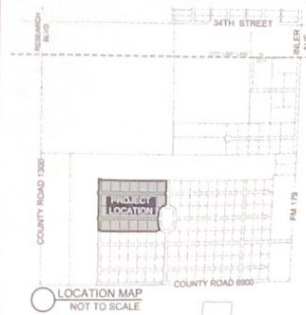
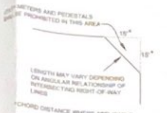
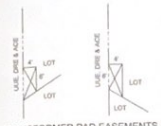




TYPICAL STREET-STREET and ALLEY-ALLEY (90° BEND OR GREATER) INTERSECTION WHERE CORNER IS CHAMFERED

TYPICAL ALLEY-STREET or ALLEY-ALLEY (LESS THAN 90° BEND) INTERSECTION WHERE CORNER IS CHAMFERED



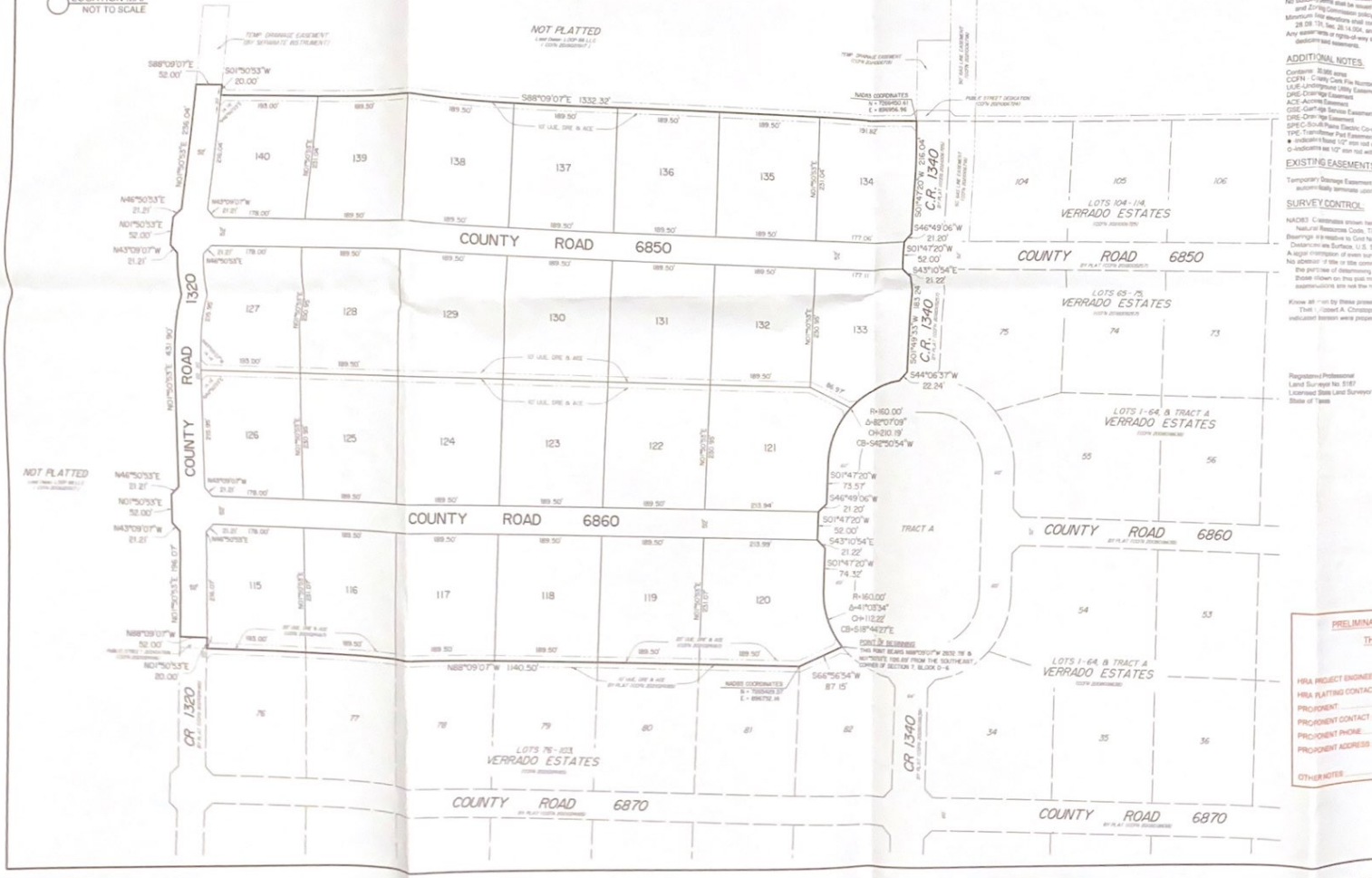
TRANSFORMER PAD EASEMENTS AT IRREGULAR LOT CORNERS

TYPICAL TRANSFORMER PAD EASEMENT

LOTS 115-140,

VERRADO ESTATES

A SUBDIVISION LOCATED IN SECTION 7, BLOCK D-6, LUBBOCK COUNTY, TEXAS



GENERAL NOTES:

Scale : 1"=100'

Heavy lines indicate plat limits.

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

All easements herein granted shall entitle the City, County 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, County or utility company without the City, County or utility company having responsibility 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 fenced or otherwise obstructed.

All utility lines 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 36.09.085 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, 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 expense of the entity requesting such installation.

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

Minimum finish elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Sec. 28.08.131, 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 hereon for information purposes only. This plat does not dedicate said easements.

ADDITIONAL NOTES:

Contains: 30.986 acres
CCFN - County Clerk File Number
UUE-Underground Utility Easement
DRE-Drainage Easement
ACE-Access Easement
GSE-Gas Service Easement
DRE-Drainage Easement
SPEC-South Plains Electric Co-op
TPE-Transformer Pad Easement (4'x6')
● - indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."
○ - indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."

EXISTING EASEMENTS NOT SHOWN:

