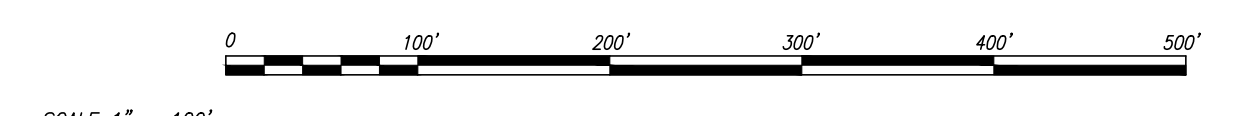


TRACT A-1
COOPER WEST HIGH SCHOOL
 AN ADDITION TO THE CITY OF LUBBOCK,
 LUBBOCK COUNTY, TEXAS
 BEING A RE-PLAT OF ALL OF TRACT A, COOPER WEST HIGH SCHOOL
 AND UNPLATTED LAND IN SECTION 6, BLOCK AK.



SCALE 1" = 100'
 HEAVY LINES INDICATE PLAT LIMITS.
 ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.

NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
 ALL UTILITY SERVICES 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 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 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 SEPARATE EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.

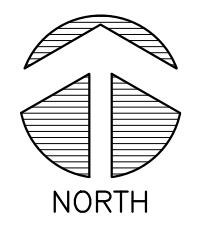
ALL PUBLIC EASEMENTS HEREIN GRANTED SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENTS NECESSARY 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.

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 ELEVATION SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.013 OF THE LUBBOCK CODE OF ORDINANCES.

IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND/OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS OR PRIVATE BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS. ALL ALLEYS SERVICED BY THE CITY OF LUBBOCK SOLID WASTE 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.

BLANKET GARBAGE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED.
 BLANKET UNDERGROUND UTILITY, TRANSFORMER PAD AND SWITCHING ENCLOSURE EASEMENT AS REQUIRED WITHIN THESE PLAT LIMITS IS HEREIN GRANTED TO LUBBOCK POWER AND LIGHT (LPLA) AND SOUTH PLAINS ELECTRIC COOPERATIVE (SPEC).
 BLANKET UTILITY EASEMENT AS REQUIRED FOR GAS SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED TO ATMOS ENERGY.

- SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
- LPLA = LUBBOCK POWER AND LIGHT.
- OPE = OVERHEAD POWERLINE EASEMENT.
- PAE = PEDESTRIAN ACCESS EASEMENT.
- USE = UNDERGROUND STREET LIGHT EASEMENT.
- UIUE = UNDERGROUND UTILITY EASEMENT.
- UWE = UNDERGROUND WATER LINE EASEMENT.
- TPE = 4" x 6" (MINIMUM) TRANSFORMER PAD EASEMENT.
- SEE = SWITCH ENCLOSURE EASEMENT.
- SWS = STORMWATER EASEMENT.
- SWBT = SOUTHWESTERN BELL TELEPHONE.
- DRE = DRAINAGE EASEMENT.
- PAE = PEDESTRIAN ACCESS EASEMENT.
- PMO = PHYSICAL MONUMENT OF RECORD DIGNITY.
- CCFN = COUNTY CLERK'S FILE NUMBER.
- WLE = WATER LINE EASEMENT.
- PCO = POINT OF COMPOUND CURVATURE.
- PRC = POINT OF REVERSE CURVATURE.
- RC = RECORD CALL.
- M = MEASURED.



NORTH

DISTANCES AS SHOWN HEREON ARE SURFACE.
 BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

THESE PLAT LIMITS CONTAIN 100.0047 ACRES OF LAND.
 DESCRIPTION OF THE PLAT LIMITS IS ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

- ⊙ = FOUND 1/2" IRON ROD WITH CAP "I.R. & ASSOC." (PMRD)
- ⊗ = FOUND "X" CUT ON CONCRETE (CM)
- = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453" (UNLESS OTHERWISE INDICATED)

APPROVED THIS _____ DAY OF _____, 20____
 BY LUBBOCK COUNTY

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

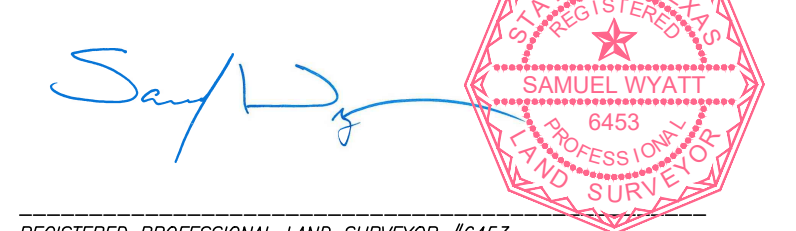
APPROVED THIS _____ DAY OF _____, 20____
 BY THE CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

