

NOTES:

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 AND INFRASTRUCTURE AND FINAL DRAINAGE ANALYSIS ACCEPTANCE 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 37.01 OF THE LUBBOCK CODE OF ORDINANCES.
5. 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.
6. 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.
7. 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.
8. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.14.004 (a) AND SECTION 28.09.131(28) OF THE LUBBOCK CODE OF ORDINANCES.

9. TRACTS "B" THROUGH "J" ARE MONUMENTED AT THE CONTROLLING RADIUS POINTS OF THE MINOR CURVES.
10. TRACTS "B" THROUGH "J" ARE TO BE PRIVATELY OWNED AND MAINTAINED BY A P.I.D.

CCFN = COUNTY CLERK'S FILE NUMBER
R-O-W = RIGHT-OF-WAY
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE
TPE = 4" X 6" (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL 
UUE = UNDERGROUND UTILITY EASEMENT
USE = UNDERGROUND STREETLIGHT EASEMENT
PRC = POINT OF REVERSE CURVATURE

ALL CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", EITHER FOUND OR SET, 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: 7,229,625.96 AND EASTING: 916,345.08. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01°52'54.64" AND THE COMBINED SCALE FACTOR IS 0.99974422. DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET. THESE PLAT LIMITS CONTAIN 27.162 ACRES OF LAND. DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith. A PORTION OF THIS SURVEYED PROPERTY LIES WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA" THE BOUNDARIES OF THESE AREAS ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NOT THIS SURVEYOR. FEMA FLOOD HAZARD MAPS ARE ON FILE IN THE BUILDING INSPECTION OFFICE, CITY HALL, LUBBOCK, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

HIDDEN OAKS, LOTS 1 THROUGH 62 AND TRACTS "A" THROUGH "J", AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS

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