

Plat 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 unless exception is provided by the Planning and Zoning Commission policy or 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 section 37.01.037 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 the 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.

Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.

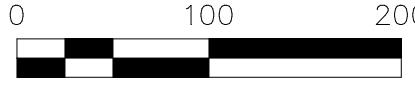
Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, 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.

- General Notes:**
- Record documents other than those shown may affect this tract.
 - Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. Delta Land Surveying LLC will not be responsible for anything other than a valid copy of this survey.
 - Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
 - Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
 - Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
 - Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
 - Notes and statements shown on this survey in *italics* were provided and or required by sources other than the signing surveyor. The signing surveyor makes no guarantee to the accuracy, legality, or validity of such statements.
 - The signing surveyor's certification only applies to those things which are part of the normal purview of a Registered Professional Land Surveyor in the State of Texas.

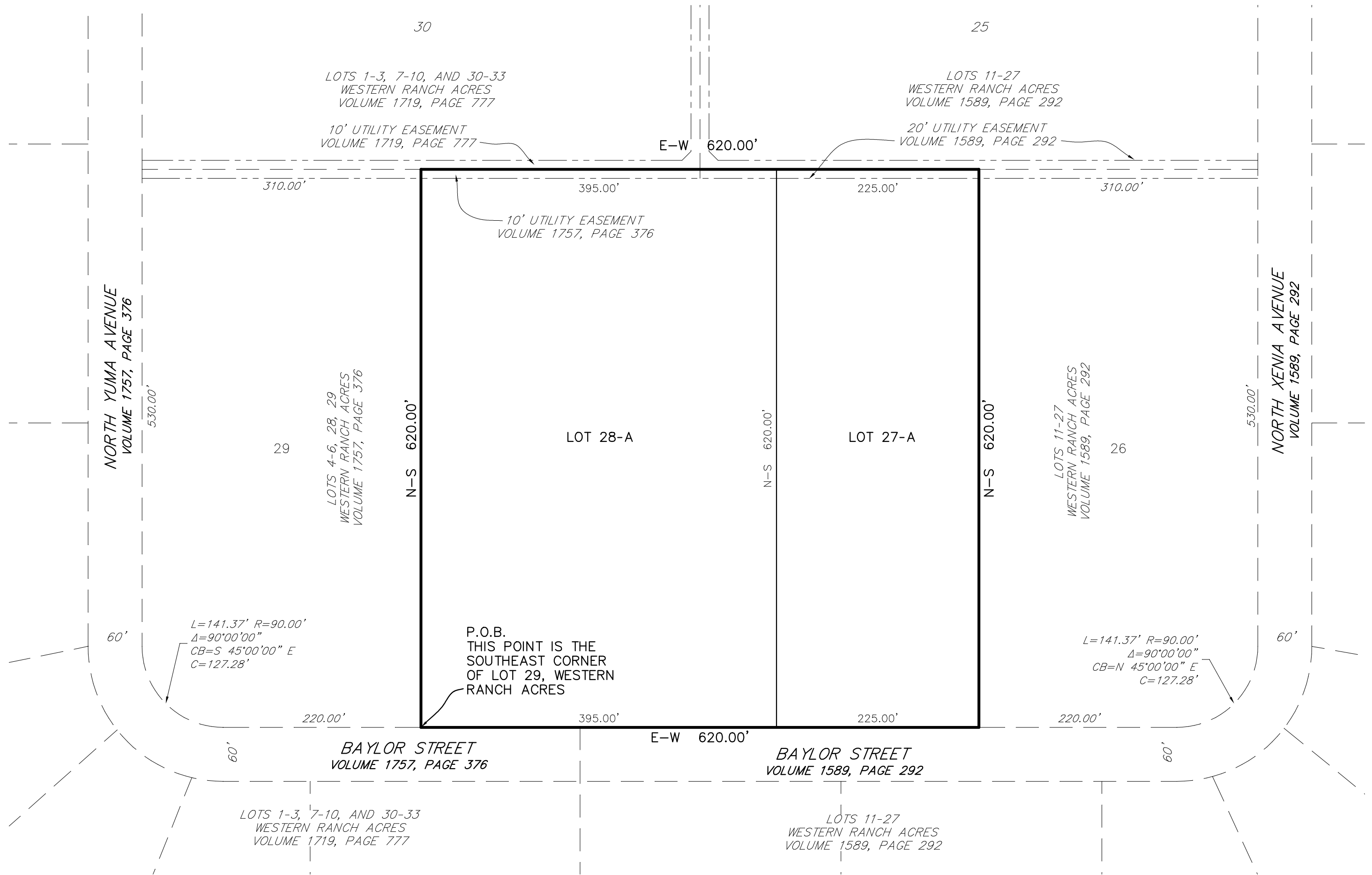
- Survey Specific Notes:**
- Bearings are based on the East line of Lot 29, Western Ranch Acres, an Addition being previously recognized as N-S.
 - Distances are actual surface distances.
 - Field notes prepared on separate document bearing the same date.
 - Coordinates shown are based on the Texas Coordinate System of 1983, (Zone). Coordinates are actual grid coordinates and are generated by RTK Observation using the Leica Smartnet Network.
 - Lots 27-A and 28-A contain 8.825 acres (384,400 sq. ft.) within the plat limits.

P.O.B. POINT OF BEGINNING
 CCFN COUNTY CLERK FILE NUMBER
 PMRD PHYSICAL MONUMENT OF RECORD DIGNITY
 CM CONTROLLING MONUMENT



PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.
 RELEASE DATE: JUNE 22, 2023
 SURVEYOR: DELTA LAND SURVEYING, LLC
 CONTACT: JNELSON@DELTA.LBK.COM
 PHONE: 806-701-5707

LOTS 27-A AND 28-A, A REPLAT OF LOTS 27 AND 28, WESTERN RANCH ACRES, an Addition to Lubbock County, Texas



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

Approved _____ Chairman

Attest _____ Secretary

KNOW ALL MEN BY THESE PRESENTS: That I, Adam N. Light, 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.

Adam N. Light
 Registered Professional Land Surveyor No. 6684
 Survey Date: June 22, 2023
 Delta Land Surveying Project No. 23438

DELTA LAND SURVEYING, LLC
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 DELTA ENGINEERING, LLC
 FIRM # F-22948
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