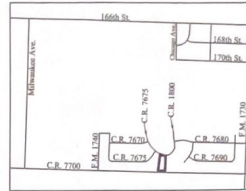


Lots 73-A & 73-B,

Davis Park,

Being a Replat of Lot 73, Davis Park, Lots 55-97
addition to Lubbock County, Texas

VICINITY MAP



GENERAL SURVEYOR NOTES

1. Heavy Lines indicate plot limits.
2. All streets, alleys and easements within plot limits are hereby dedicated, unless noted otherwise.
3. No building permit shall be issued on any survey certificate that is not in accordance with an approved Flood Plat and infrastructure and flood damage analysis acceptance by the Lubbock Code of Ordinances.
4. All utility service shall be in accordance with the Underground Utilities Policy Statements by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of Article 37.03 of the Lubbock Code of Ordinances.
5. All existing or proposed utility services on and on tracts included by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation required 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 to ensure recorded easements prior to the provision of such service. Such easements shall be at the expense of the entity requiring 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 easements necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be found or otherwise obstructed.
7. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10822, as amended, and Section 28.09.131, Section 28.14.004, and Section 28.03.073 of the Lubbock Code of Ordinances.
8. Public pedestrian access easements in herein granted for purposes of crossing a driveway. The easement is limited to those portions of the unencumbered driveway and walkway which may extend outside public right-of-way onto private property and are conditioned for the maintenance of the accessible means across the bulk of the driveway. This easement applies to existing and any future drive entrances as constructed.
9. Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown on this plat for information purposes only. This plat does not dedicate such easements.
10. Blanket solid waste collection easement as required for service within the plot limits is herein granted.
11. The survey information shown herein was prepared from the result of an on the ground survey of the property shown herein, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.
12. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plot limits is herein granted by Lubbock Power and Light Company.
13. Blanket underground utility easement as required for service within the plot limits is herein granted to SPECC, AT&T, Amco Energy, NTS, West Texas Gas, and Sudduth's Communications.
14. Blanket solid waste collection easement as required for service within the plot limits is herein granted.
15. Bearings and Coordinate values shown herein are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
16. Distances and areas shown herein are based on horizontal grid measurements in U.S. Feet.

Approved this 14th day of October 2024
by the Director of Planning, or designee, of the City of Lubbock, Texas.
Kristen Seay
Director of Planning

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantrell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and other control shown herein were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

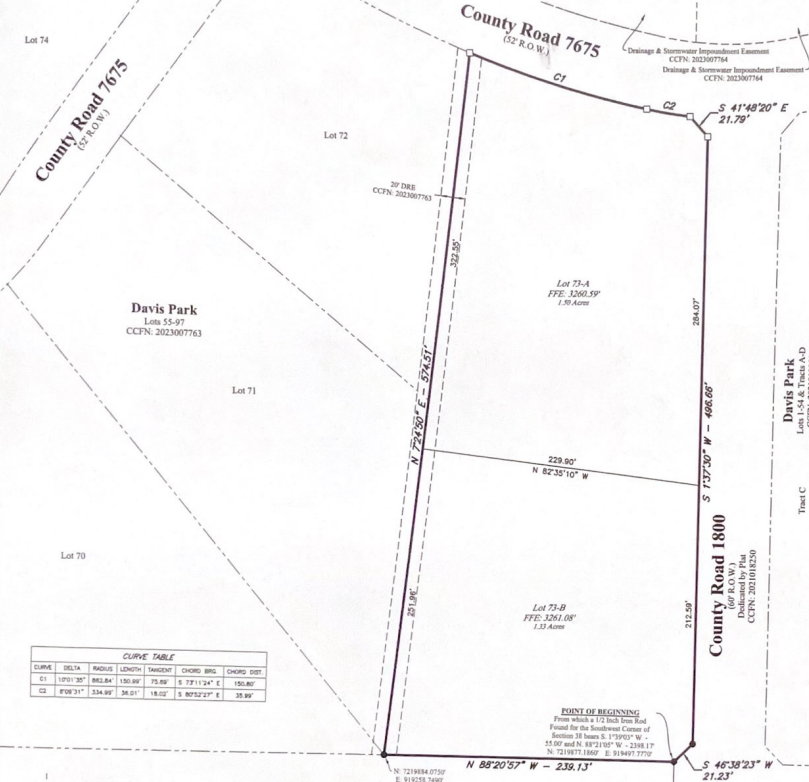
Davis Park
Lots 55-97 & Tracts A-D
CCFN: 2021018250
Date: October 14, 2024



Approved this _____ day of _____, 20____
by the Commissioners Court of the County of Lubbock, Texas.
Approved _____ County Judge
Attest _____ County Clerk

LEGEND

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- - Plot Limits
- - Lot Line
- - Adjoiner Lot Line
- - Easement Line - As Described
- - Section Line
- - Right-of-Way
- - Drainage Easement
- - County Clerk File No.
- V - Volume
- P - Page
- FFE - Finished Floor Elevation



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEG. CHORD END
C1	107°13'50"	862.84'	150.89'	75.88'	5.771124° E 100.89'
C2	8°07'31"	334.89'	34.01'	18.02'	5.80712° E 35.89'

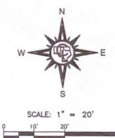
POINT OF BEGINNING
From which a 1/2 inch Iron Rod
Found in the Southwest Corner of
Section 38 bears S. 1°19'03" W -
55.00' and N. 87°10'10" W - 238.17'
N. 72°08'11" E - 519.67' 77°12'

Sec. 39 Sec. 38
Sec. 40 Sec. 37

N55' ROW Dedicated by Plat
CCFN: 2023007763

S/2 ROW Dedication Not Found

County Road 7700
(110' R.O.W.)



REPLAT
Lot 73-A & 73-B,
Davis Park
Section 38, Block 20
Abstract 922, HE&W RR Co Survey
Lubbock County, Texas
Total ± 2.83 Acres October 14, 2024

OWNER
W. Jewell Davis
PO Box 64444, Lubbock, TX 79664
(806) 789-7509

CENTERLINE
CONVEYANCE ENGINEERING & CONSULTING, L.L.C.
6312 S. LOOP WEST, SUITE 200, FORT WORTH, TEXAS 76116
(817) 424-0000
CENR-REG-20-001-0012-0012 REG. NO. 00120012
01/01/2012