APPROVED _____ CHAIRMAN

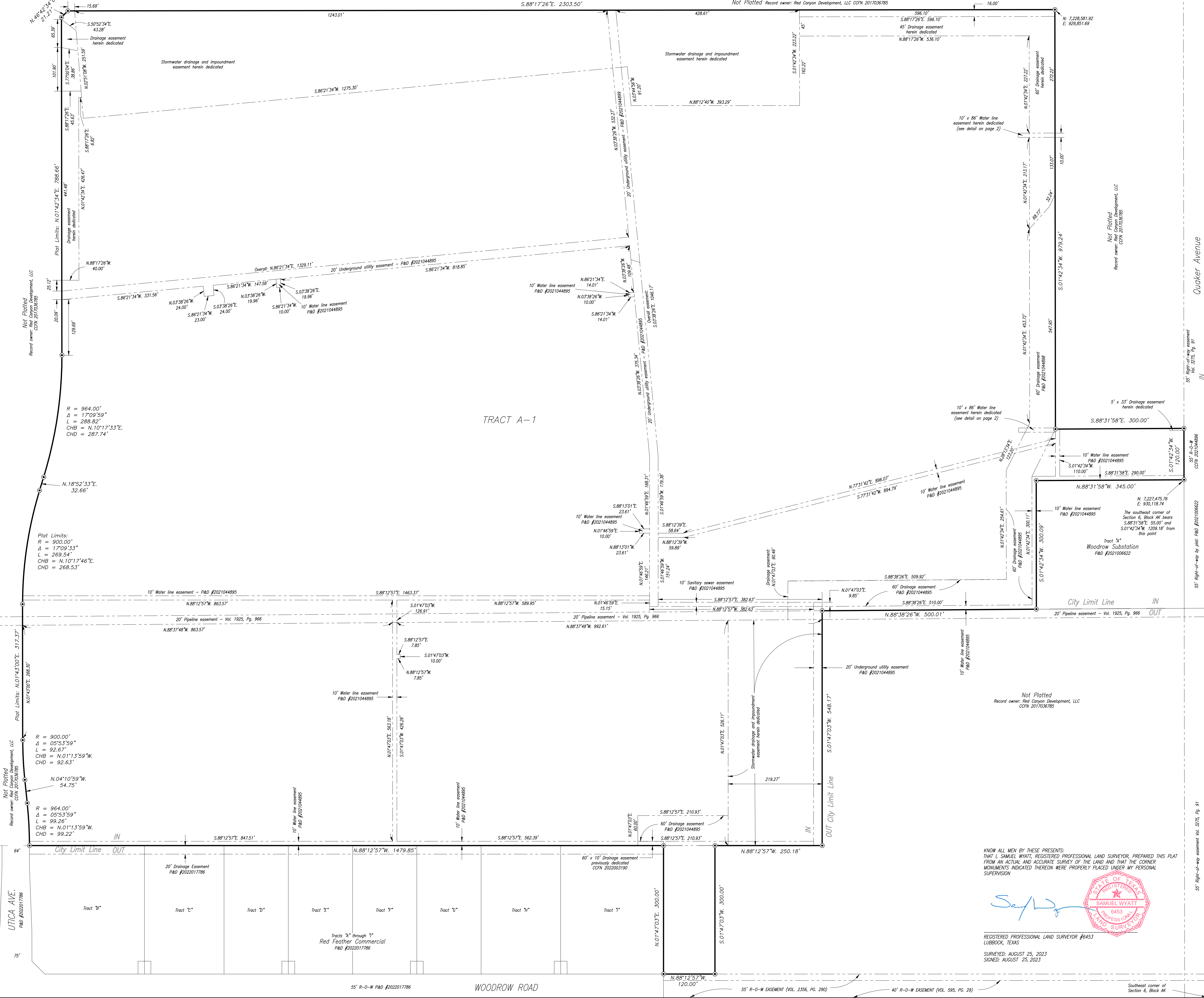
ATTEST _____ DIRECTOR OF PLANNING

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.

