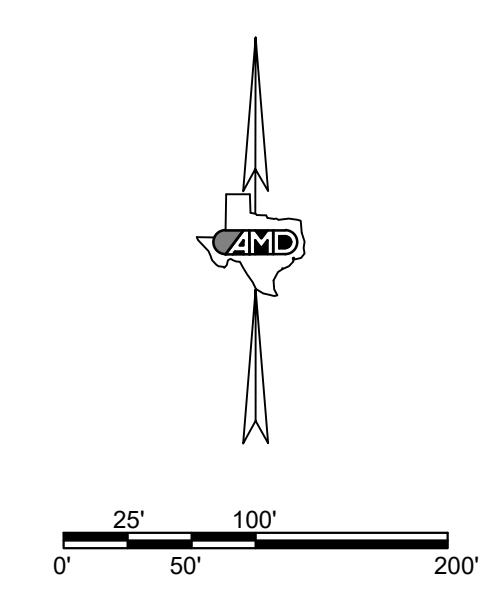
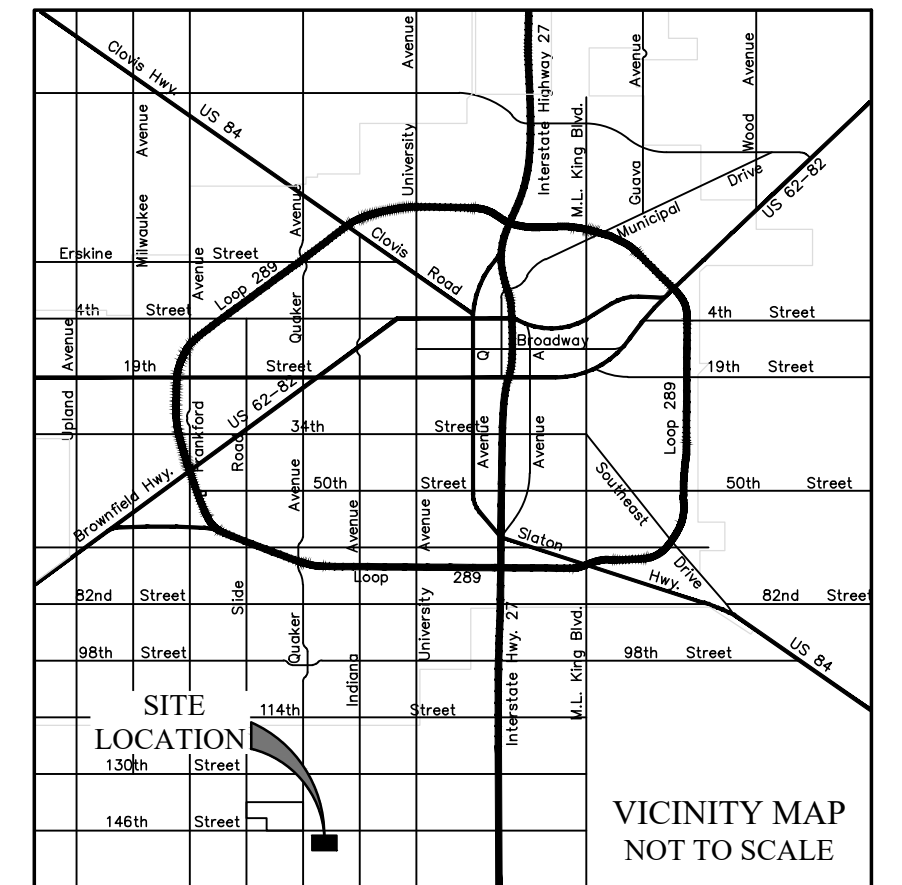


SEDONA ADDITION,

LOTS 65 THROUGH 121,
AND TRACTS "M" THROUGH "O",
AN ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS



