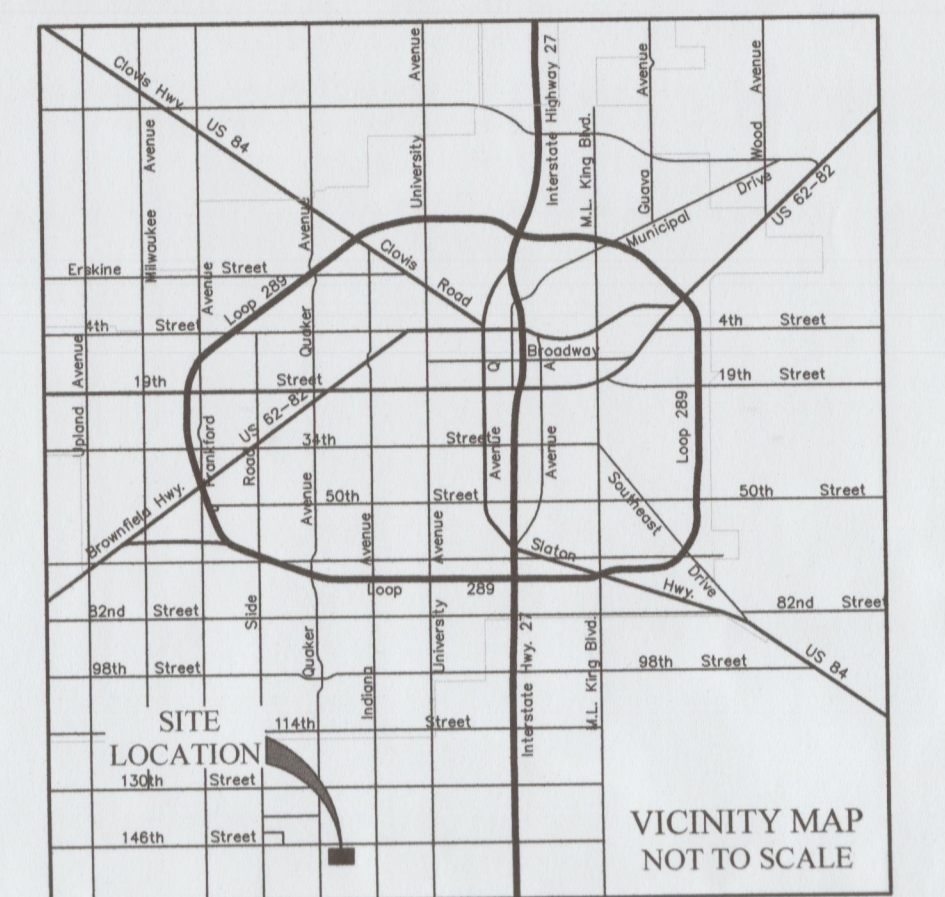
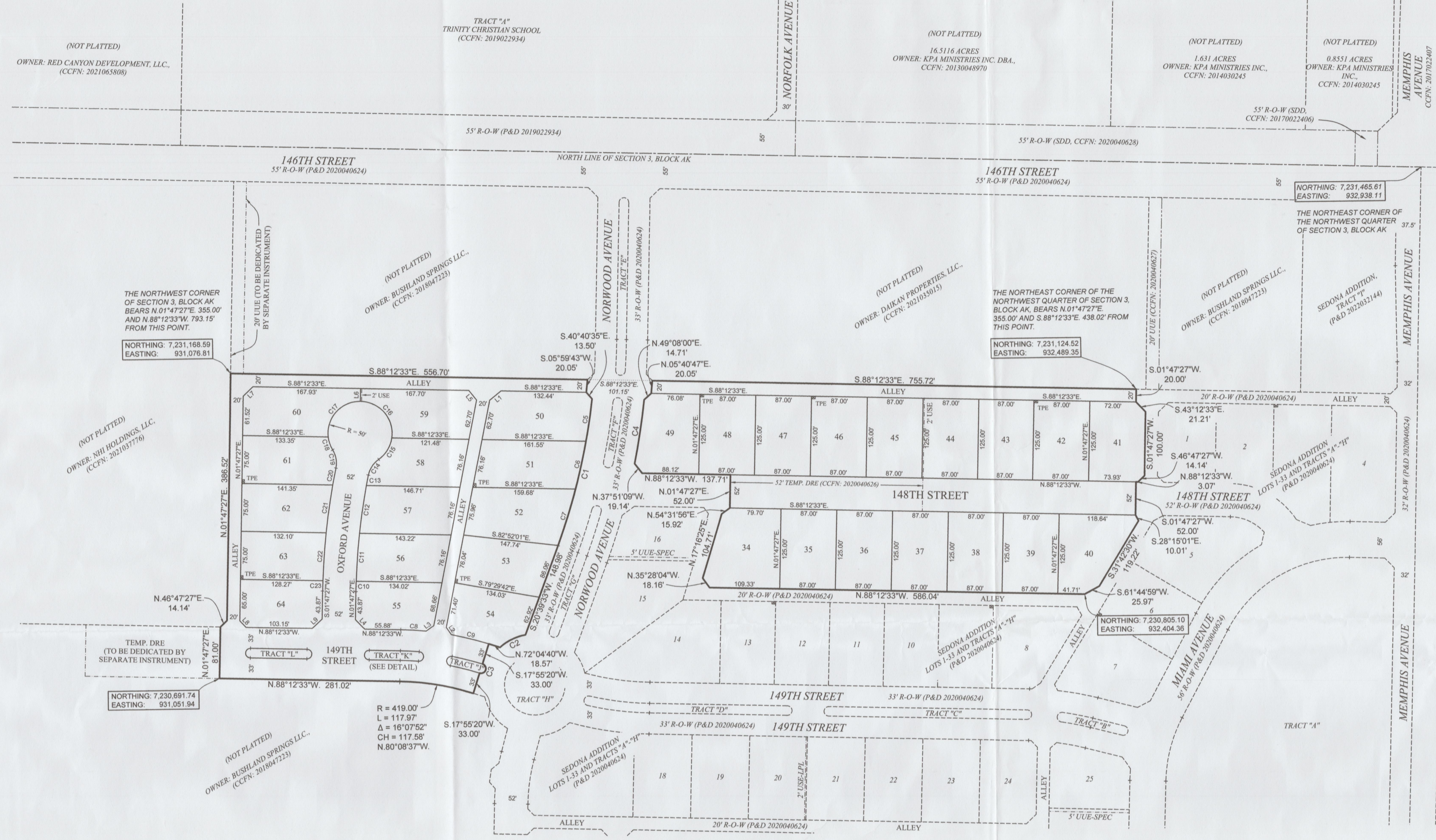