Temporary Drainage Easement as granted under County Clerk File Number 2021024168 of the Official Public Records of Lubbock County, Texas, will automatically terminate upon recording of this plat.

SURVEY CONTROL:

NAD83 Coordinates shown hereon 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.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0).

Distances are Surface, U.S. Survey Feet.

A legal metes and bounds description of even survey date herewith accompanies this plat.

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 parcels or rights-of-way). Record documents (deed lines, those shown on this plat) may exist and circumvent this property. This plat does not constitute or imply a complete title examination and any such title examination does not rob the responsibility of this surveyor.

Know all men by these presents

That I, Jared 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 hereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas

Registered Professional Land Surveyor No. 5187
Licensed State Land Surveyor
State of Texas

Approved this ____ day of ____, 20__ by the City Planning Commission of the City of Lubbock, Texas

Approved _____ Chairman

Attest _____ Secretary

Approved this ____ day of ____, 20__ 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: July 01, 2021

HRA PROJECT ENGINEER:	Nathan Rigler	WATER ENGINEERING:	None Anticipated
HRA PLATTING CONTACT:	Zach Lopez	SEWER ENGINEERING:	None Anticipated
PROPONENT:	Loop 88, LLC	PAVING ENGINEERING:	Private - by HRA
PROPONENT CONTACT:	Thomas Payne	DRAINAGE ANALYSIS:	To be submitted by HRA
PROPONENT PHONE:	(806) 543-0667	STREET LIGHTS:	None Anticipated
PROPONENT ADDRESS:	PO Box 64864	REVIEW TYPE:	final for review
	Lubbock, Texas 79464	REVIEW FEE:	$750.00 (COUNTY FEE) $2,650.00 (CITY REVIEW FEE)

OTHER NOTES: ALL Lots are 1 acre or larger

HUGO REED AND ASSOCIATES, INC.
LAND SURVEYORS
CIVIL ENGINEERS
1801 AVENUE N
LUBBOCK, TEXAS 79401
PHONE: 806 / 763-0667
FAX: 806 / 763-3891