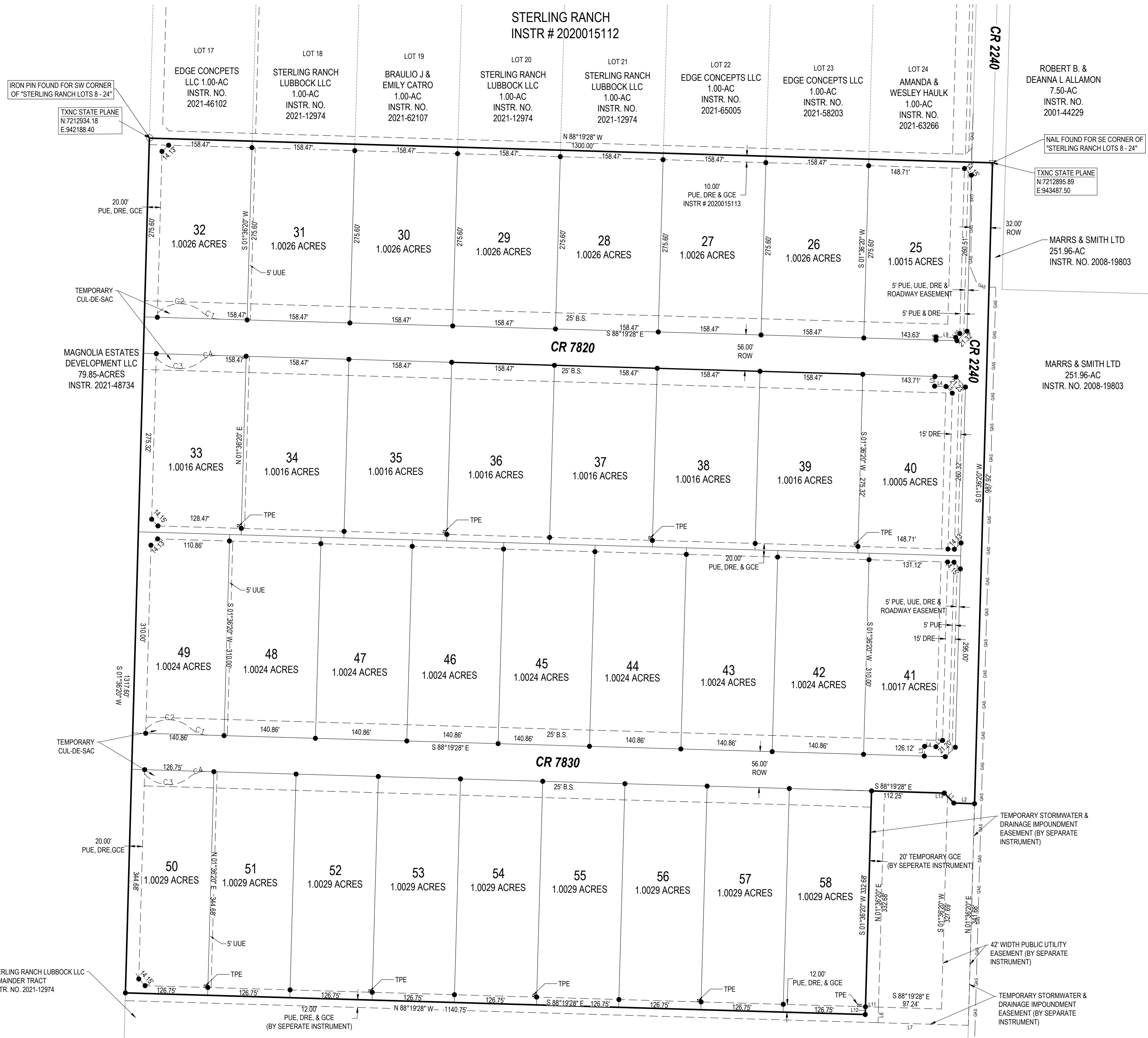
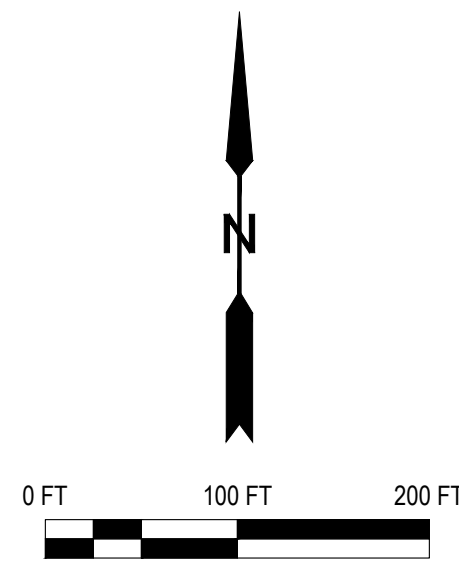


