

**ACCEPTANCE**  
Approved this 25 day of February 2026 by the  
Director of Planning, or Designee, of the City of Lubbock, Texas.  
*Kristen Sager*  
Director of Planning

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by the  
Commissioners Court of the County of Lubbock, Texas.  
Approved \_\_\_\_\_ County Judge  
Attest \_\_\_\_\_ County Clerk

~ SURVEY CONTROL ~  
NAD83 Coordinates shown herein 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.

**LEGEND**

P.O.B. POINT OF BEGINNING	1/2" STEEL ROD FOUND
"X" CUT IN CONCRETE	P/K NAIL FOUND
CCFN COUNTY CLERK FILE NUMBER	BOUNDARY LINE
CONTAINS 2.312 ACRES	PROPERTY LINE
PARCEL, OFFICIAL PUBLIC RECORD, LUBBOCK COUNTY, TEXAS	EASEMENT LINE
	CITY LIMITS

**SURVEYOR'S CERTIFICATION**

KNOWN ALL MEN BY THESE PRESENTS:  
That I, Douglas W. Underwood, 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.

*Douglas W. Underwood*  
Douglas W. Underwood  
Registered Professional  
Land Surveyor, No. 4709

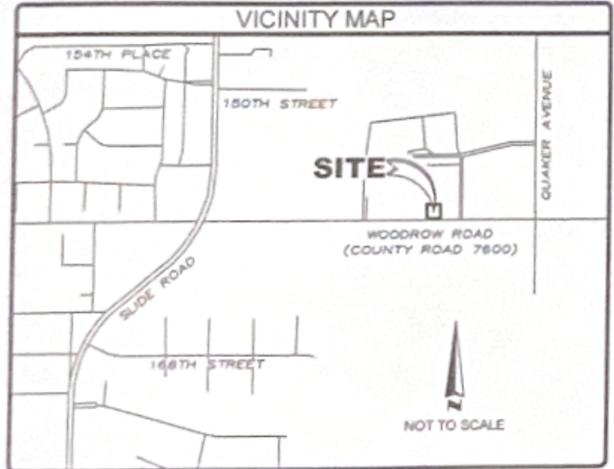
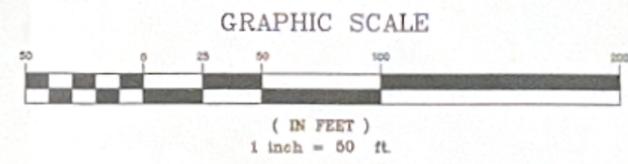
02/25/2026  
Date



- ~ GENERAL NOTES ~
- Scale: 1"=50'
  - 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 and infrastructure and final drainage analysis acceptance by the Lubbock Code of Ordinances.
  - 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 37.01 of the Lubbock Code of Ordinances.
  - 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 the expense of the entity requesting such installation.
  - 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 designed or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
  - Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ordinance 10022, as amended, and Section 28.14.004(a), and Section 28.09.131(28) of the Lubbock Code of Ordinances.
  - Blanket solid waste collection easement as required for service [within the plat limits] is herein granted.
  - Blanket underground utility easement as required for service [within the plat limits] is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications.
  - The survey information shown hereon 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 863.13.
  - Purpose of this replat is to combine two lots into one.



~ BASIS OF BEARINGS ~  
GRID NORTH, NAD 83  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE



**OWNERS/DEVELOPER**  
LT LAND HOLDINGS I, LLC  
2021 E. BELL ROAD  
PHOENIX, AZ 85022  
PH: (833) 688-0758

**SURVEYOR**  
DOUGLAS W. UNDERWOOD  
R.P.L.S. NO. 4709  
3404 INTERURBAN ROAD  
DENISON, TEXAS 76021  
PH: (903) 465-2151



**TRACT "G1A"**  
**A REPLAT OF**  
**TRACTS "G-1" & "H-1",**  
**RED FEATHER COMMERCIAL**  
Being a part of the W. Clark Survey,  
Abstract Number 760  
Being in the ETJ of the City of Lubbock,  
Lubbock County, Texas.  
Containing 2.312 acres of land

11-13-2025