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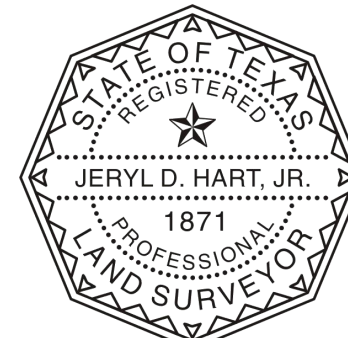
Texas Registered Engineering Firm F-9992
Texas Licensed Surveying Firm 10193863

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COMPANY
MUSTANG RIDGE AT NORTHPOINT, LLC

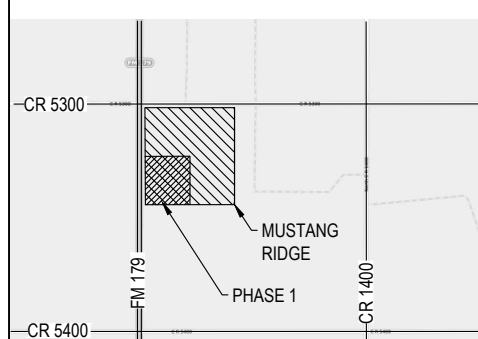
PROJECT
MUSTANG RIDGE
PHASE 1
20-4596

LOCATION
FM 179 & CR 5300
LUBBOCK COUNTY, TEXAS



Jeryl D. Hart, Jr.
9/21/2023

I CERTIFY THAT THIS PLAT AND THE MONUMENTS SHOWN WERE PREPARED AND PLACED UNDER MY SUPERVISION, JERYL D. HART, JR., RPLS NO. 1871 AND BASED ON AN ACTUAL SURVEY ON THE GROUND ON APRIL 8 & MAY 2021 AND HAS BEEN COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS IDENTIFIED IN THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, SECTION 883.13 AND IN ACCORDANCE TO THE SUBDIVISION REGULATIONS OF LUBBOCK COUNTY.



