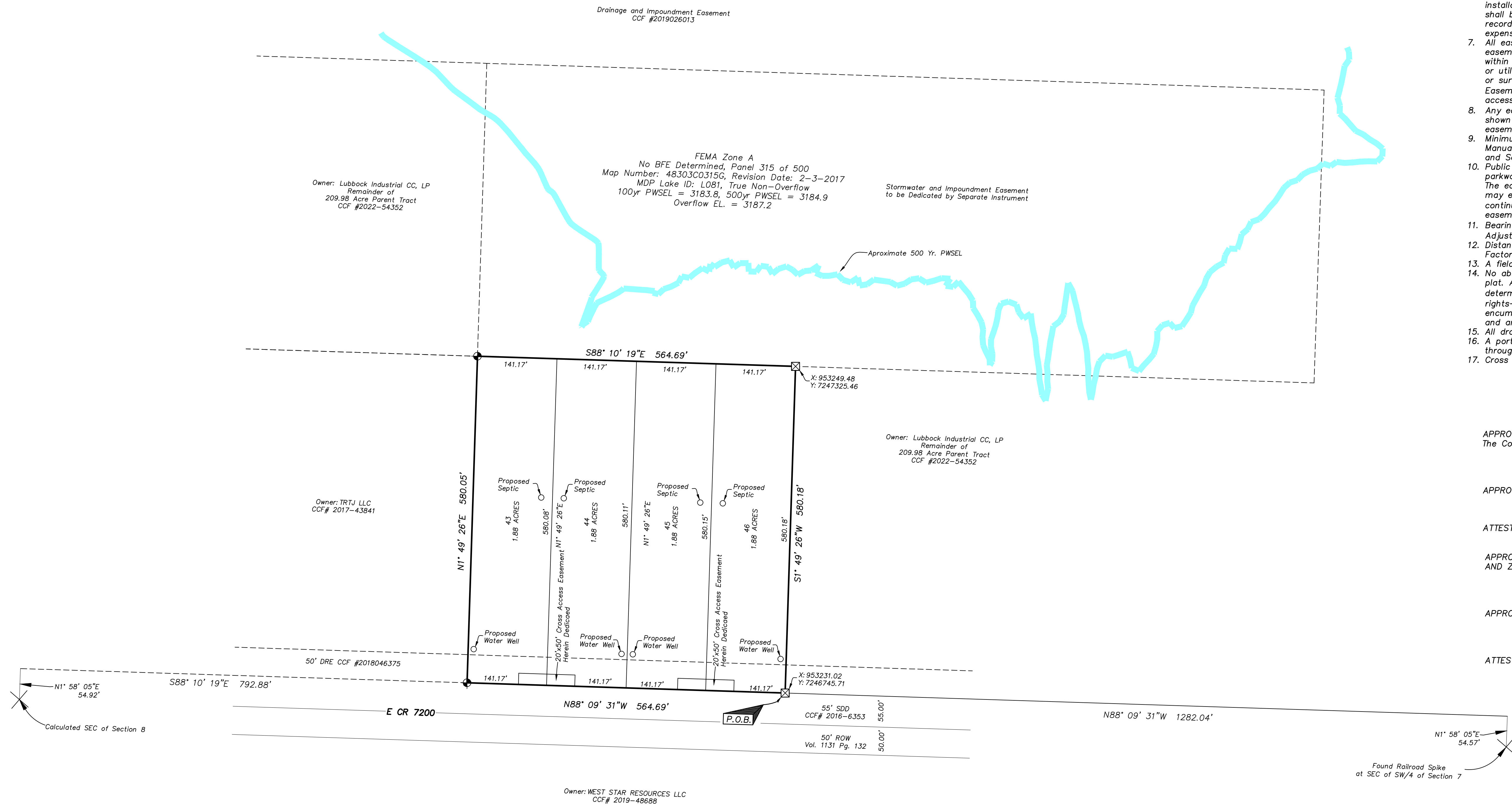


Lachey South

Lots 43-46, being 7.52 Acres Tract of land situated in the southwest quarter of section 7,
Block E, G.C. & S.F. Ry. Co. Survey, Abstract 48, Lubbock County, Texas,

- PLAT NOTES:
1. Heavy lines indicate plat limits.
 2. All streets, alleys, and easements within plat limits are herein dedicated unless otherwise noted.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. Any easement 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.
 9. 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.
 10. Public pedestrian access easement is herein granted for persons traversing along the public parkway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walks which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.
 11. Bearings cited herein are referenced to the Texas Coordinate System of 1983, (2011 Adjustment), North Central Zone 4202.
 12. Distances and Areas cited herein were adjusted to survey by applying a Combined Scale Factor of 1.000241042
 13. A field note description of even certification date herewith accompanies this plat.
 14. 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 properties or rights-of-way). Record document 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.
 15. All drainage and access easements shown are herein dedicated.
 16. A portion of this property does not lie within a special hazard flood zone. Determined through a FIRM MAP, Playa System F, Panel 315 of 500, Lake ID L081, No BFE Determined.
 17. Cross Access Easements are centered on Lot lines unless otherwise stated.



APPROVED this _____ Day of _____, 20____, by
The Commissioners Court of the COUNTY OF LUBBOCK, TEXAS

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

APPROVED this the _____ Day of _____, 20____, by the PLANNING
AND ZONING COMMISSION of the CITY OF LUBBOCK, TEXAS

APPROVED _____ CHAIRMAN

ATTEST _____ DIRECTOR OF PLANNING

Known all men by these presents: That I, Richard E. Johnson, 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.

"Preliminary Plat, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

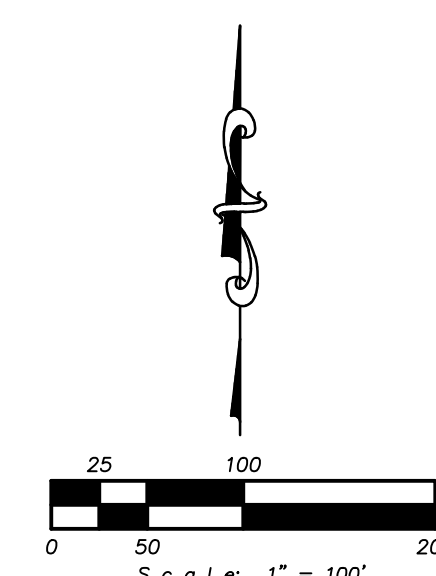
Richard E. Johnson
Registered Professional
Land Surveyor #4263

NOTE:
P.O.B. = POINT OF BEGINNING.

- ⊠ = 1/2" iron rod "OJD ENG" cap set
- = 1/2" iron rod "HRA" cap found
- ⊕ = 1/2" iron rod "CHT" cap found
- ⊗ = 1/2" iron rod found

Owner: Lubbock Industrial CC, LP
4918 S. Loop 289 Lubbock, Texas, 79414
(806) 543-4868

Bearings based on U.S. State Plane of 1983
Texas North Central
Distances shown are ground distances.
Vertical Datum: NAVD 88
Scale Factor: 1.000241042



Vicinity Map Not to Scale



Final Plat

SCALE: 1" = 100'	PROJECT #22-LE0028	DRAWN BY: TSM
3/30/2023		FILE NAME: REJ
		806-447-2503 P.O. Box 543 Wellington, Texas 79095
Firm No. 10090900		DRAWING NUMBER 1 of 1