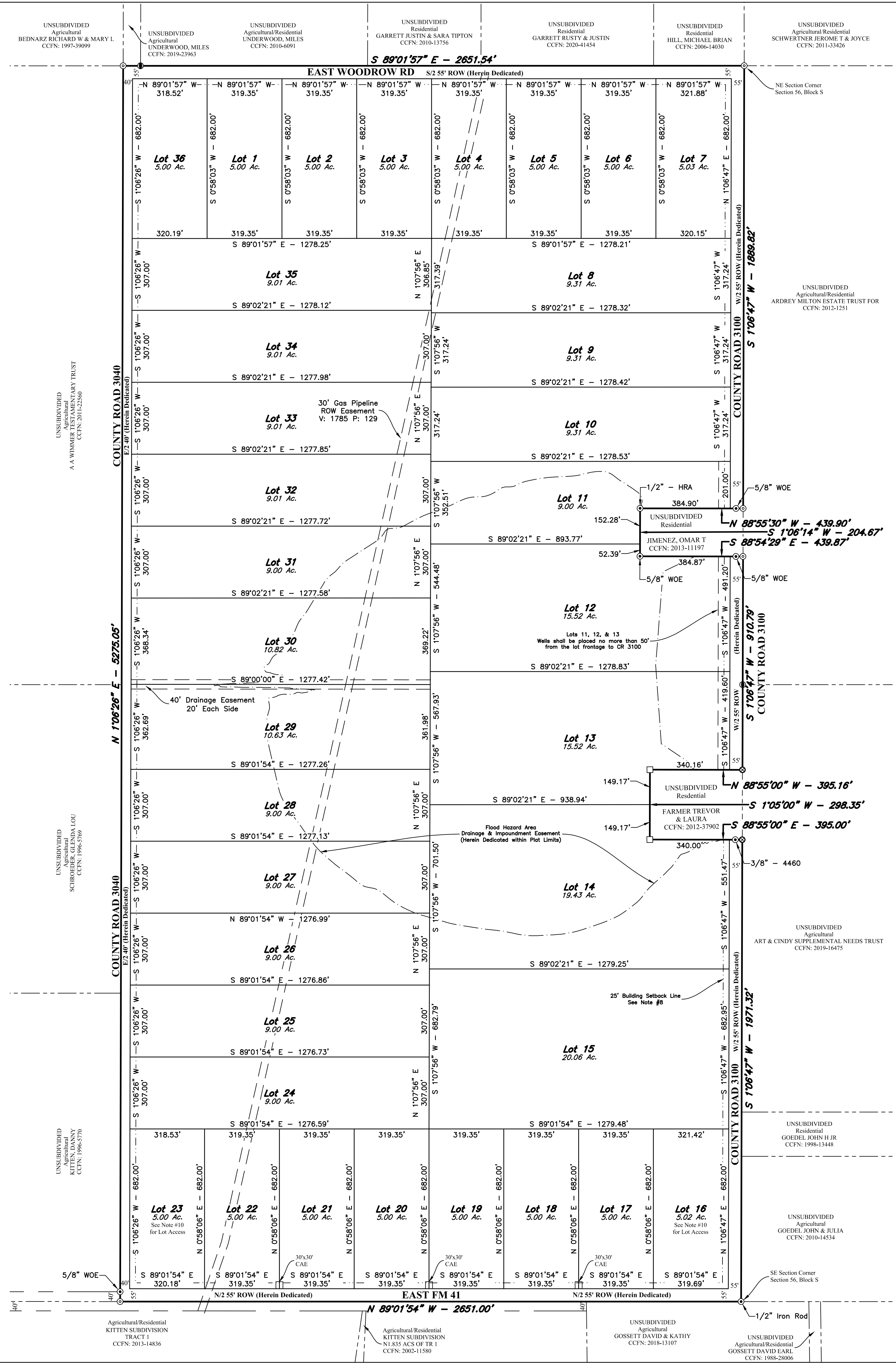
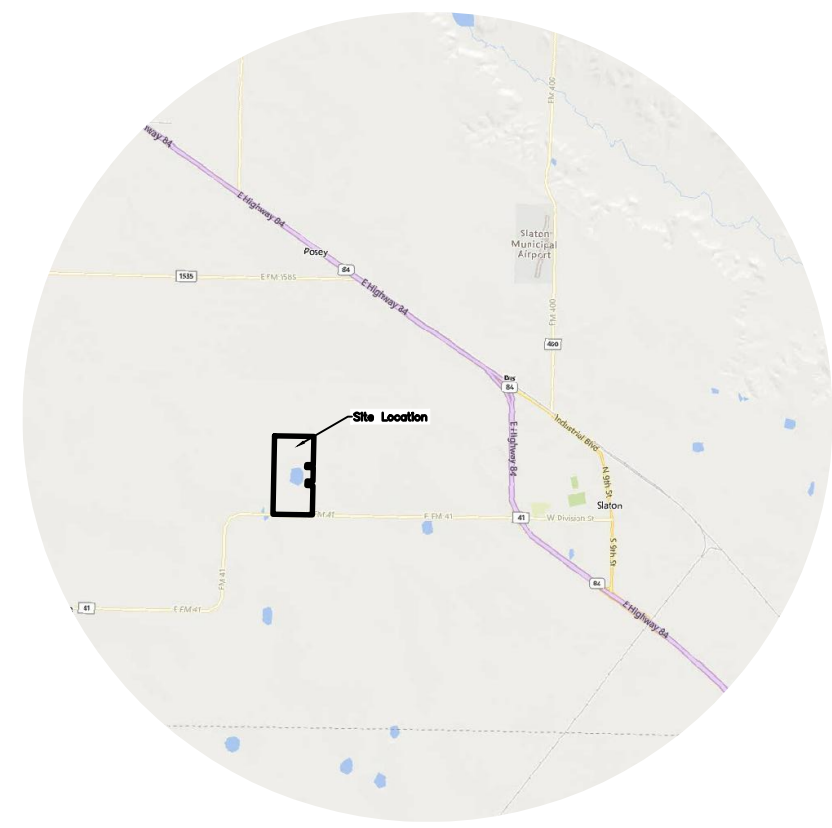


