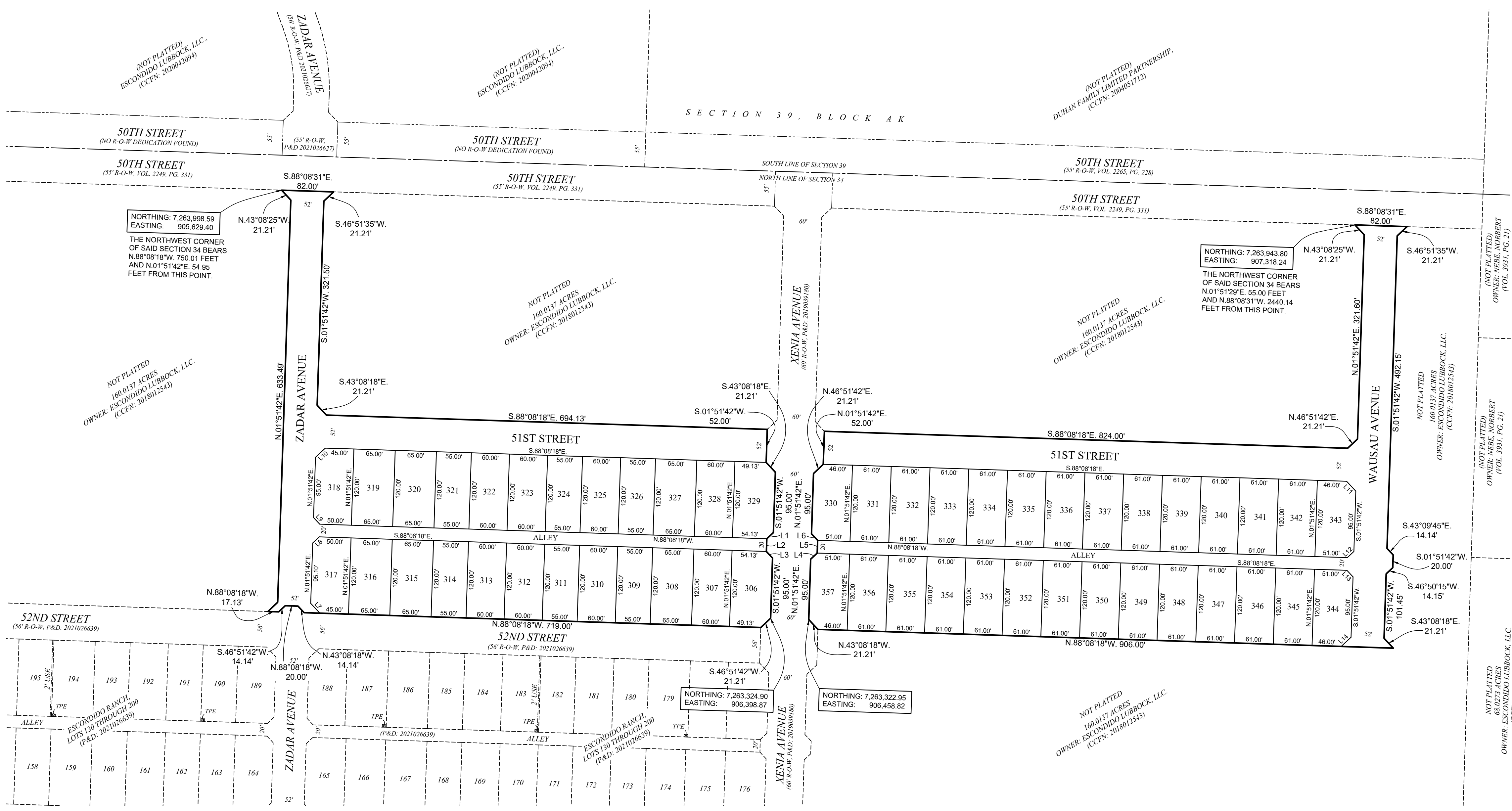
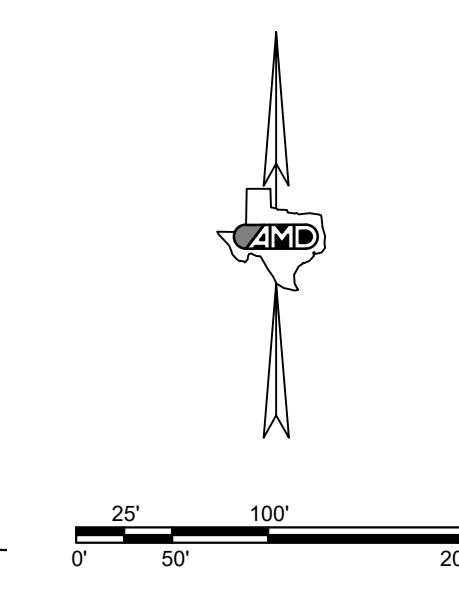
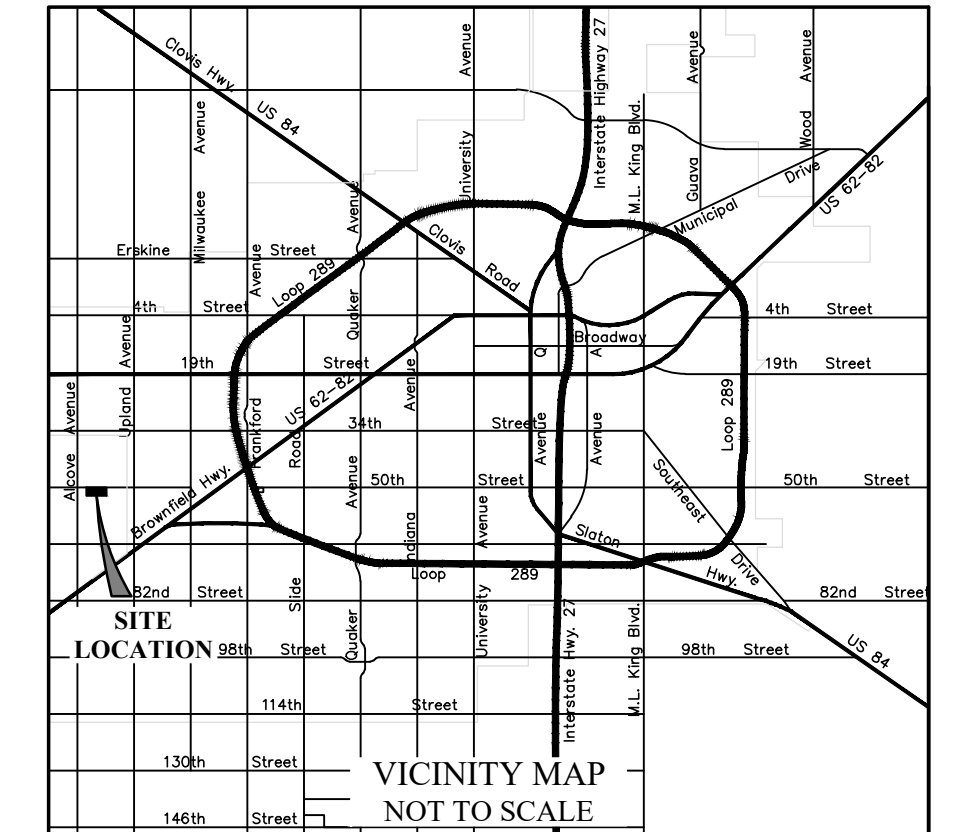



