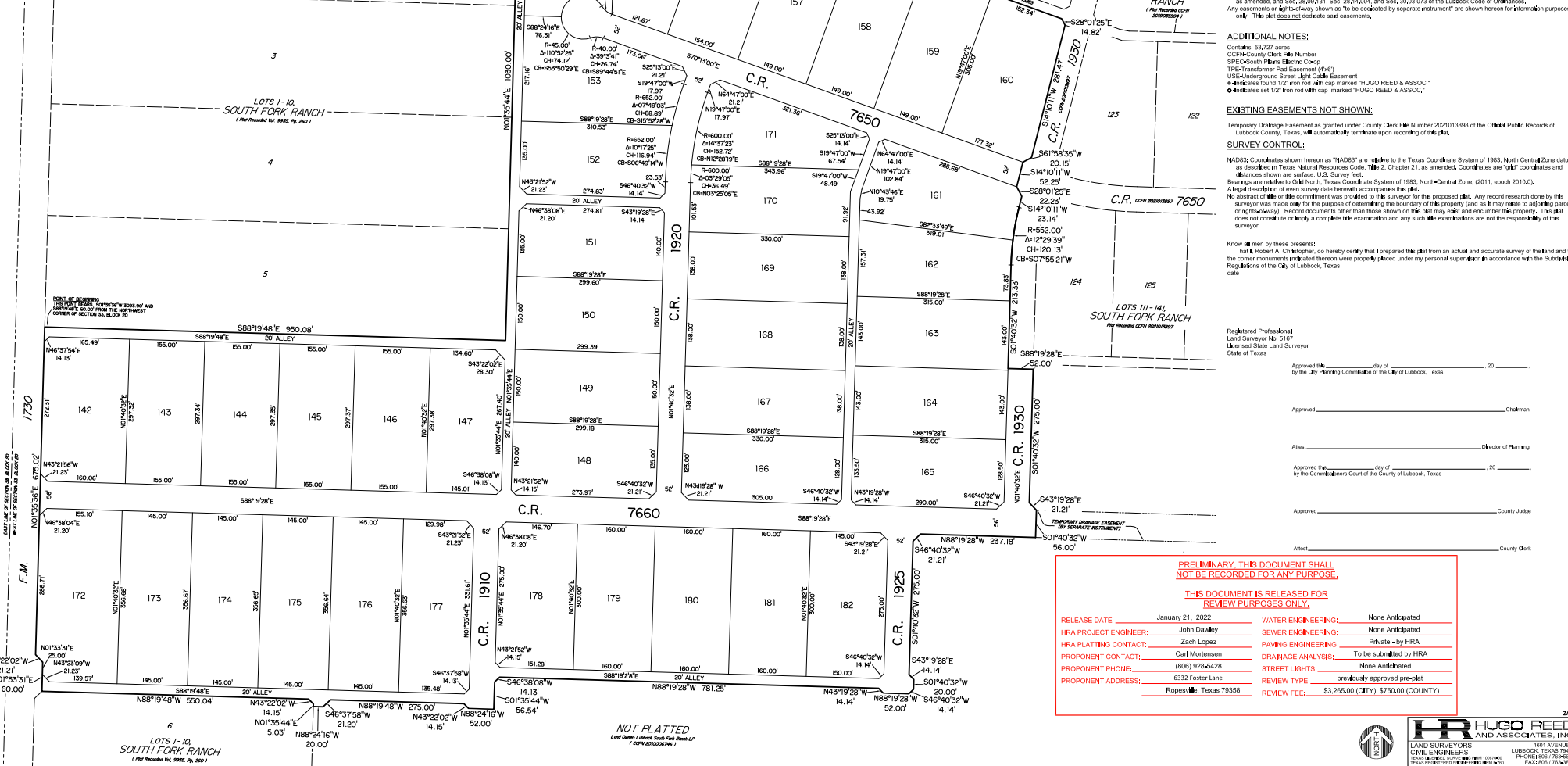
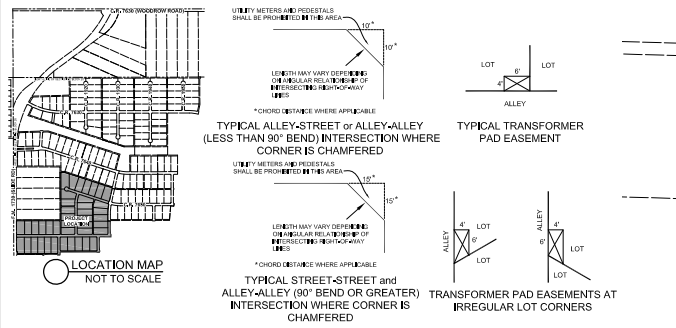


