

LOTS 1 THROUGH 31  
**PARK HILL ESTATES**  
 A SUBDIVISION SITUATED IN SECTION 32, BLOCK 20, H.E.&W.T. RR. CO. SURVEY  
 LUBBOCK COUNTY, TEXAS



UNPLATTED  
 20.87 ACRES ±, 7.32 S.W. 34  
 42.88 ACRES ±, 10.25 S.W. 34  
 LUBBOCK COUNTY, TEXAS  
 BEING DEAN & ADRIAN SANDRMAN  
 V. D.B. P. 98

UNPLATTED  
 20.87 ACRES ±, 7.32 S.W. 34  
 42.88 ACRES ±, 10.25 S.W. 34  
 LUBBOCK COUNTY, TEXAS  
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NOTE  
 ● = Found 1/2" iron rod with aluminum cap "RPLS 4460"  
 ○ = Set 1/2" iron rod w/ blue cap "CHT RPLS 6460"

GENERAL NOTES  
 40.17 Acres with the plat limits  
 Heavy lines indicate plat limits.  
 All streets, alleys, and easements within plat limits not previously recorded are herein dedicated.  
 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 developer's expense. Compensation shall be made prior to the recording of any portion of this final plat.  
 All existing or proposed utility easements 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 or by separate recorded instrument prior to the provision of such service. Such easements shall be at the developer's expense.  
 All easements dedicated hereby shall entitle the city, county, and/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 and/or utility company without the city, county, and/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.  
 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 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.

SURVEY CONTROL  
 Bearings are grid bearings relative to the Texas Coordinate System TNC Zone 4202, NAD 83 (GCRS96).  
 Coordinates shown hereon are based on the Texas Coordinate System, TNC 4202, NAD83 (GCRS96) as described in Texas Natural Resource Code, Title 2, Chapter 21, as amended.  
 Distances shown are surface, U.S. survey feet.  
 A metes and bounds 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.

Known of men by these presents:  
 That I, Cyril H. Turner, 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.

Curve Table

Curve #	Chord	Direction	Delta	Arc	Radius
C1	21.99'	N. 70°51'05" E.	41°38'13"	32.70'	45.00'
C2	91.23'	S. 64°08'55" E.	131°38'13"	114.88'	50.00'
C3	91.23'	S. 67°29'19" W.	131°38'13"	114.88'	50.00'
C4	21.99'	N. 67°30'41" W.	41°38'13"	32.70'	45.00'
C5	76.27'	N. 79°37'32" W.	172°43'32"	76.57'	252.00'
C6	42.63'	N. 77°52'18" W.	129°43'06"	42.71'	200.00'
C7	18.05'	N. 85°44'35" W.	05°10'26"	18.06'	200.00'

APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_ 2021, by the  
 Commissioners Court of the COUNTY OF LUBBOCK, TEXAS

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

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

APPROVED this 10<sup>th</sup> Day of December 2021, by the  
 PLANNING AND ZONING COMMISSION of the CITY OF LUBBOCK, TEXAS

APPROVED \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ SECRETARY

LEGEND:  
 CR = COUNTY ROAD  
 DRE = DRAINAGE EASEMENT  
 DUE = DRAINAGE, UNDERGROUND UTILITY & PEDESTRIAN ACCESS EASEMENT  
 SREC = SOUTH PLAINS ELECTRIC COOPERATIVE  
 SPTC = SOUTH PLAINS TELEPHONE COOPERATIVE  
 TPE = TRANSFORMER PAD EASEMENT  
 WTC = WEST TEXAS GAS

*Cyril H. Turner*  
 Registered Professional  
 Land Surveyor No. 6460  
 State of Texas



02/08/2021

**FINAL PLAT**

SCALE: 1" = 200'  
 APPROVED BY: CH  
 SURVEY DATE: 10/26/2020  
 DRAWN BY: CH  
 PROJECT #20-122049P  
**OJD Engineering, L.P.**  
 Consulting Engineers & Surveyors  
 806-791-2300  
 328 E HWY 82/101 UNIT 91  
 WOLFFORTH, TX 79382  
 DRAWING NUMBER  
 1 of 1