

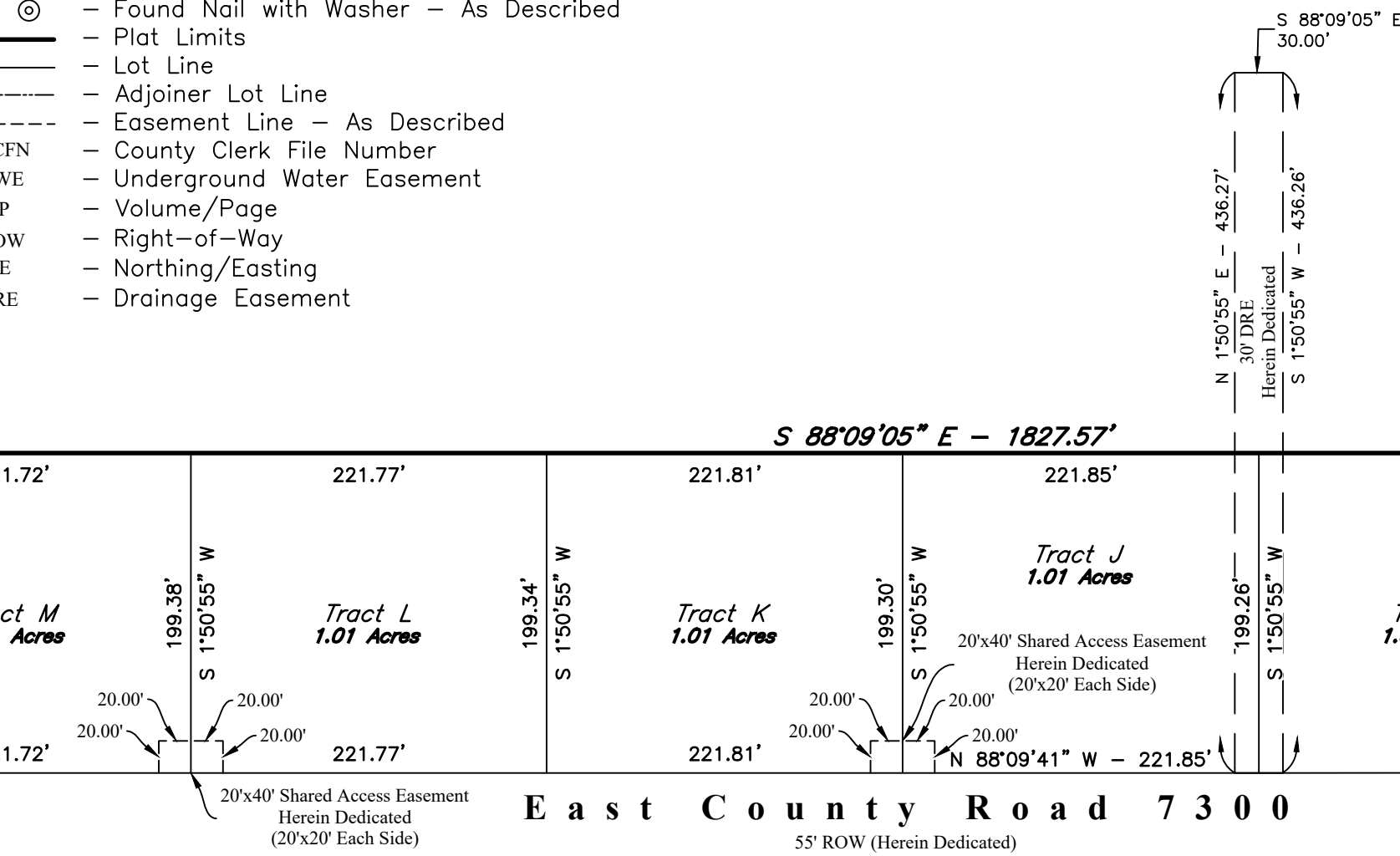
Tracts A thru O
114th & MLK Estates Addition,
Lubbock County, Texas
Total ±53.66 acres

UNPLATTED
A & R INDUSTRIAL PARK LLC
CCFN: 2021020188

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°49'07" W	21.20'
L2	S 43°10'53" E	21.22'
L3	S 51°12'57" W	46.08'
L4	N 43°11'13" W	21.22'
L5	S 46°48'47" W	21.20'
L6	N 43°08'11" W	21.20'
L7	S 46°51'49" W	21.22'
L8	N 43°08'07" W	42.41'

