

Plot 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 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 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.

General Notes:

- Record documents other than those shown may affect this tract.
- Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. Delta Land Surveying LLC will not be responsible for anything other than a valid copy of this survey.
- Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
- Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
- Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
- Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- Notes and statements shown on this survey in italics were provided and/or required by sources other than the signing surveyor. The signing surveyor makes no guarantee to the accuracy, legality, or validity of such statements.
- The signing surveyor's certification only applies to those things which are part of the normal purview of a Registered Professional Land Surveyor in the State of Texas.

Survey Specific Notes:

- Bearings are based on the North line of Section 3, Block AK being previously recognized as S88°12'33"E.
- Distances are actual surface distances.
- Field notes prepared on separate document bearing the same date.
- Coordinates shown are based on the Texas Coordinate System of 1983, (North Central Zone). Coordinates are actual grid coordinates and are generated by RTK Observation using the Leica Smartnet Network.
- Lots 1-11 and Tract "A", The Oaks at Sedona, an Addition contains 9.306 acres (405,394.6 sq. ft.) within the plat limits.
- Set 1/2" iron rod with blue cap marked DELTA RPLS 6684 on all interior lot corners.

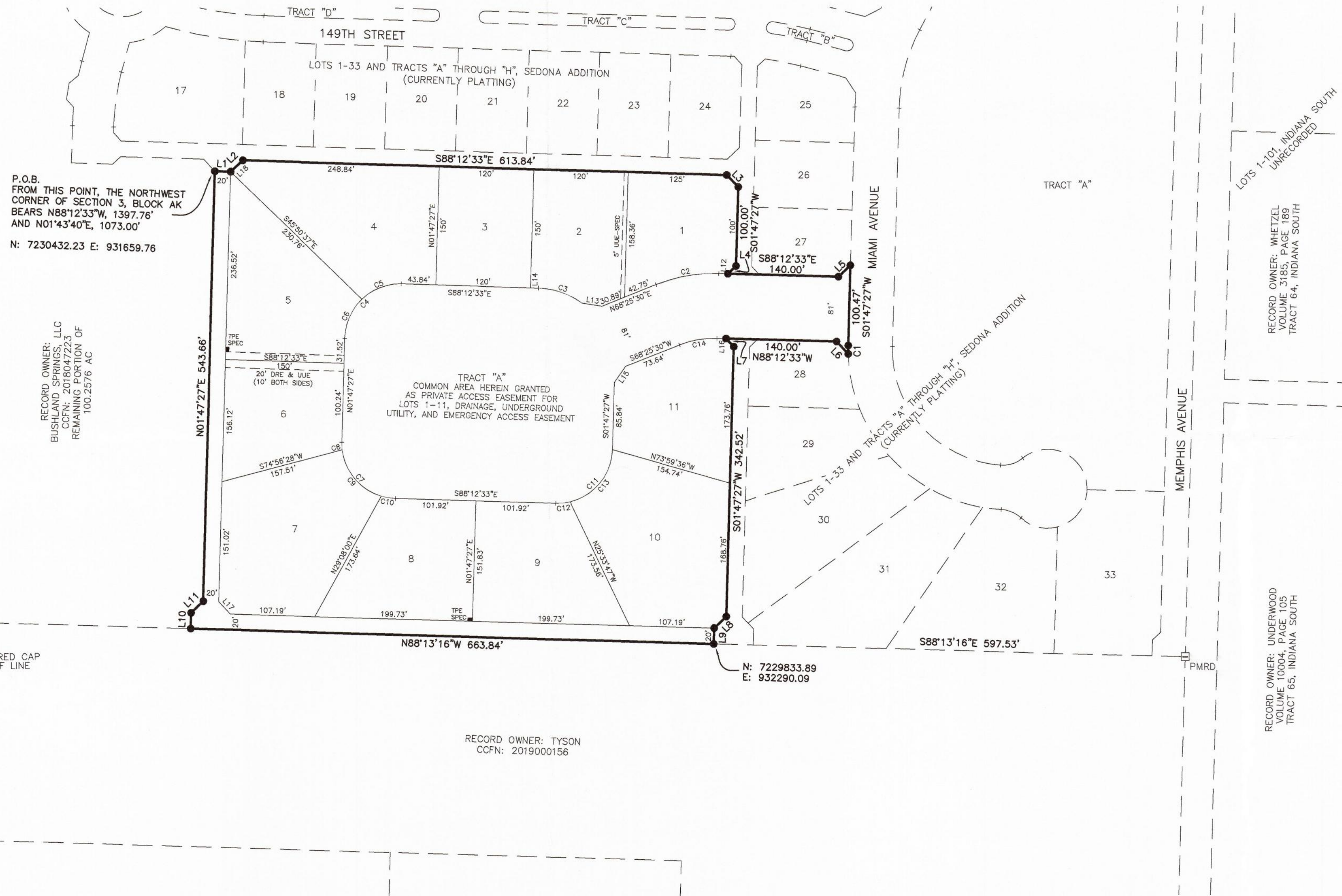
LINE BEARING	DISTANCE
L1 S 88°12'33" E	20.00'
L2 N 46°47'27" E	21.21'
L3 S 43°12'33" E	21.21'
L4 S 46°47'27" W	14.14'
L5 N 46°47'27" E	21.21'
L6 N 43°43'52" W	21.41'
L7 S 43°12'33" E	14.14'
L8 S 46°47'06" W	21.22'
L9 N 01°46'44" E	20.00'
L10 N 01°46'44" E	20.00'
L11 N 46°47'06" E	21.22'