- NOTES:
- SCALE 1" = 100'.
 - HEAVY LINES INDICATE PLAT LIMITS.
 - ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
 - 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.
 - 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.
 - ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING 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 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.
 - ALL EASEMENTS HEREIN GRANTED SHALL ENTITILE 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.
 - 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.
 - 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.
 - 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.
 - MEDIANS, TRACTS "M" THROUGH "O", DEDICATED WITH THIS PLAT SHALL BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF A PRIVATE ENTITY (HOME OWNER'S ASSOCIATION, ETC.).
- DRE = DRAINAGE EASEMENT.
LPE = LUBBOCK POWER & LIGHT.
MAE = PRIVATE MAINTENANCE ACCESS EASEMENT IN FAVOR OF ADJACENT LOT.
PAE = PEDESTRIAN ACCESS EASEMENT.
ROE = PRIVATE ROOF OVERHAND (EAVE) EASEMENT IN FAVOR OF ADJACENT LOT.
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 LP&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", SEDONA ADDITION, LOTS 1 THROUGH 33 AND TRACTS "A" THROUGH "H", AND SEDONA ADDITION, LOTS 34 THROUGH 64 AND TRACTS "J" THROUGH "L", 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. THESE PLAT LIMITS CONTAIN 20.109 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 _____

KNOW ALL MEN BY THESE PRESENTS,
THAT I, NORRIS SWEENEY, 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.

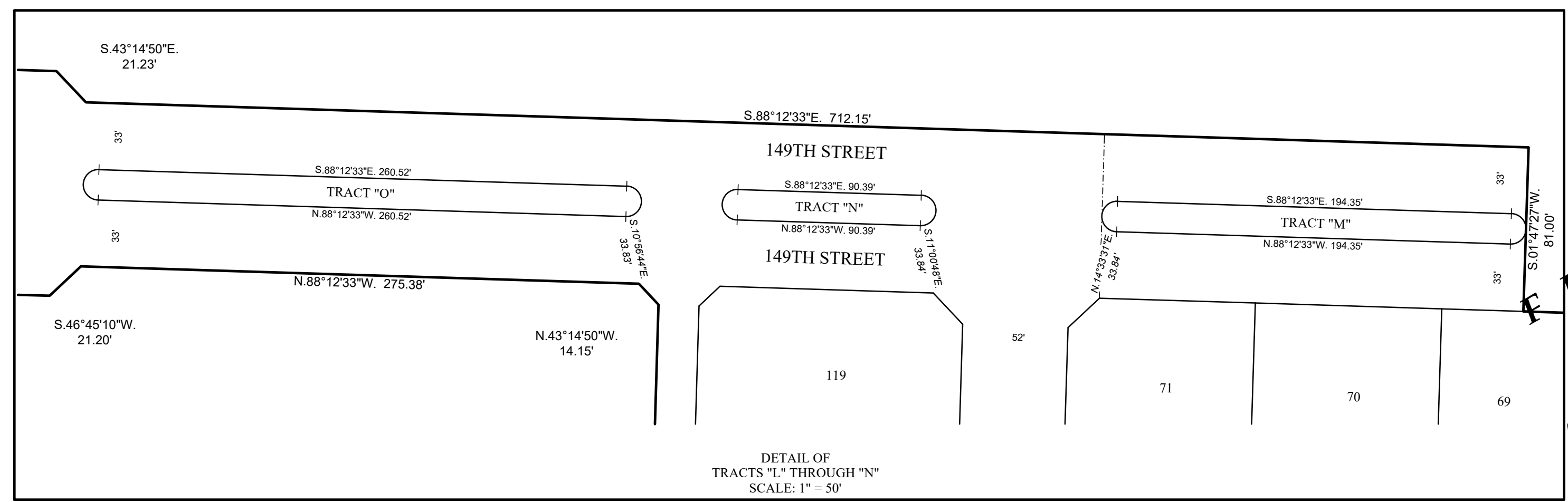
REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS

SURVEYED: XXXX XX, 2022

AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC
8515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5876
Fax: 806-771-7925
Accuracy - Efficiency - Integrity
PROPERTY OWNER: BUSHLAND SPRINGS, LLC.
ADDRESS: 3410 98TH STREET, STE # 5, LUBBOCK, TEXAS 79423
PHONE: 806-773-0813
JOB NUMBER: 220034
© 2022 ALL RIGHTS RESERVED