UNPLATTED
3B DEVELOPMENT LBK LLC
CCFN: 2021054636

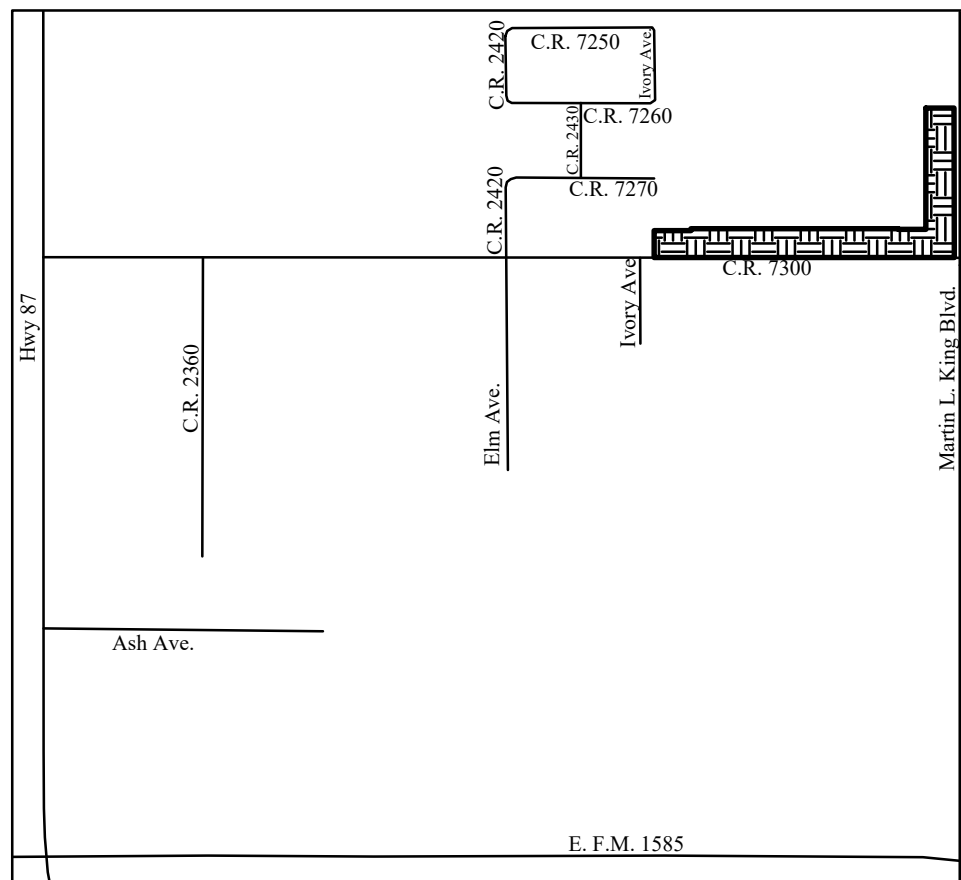
- LEGEND**
- Found 1/2" Iron Rod - As Described
 - Found Nail with Washer - As Described
 - Plat Limits
 - Lot Line
 - Adjoiner Lot Line
 - Easement Line - As Described
 - CCFN - County Clerk File Number
 - UWE - Underground Water Easement
 - V/P - Volume/Page
 - ROW - Right-of-Way
 - N/E - Northing/Easting
 - DRE - Drainage Easement



UNPLATTED
MC LEAREN
CLIFTON &
VALARIE ANN
CCFN: 2017-22759

UNPLATTED
WHITE, PAMELA A
CCFN: 2015021551

VICINITY MAP



UNPLATTED
KITCHENS, PAUL D & NANCY J
V-1884 P.235

- GENERAL SURVEYOR NOTES:**
- Heavy Lines indicate plat limits.
 - All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - In order to prevent damage to public and private utilities and to minimize 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 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.
 - Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described here
 - Blanket underground utility easement as required of service within the plat limits is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.
 - Blanket garbage collection easement as required or service within the plat limits is herein granted.
 - Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
 - Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.
 - Interior Lot Corners are monumentalized with Set 1/2" Iron Rods with Cap marked "CEC"

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, 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.



Approved this _____ day of _____, 20____.

by the Commissioners Court of the COUNTY OF LUBBOCK, TEXAS

APPROVED

COUNTY JUDGE

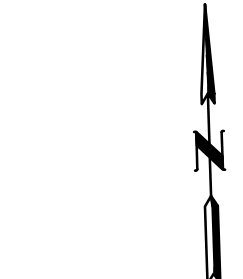
ATTEST

Approved this _____ day of _____, 20____.

by the Planning and Zoning Commission of the City of Lubbock, Texas.

Chairman

Director of Planning



SCALE: 1" = 100'

Property Owner: A & R INDUSTRIAL PARK LLC
Owner Address: PO BOX 3728 LUBBOCK, TX 79452

Final Plat

Tracts A - O
114th & MLK Estates Phase 1 Addition
Located in Section 12, Block E, Abstract 494, of the G.C. & S.F.
Railroad Company Survey, Lubbock County, Texas.

Total ±21.40 acres

June 13, 2023

CENTERLINE
ENGINEERING &
CONSULTING, L.L.C.

CENTERLINE ENGINEERING & CONSULTING, L.L.C.
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(806) 470-8888
TIRE Reg. No. F-16713
TIRE Reg. No. 10184078