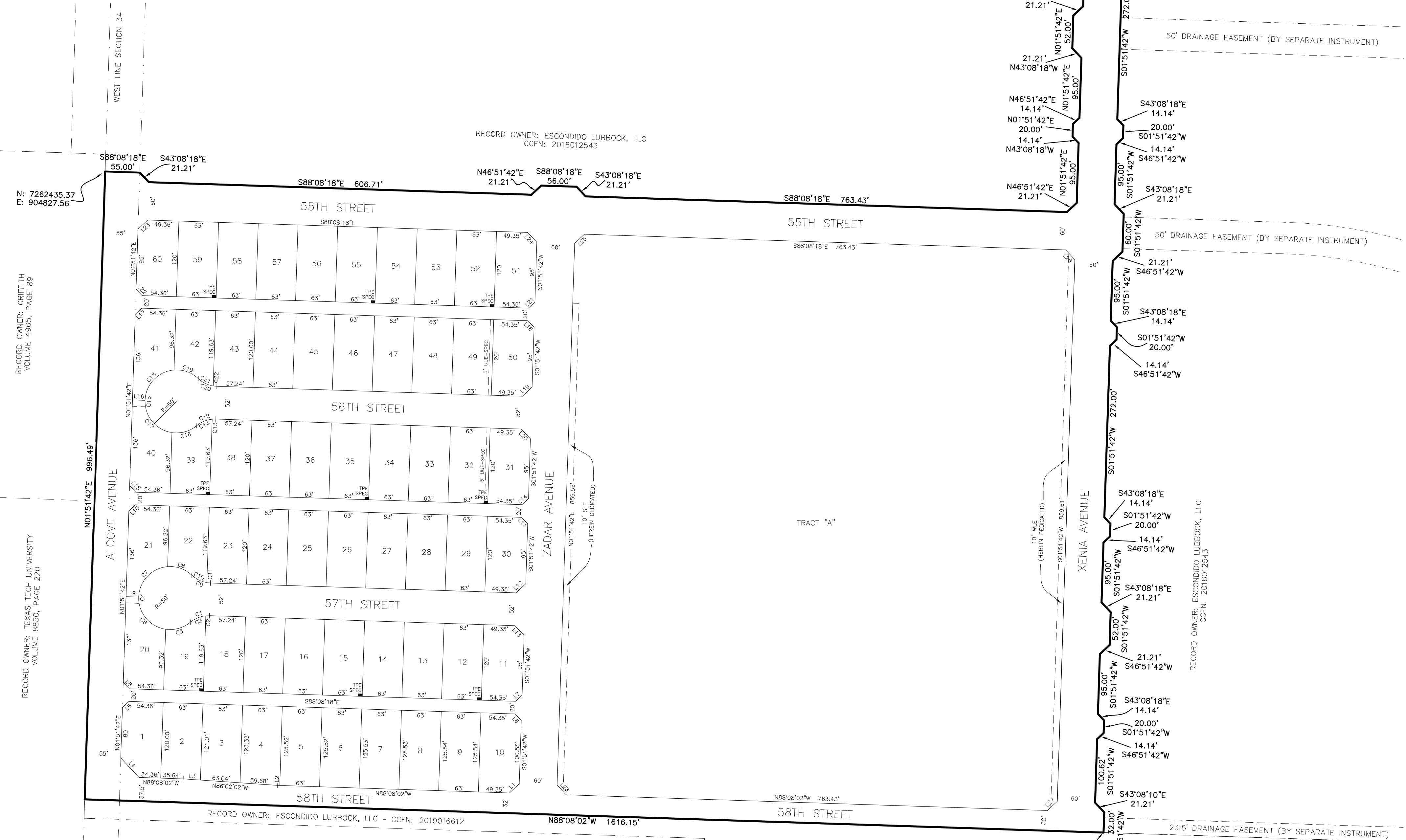
Attest _____ Secretary

- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- PMRD PHYSICAL MONUMENT OF RECORD DIGNITY
- CM CONTROLLING MONUMENT
- WLE WATER LINE EASEMENT
- TPE TRANSFORMER PAD EASEMENT
- UUE UNDERGROUND UTILITY EASEMENT
- DUE DRAINAGE AND UNDERGROUND UTILITY EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- SPEC SOUTH PLAINS ELECTRIC COMPANY

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: July 31, 2019
Delta Land Surveying Project No. 19065

RECORD OWNER: ESCONDIDO LUBBOCK, LLC
CCFN: 2018012543



RECORD OWNER: GREFFITH
VOLUME 4955, PAGE 89

RECORD OWNER: TEXAS TECH UNIVERSITY
VOLUME 8800, PAGE 220

RECORD OWNER: ESCONDIDO LUBBOCK, LLC - CCFN: 2019016612

RECORD OWNER: JONES
CCFN: 2012039888

RECORD OWNER: ESCONDIDO LUBBOCK, LLC
CCFN: 2019016612

P.O.B. FROM THIS POINT, THE NORTHWEST CORNER OF SECTION 34, BLOCK AK BEARS N88°08'31"W, 1526.14'

RECORD OWNER: DUHAN FAMILY LIMITED PARTNERSHIP
VOLUME 9540, PAGE 191

RECORD OWNER: ESCONDIDO LUBBOCK, LLC
CCFN: 2018012543

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CCFN: 2018012543

N: 7261386.78
E: 906410.48

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