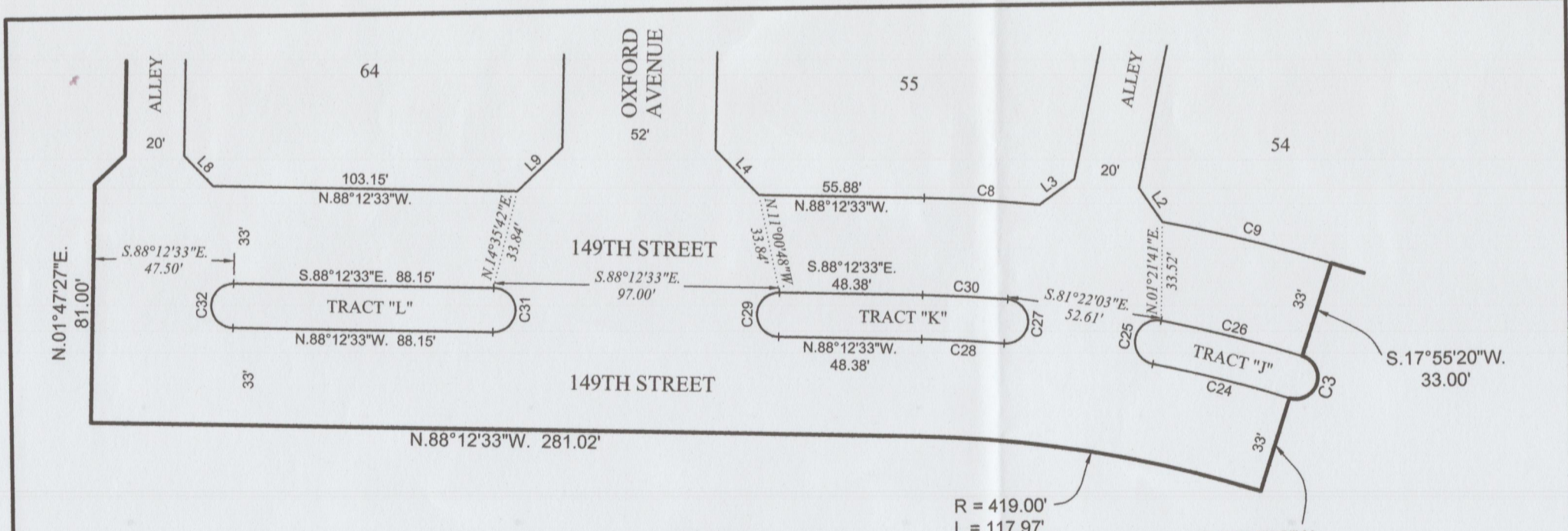


