

Lots 1 & 2
Bagwell Addition,
an addition to Lubbock County, Texas

VICINITY MAP
Not to Scale



Approved this 25th day of October 2025
by the Planning Director, or designee, of the City of Lubbock, Texas
Justin Sawyer
Director of Planning

Approved this _____ day of _____ 20____
by the Commissioners Court of the County of Lubbock, Texas

Approved _____ County Judge
Attest _____ County Clerk

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.

Justin Cantwell
Justin Cantwell RPLS 6331
Date: October 1, 2025



GENERAL SURVEYOR NOTES

1. Heavy Lines indicate plot limits.
2. All streets, alleys and easements within plot 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 and Infrastructure and final drainage analysis acceptance 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 Article 37.61 of the Lubbock Code of Ordinances.
5. All existing or proposed utility services to and on tracts indicated by this plat shall be continued 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.
6. 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 limited or otherwise obstructed.
7. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 19032, as amended, and Section 28.09.131, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.
8. Public pedestrian access easement is herein granted for persons traversing along the public roadway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the non-confronted driveway and walks which may extend outside public right-of-way onto private property and are constructed for the convenience of the accessible routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.
9. Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown on the plan for information purposes only. This plat does not dedicate said easements.
10. Blanket solid waste collection easement as required for service within the plot limits is herein granted.
11. The survey information shown herein 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.
12. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plot limits is herein granted to Lubbock Power and Light Company.
13. Blanket underground utility easement as required for service within the plot limits is herein granted to SPEEC, AT&T, Amco Energy, NTS, West Texas Gas, and Suddenlink Communications.
14. Blanket solid waste collection easement as required for service within the plot limits is herein granted.
15. Bearings and Coordinate values shown herein are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
16. Distances and areas shown herein are based on horizontal grid measurements in U.S. feet.
17. Well locations shown are schematic in nature and it shall be the responsibility of the contractor to ensure that in-field well locations meet or exceed all federal, state, and/or local requirements.
18. Blanket private underground utility easement for service within the plot limits is herein granted. No other property, beyond the plot 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.
19. Source of water will be from Private wells (Ogallala Aquifer).

LEGEND

- Found 1/2" Iron Rod
- Proposed Well Location
- ▨ Proposed Septic Region
- ▭ Plot Limits
- Lot Line
- - - - - Adjoiner Lot Line
- - - - - Access Easement Line - As Described
- - - - - Section Line



FINAL PLAT

Lot 1 & 2
Bagwell Addition
Section 36, Block JS, Abstract 801,
E.L. & R.R. R.R. Co. Survey
Lubbock, Lubbock County, Texas

Total ± 10.08 Acres October 1, 2025

Property Owner: Daniel & Cindy Gutierrez
Owner Address: 2810 Turner Ave., Lubbock, Tx 79407
Property Owner: Justin Bagwell & Taylor Thompson
Owner Address: 10603 Wayne Ave., Lubbock, Tx 79424

CENTERLINE ENGINEERING & CONSULTING, LLC
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