Lots 77–130,

MAGNOLIA ESTATES,

a Subdivision out of Survey 23, Block E, Abstract 1114, Lubbock County, Texas

Sheet 1 of 3 Western Portion Plat

CONTAINS 68.45 ACRES WITHIN THE PLAT LIMITS

SPEC – SOUTH PLAINS ELECTRIC COOPERATIVE
DUE – DRAINAGE, UNDERGROUND UTILITY AND PEDESTRIAN ACCESS EASEMENT
UUE – UNDERGROUND UTILITY EASEMENT
TPE – TRANSFORMER PAD EASEMENT, SPEC 4' X 6' (NOT DRAWN TO SCALE)
ATMOS – ATMOS ENERGY
WTG – WEST TEXAS GAS
SBC – SOUTHWESTERN BELL TELEPHONE CO.
WLE – WATER LINE EASEMENT
DRE – DRAINAGE EASEMENT
USE – UNDERGROUND STREET LIGHT CABLE EASEMENT
PAE – PEDESTRIAN ACCESS EASEMENT
SEE – SMITCH ENCLOSURE EASEMENT, 6' X 6' (NOT DRAWN TO SCALE)
SPTC – SOUTH PLAINS TELEPHONE COOP

A METES AND BOUNDS DESCRIPTION OF THIS TRACT WAS PREPARED FOR RECORDATION WITH THIS DEDICATION DEED OF THIS TRACT.

Bearings and Coordinates are Based on the Texas North Central Zone Coordinate System(NAD 83)

Distances are Grid Distances Combined Scale Factor1.0002551 (Grid to Ground)

Found or Set 1/2" Rod with Green Cap (RPLS 4480) on All Lot Corners Except as Noted.

Scale: 1" = 100'

(1) "Heavy lines indicate plat limits."

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(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 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."

(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."

KNOW ALL MEN BY THESE PRESENTS

That I, JONATHAN MARK CIESZYNSKI, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

J. M. CIESZYNSKI 4480 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR, # 4480 LUBBOCK, TEXAS
December 3, 2020
Revised January 25, 2022

Key Map Scale: 1"=10000'

APPROVED this 7th Day of January 20 21 by the PLANNING AND ZONING COMMISSION of the CITY of LUBBOCK

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

APPROVED this _____ Day of _____ 20____ by the COMMISSIONER'S COURT of LUBBOCK COUNTY

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

SECTION 32 BLOCK 20 H. E. & W. T. RR. SE/4

Not Platted

Owner: Quello Children's Family Trust
P.O. Box 10181
Midland, TX 79702-0181
CCFN 201904285

N. 7221709.39
E. 833187.78

Red Line Section 23

N 01°42'18" E 797.29'

Existing Graded Road, No Dedication Found

County Road 2040

County Road 2060

County Road 2070

County Road 7660

County Road 7670

County Road 7700
Existing Graded Road, 55' Herein Dedicated

County Road 2100

S88°21'27"E 198.10'

N 88°21'27" W 1605.47'

S88°21'27"E 249.18'

All Driveways on Lots 89–103 To Be on CR 7670
No Driveways on CR 7700 or CR 2040

N 88°28'44" W 1645.23'

South Line Section 23

N. 7220812.35
E. 833144.05

SW Corner Section 23, Block E, Abstract 1114

Proposed R-O-W Easement by Separate Instrument

Survey 113, Block 20
Douglas Ruensche
3506 CR 7730
Lubbock, TX 79423

Not Platted

Magnolia Estates
Lots 52–76 CCFN 2021011686

Existing Stormwater Drainage and Impoundment Easement CCFN 2018043291

Portion of Lots Below 100 –Year Peak Water Surface Based on City of Lubbock 2010 Master Drainage Plan For Playa Lake 414 = 3224.1 Herein Dedicates as Stormwater Drainage Impoundment Easement See Sheet 3 For Dimensions

Existing Stormwater Drainage and Impoundment Easement CCFN 2018043291

Not Platted (Parent Tract)
CCFN 2018013115
Owner: Magnolia Estates Development, LLC
3506 County Road 7730,
Lubbock, 79423

Kimberly and Shannon Simpson
3406 CR7700
Lubbock, TX 79423

ABACUS ENGINEERING SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7610
Count as 11