KNOW ALL MEN BY THESE PRESENTS: THAT I, SAMUEL WYATT, REGISTERED PROFESSIONAL LAND SURVEYOR, 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



REGISTERED PROFESSIONAL LAND SURVEYOR #6453
 LUBBOCK, TEXAS
 SURVEYED: AUGUST 25, 2023
 SIGNED: AUGUST 25, 2023



UTICA AVE.
 P&D #202017786

Tracts "A" through "I"
 Red Feather Commercial
 P&D #202017786

55' R-O-W P&D #202017786

WOODROW ROAD

N.01°47'03"E. 300.00'

S.01°47'03"E. 300.00'

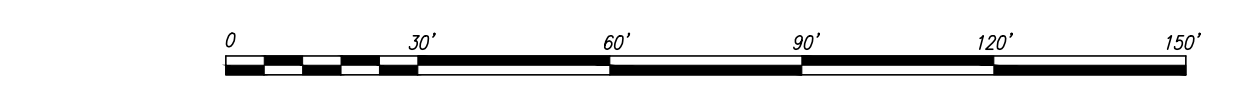
55' R-O-W EASEMENT (VOL. 2356, PG. 290)

40' R-O-W EASEMENT (VOL. 595, PG. 29)

Southeast corner of Section 6, Block AK



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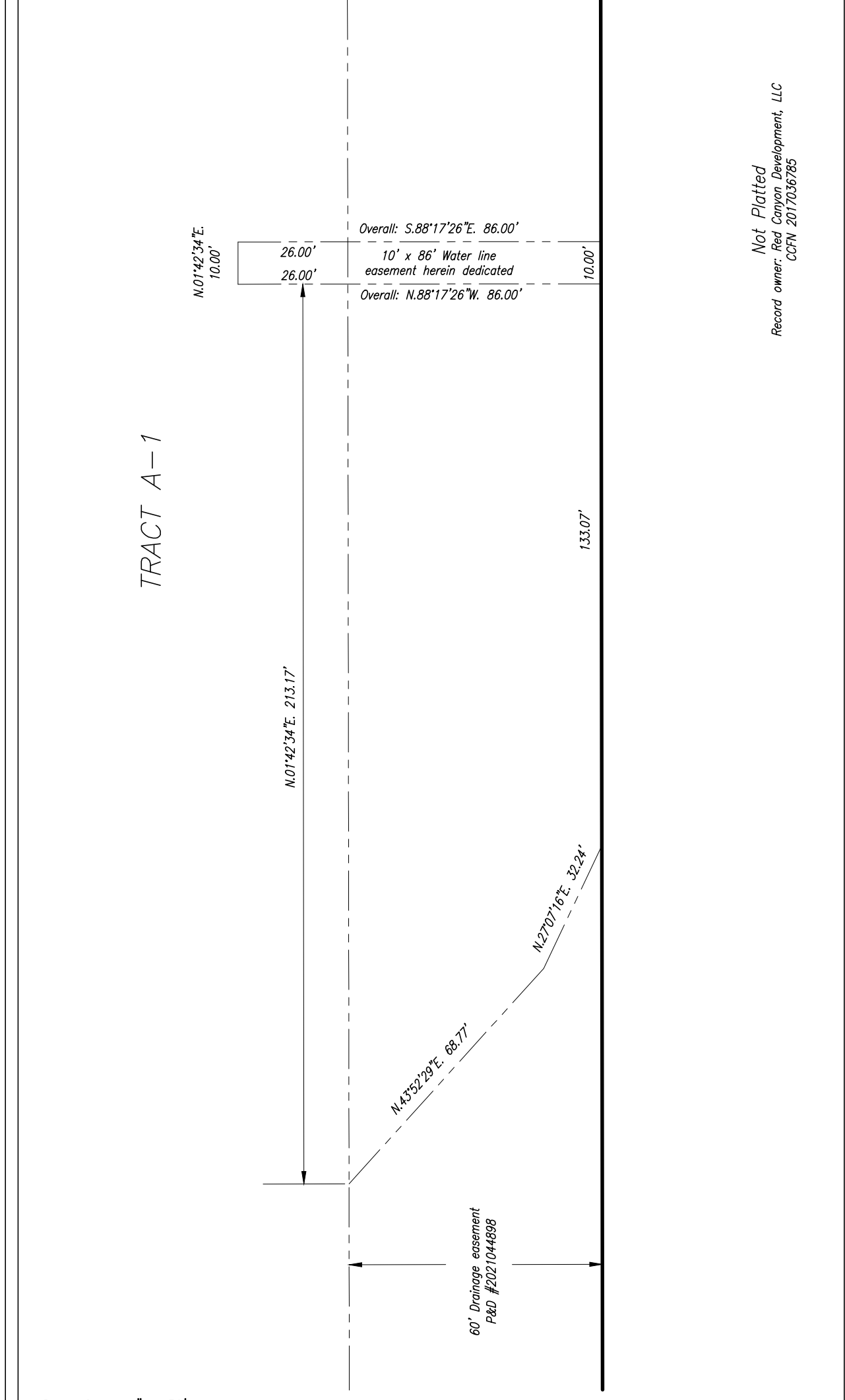
