

LOTS 23 - 37 AND TRACTS "H"- "J",  
**SOUTH FORK RANCH**  
A SUBDIVISION LOCATED IN SECTION 33, BLOCK 20  
LUBBOCK COUNTY, TEXAS

1681.05  
P&D 2016013469

**GENERAL NOTES:**

Scale: 1"=100'

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, County 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, County or utility company without the City, County or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such removal, repair, 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 36.09.095 of the Lubbock Code of Ordinances. Any relocation or revision of existing facilities shall be at the subdividers 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 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 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 Sec. 28.09.131, Sec. 28.14.004, and Sec. 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 hereon for information purposes only. This plat does not dedicate said easements.

**ADDITIONAL NOTES:**

Contains: 27.784 acres

CCFN-County Clerk File Number

R-O-W - Right of Way

UUE-Underground Utility Easement

SPEC-South Plains Electric Co-op

TPE-Transformer Pad Easement (4'x6')

•Indicates found 1/2" iron rod with cap

O-Indicates set 1/2" iron rod with cap

**SURVEY CONTROL:**

NAD83: Coordinates shown hereon as "NAD83" are relative to the Texas Coordinate System of 1983, North Central Zone

datum as described in Texas Natural Resources Code, Title 2, Chapter 21, as amended. Coordinates are "grid"

coordinates and distances shown are surface, U.S. Survey feet.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0).

A legal description of even survey date herewith accompanies this plat.

No abstract of title or title commitment was provided to this surveyor for this proposed plat. Any record research done by this

surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining

parcels or rights-of-way). Record documents other than those shown on this plat may exist and encumber this property.

This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility

of this surveyor.

Know all men by these presents:

That I, Brent Carroll, do hereby certify that I 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 in accordance with the Subdivision

Regulations of the City of Lubbock, Texas.

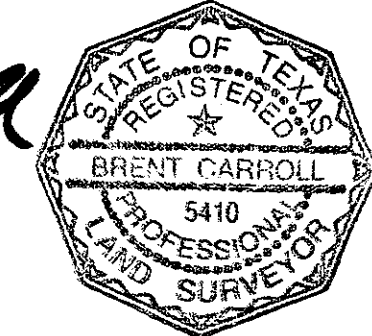
December 23, 2015

Revised February 25, 2016 to update recording information

Revised March 4, 2016 to ename adjacent easement

*Brent Carroll*

Registered Professional  
Land Surveyor No. 5410  
State of Texas



Approved this 3<sup>rd</sup> day of March, 2015  
by the City Planning Commission of the City of Lubbock, Texas

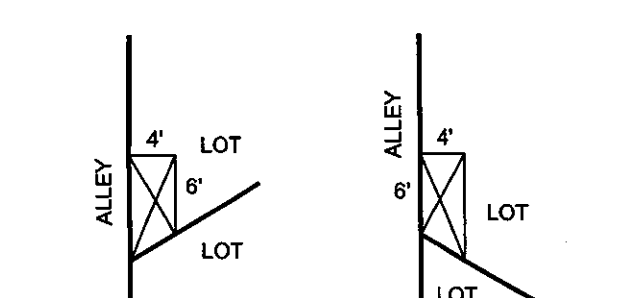
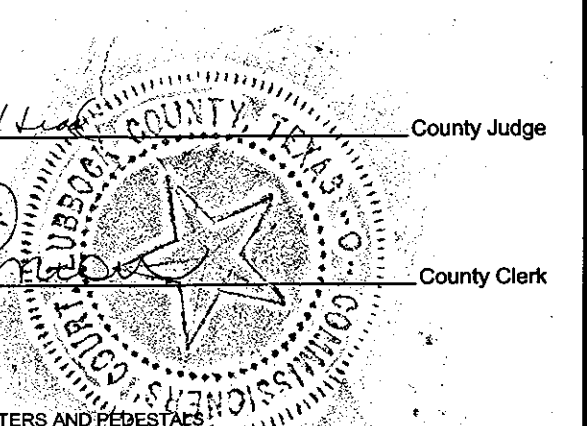
Approved *[Signature]* Chairman

Attest *[Signature]* Secretary

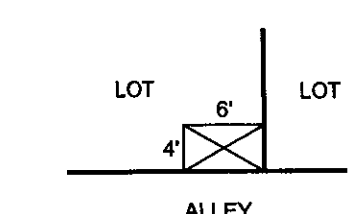
Approved this 11<sup>th</sup> day of APRIL, 2016  
by the Commissioners Court of the County of Lubbock, Texas

Approved *[Signature]* County Judge

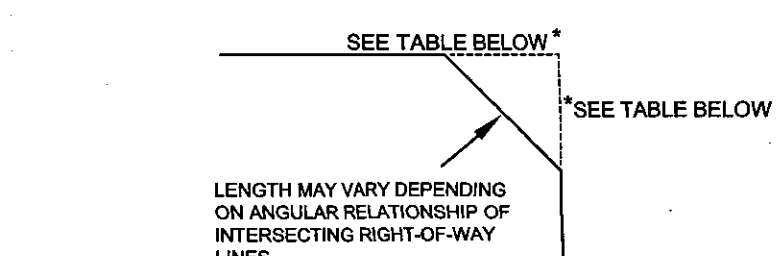
Attest *[Signature]* County Clerk



TRANSFORMER PAD EASEMENTS AT  
IRREGULAR LOT CORNERS



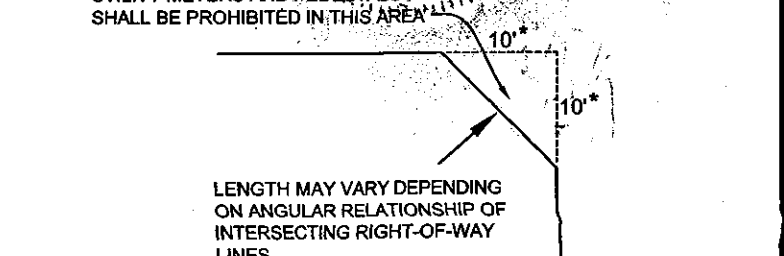
TYPICAL TRANSFORMER  
PAD EASEMENT



\*CHORD DISTANCE WHERE APPLICABLE

TYPICAL STREET-STREET and  
ALLEY-ALLEY (90° BEND OR GREATER)  
INTERSECTION WHERE CORNER IS  
CHAMFERED

LOT 23: 15'x15'  
LOT 37: 15'x15'  
LOT 29: 20'x20'  
LOT 32: 20'x20'



\*CHORD DISTANCE WHERE APPLICABLE

TYPICAL ALLEY-STREET or ALLEY-ALLEY  
(LESS THAN 90° BEND) INTERSECTION WHERE  
CORNER IS CHAMFERED



**HUGO REED**  
AND ASSOCIATES, INC.  
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CIVIL ENGINEERS  
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