# SEDONA ADDITION, LOTS 34 THROUGH 64, AND TRACTS "J" THROUGH "L", AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS



- 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 ENTITLE THE CITY OR THE 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 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.  
11. MEDIANS, TRACTS "J" THROUGH "L", ARE HEREIN DEDICATED AS UNDERGROUND UTILITY EASEMENTS, PEDESTRIAN ACCESS EASEMENTS AND SHALL BE PERMANENTLY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. THE HOME OWNERS ASSOCIATION SHALL PAY FOR MAINTENANCE, MOWING, WATERING, ELECTRICITY FOR STREET LIGHTS WITHIN THE TRACTS, AND ANY DECORATIVE FEATURE.  
DRE = DRAINAGE EASEMENT.  
LPL = LUBBOCK POWER & LIGHT.  
R-O-W = RIGHT-OF-WAY.  
SDD = STREET DEDICATION DEED.  
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.  
TPE = 4"x6" (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC), AS INDICATED BY SYMBOL .  
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT (HEREIN GRANTED TO LPL&L).  
UUE = UNDERGROUND UTILITY EASEMENT.  
CCFN = COUNTY CLERK'S FILE NUMBER.  
P&D = PLAT AND DEDICATION.  
ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.  
BEARINGS ARE RELATIVE TO THE PLAT BEARINGS OF THE OAKS AT SEDONA, LOTS 1 THROUGH 11 AND TRACT "A" AND SEDONA ADDITION, LOTS 1 THROUGH 33 AND TRACTS "A" THROUGH "H" AND APPEAR TO BE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH IS -01°51'09". COMBINED SCALE FACTOR IS 0.99974719.  
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 SEDONA ADDITION, LOTS 34 THRU 64 AND TRACTS "J" THROUGH "L" IS COMPRISED OF TWO PARCELS OF LAND CONTAINING 5.176 ACRES OF LAND IN THE EAST PARCEL AND 5.606 ACRES IN THE WEST PARCEL, FOR A TOTAL OF 10.782 ACRES. DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

2100.02  
2022039325



DETAIL OF TRACTS "J" THRU "L" SCALE: 1" = 50'

