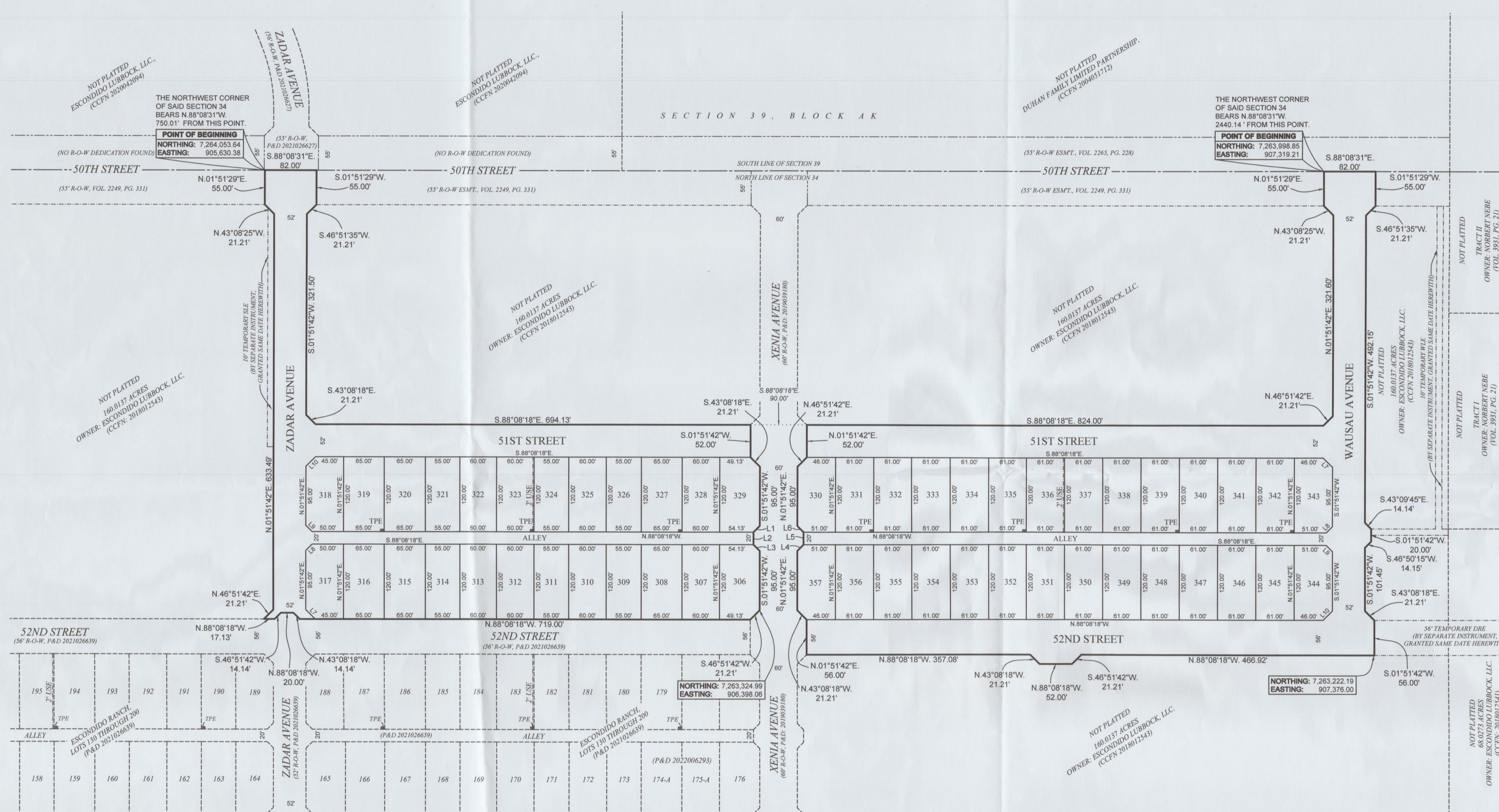
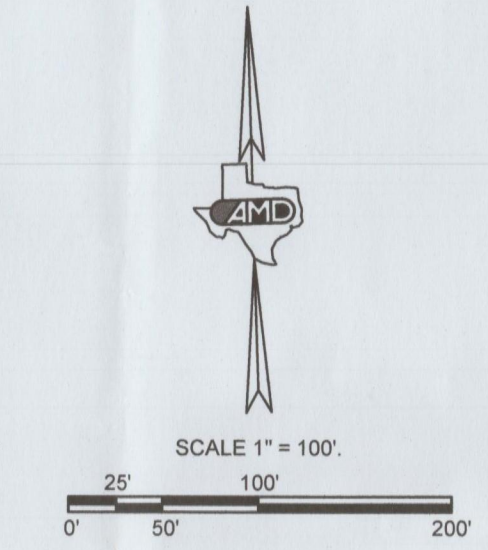
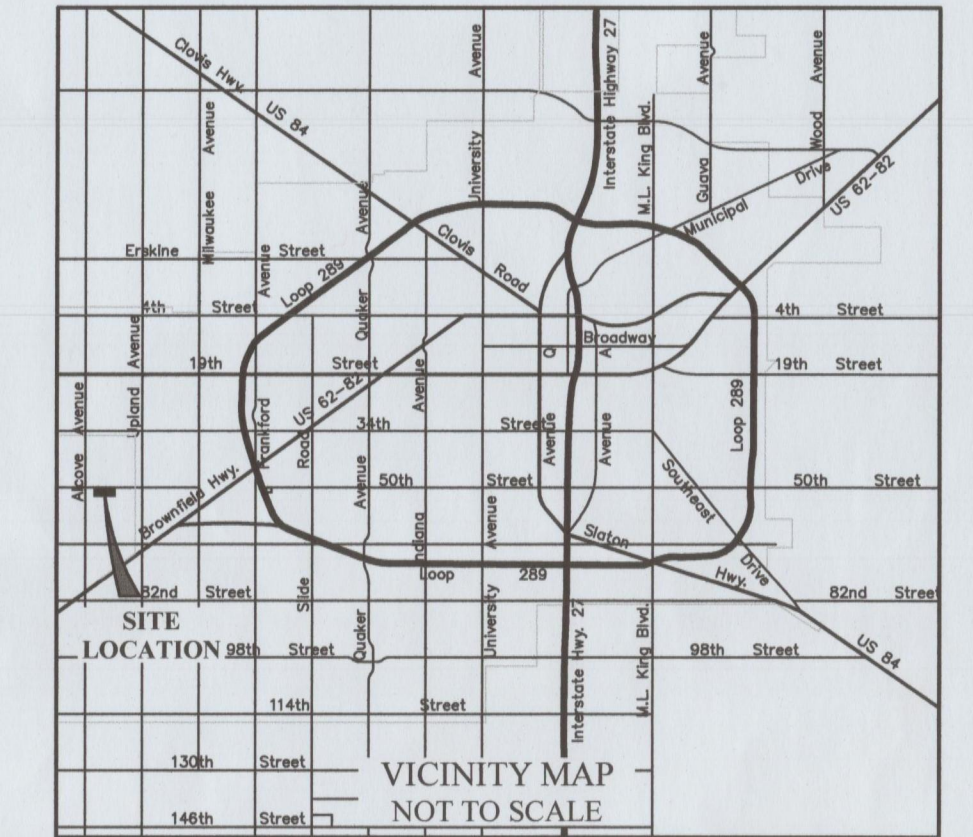


