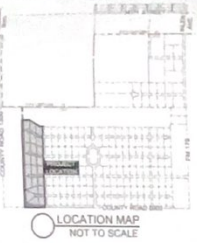


LOTS 175-197 and TRACT "C",  
**VERRADO ESTATES**  
 A SUBDIVISION LOCATED IN SECTION 7, BLOCK D-6,  
 LUBBOCK COUNTY, TEXAS



**GENERAL NOTES**

Scale: 1"=100'  
 Heavy lines indicate past limits.  
 All streets, utilities and easements within past limits are herein indicated unless noted otherwise.  
 All easements herein granted shall vest in the City, County or the utility company owning such easements to the right to remove, repair or replace any lines, poles, conduits, or pipes 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 located or otherwise obstructed.  
 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 31.01.017 of the Lubbock Code of Ordinances.  
 Any relocation or extension of existing facilities shall be at the subdividers expense. Compensation shall be made prior to the recording of this 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 easement by separate recorded instrument prior to the execution 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, except as provided by Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.  
 Minimum four easements shall conform to the requirements of the Lubbock Drainage Criteria Manual as adopted by Ord. 10022 as amended, and Sec. 28.09.121, 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 herein for information purposes only. This plat does not dedicate and easements.

**ADDITIONAL NOTES**

Contents: 20 750 acres  
 DCPN: County Clerk File Number  
 USE: Underground Utility Easement  
 DRE: Drainage Easement  
 ACE: Access Easement  
 SPEC: South Plains Electric Co-Op  
 TPE: Transformer Pad Easement (4x4)  
 \*Indicates found 1" iron rod with cap marked "HUGO REED & ASSOC."  
 \*Indicates set 1" iron rod with cap marked "HUGO REED & ASSOC."  
 \*Indicates found 1" iron rod  
 \*Indicates set or found MAGD rod with washer "HUGO REED & ASSOC."

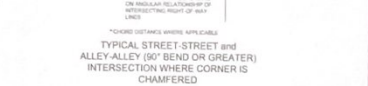
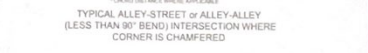
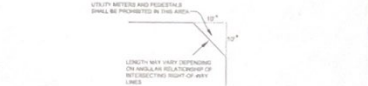
**TRACT "C"**

Tract "C" to be primarily owned and maintained and is not dedicated for any public purpose, including any easements shown herein.

**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 Resource Code, Title 2, Chapter 21, as amended.  
 Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, 2011, epoch 2205.00.  
 Distances are Surface, U.S. Survey Feet.  
 A legal description of every survey data herein accompanies this plat.  
 Any record research done by the surveyor was made only for the purpose of determining the boundary of the property and as it may relate to adjoining parties 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 the surveyor.  
 Know all men by these presents,  
 That Robert A. Christopher, as hereby certify that I prepared this plat from an actual and accurate survey of the tract and that the corner measurements and/or corner corner shown herein were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.  
 Surveyed on the ground June 17, 2022.  
 Revised September 5, 2023 to update Tract "C".

*Robert A. Christopher*  
 Registered Professional Land Surveyor No. 5187  
 Licensed State Land Surveyor  
 State of Texas



Approved this 2nd day of September, 2021, by the Planning and Zoning Commission of the City of Lubbock, Texas.

Approved: *[Signature]* Chairman  
 Approved: *[Signature]* Director of Planning

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

Approved: \_\_\_\_\_ County Judge  
 Attest: \_\_\_\_\_ County Clerk