TRACT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C24	452.00'	47.81'	6°03'39"	47.79'
C25	7.50'	23.56'	180°00'00"	15.00'
C26	467.00'	49.40'	6°03'39"	49.38'
C27	7.50'	23.56'	180°00'00"	15.00'
C28	452.00'	28.50'	3°36'45"	28.49'
C29	7.50'	23.56'	180°00'00"	15.00'
C30	467.00'	29.45'	3°36'45"	29.44'
C31	7.50'	23.56'	180°00'00"	15.00'
C32	7.50'	23.56'	180°00'00"	15.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1000.00'	235.90'	13°30'58"	235.36'	S.13°54'03"W.
C2	80.00'	44.55'	31°54'29"	43.98'	S.64°17'28"W.
C3	7.50'	23.56'	180°00'00"	15.00'	S.17°55'20"W.
C4	1081.00'	101.23'	5°21'55"	101.19'	N.09°25'25"E.
C5	1000.00'	67.11'	3°50'42"	67.09'	S.09°03'55"W.
C6	1000.00'	76.53'	4°23'04"	76.51'	S.13°10'48"W.
C7	1000.00'	92.27'	5°17'12"	92.24'	S.18°00'56"W.
C8	500.00'	39.69'	4°32'52"	39.68'	N.85°56'07"W.
C9	500.00'	61.05'	6°59'46"	61.01'	N.75°34'33"W.
C10	1000.00'	16.13'	0°55'27"	16.13'	N.02°15'11"E.
C11	1000.00'	75.13'	4°18'16"	75.11'	N.04°52'02"E.
C12	1000.00'	75.65'	4°20'03"	75.63'	N.09°11'12"E.
C13	1000.00'	16.57'	0°56'58"	16.57'	N.11°49'42"E.
C14	40.00'	30.12'	43°08'55"	29.42'	N.33°52'39"E.
C15	50.00'	40.29'	46°10'23"	39.21'	N.32°21'54"E.
C16	50.00'	85.07'	97°29'16"	75.18'	N.39°27'55"W.
C17	50.00'	85.07'	97°29'16"	75.18'	S.43°02'49"W.
C18	50.00'	21.39'	24°31'00"	21.23'	S.17°57'19"E.
C19	40.00'	29.71'	42°33'17"	29.03'	S.08°56'10"E.
C20	1052.00'	26.89'	1°27'52"	26.89'	S.11°36'33"W.
C21	1052.00'	75.58'	4°07'00"	75.57'	S.08°49'07"W.
C22	1052.00'	75.11'	4°05'27"	75.10'	S.04°42'53"W.
C23	1052.00'	16.13'	0°52'42"	16.13'	S.02°13'48"W.

LINE	BEARING	DISTANCE
L1	N.51°47'34"E.	22.98'
L2	N.33°55'34"W.	13.96'
L3	S.54°21'11"W.	14.73'
L4	N.43°12'33"W.	21.21'
L5	N.38°12'26"W.	19.28'
L6	N.01°47'27"E.	20.00'
L7	N.46°47'27"E.	21.21'
L8	N.43°12'33"W.	14.14'
L9	S.46°47'27"W.	21.21'

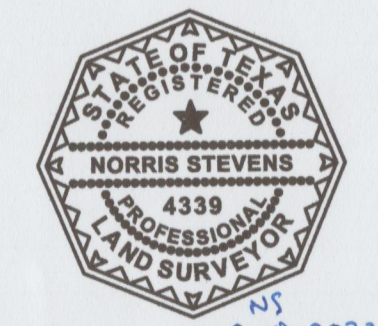
KNOW ALL MEN BY THESE PRESENTS: THAT I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION,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

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339  
LUBBOCK, TEXAS

APPROVED THIS 1 DAY OF July, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

*[Signature]*  
CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING



**AMD**  
CIVIL ENGINEERING  
LAND SURVEYING

AMD Engineering, LLC  
6515 68th Street, Suite 300  
Lubbock, TX 79424  
Accuracy - Efficiency - Integrity

PHONE: 806-771-5976  
FAX: 806-771-7625  
TBPELS Reg. # 10178500

PROPERTY OWNER: BUSHLAND SPRINGS, LLC.  
ADDRESS: 3410 98TH STREET, STE # 5, LUBBOCK, TEXAS 79423  
PHONE: 806-773-0813  
JOB NUMBER: 210348

8-10-2022