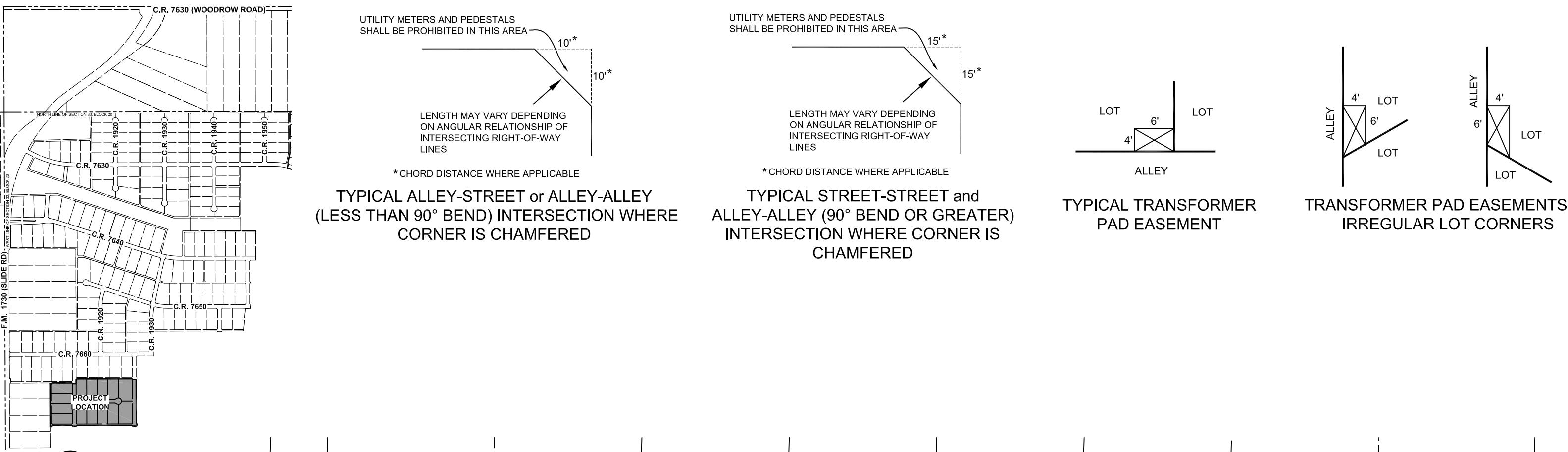


LOTS 183 - 196,  
SOUTH FORK RANCH  
A SUBDIVISION LOCATED IN SECTION 33, BLOCK 20  
LUBBOCK COUNTY, TEXAS



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND  
SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: October 14, 2025

HRA PLATTING CONTACT: Zach Lopez HRA PROJECT ENGINEER: John Dawley  
OWNER: Lubbock South Fork Ranch LP WATER ENGINEERING: Not Applicable  
OWNER CONTACT: Tysen Mortensen SEWER ENGINEERING: Not Applicable  
OWNER PHONE: 806-535-5007 PAVING ENGINEERING: By HRA  
OWNER ADDRESS: 6332 Foster Road DRAINAGE ANALYSIS: By HRA  
Ropesville, TX 79358 OWNER EMAIL: tysenmortensen@gmail.com REVIEW TYPE: final plat previously approved pre-plat  
OTHER NOTES: REVIEW FEE: By HRA

GENERAL NOTES:

Scale : 1"=100'  
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 Article 37.01 of the Lubbock Code of Ordinances.  
All existing or proposed utility services to and/or 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.  
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.  
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(o) and Section 28.09.13(28) of the Lubbock Code of Ordinances.  
Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown herein for information purposes only. This plat does not dedicate easements.

ADDITIONAL NOTES:

Contains: 18.137 acres  
CCFN - County Clerk File Number  
SPEC - South Plains Electric Co-op  
TPE - Transformer Pad Easement (4"x6")  
USE - Underground Street Light Cable Easement  
DRE - Drainage Easement  
• - Indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."  
o - Indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."  
◎ - Indicates found 1/2" iron rod with cap marked "4460"  
◎ - Indicates set "x" cut in concrete

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.  
Distances shown are surface, U.S. Survey feet.  
Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011)  
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 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.  
Surveyed on the ground: DATE

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by the Director of Planning, or designee, of the City of Lubbock, Texas.

Director of Planning

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by the Commissioners Court of the County of Lubbock, Texas.

Approved \_\_\_\_\_ County Judge  
Attest \_\_\_\_\_ County Clerk