LINE BEARING	DISTANCE
L12 S 88°12'33" E	11.43'
L13 N 80°40'16" W	25.74'
L14 S 88°12'33" E	10.00'
L15 N 35°08'29" E	25.07'
L16 N 88°12'33" W	11.43'
L17 N 43°12'33" W	21.21'
L18 S 46°47'27" W	21.21'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	200.00'	81.56'	23°21'57"	81.00'	N 80°06'29" E
C3	100.00'	59.59'	34°08'26"	58.71'	S 71°09'29" E
C4	70.00'	109.98'	90°00'00"	98.99'	N 46°47'27" E
C5	70.00'	54.98'	45°00'00"	53.58'	S 69°17'27" W
C6	70.00'	54.98'	45°00'00"	53.58'	N 24°17'27" E
C7	70.00'	109.98'	90°00'00"	98.99'	N 43°12'33" W
C8	70.00'	10.26'	8°23'47"	10.25'	N 02°24'26" W
C9	70.00'	81.43'	66°39'15"	76.92'	N 39°55'57" W
C10	70.00'	18.26'	14°56'58"	18.21'	N 80°44'04" W
C11	70.00'	109.98'	90°00'00"	98.99'	N 46°47'27" E
C12	70.00'	18.26'	14°56'58"	18.21'	N 84°18'58" E
C13	70.00'	91.69'	75°03'09"	85.28'	S 39°19'58" W
C14	119.00'	48.53'	23°21'57"	48.19'	N 80°06'29" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
G1	203.00'	110.54'	2°58'26"	110.54'	N 09°18'14" E

VICINITY MAP - NOT TO SCALE



P.O.B. FROM THIS POINT, THE NORTHWEST CORNER OF SECTION 3, BLOCK AK BEARS N88°12'33"W, 1397.76' AND N01°43'40"E, 1073.00'
N: 7230432.23 E: 931659.76

RECORD OWNER: BUSHLAND SPRINGS, LLC
CCFN: 2016047223
REMARK: PART OF 100.2576 AC

RECORD OWNER: TYSON
CCFN: 2019000156

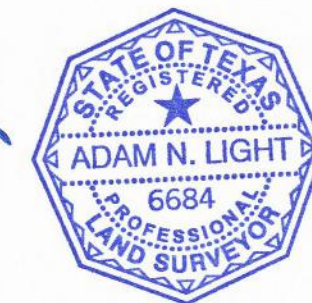
N: 7229833.89
E: 932290.09

Approved this 26 day of September, 2019, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved: [Signature] Chairman
Attest: [Signature] Secretary

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: August 27, 2020
Delta Land Surveying Project No. 19086



LOTS 1-11 AND TRACT "A", THE OAKS AT SEDONA, an Addition to the City of Lubbock, Lubbock County, Texas

2112.00
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