2063.06
2024023200

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



- NOTES:
- 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 AND INFRASTRUCTURE AND FINAL DRAINAGE ANALYSIS ACCEPTANCE 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 37.01 OF THE LUBBOCK CODE OF ORDINANCES.
 - 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 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 FOR VEHICULAR OR PEDESTRIAN ACCESS (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
 - ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "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.
 - UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APPURTENANCES. ALL SURFACE APPURTENANCES SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT TO INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.
- LP&L = LUBBOCK POWER & LIGHT.
R-O-W = RIGHT-OF-WAY.
SLE = SEWER LINE EASEMENT.
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
TPE = 4" X 6" MINIMUM TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC).
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT (HEREIN GRANTED TO LP&L).
WLE = WATER LINE EASEMENT.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT & DEDICATION NUMBER.
CM = CONTROLLING MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
- ALL CORNERS MONUMENTED WITH 1/2" IRON RODS WITH CAPS MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,264,077.97 AND EASTING: 904,881.05. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 53' 54" AND THE COMBINED SCALE FACTOR IS 0.99975647. DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET. THE PLAT LIMITS OF ESCONDIDO RANCH, LOTS 306 THRU 329 CONTAINS 6.056 ACRES OF LAND. THE PLAT LIMITS OF ESCONDIDO RANCH, LOTS 330 THRU 357 CONTAINS 8.188 ACRES OF LAND. TOTAL PLAT LIMITS OF ESCONDIDO RANCH, LOTS 306 THRU 357 CONTAINS 14.244 ACRES OF LAND. DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

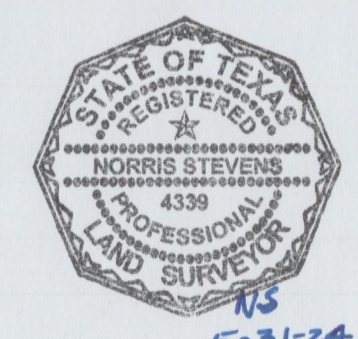
APPROVED THIS 3 DAY OF March, 2022
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

[Signature]
CHAIRMAN

[Signature]
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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS



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'

SURVEYED: JULY 22, 2022

SECTION 34, BLOCK AK, G. RR. CO., ABST. NO. 850

AMD CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
Address: 8615 88th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5976
Fax: 806-771-7625
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

EL5
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