TEXAS SURVEYING FIRM NO. 101153-00
TEXAS ENGINEERING FIRM NO. 4368

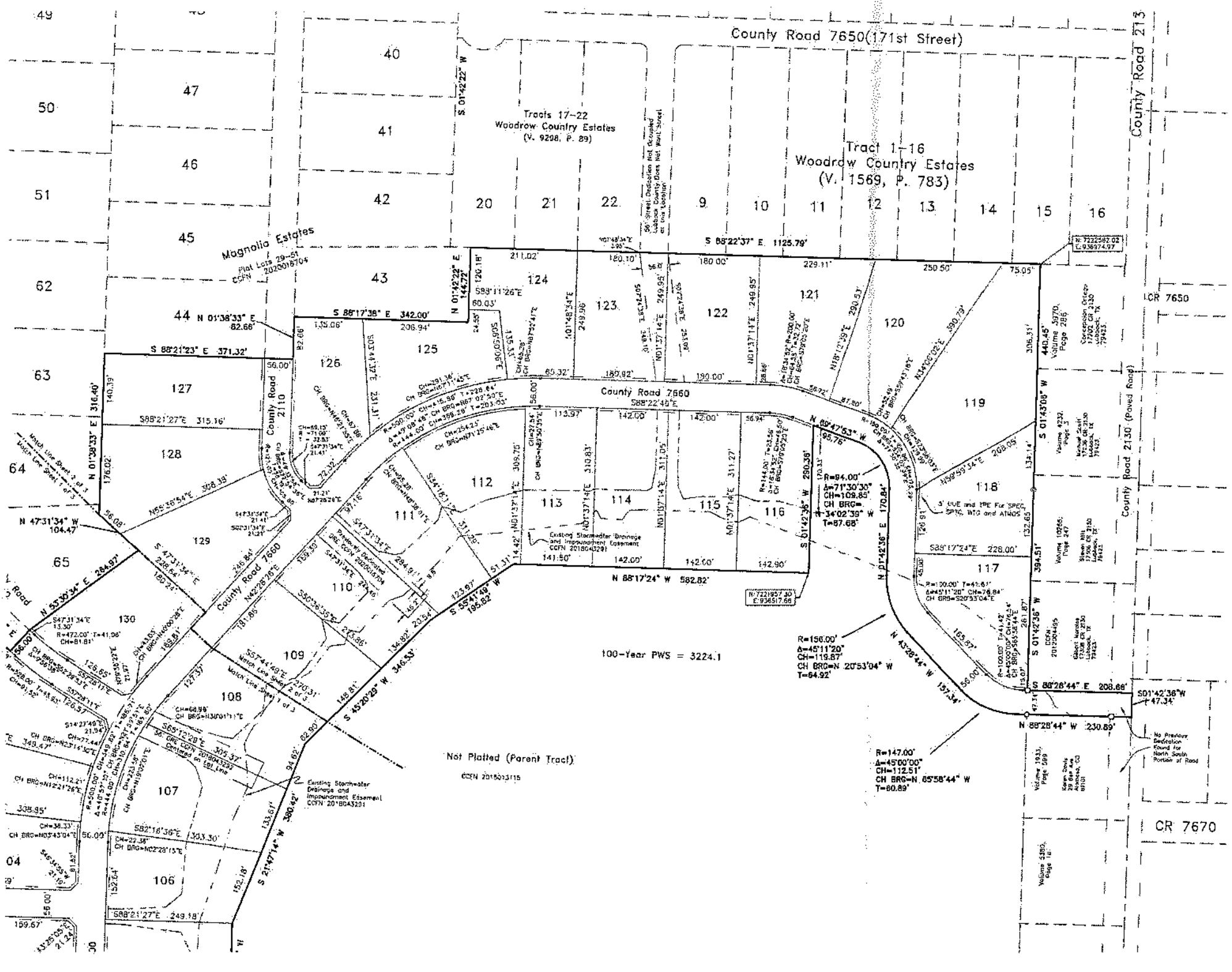
I:\Drafting on HP Designjet 510 24in Printer HPGL2

Lots 77–130,

MAGNOLIA ESTATES,

a Subdivision out of Survey 23, Block E, Abstract 1114, Lubbock County, Texas

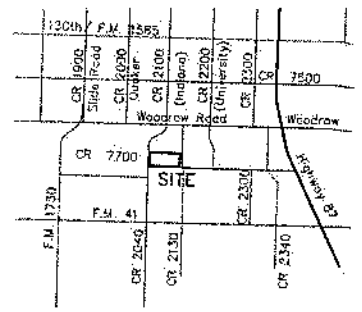
Sheet 2 of 3 Eastern Portion Plat



KNOW ALL MEN BY THESE PRESENTS:

That I, JONATHAN MARK DISZIN, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS
December 3, 2020



Key Map Scale: 1"=10000'

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

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

APPROVED this _____ 20____ by the COMMISSIONERS COURT of LUBBOCK COUNTY

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

For Review Only
Not for Recording
or Construction

Scale: 1" = 100'

(1) "Heavy lines indicate plat limits."

