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THE VINEYARDS AT ESCONDIDO RANCH,

LOTS 1 THROUGH 48, AND TRACT "A",

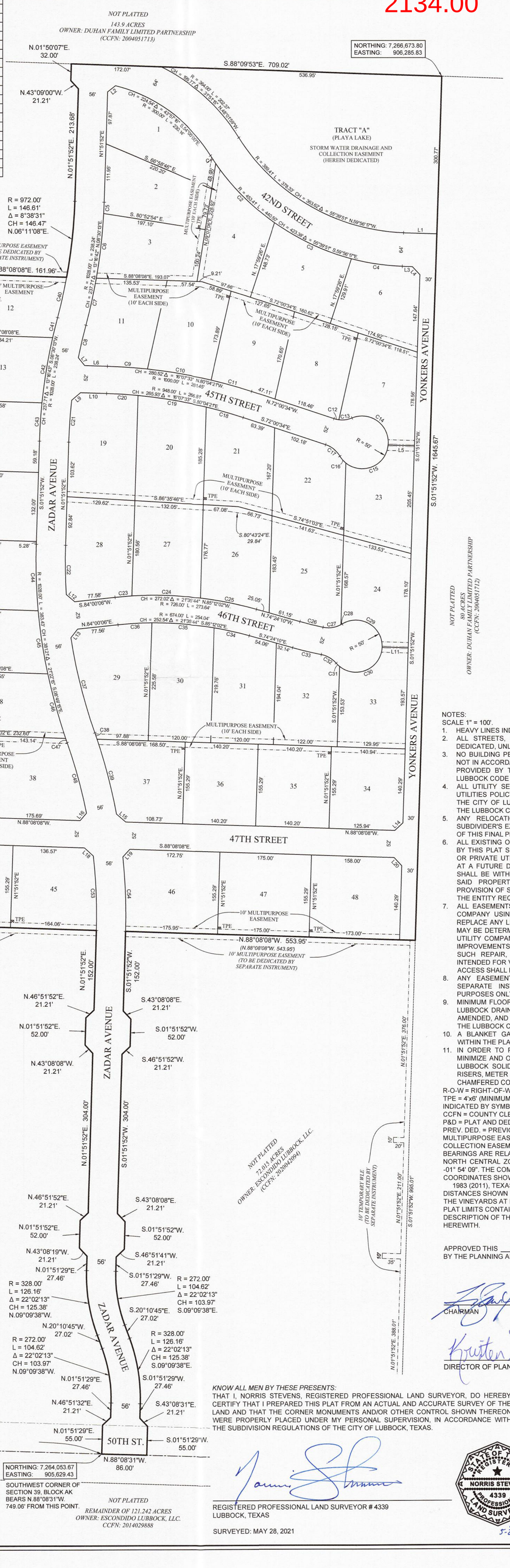
AN ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS

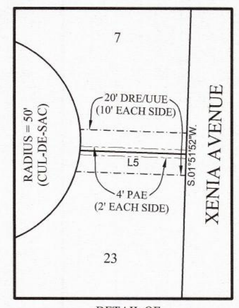
2021026627
2134.00

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	453.41'	18.69'	2°21'43"	18.69'	S.33°17'13"E.
C2	453.41'	160.56'	20°17'22"	159.72'	S.44°36'46"E.
C3	453.41'	162.69'	20°33'28"	161.81'	S.65°02'11"E.
C4	453.41'	98.56'	12°27'18"	98.37'	S.81°32'34"E.
C5	1028.00'	21.73'	1°12'41"	21.73'	N.02°28'13"E.
C6	1028.00'	124.81'	6°57'24"	124.74'	N.06°33'15"E.
C7	1028.00'	91.69'	5°06'38"	91.66'	N.12°35'16"E.
C8	972.00'	63.39'	3°44'12"	63.38'	N.13°16'29"E.
C9	1000.00'	76.69'	4°23'38"	76.67'	N.85°56'19"W.
C10	1000.00'	124.44'	7°07'47"	124.36'	N.80°10'37"W.
C11	1000.00'	80.33'	4°36'09"	80.31'	N.74°18'39"W.
C12	50.00'	9.66'	11°04'07"	9.64'	N.77°32'38"W.
C13	50.00'	25.72'	29°28'02"	25.43'	S.82°11'18"W.
C14	50.00'	103.37'	118°26'56"	85.92'	N.53°19'15"W.
C15	50.00'	107.16'	122°48'06"	87.80'	N.67°18'16"E.
C16	50.00'	17.30'	19°49'15"	17.21'	S.41°23'03"E.
C17	50.00'	35.37'	40°32'09"	34.64'	S.51°44'30"E.
C18	948.00'	73.27'	4°25'43"	73.25'	S.74°13'26"E.
C19	948.00'	133.30'	8°03'24"	133.19'	S.80°27'59"E.
C20	948.00'	60.24'	3°38'27"	60.23'	S.86°18'54"E.
C21	972.00'	79.46'	4°41'03"	79.44'	N.04°12'24"E.
C22	972.00'	92.79'	5°28'11"	92.76'	N.00°52'14"W.
C23	726.00'	32.21'	2°32'32"	32.21'	S.85°16'22"W.
C24	726.00'	132.18'	10°25'55"	132.00'	N.88°14'24"W.
C25	726.00'	109.24'	8°37'18"	109.14'	N.78°42'48"W.
C26	674.00'	45.49'	3°52'02"	45.48'	N.76°20'11"W.
C27	50.00'	35.19'	40°19'18"	34.47'	S.81°34'09"W.
C28	50.00'	2.72'	3°06'57"	2.72'	S.59°51'02"W.
C29	50.00'	107.84'	123°34'19"	88.12'	N.59°55'17"W.
C30	50.00'	110.66'	126°48'18"	89.42'	N.65°16'01"E.
C31	50.00'	9.21'	10°32'57"	9.19'	S.46°03'21"E.
C32	50.00'	33.22'	38°04'18"	32.62'	S.59°49'02"E.
C33	726.00'	56.39'	4°27'01"	56.38'	S.76°37'40"E.
C34	674.00'	68.74'	5°50'36"	68.71'	S.77°19'27"E.
C35	674.00'	120.30'	10°13'36"	120.14'	S.85°21'33"E.
C36	674.00'	65.00'	5°31'33"	64.98'	N.86°45'53"E.
C37	972.00'	187.75'	11°04'01"	187.45'	N.13°58'22"W.