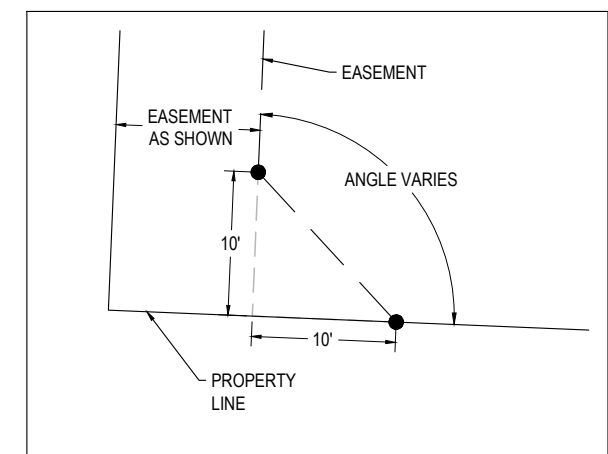
# STERLING RANCH LOTS 25-58

AN ADDITION OUT OF SECTION 24, BLOCK 20, ABSTRACT 1531, HE & WT R.R. CO., LUBBOCK COUNTY, TEXAS

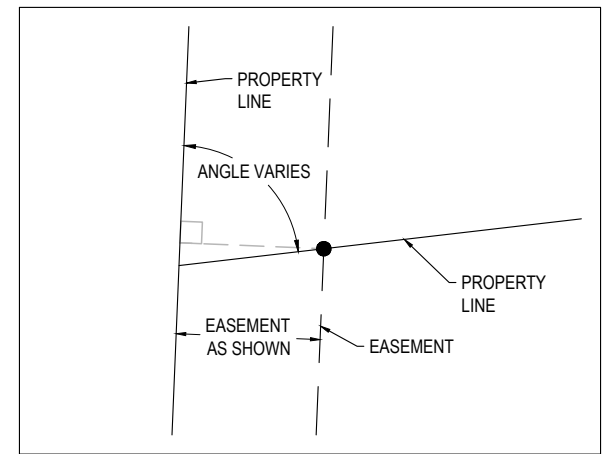


### GENERAL NOTES:

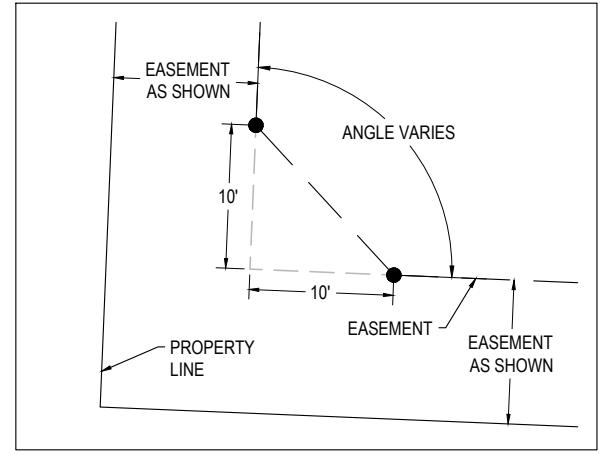
- HEAVY LINES INDICATE PLAT LIMITS.
- ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
- NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE PLANNING 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 36.09.095 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 INSTRUMENTS 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 THIS PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
- MINIMUM FINISHED FLOOR ELEVATIONS AND MECHANICAL EQUIPMENT 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.
- IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS. ALL ALLEYS SERVICED BY THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT MUST BE AT LEAST 20 FEET IN WIDTH. ADEQUATE SPACE OF 60 1/2" IS REQUIRED FOR DUMPSTER PLACEMENT IN ALL ALLEY WAYS. ADEQUATE DUMPSTER RATIO IS 1 DUMPSTER PER EVERY 4 HOMES.
- THE OSSF SYSTEM SHALL BE A SEPTIC TANK AND ABSORPTIVE DRAIN FIELD. ANY INDIVIDUAL WHO CONSTRUCTS ANY PART OF AN OSSF SHALL HOLD A CURRENT INSTALLER LICENSE APPROPRIATE FOR THE TYPE OF SYSTEM BEING INSTALLED AND SHALL SECURE THE PROPER PERMITS AS REQUIRED BY THE TCEQ. (SEE NOTE 12)
- ACCORDING TO THE HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT, THE GROUND WATER FOR THIS LOCATION IS APPX. 125 - 150 FT BELOW THE SURFACE ELEVATION. **WELL WATER AVAILABILITY STUDY WILL BE PROVIDED PENDING ADDITIONAL FIELD TESTING.**
- IN GENERAL, WATER WELLS SHALL BE PLACED TO THE FRONT OF THE LOTS AND THE SEPTIC AND ABSORPTIVE DRAIN FIELDS WILL BE PLACED AT THE REAR OF THE LOT. THE OSSF SHALL NOT BE PLACED WITHIN 100 FEET OF ANY WATER WELL.
- CONTAINS 50.546 ACRES WITHIN THE PLAT LIMITS.
- BEARING AND COORDINATES ARE BASED ON THE TEXAS NORTH CENTRAL ZONE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.0000. DISTANCES ARE SURFACE DISTANCES SCALED AT A COMBINED FACTOR OF 1.0002675416 (GEIOD 12B).
- FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 25 FEET.
- BUILDING SETBACKS FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 25 FEET AND SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, DRAINAGE EASEMENTS, ON SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES EXCEPT WHEN ONE OWNER OWNS MULTIPLE ADJACENT LOTS THERE IS NO SIDE SETBACK AND OWNER CAN BUILD ACROSS THE COMMON OWNED LOT LINE.
- BLANKET EASEMENT FOR UNDERGROUND UTILITY AND METER AS REQUIRED FOR SERVICE AND MAINTENANCE GRANTED TO WEST TEXAS GAS, INC., SOUTH PLAINS ELECTRIC COOPERATIVE, AND SOUTH PLAINS TELEPHONE COOPERATIVE FOR SERVICE FROM THE REAR OF THE LOTS TO THE HOUSES.
- NO FENCES OR OUTBUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF ANY ALLEY EASEMENTS OR TRANSFORMER PAD EASEMENTS. ALL ALLEY EASEMENTS ARE DRAINAGE AND PUBLIC UTILITY EASEMENTS.