(2) "All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise."

(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."

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CONTAINS 68.45 ACRES WITHIN THE PLAT LIMITS

SPEC – SOUTH PLAINS ELECTRIC COOPERATIVE
DUE – DRAINAGE, UNDERGROUND UTILITY AND PEDESTRIAN ACCESS EASEMENT
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SEE – SWITCH ENCLOSURE EASEMENT, 6' X 6' (NOT DRAWN TO SCALE)
SPTC – SOUTH PLAINS TELEPHONE COOP

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Distances are Grid Distances Combined Scale Factor1.0002661 (Grid to Ground).

Found or Set 1/2" Rod with Green Cap (RPLS 4460) on All Lot Corners Except as Noted.

ABACUS ENGINEERING SURVEYING
2737 Blst Street
LUBBOCK, TEXAS
Count ea / t: 806-745-7870
TEXAS SURVEYING FIRM NO. 101153-00
TEXAS ENGINEERING FIRM NO. 4368

Lots 77–130,

MAGNOLIA ESTATES,

a Subdivision out of Survey 23, Block E, Abstract 1114, Lubbock County, Texas

Sheet 3 of 3 Drainage Easement Dimensions

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REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS
December 3, 2020
Revised January 25, 2022

Key Map Scale: 1"=10000'

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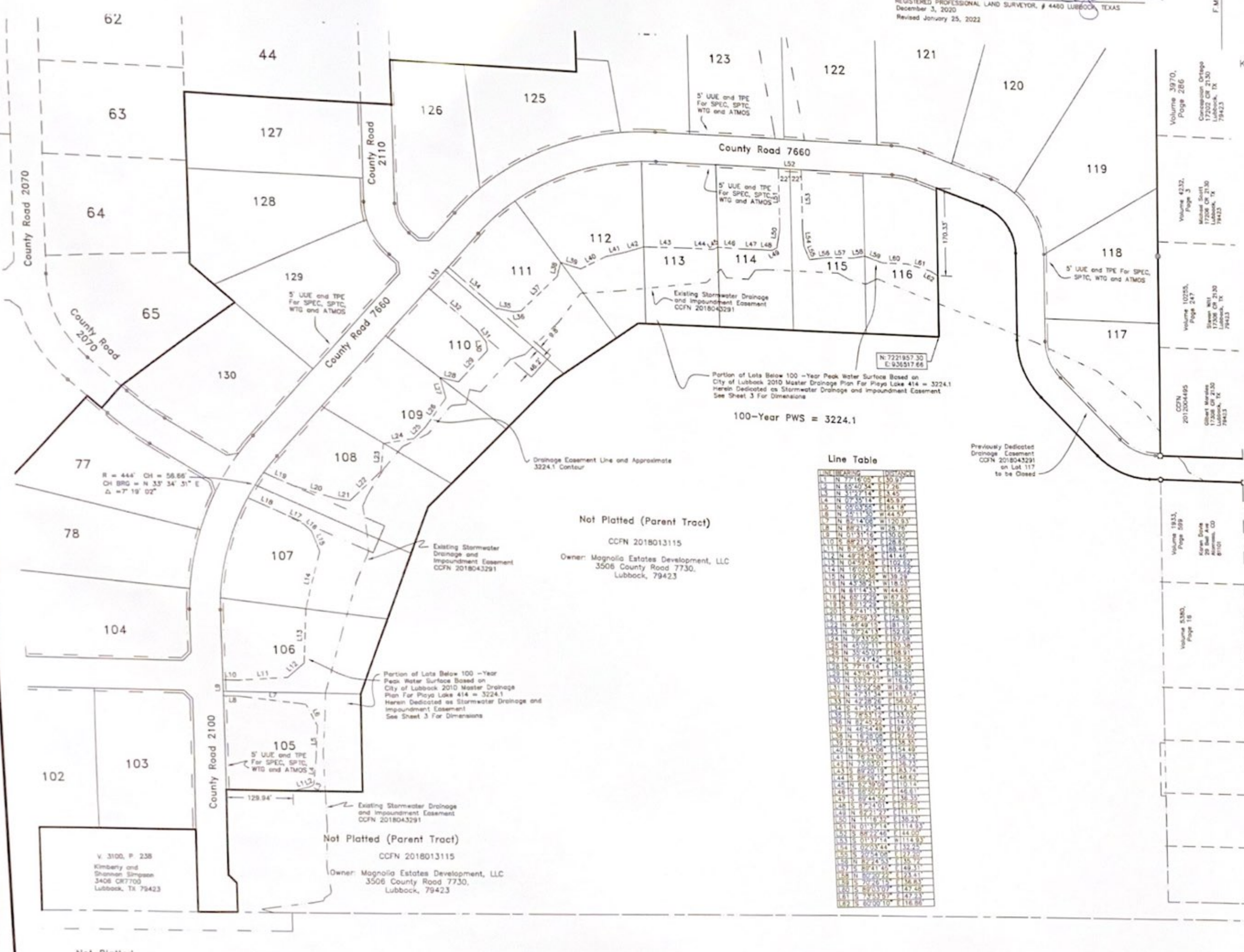
APPROVED ______ CHAIRMAN