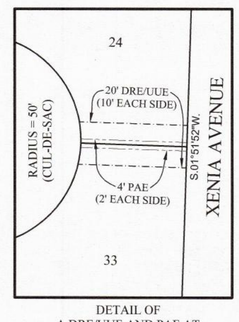
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C38	1028.00'	12.88'	0°43'05"	12.88'	N.19°08'50"W.
C39	1028.00'	146.83'	8°11'01"	146.71'	N.14°41'47"W.
C40	972.00'	78.66'	4°38'11"	78.63'	S.12°49'29"W.
C41	1028.00'	39.18'	2°11'02"	39.18'	S.14°03'03"W.
C42	1028.00'	126.18'	7°01'58"	126.10'	S.09°26'33"W.
C43	1028.00'	72.88'	4°03'43"	72.86'	S.03°53'43"W.
C44	1028.00'	125.03'	6°58'07"	124.95'	S.01°37'11"E.
C45	1028.00'	122.06'	6°48'12"	121.99'	S.08°30'21"E.
C46	1028.00'	127.35'	7°05'53"	127.27'	S.15°27'23"E.
C47	1028.00'	8.54'	0°28'34"	8.54'	S.19°16'05"E.
C48	972.00'	138.65'	8°10'23"	138.53'	S.15°25'11"E.
C49	50.00'	35.37'	40°32'09"	34.64'	N.67°52'03"W.
C50	50.00'	113.91'	130°32'09"	90.83'	S.67°07'57"W.
C51	50.00'	113.91'	130°32'09"	90.83'	S.63°24'12"E.
C52	50.00'	35.37'	40°32'09"	34.64'	N.71°35'48"E.
C53	972.00'	140.96'	8°18'32"	140.83'	S.02°17'24"E.
C54	1028.00'	140.89'	7°51'08"	140.78'	N.02°03'42"W.

LINE	BEARING	DISTANCE
L1	N.88°08'08"W.	64.09'
L2	N.52°11'09"E.	19.15'
L3	S.88°08'08"E.	19.09'
L4	S.43°08'08"E.	21.21'
L5	S.88°08'08"E.	50.10'
L6	N.88°08'08"W.	43.40'
L7	N.38°35'08"W.	19.46'
L8	N.01°51'52"E.	10.00'
L9	N.49°25'39"E.	22.14'
L10	S.88°08'08"E.	49.89'
L11	S.88°08'08"E.	50.00'
L12	N.50°01'22"W.	20.85'
L13	N.38°00'08"E.	20.84'
L14	S.46°51'52"W.	21.21'
L15	N.49°09'40"W.	23.32'
L16	S.40°29'12"W.	18.73'
L17	S.88°08'08"E.	50.00'
L18	S.47°30'40"E.	22.77'
L19	N.42°43'46"E.	19.63'
L20	S.43°08'08"E.	21.21'

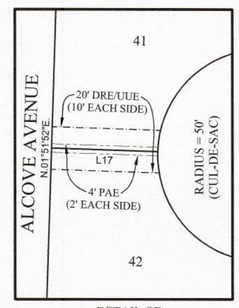




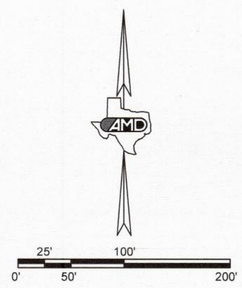
DETAIL OF
A DRE/UUE AND PAE AT
THE CUL-DE-SAC OF 45TH STREET
SCALE: 1" = 50'



DETAIL OF
A DRE/UUE AND PAE AT
THE CUL-DE-SAC OF 46TH STREET
SCALE: 1" = 50'



DETAIL OF
A DRE/UUE AND PAE AT
THE CUL-DE-SAC OF 47TH STREET
SCALE: 1" = 50'



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. A BLANKET GARBAGE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED.
11. 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 ALLEY WAYS.

R-O-W = RIGHT-OF-WAY.
TPE = 4'x6' (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC), AS INDICATED BY SYMBOL ⊠ .
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT AND DEDICATION NUMBER.
PREV. DED. = PREVIOUSLY DEDICATED.
MULTIPURPOSE EASEMENT = AN AGGREGATION WITH: UTILITY EASEMENT, GARBAGE COLLECTION EASEMENT, DRAINAGE EASEMENT AND ACCESS EASEMENT.
BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH BEARINGS IS -01° 54' 09". THE COMBINED SCALE FACTOR IS 0.9997571.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THE VINEYARDS AT ESCONDIDO RANCH (1), LOTS 1 THRU 48 AND TRACT "A", PLAT LIMITS CONTAIN 37.450 ACRES.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

APPROVED THIS 10th DAY OF December, 20 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 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

SURVEYED: MAY 28, 2021

STATE OF TEXAS REGISTERED NORRIS STEVENS 4339 PROFESSIONAL LAND SURVEYOR
NS 5-28-2021

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Accuracy - Efficiency - Integrity

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JOB NUMBER: 20274
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