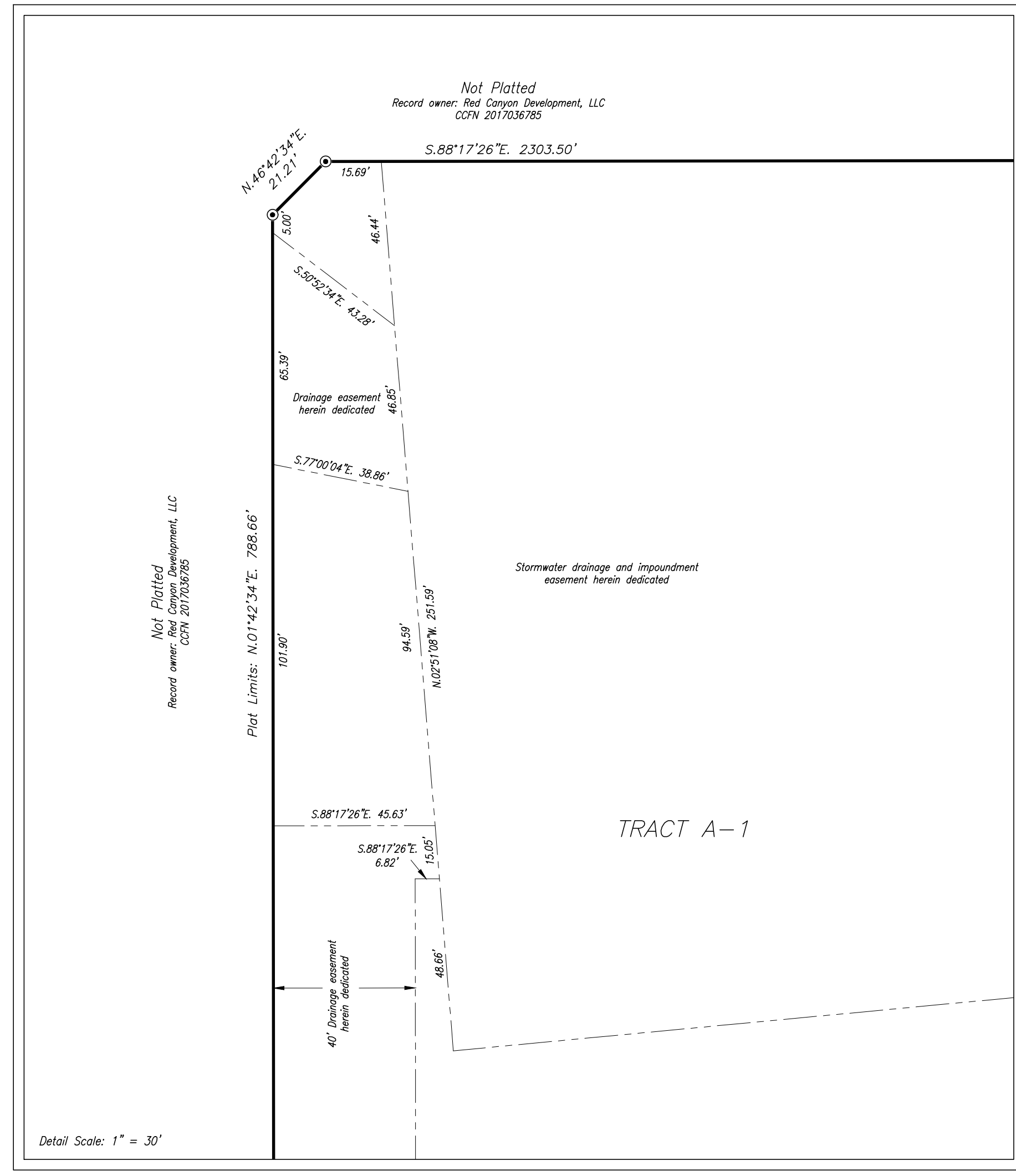
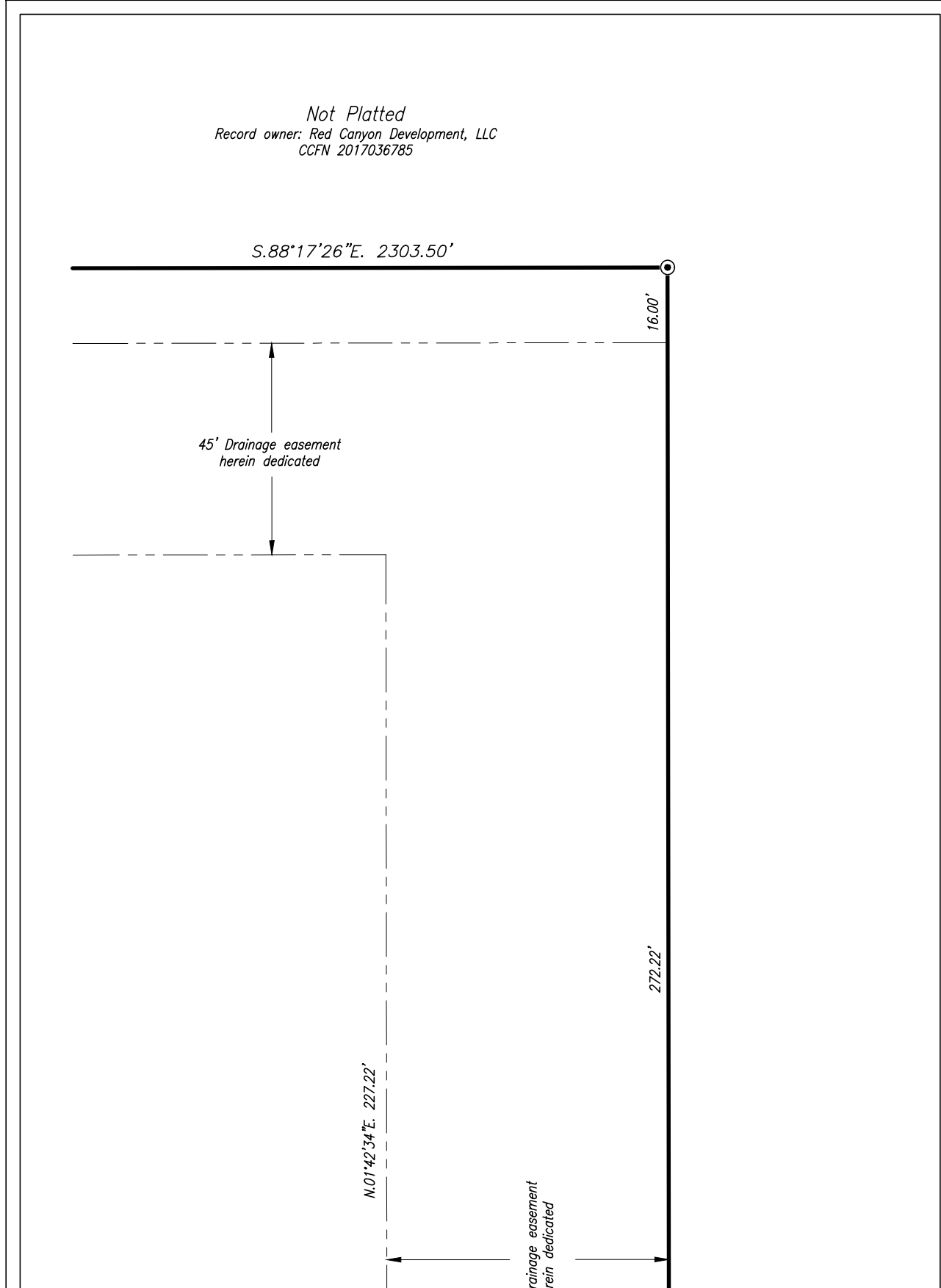
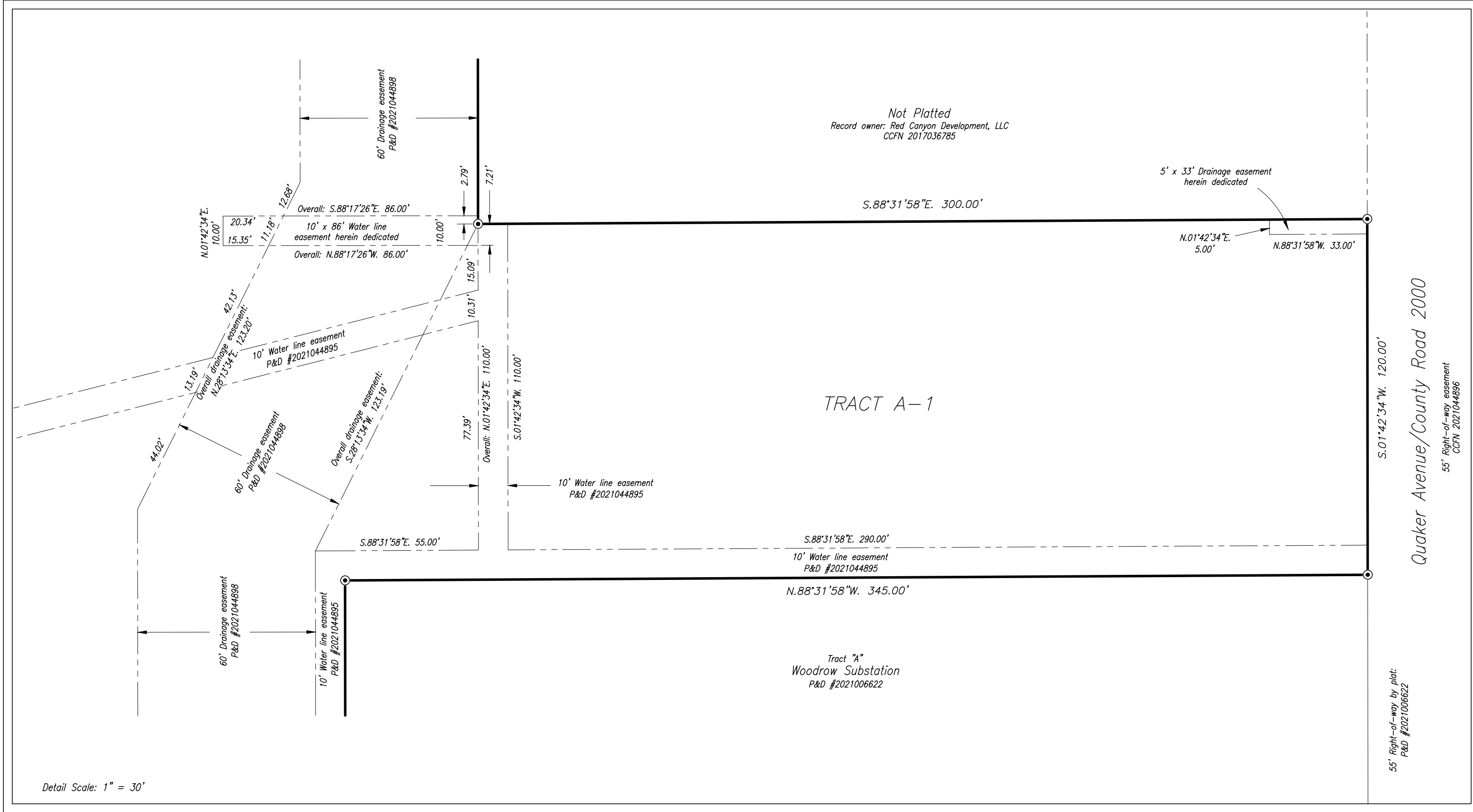
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APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

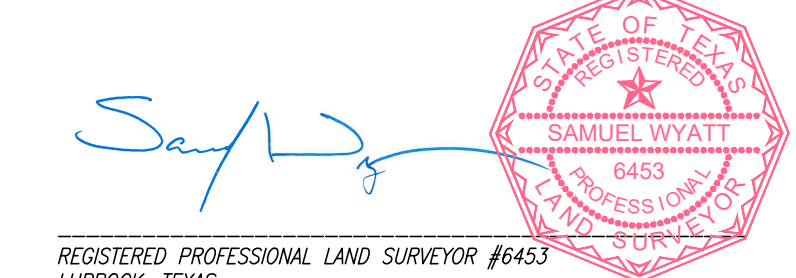
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APPROVED _____ CHAIRMAN

ATTEST _____ DIRECTOR OF PLANNING

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REGISTERED PROFESSIONAL LAND SURVEYOR #6453
 LUBBOCK, TEXAS
 SURVEYED: AUGUST 25, 2023
 SIGNED: AUGUST 25, 2023

Page 2 of 2

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091