LINE	BEARING	DISTANCE
L1	S.51°32'34"W.	15.27'
L2	S.08°50'26"W.	20.15'
L3	S.40°54'41"E.	13.56'
L4	S.01°47'27"W.	47.30'
L5	S.88°12'33"E.	52.00'
L6	N.46°47'27"E.	14.14'
L7	N.46°47'27"E.	21.21'
L8	N.43°12'33"W.	14.14'
L9	N.46°47'27"E.	14.14'
L10	N.43°12'33"W.	21.21'
L11	N.88°12'33"W.	20.00'
L12	N.46°47'27"E.	21.21'
L13	N.43°12'33"W.	14.14'
L14	S.46°47'27"W.	14.14'
L15	S.43°12'33"E.	21.21'
L16	N.88°12'33"W.	20.00'
L17	S.46°47'27"W.	21.21'
L18	N.46°47'27"E.	14.14'
L19	N.43°12'33"W.	21.21'
L20	S.46°47'27"W.	21.21'
L21	S.43°12'33"E.	14.14'
L22	N.46°47'27"E.	14.14'
L23	N.43°12'33"W.	21.21'
L24	S.46°47'06"W.	21.22'
L25	S.43°12'33"E.	14.14'
L26	N.43°15'11"W.	10.69'
L27	N.43°15'11"W.	10.64'
L28	N.46°45'10"E.	14.13'
L29	S.43°12'33"E.	21.21'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	419.00'	63.15'	8°38'09"	63.09'	S.76°23'45"E.
C2	419.00'	54.81'	7°29'43"	54.77'	S.84°27'41"E.
C3	40.00'	26.06'	37°19'40"	25.60'	S.73°07'37"E.
C4	43.00'	21.94'	29°13'56"	21.70'	S.69°04'49"W.
C5	43.00'	73.62'	98°05'44"	64.95'	N.47°15'25"W.
C6	43.00'	73.62'	98°05'44"	64.95'	N.50°50'19"E.
C7	43.00'	21.94'	29°13'56"	21.70'	S.65°29'51"E.
C8	40.00'	26.06'	37°19'40"	25.60'	S.69°32'43"E.
C9	40.00'	26.06'	37°19'40"	25.60'	N.73°07'37"E.
C10	43.00'	21.94'	29°13'56"	21.70'	N.69°04'49"E.
C11	43.00'	73.62'	98°05'44"	64.95'	S.47°15'25"E.
C12	43.00'	73.62'	98°05'44"	64.95'	S.50°50'19"W.
C13	43.00'	21.94'	29°13'56"	21.70'	N.65°29'51"E.
C14	40.00'	26.06'	37°19'40"	25.60'	N.69°32'43"W.
C15	40.00'	26.06'	37°21'25"	25.62'	N.16°53'16"W.
C16	43.00'	53.39'	71°08'10"	50.02'	N.00°01'53"E.
C17	43.00'	70.19'	83°21'30"	63.65'	N.82°21'32"E.
C18	40.00'	26.06'	37°19'40"	25.60'	S.69°32'43"E.
C19	40.00'	26.06'	37°19'40"	25.60'	N.73°07'37"E.
C20	43.00'	61.79'	82°19'40"	56.61'	S.84°22'23"E.
C21	43.00'	61.79'	82°19'40"	56.61'	S.02°02'43"E.
C22	40.00'	18.68'	26°45'50"	18.52'	S.25°44'12"W.
C23	40.00'	7.37'	10°33'50"	7.36'	N.07°04'22"E.



DETAIL OF TRACTS "L" THROUGH "N"
SCALE: 1" = 50'

THE NORTHWEST CORNER OF SECTION 3, BLOCK AK BEARS N.01°42'53"E. 736.59' FROM THIS POINT.
NORTHING: 7,230,811.97
EASTING: 930,273.35

10' SOUTH PLAINS ELECTRIC COOPERATIVE EASEMENT (CCFN: 2020024320)

35' R-O-W (VOL. 1274, PG. 91) QUAKER AVENUE (COUNTY ROAD 2000)

(NOT PLATTED) OWNER: RED CANYON DEVELOPMENT, LLC (CCFN: 20180638)

(NOT PLATTED) OWNER: CHAD MICHAEL HENTHORN (CCFN: 20210403568)

(NOT PLATTED) OWNER: HOME IS HERE, LLC (CCFN: 2019003536)

(NOT PLATTED) OWNER: RICKY AND JESSICA TYSON (CCFN: 2019000156)

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