LOTS 142 - 182, SOUTH FORK RANCH

A SUBDIVISION LOCATED IN SECTION 33, BLOCK 20
LUBBOCK COUNTY, TEXAS



GENERAL NOTES:

Scale: 1"=100'

Heavy lines indicate plat lines.

Streets, alleys, and easements within plat lines are hereby dedicated unless noted otherwise.

Assessments hereby granted shall include the City, County or the utility company using such easements to the right to remove, replace or replace any lines, poles, conduits, or cables 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 measurement 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 fenced or otherwise obstructed.

Utility service shall be in accordance with the Underground Utility Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 30.05, 30.06 of the Lubbock Code of Ordinances.

Any relocation or revision of existing facilities shall be at the subcontractor's expense. Compensation shall be made prior to the recording of this plat.

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 requiring such installation.

No building permit shall be issued on any survey certificate that is not in accordance with an approved plat unless an exception is provided by Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.

Minimum floor elevations shall conform to the requirements of the Lubbock Chapter Ordinance Manual as adopted by Ord. 10022, as amended, and Sec. 26.05, 191, Sec. 26.14, 204, and Sec. 30.05, 30.07 of the Lubbock Code of Ordinances.

Any easements or right-of-way shown as to be dedicated by separate instrument are shown here for information purposes only. This plat does not dedicate such easements.

ADDITIONAL NOTES:

Cont: 102, 53,727 acres

CD: 102, 53,727 acres

SP: 102, 53,727 acres

US: 102, 53,727 acres

1/2" iron rod with cap marked "HUGO REED & ASSOC."

1/4" iron rod with cap marked "HUGO REED & ASSOC."

EXISTING EASEMENTS NOT SHOWN:

Temporary Drainage Easement as granted under County Clerk File Number 2021013868 of the Official Public Records of Lubbock County, Texas, will automatically terminate upon recording of this plat.

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 "NAD" 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 final description of every survey date herewith accompanies this plat.

No abstract of title or other commitment was produced to this surveyor for the proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as may relate to adjoining parcels or right-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.

Know all men by these presents, that I, Robert A. Christopher, 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.

Registered Professional Land Surveyor No. 5167
Lubbock State Land Surveyor
State of Texas

Approved by _____ City of Lubbock, Texas
by the City Planning Commission of the City of Lubbock, Texas

Approved _____ Chairman

Attest _____ Director of Planning

Approved by _____ City of Lubbock, Texas
by the Commissioners Court of the County of Lubbock, Texas

Approved _____ County Judge

Attest _____ County Clerk

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE:	January 21, 2022	WATER ENGINEERING:	None Anticipated
HRA PROJECT ENGINEER:	John Davison	SEWER ENGINEERING:	None Anticipated
HRA PLATING CONTACT:	Zach Lopez	PAVING ENGINEERING:	Private - by HRA
PROPOSAL CONTACT:	Carl Mortenson	DRAINAGE ANALYSIS:	To be submitted by HRA
PROPOSAL PHONE:	(806) 928-6428	STREET LIGHTS:	None Anticipated
PROPOSAL ADDRESS:	6332 Foster Lane Ropesville, Texas 79358	REVIEW TYPE:	previously approved pre-plat
		REVIEW FEE:	\$3,265.00 (CITY) \$750.00 (COUNTY)

NOT PLATTED
Last Date: Lubbock South Fork Ranch LP
(C.O.R. 2020000000)