1-SIDE EASEMENT CHAMFER DETAIL



UTILITY, ACCESS & DRAINAGE EASEMENT PIN DETAIL



EASEMENT CHAMFER DETAIL

### LEGEND

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT
- IRON PIN SET w/ "R2M RPLS 1871" CAP
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ▽ NAIL FOUND
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- TPE 6'X4' TRANSFORMER PAD EASEMENT
- DRE DRAINAGE EASEMENT
- UUE UNDERGROUND UTILITY EASEMENT
- GCE GARBAGE COLLECTION EASEMENT
- B.S. BUILDING SETBACK

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 40.00' | 28.57'     | 27.97'       | N 67°51'41" W | 40°55'34"   |
| C2    | 50.00' | 76.37'     | 69.16'       | N 88°50'49" E | 87°30'56"   |
| C3    | 50.00' | 76.25'     | 69.07'       | N 85°33'33" W | 87°22'22"   |
| C4    | 40.00' | 28.57'     | 27.97'       | N 71°12'42" E | 40°55'39"   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 43°21'34" W | 21.23'   |
| L2   | N 88°19'28" W | 32.00'   |
| L3   | S 01°36'20" W | 15.00'   |
| L4   | S 88°19'28" E | 17.55'   |
| L5   | S 43°21'34" E | 14.15'   |
| L6   | N 01°36'20" E | 24.00'   |
| L7   | S 88°19'28" E | 139.25'  |
| L8   | S 01°40'32" W | 5.00'    |
| L9   | N 88°19'28" W | 30.31'   |
| L10  | N 46°38'25" E | 8.70'    |
| L11  | S 88°19'28" E | 20.00'   |
| L12  | N 01°36'20" E | 12.00'   |
| L13  | N 43°21'34" W | 7.96'    |

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE COUNTY COMMISSIONERS COURT OF THE COUNTY OF LUBBOCK, TEXAS.

\_\_\_\_\_  
CHAIRMAN

APPROVED \_\_\_\_\_ COUNTY JUDGE

\_\_\_\_\_  
SECRETARY

ATTEST \_\_\_\_\_ COUNTY CLERK

**R2M ENGINEERING**  
CIVIL • ENVIRONMENTAL • SAFETY  
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Texas Licensed Surveying Firm 10193863  
5012 50th Ste. 204 P. 806-783-9944  
Lubbock, TX 79414 F. 806-783-9966  
www.R2Meng.com

**COMPANY**  
EDGE CONCEPTS LLC

**PROJECT**  
STERLING RANCH  
LOTS 25-58  
21-4969

**LOCATION**  
F.M. 41 & CR2240  
CITY OF LUBBOCK, TX  
LUBBOCK COUNTY, TX



*Jeryl D. Hart, Jr.*

8/5/2022

I CERTIFY THAT THIS PLAT AND THE MONUMENTS SHOWN WERE PREPARED AND PLACED UNDER MY SUPERVISION, JERYL D. HART, JR., RPLS NO. 1871 AND BASED ON AN ACTUAL SURVEY ON THE GROUND ON AUGUST, OCTOBER AND NOVEMBER 2018 AND DECEMBER 2021 AND HAS BEEN COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS IDENTIFIED IN THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, SECTION 663.13 AND IN ACCORDANCE TO THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK.



| NO. | DESCRIPTION | BY | DATE |
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**DATE**  
8/5/2022

**SHEET TITLE**  
FINAL PLAT

**SHEET NO.**  
1 OF 1