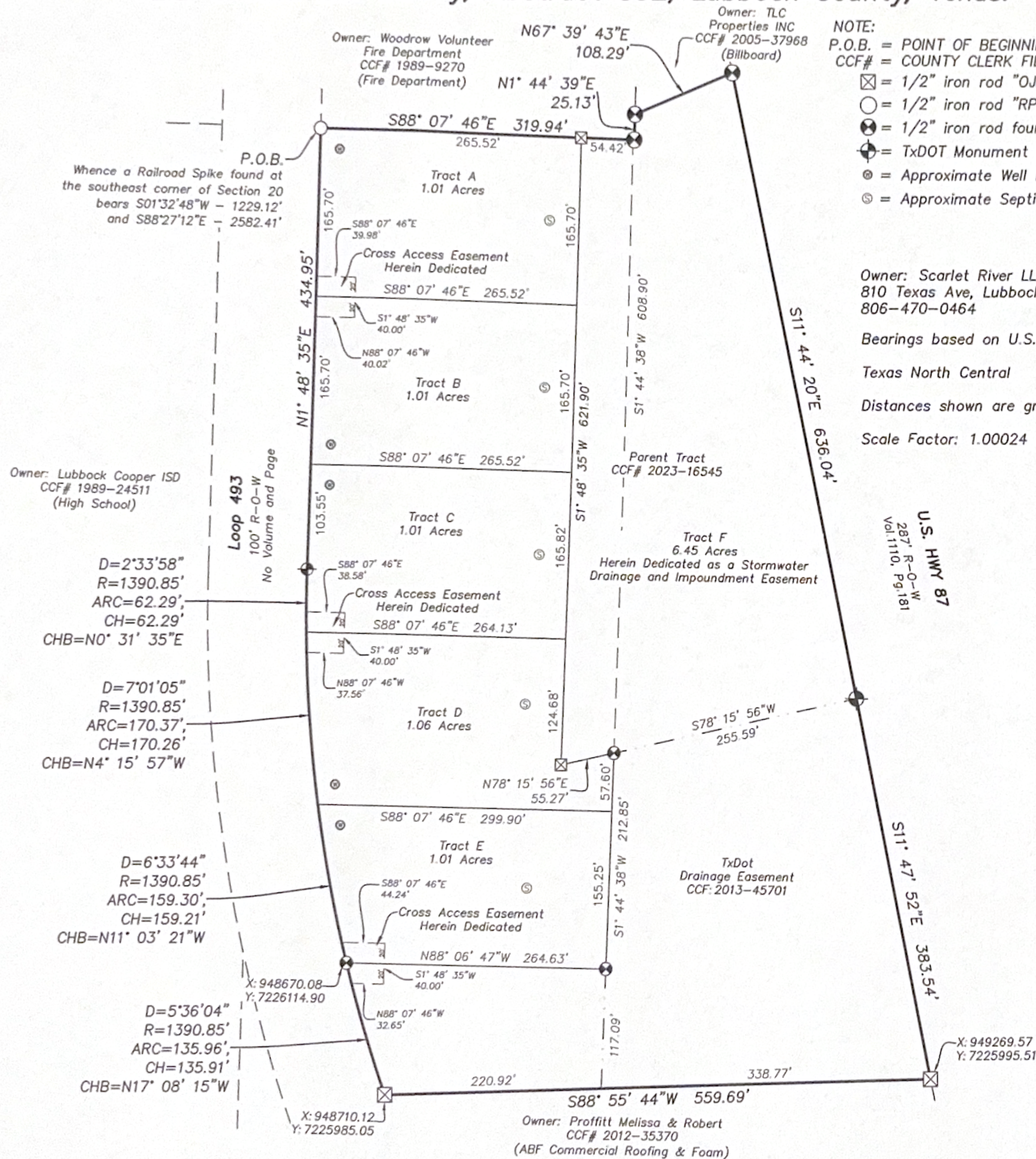
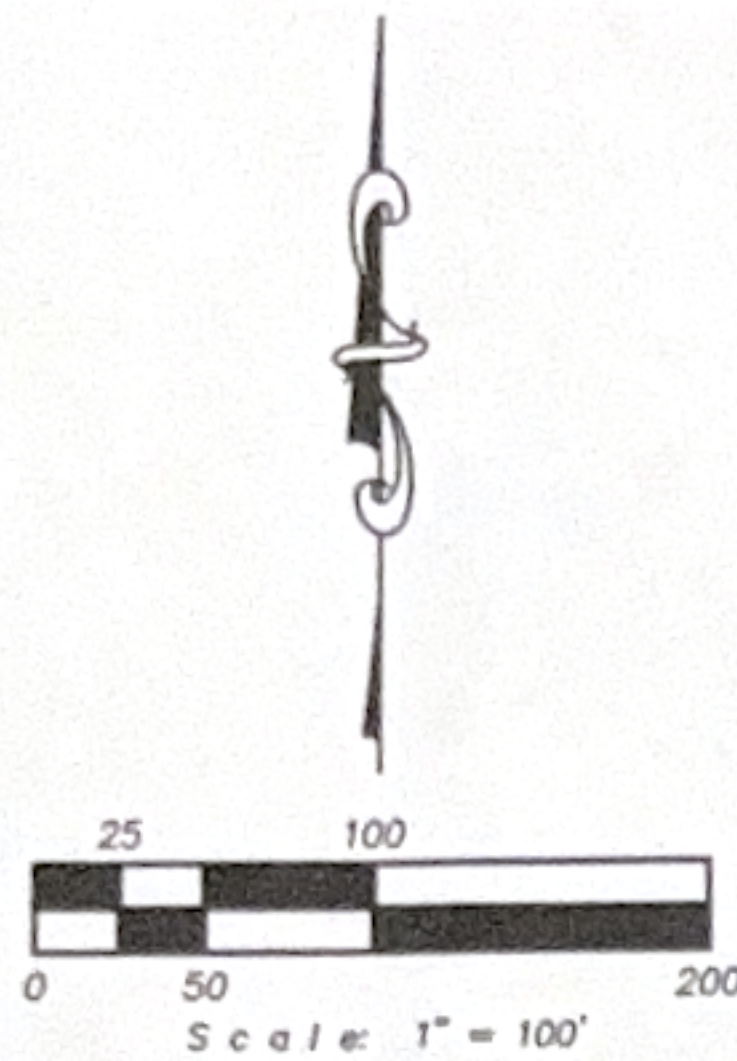


