

Lots 1 through 12

COYOTE RANCH,

a Subdivision out of Survey 12, Block D-6, Lubbock County, Texas

Not Platted
Section 26, Block D-6

North Line Section 12

County Road 6700

40' Occupied R-O-W
No Dedication Found

10' Utility Easement
SPEC V. 3389, P. 63

10' Utility Easement
SPEC V. 3389, P. 63

NE Corner
Section 12,
Block D-6
N: 7275132.37
E: 889399.94

APPROVED this _____ Day of _____, 20____, by the
PLANNING AND ZONING COMMISSION of the CITY of LUBBOCK

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

APPROVED this _____ Day of _____, 20____, by the
COMMISSIONER'S COURT of LUBBOCK COUNTY

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

LEGEND

- Fd. Nail and Washer
- Monument
- Fd. Nail
- ⊗ Fd. Railroad Spike
- Set 1/2" Iron Rod with Cap
- Fd. 1/2" Iron Rod with Orange Cap
- Fd. 3/8" Iron Rod
- Fd. Mag Spike and Washer

All found monuments are Physical
Monuments of Record Dignity.

South Line Military Use Easement
29.02 Acres V. 1650, P. 32

609.17'

S88°10'28"E 215.11'

S88°10'28"E 441.49'

162.59'

100.88'

162.59'

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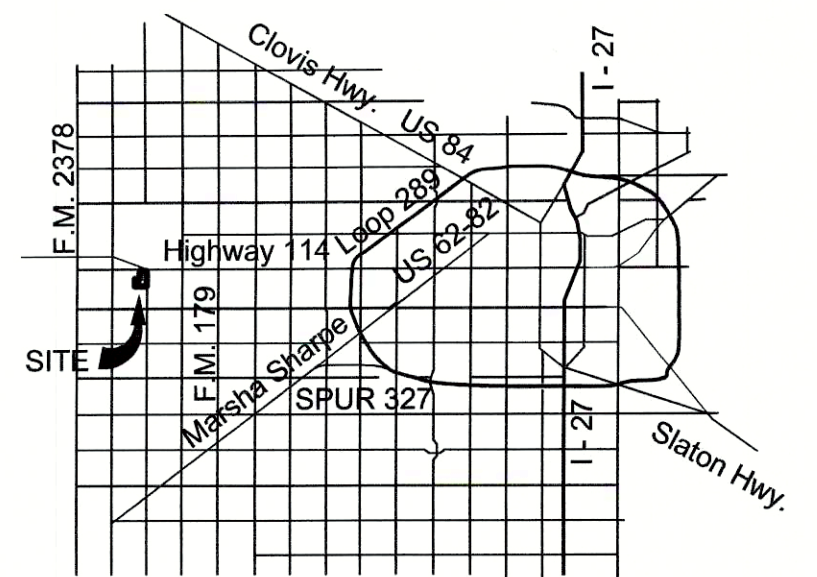
161.00'

161.00'

161.00'

161.00'

161.00'



LOCATION MAP: No Scale

CONTAINS 28.325 ACRES WITHIN THE PLAT LIMITS

SPEC - SOUTH PLAINS ELECTRIC COOPERATIVE
DUE - DRAINAGE, UNDERGROUND UTILITY AND PEDESTRIAN ACCESS EASEMENT
UUE - UNDERGROUND UTILITY EASEMENT
TPE - TRANSFORMER PAD EASEMENT, SPEC 4' X 6' (NOT DRAWN TO SCALE)
ATMOS - ATMOS ENERGY
WTC - WEST TEXAS GAS
SBC - SOUTHWESTERN BELL TELEPHONE CO.
WLE - WATER LINE EASEMENT
DRE - DRAINAGE EASEMENT
USE - UNDERGROUND STREET LIGHT CABLE EASEMENT
PAE - PEDESTRIAN ACCESS EASEMENT
SEE - SWITCH ENCLOSURE EASEMENT, 6' X 6' (NOT DRAWN TO SCALE)
SPTC - SOUTH PLAINS TELEPHONE COOP

A METES AND BOUNDS DESCRIPTION OF THIS TRACT WAS PREPARED FOR RECORDATION WITH THE
DEDICATION DEED OF THIS TRACT.

Survey Control:

Bearings and Coordinates are Based on the Texas North Central Zone Coordinate System(NAD 83,
2011, Epoch 2010.00000)).

Distances are Surface Distances, U.S. Survey Feet.

Combined Scale Factor1.00024020 (Grid to Ground)

Found or Set 1/2" Rod with Green Cap (RPLS 4460) on All Control Points and Lot Corners Except
as Noted.

Scale: 1" = 100'

(1) "Heavy lines indicate plat limits."

(2) "All streets, alleys, and easements within plat limits are herein dedicated unless noted
otherwise."

(3) "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 the Planning and Zoning Commission policy or by the
Lubbock Code of Ordinances."

(4) "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."

(5) "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."

(6) "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."

(7) "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."

(8) "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."

(9) "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."

KNOW ALL MEN BY THESE PRESENTS

That I, JONATHAN MARK CIESZINSKI, Registered Professional Land Surveyor
do hereby certify that I prepared this plat from an actual and accurate
survey of the land and the corner monuments shown thereon were properly
placed under my personal supervision in accordance with the Subdivision
Regulations of the City of Lubbock, Texas.

Jonathan Mark Cieszinski
REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS
August 25, 2020
Revised September 26, 2022



	ABACUS ENGINEERING SURVEYING
	2737 81st Street LUBBOCK, TEXAS 806-745-7870
Count on It	TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368