

Plat Notes:
Scale: 1" = 100'

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 the 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 of 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.

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 routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.

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.

Water shall be provided by individual private wells on each tract.

Any easements 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.

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.

General Notes:

- This survey and plat prepared without a provided title search by a title company.
- Only those copies which bear a red ink seal and color ink signature will be considered a "valid" copy. Where on Earth Mapping, INC will not be responsible for anything other than a valid copy of this survey.
- Found corner monuments control this survey and are equally controlling per TBPELS minimum standards.
- Notes and statements shown on this survey in *italics* were provided and/or required by sources other than the signing surveyor. The signing surveyor makes no guarantee to the legality, or validity of such statements.

Survey Specific Notes:

- Bearings and coordinates are referenced to the Texas Coordinate System of 1983, North Central Zone. Distances and Areas are surface.
- Field notes prepared on separate document bearing the same date.
- Tracts A Through J contain a total of 11.25 acres within the plat limits.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michel J. Newton, 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.

Michel J. Newton
Michel J. Newton
Registered Professional Land Surveyor No. 4983

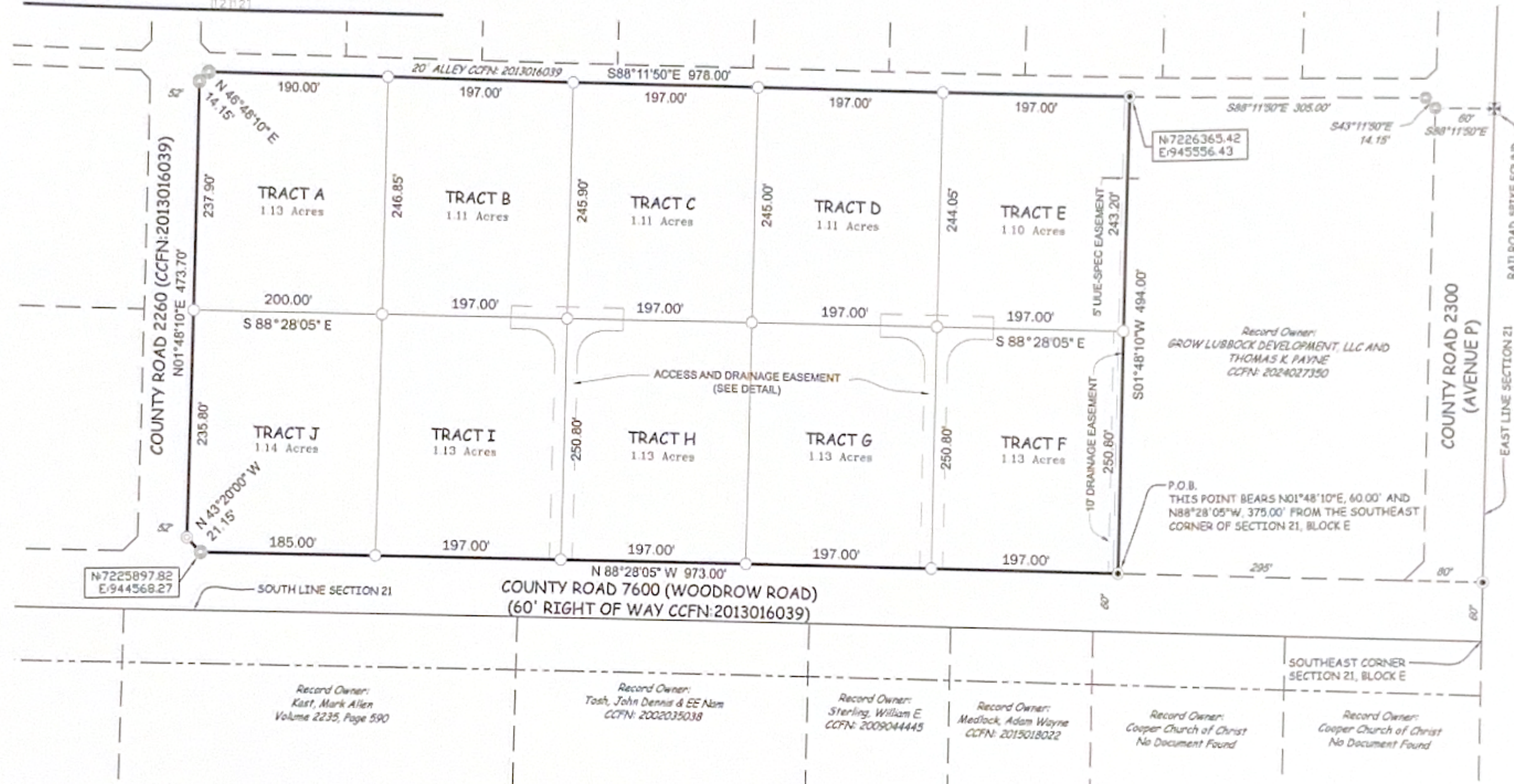
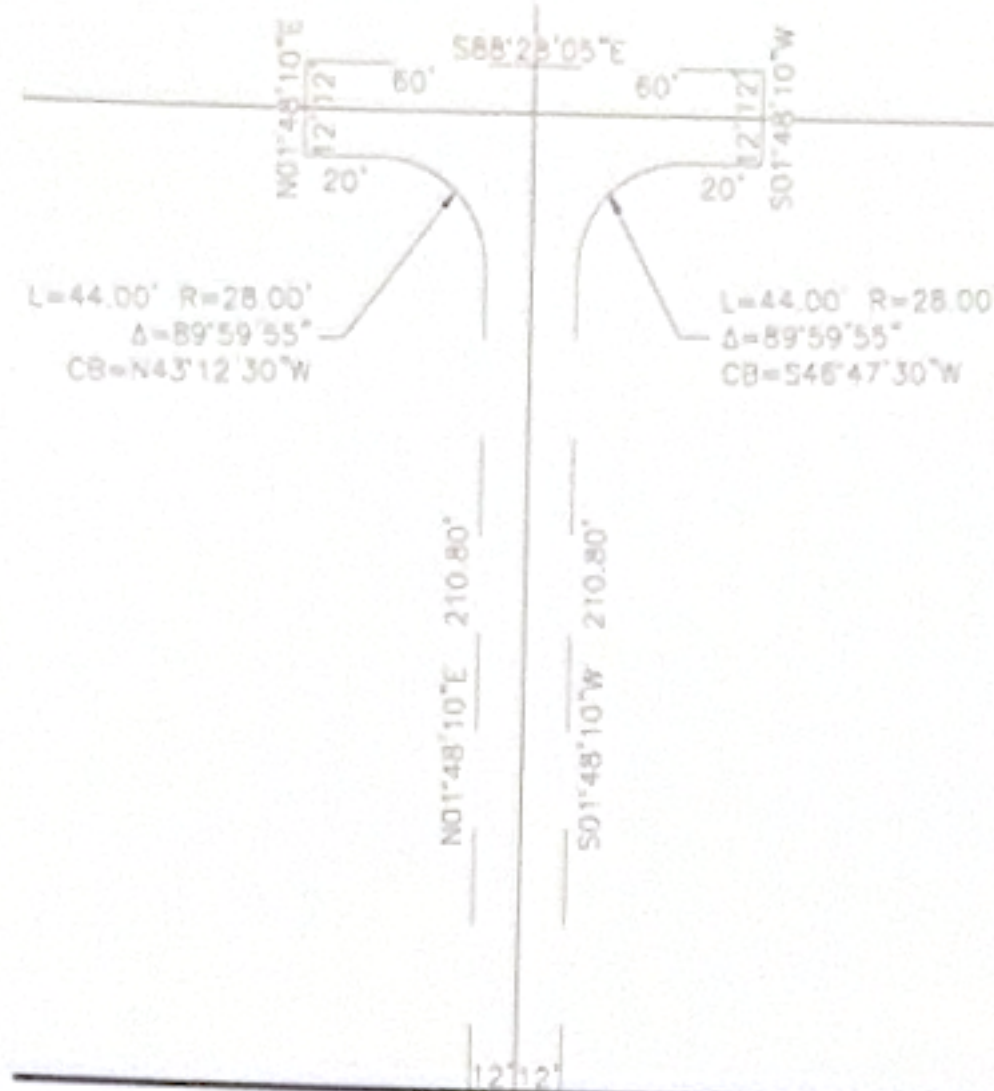


- ⊙ FD. 1/2" IRON ROD WITH YELLOW CAP (HUGO REED)
- ⊙ FD. 1/2" IRON ROD WITH BLUE CAP (DELTA LAND SURVEYING)
- ⊙ CONTROLLING MONUMENT DESCRIBED HEREON
- ⊙ FD. 1/2" IRON ROD WITH CAP (STEVENS SURVEYING)
- SET 3/8" IRON ROD WITH GREEN CAP (WHERE ON EARTH)
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER



ACCESS AND DRAINAGE EASEMENT DETAIL (TYPICAL)

SCALE: 1" = 60'



Approved this 17th day of October, 2025,
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

FINAL PLAT

TRACTS A THROUGH J, COOPER RANCH COMMERCIAL

AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 21, BLOCK E,
G.C. & S.F. RR. CO. SURVEY, ABSTRACT 434, LUBBOCK COUNTY, TEXAS

NOVEMBER 25, 2024

VICINITY MAP (NOT TO SCALE)



**WHERE
ON EARTH, INC.**
Professional Land Surveying

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Project No. 11343