Woodrow Commercial and Industrial Addition

Tracts A-F, A 11.55 Acre Tract being the same tracts described in CCF#2022-43428 and CCF#2023-16545, Situated in Section 20, Block E, E.L. & R.R. Co. Survey, Abstract 832, Lubbock County, Texas.



NOTE:
P.O.B. = POINT OF BEGINNING.
CCF# = COUNTY CLERK FILE NUMBER
⊗ = 1/2" iron rod "OJD ENG" cap set
○ = 1/2" iron rod "RPLS 1676" cap found
● = 1/2" iron rod found
⊕ = TxDOT Monument found
⊙ = Approximate Well Location
⊙ = Approximate Septic Location

Owner: Scarlet River LLC
810 Texas Ave, Lubbock, Texas 79401
806-470-0464

Bearings based on U.S. State Plane of 1983

Texas North Central

Distances shown are ground distances.

Scale Factor: 1.00024

PLAT NOTES:

- Heavy lines indicate plat limits.
- All streets, alleys, and easements within plat limits are herein dedicated unless otherwise noted.
- 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 or 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 section 37.01 of the Lubbock Code of Ordinances.
- 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 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 designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
- Any easement or rights-of-way shown as "to be dedicated by separate instrument" are shown on the plat for information purposes only. This plat does not dedicate said easements.
- Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.
- Public pedestrian access easement is herein granted for persons traversing along the public parkway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walks which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.
- 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 properties or rights-of-way). Record document 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.
- Blanket underground utility, transformer pad and switching enclosure easement as required for electric service within the plat limits be granted to South Plains Electric Cooperative.
- Blanket solid waste collection easement as required for service within plat limits is herein granted.
- Groundwater shall be the source of water for the proposed subdivision.
- Either all or a portion of this surveyed property lies within a 'Special Flood /Hazard Boundary.' These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps are on file at City Hall and are open for public inspection. See Map Number 48303C0430F, Revised 2-3-17.
- All lot corners are set with 1/2" iron rods with caps inscribed "OJD Eng" unless denoted.
- Maintenance of Dedicated Stormwater Drainage and Impoundment Easement shall be as specified in the Stormwater Facility Maintenance Agreement.

VICINITY MAP: NOT TO SCALE



APPROVED this _____ Day of _____, 20____ by
The Commissioners Court of the COUNTY OF LUBBOCK, TEXAS

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

APPROVED this 19th day of November, 2025
by the Director of planning, or designee, of the City of Lubbock, Texas

Kristen Sayer
DIRECTOR OF PLANNING

ELECTRONIC COPY



October 10th, 2025
David G. Miller, R.P.L.S.
Registration No. 5437

Known all men by these presents: That I, David G. Miller, 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.

Final Plat

SCALE: 1" = 100'	PROJECT #24-LE0056	DRAWN BY: TSM
DATE: 10/10/2025		FILE NAME:
OJD Engineering, LLC Consulting Engineers & Surveyors		806-352-7117 2420 Lakeview Dr Amarillo, Texas 79109
Firm No. 10090900		DRAWING NUMBER 1 of 1