

LOTS 142 - 182, SOUTH FORK RANCH

A SUBDIVISION LOCATED IN SECTION 33, BLOCK 20
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, County 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, County or utility company without the City, County 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 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.
 Any relocation or revision of existing facilities shall be at the subdividers 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. 28.03.131, 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.

ADDITIONAL NOTES:

Contains: 53.727 acres
 CCFN-County Clerk File Number
 SFE-County Clerk File Number
 TPE-Transformer Pad Easement (4"x6")
 USE-Underground Street Light Cable Easement
 • Indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."
 • Indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."

EXISTING EASEMENTS NOT SHOWN:

Temporary Drainage Easement as granted under County Clerk File Number 2021013898 of the Official Public Records of Lubbock County, Texas, will automatically terminate upon recording of this plat.

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 shown are surface, U.S. Survey feet.
 Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0).
 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, Robert A. Christopher, 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.

Registered Professional
 Land Surveyor No. 5167
 Licensed State Land Surveyor
 State of Texas

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

Approved _____ Chairman

Attest _____ Director of Planning

Approved this _____ day of _____, 20____
 by the Commissioners Court of the County of Lubbock, Texas

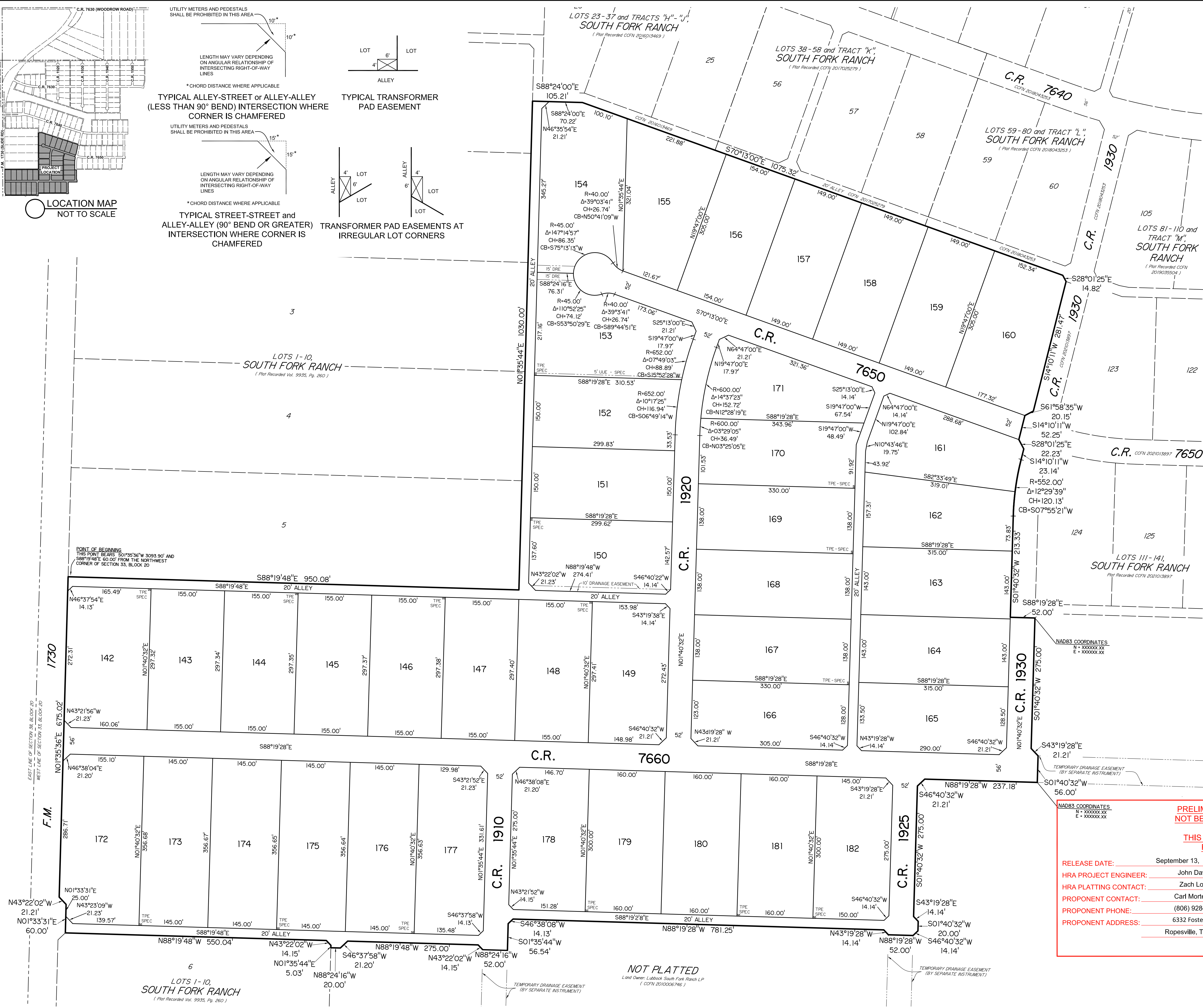
Approved _____ County Judge

Attest _____ County Clerk

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE:	September 13, 2023	WATER ENGINEERING:	None Anticipated
HRA PROJECT ENGINEER:	John Dawley	SEWER ENGINEERING:	None Anticipated
HRA PLATTING CONTACT:	Zach Lopez	PAVING ENGINEERING:	Private - by HRA
PROPOSER CONTACT:	Carl Mortensen	DRAINAGE ANALYSIS:	To be submitted by HRA
PROPOSER PHONE:	(806) 928-5428	STREET LIGHTS:	None Anticipated
PROPOSER ADDRESS:	6332 Foster Lane Ropesville, Texas 79358	REVIEW TYPE:	previously approved pre-plat
		REVIEW FEE:	\$3,265.00 (CITY) \$750.00 (COUNTY)



LOCATION MAP
 NOT TO SCALE

TYPICAL ALLEY-STREET or ALLEY-ALLEY
 (LESS THAN 90° BEND) INTERSECTION WHERE
 CORNER IS CHAMFERED

TYPICAL TRANSFORMER
 PAD EASEMENT

TYPICAL STREET-STREET and
 ALLEY-ALLEY (90° BEND OR GREATER)
 INTERSECTION WHERE CORNER IS
 CHAMFERED

TRANSFORMER PAD EASEMENTS AT
 IRREGULAR LOT CORNERS

POINT OF BEGINNING
 THIS POINT BEARS S01°35'36"W 3093.90' AND
 S88°19'48"E 60.00' FROM THE NORTHWEST
 CORNER OF SECTION 33, BLOCK 20

EAST LINE OF SECTION 33, BLOCK 20
 WEST LINE OF SECTION 33, BLOCK 20

LOTS 1-10,
 SOUTH FORK RANCH
 (Plat Recorded Vol. 9933, Pg. 260)

NOT PLATTED
 Land Owner: Lubbock South Fork Ranch LP
 (CCFN 2010006746)

ZACH
HUGO REED
 AND ASSOCIATES, INC.
 LAND SURVEYORS
 LUBBOCK, TEXAS 79401
 TEXAS LICENSED SURVEYING FIRM 100076-00
 TEXAS REGISTERED ENGINEERING FIRM F-790

1601 AVENUE N
 LUBBOCK, TEXAS 79401
 PHONE: 808 / 763-5642
 FAX: 808 / 763-3891