PRELIMINARY PLAT

Lots 1 thru 36
Bednarz Addition,
Lubbock County, Texas
Total ± 316.29 Acres

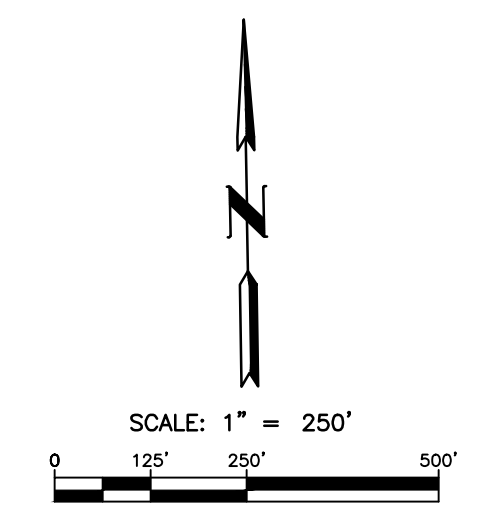


VICINITY MAP



GENERAL SURVEYOR NOTES:

- 1. Heavy Lines indicate plat limits.
- 2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
- 3. 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.
- 4. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.
- 5. 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.
- 6. Either all or a portion of this surveyed property lies within a "Special Flood Hazard Boundary." These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps are on file at City Hall, Lubbock, Texas and are open for public inspection.
- 7. Water Wells shall be placed no more than 100 feet from the edge of the lot frontage and septic system shall be placed no less than 150 feet from a water well. Unless otherwise noted.
- 8. Building setback lines shall be a minimum of 25 feet from the edge of the right-of-way on all public roads other than major highways and roads designated by the Commissioners' Court.
- 9. Lots 17 thru 22 shall be accessed from East FM41 from a shared 30' x 30' Common Access Easements herein dedicated by plat.
- 10. Access for the following lots are restricted to the following roads: - Lot 16 may only be accessed from County Road 3100 - Lot 23 may only be accessed from County Road 3040
- 11. The survey information shown hereon was prepared from the result of on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Texas Board of Professional Land Surveying Practices Act, Section 663.13.
- 12. Only those copies which bear an original ink impression seal or embossed seal will be considered a "valid" copy. Centerline Engineering & Consulting, LLC, will not be responsible for the content of anything other than a valid copy of this survey.
- 13. Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
- 14. Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.



for inspection purposes only and in no way
official or approved for recording purposes
Date of Release: 9/14/2021

LEGEND

- ⊗ - Set Nail - "C.E.C."
- ⊠ - Set 1/2" Iron Rod - "CEC"
- - Found Iron Rod - As Described
- ⊙ - Found Railroad Spike
- - Found Nail
- - Plat Limits
- - Lot Line
- - Adjoiner Property Line
- - - - - Easement Line - As Described
- - - - - Flood Hazard Limits
- - - - - Right-of-Way Line
- - - - - 25' Building Setback Line
- - - - - Where on Earth Surveying
- - - - - Hugo Reed Associates
- - - - - Right-of-Way
- CCFN - County Clerk File Number

PRELIMINARY
for inspection purposes only and in no way official or approved for recording purposes

The Remaining
E/2 of Section 56, Block S
Lots 1 thru 36 Bednarz Addition
Lubbock County, Texas
Total ± 316.29 acres

CENTERLINE ENGINEERING & CONSULTING, L.L.C.
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