ESCONDIDO RANCH, LOTS 306 THROUGH 357, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS



NOTES:
SCALE 1" = 100'.
1. HEAVY LINES INDICATE PLAT LIMITS.
2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
3. NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
4. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.095 OF THE LUBBOCK CODE OF ORDINANCES.
5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
6. 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 OR PRIVATE 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 EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
7. ALL EASEMENTS HEREIN GRANTED SHALL ENTITILE THE CITY 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 REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
8. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
9. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
10. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYWAYS.

DRE = DRAINAGE EASEMENT.
R-O-W = RIGHT-OF-WAY.
SDD = STREET DEDICATION DEED.
TPE = 4' X 6' (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL .
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT.
UUE = UNDERGROUND UTILITY EASEMENT.
WLE = WATER LINE EASEMENT.
CM = CONTROLLING MONUMENT.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT & DEDICATION NUMBER.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.
BEARINGS ARE GRID BEARINGS RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH IS -01°53'54". THE COMBINED SCALE FACTOR IS 0.99975647.
DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE.
THE PLAT LIMITS OF ESCONDIDO RANCH, LOTS 306 THRU 329 CONTAINS 5.952 ACRES OF LAND.
THE PLAT LIMITS OF ESCONDIDO RANCH, LOTS 330 THRU 357 CONTAINS 6.896 ACRES OF LAND.
TOTAL PLAT LIMITS OF ESCONDIDO RANCH, LOTS 306 THRU 357 CONTAINS 12.848 ACRES OF LAND.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

APPROVED THIS _____ DAY OF _____, 20____,
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

CHAIRMAN _____
DIRECTOR OF PLANNING _____

LINE	BEARING	DISTANCE
L1	S.46°51'42"W.	14.14'
L2	S.01°51'42"W.	20.00'
L3	S.43°08'18"E.	14.14'
L4	N.46°51'42"E.	14.14'
L5	N.01°51'42"E.	20.00'
L6	N.43°08'18"W.	14.14'

LINE	BEARING	DISTANCE
L7	N.43°08'18"W.	21.21'
L8	N.46°51'42"E.	14.14'
L9	N.43°08'18"W.	14.14'
L10	N.46°51'42"E.	21.21'
L11	S.43°08'18"E.	21.21'
L12	S.46°51'42"W.	14.14'
L13	S.43°08'18"E.	14.14'
L14	S.46°51'42"W.	21.21'

KNOW ALL MEN BY THESE PRESENTS, THAT I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE AND CORRECT SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

FOR RECORD

RECORDED


5:00 P.M.

F D O

1/27/20

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS

SURVEYED: XXXXXX XX, 2022



**CIVIL ENGINEERING
LAND SURVEYING**

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5876
Fax: 806-771-7925
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

PROPERTY OWNER: ESCONDIDO LUBBOCK, LLC
ADDRESS: 3410 98TH STREET, STE #5, LUBBOCK, TEXAS 79423
PHONE: 806-773-0813
JOB NUMBER: 210930

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