NO.	DESCRIPTION	BY	DATE

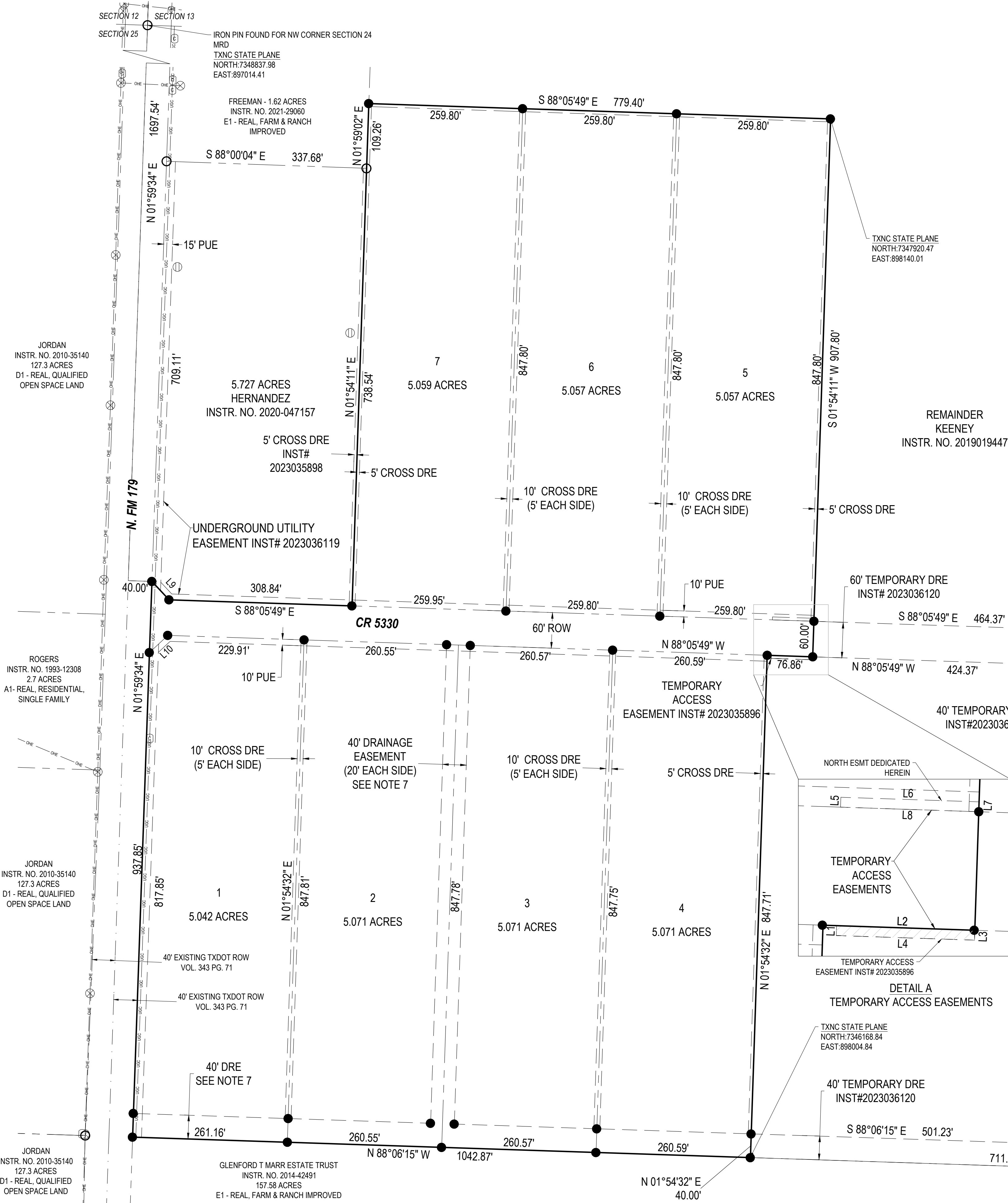
DATE
9/21/2023

SHEET TITLE
FINAL PLAT

SHEET NO.
1 OF 1

MUSTANG RIDGE AT NORTH POINT LOTS 1-7

A 37.008 ACRE SUBDIVISION OUT OF ABSTRACT 826, SECTION 24, BLOCK P, EL&RR R.R. CO. SURVEY, LUBBOCK COUNTY, TEXAS



GENERAL NOTES:

- HEAVY LINES INDICATE PLAT LIMITS.
- ALL STREETS AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH LUBBOCK COUNTY SUBDIVISION REGULATIONS.
- 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 INSTRUMENTS PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
- ALL EASEMENTS HEREIN GRANTED SHALL ENTITLE 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 UTILITY COMPANY WITHOUT THE 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) AND THE 40' DRAINAGE EASEMENTS ABUTTING THE LOT 2&3 PROPERTY LINE AND ALONG THE SOUTH BOUNDARY FOR LOTS 1-4 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 FINISHED FLOOR ELEVATIONS SHALL BE 1-FT HIGHER THAN HIGHEST FRONTING CR 5330 CENTERLINE.
- GARBAGE COLLECTION TO BE SERVICED ACCESSED BY THE INTERNAL RESIDENTIAL ROADS SHOWN. NO ALLEYS ARE TO BE DEDICATED WITHIN THE PLAT LIMITS SHOWN.
- THE OSSF SYSTEM SHALL BE A SEPTIC TANK AND ABSORPTIVE DRAIN FIELD. ANY INDIVIDUAL WHO CONSTRUCTS ANY PART OF AN OSSF SHALL HOLD A CURRENT INSTALLER LICENSE APPROPRIATE FOR THE TYPE OF SYSTEM BEING INSTALLED AND SHALL SECURE THE PROPER PERMITS AS REQUIRED BY THE TCEQ. (SEE NOTE 12)
- ACCORDING TO THE HIGH PLAINS UNDERGROUND WATER AUTHORITY, THE GROUND WATER FOR THIS LOCATION IS IN ACCESS ABOUT 160-180 FT BELOW THE SURFACE ELEVATION.
- IN GENERAL, WATER WELLS SHALL BE PLACED TO THE FRONT OF THE LOTS AND THE SEPTIC AND ABSORPTIVE DRAIN FIELDS WILL BE PLACED AT THE REAR OF THE LOT. THE OSSF SHALL NOT BE PLACED WITHIN 100 FEET OF ANY WATER WELL.
- CONTAINS 42.735 ACRES WITHIN THE PLAT LIMITS.
- BEARING AND COORDINATES ARE BASED ON THE TEXAS NORTH CENTRAL ZONE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.0000. DISTANCES ARE SURFACE DISTANCES.
- BUILDING SETBACKS FROM RIGHTS-OF-WAY SHALL BE A MINIMUM OF 150 FEET, AS PER LINE A.8 OF THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS. BUILDING SETBACKS FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 20 FEET AND SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, DRAINAGE EASEMENTS, ON SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES.
- BLANKET EASEMENT FOR UNDERGROUND UTILITY AND METER AS REQUIRED FOR SERVICE AND MAINTENANCE GRANTED TO ELECTRIC UTILITY.
- MAILBOXES SHALL NOT BE PLACED WITHIN THE PROPOSED RIGHT-OF-WAY.

OWNER & DEVELOPER (LOTS 1-7)

MUSTANG RIDGE AT NORTHPOINT, LLC
11705 CR 5300
SHALLOWATER, LUBBOCK COUNTY, TEXAS
INSTR. NO. 2022037952 LUBBOCK COUNTY RECORDS

APPROVED THIS _____ DAY OF _____, 20____
BY THE COMMISSIONERS COURT OF THE COUNTY OF LUBBOCK, TEXAS

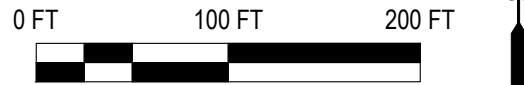
APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

LEGEND

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- EASEMENT
- FENCE
- WATER LINE
- OVERHEAD POWER CABLE
- UNDERGROUND COMMUNICATION CABLE
- IRON PIN SET
- IRON PIN FOUND
- ELECTRIC METER
- POWER POLE
- WELL
- COMMUNICATION PEDESTAL
- MRD MONUMENT OF RECORD DIGNITY
- DRE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	N 01°54'11" E	5.00'
L2	N 88°05'49" W	70.00'
L3	S 01°54'11" W	5.00'
L4	N 88°05'49" W	70.00'
L5	N 01°54'11" E	5.00'
L6	N 88°05'49" W	70.00'
L7	N 01°54'11" E	5.00'
L8	N 88°05'49" W	70.00'
L9	S 43°03'07" E	42.39'
L10	N 46°56'53" E	42.46'



DETAIL A TEMPORARY ACCESS EASEMENTS