ATTEST ______ SECRETARY

APPROVED this ______ Day of ______ 20___ by the COMMISSIONER'S COURT of LUBBOCK COUNTY

APPROVED ______ COUNTY JUDGE

ATTEST ______ COUNTY CLERK



Line Table

LINE	BEARING	DISTANCE
L1	N 77°16'05" E	30.97'
L2	N 65°40'34" E	7.26'
L3	N 31°27'14" E	3.45'
L4	N 07°35'14" E	45.97'
L5	N 02°03'56" E	64.18'
L6	N 25°11'50" W	44.57'
L7	N 87°14'06" W	120.93'
L8	N 88°21'27" W	25.76'
L9	N 01°31'16" E	30.00'
L10	S 88°21'27" E	26.82'
L11	N 57°08'39" E	88.46'
L12	N 49°26'58" E	41.46'
L13	N 04°59'39" E	102.62'
L14	N 16°02'05" E	112.22'
L15	N 19°05'36" W	39.29'
L16	N 43°58'21" W	18.05'
L17	N 61°14'33" W	44.65'
L18	N 65°12'29" W	67.83'
L19	S 65°12'29" E	59.27'
L20	S 72°41'13" E	78.85'
L21	S 89°59'32" E	25.49'
L22	N 45°49'15" E	81.35'
L23	N 07°24'13" E	52.69'
L24	N 77°41'55" E	57.06'
L25	N 45°02'11" E	50.38'
L26	N 35°45'07" E	68.91'
L27	N 12°47'42" W	39.35'
L28	S 77°16'14" E	34.99'
L29	N 45°04'31" E	82.20'
L30	N 03°57'27" W	16.53'
L31	N 39°42'58" W	28.67'
L32	N 47°31'34" W	112.54'
L33	N 42°28'26" E	58.00'
L34	S 47°31'34" E	112.54'
L35	S 78°53'12" E	33.07'
L36	N 87°45'22" E	14.00'
L37	N 46°54'49" E	97.93'
L38	N 16°28'06" E	27.60'
L39	S 72°51'32" E	38.35'
L40	N 83°34'06" E	54.49'
L41	N 76°23'00" E	38.73'
L42	N 73°03'01" E	34.73'
L43	S 89°20'19" E	83.74'
L44	S 84°29'12" E	48.62'
L45	N 62°49'09" E	10.14'
L46	S 85°50'27" E	46.61'
L47	S 87°44'50" E	38.55'
L48	S 67°14'01" E	23.25'
L49	N 67°21'27" E	11.11'
L50	N 11°16'32" E	38.23'
L51	N 01°37'14" E	114.93'
L52	S 88°22'46" E	44.00'
L53	S 01°37'14" W	114.93'
L54	S 02°03'44" E	32.25'
L55	S 80°54'06" E	27.20'
L56	N 82°24'53" E	35.97'
L57	S 87°41'45" E	49.31'
L58	N 80°20'22" E	23.41'
L59	S 70°26'15" E	36.83'
L60	S 89°03'07" E	47.48'
L61	S 79°53'57" E	47.23'
L62	S 60°00'10" E	116.86'

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2737 81st Street
LUBBOCK, TEXAS
806-745-7670
TEXAS SURVEYING FIRM NO. 10193-00
TEXAS ENGINEERING FIRM NO. 4388