

LOTS 116 -151 AND TRACTS "A-E",
FOUNTAIN HILLS ESTATES
 AN ADDITION TO THE CITY OF LUBBOCK,
 LUBBOCK COUNTY, TEXAS



GENERAL NOTES:

Scale: 1"=100'
 Heavy lines indicate plat limits.
 All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise.
 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 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 utility services 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 38.03.095 of the Lubbock Code of Ordinances. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the 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 expense of the entity requesting such installation.
 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, and Sec. 28.09.131, Sec. 28.14.004, and Sec. 30.03.073 of the Lubbock Code of Ordinances.
 Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown hereon for information purposes only. This plat does not dedicate said easements.
 Either all or a portion of this surveyed property lies within the limits of a "Special Flood Hazard Boundary". These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps are on file at City Hall, Lubbock, Texas, and are open for public inspection.

ADDITIONAL NOTES:

Contains: 25.784 acres
 Shading indicates area filled to or above the 500 year peak water surface elevation of Playa Lake No. 94 (fill not completed as of survey date of this plat)
 CCFN - County Clerk File Number
 UUE-Underground Utility Easement
 USE-Underground Street Light Cable Easement
 TPE-Transformer Pad Easement (4'x8')
 SPEC-South Plains Electric Co-op
 DRE-Drainage Easement
 LPL-Lubbock Power and Light Company
 ●-Indicates found 1/2" iron rod with cap
 ○-Indicates set 1/2" iron rod with cap

SURVEY CONTROL:

NAD83: Coordinates shown hereon as "NAD83" are relative to the Texas Coordinate System of 1983, North Central Zone datum as described in Texas Natural Resources Code, Title 2, Chapter 21, as amended. Coordinates are "grid" coordinates and distances reported are surface, U.S. Survey feet.
 Bearings relative to Grid North, NAD 83, Texas Coordinate System, North-Central Zone, City of Lubbock Geodetic Network and Aerial Control. Distances are Surface, U.S. Survey Feet.
 A legal description of even survey date herewith accompanies this plat.
 No abstract of title or title commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining parcels or rights-of-way). Record documents other than those shown on this plat may exist and encumber this property. This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility of this surveyor.

Know all men by these presents:
 That I, Brent Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Brent Carroll

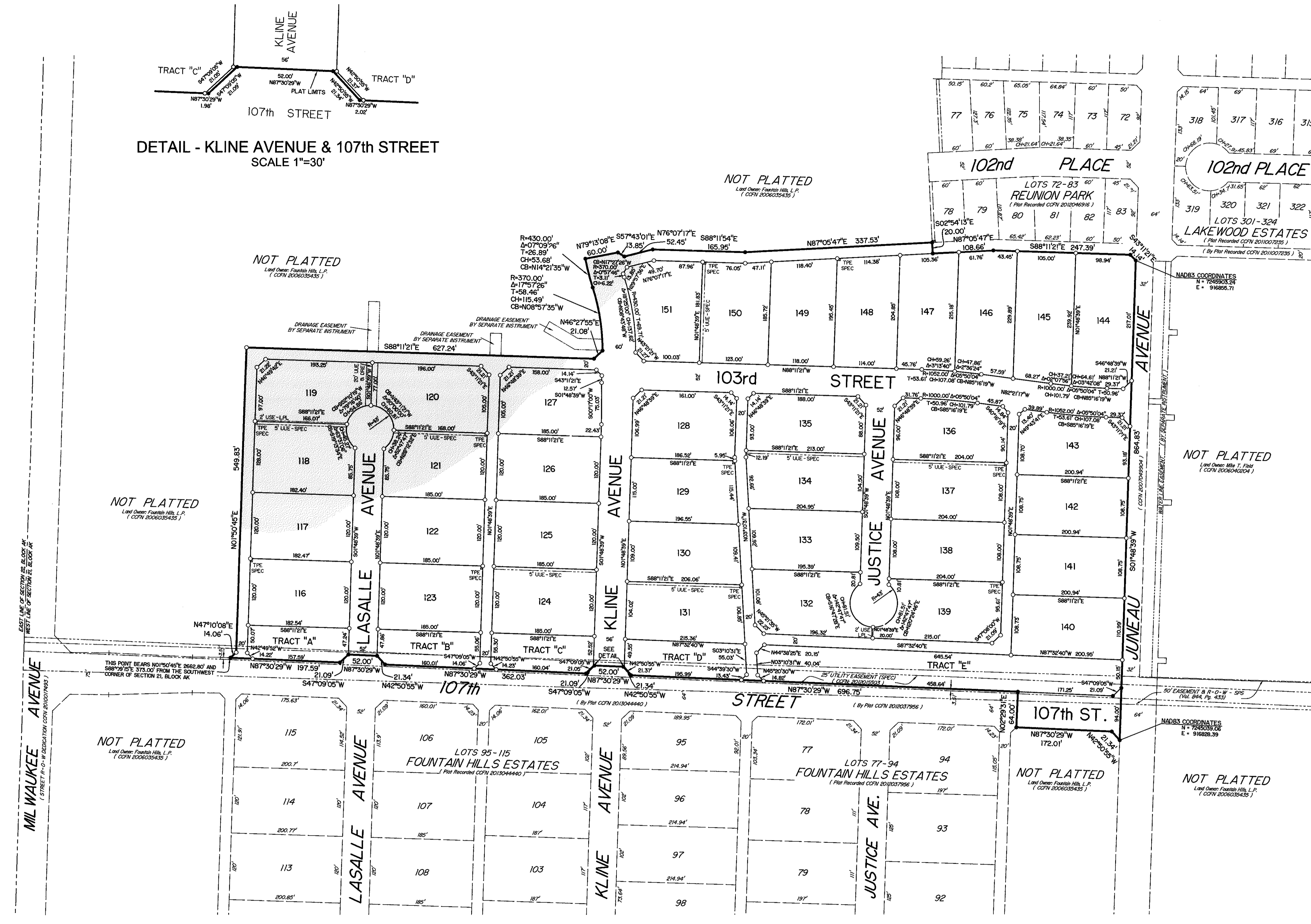


Registered Professional
 Land Surveyor No. 5410
 State of Texas
 April 6, 2015
 Revised to add recorded easement April 24, 2015

Approved this _____ day of _____, 20____
 by the City Planning Commission of the City of Lubbock, Texas

Approved _____ Chairman

Attest _____ Secretary



DETAIL - KLINE AVENUE & 107th STREET
 SCALE 1"=30'

