

# FINAL PLAT

## TRACT "A", IDALOU CEMETERY ADDITION BEING OUT OF THAT TRACT OF LAND DESCRIBED IN COUNTY CLERK FILE NUMBER 2016032912, OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, AND OUT OF SECTION 156, BLOCK C, LUBBOCK COUNTY, TEXAS

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

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: APRIL 28, 2022

SURVEYOR: DELTA LAND SURVEYING, LLC  
CONTACT: JNELSON@DELTALBK.COM  
PHONE: 806-701-5707

**Plat Notes:**

Scale: 1" = 50'

Heavy lines indicate plat limits.

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

All easements dedicated hereby shall entitle the City, the County, or 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 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 electrical service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas.

Any relocation or revision of existing facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion 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 developer's expense.

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 Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.

Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.

**General Notes:**

- 1) Record documents other than those shown may affect this tract.
- 2) Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. Delta Land Surveying LLC will not be responsible for anything other than a valid copy of this survey.
- 3) Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
- 4) Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
- 5) Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
- 6) Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- 7) 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 accuracy, legality, or validity of such statements.
- 8) The signing surveyor's certification only applies to those things which are part of the normal purview of a Registered Professional Land Surveyor in the State of Texas.

**Survey Specific Notes:**

- 1) Bearings are based on the East line of Section 156, Block C, being previously recognized as S00°01'07"W.
- 2) Distances are actual surface distances.
- 3) Field notes prepared on separate document bearing the same date.
- 4) Lot 1 contains 2.000 acres (87,120 sq. ft.) within the plat limits.

VICINITY MAP (NOT TO SCALE)



RECORD OWNER: IDALOU CEMETERY ASSOCIATION  
(NO DOCUMENT FOUND)

RECORD OWNER: IDALOU CEMETERY ASSOCIATION  
VOLUME 8241, PAGE 332  
1.63 ACRES

NORTHEAST CORNER  
VOLUME 8241, PAGE 332

N00°01'07"E 599.17'

S89°58'13"E 347.78'

N00°01'07"E 250.99'

RECORD OWNER: DEBUSK  
CCFN: 2016018033  
TRACT 7 - 112.5 ACRES

TRACT "A"

S00°01'07"W 250.99'

RECORD OWNER: KENE BREW  
CCFN: 2016032912  
REMAINING LANDS

P.O.B.  
FROM THIS POINT, THE  
SOUTHEAST CORNER OF  
SECTION 156, BLOCK C BEARS  
S00°01'07"W, 4180.34' AND  
EAST, 2640.48'

N89°58'13"W 347.06'

RECORD OWNER: KENE BREW  
CCFN: 2016032912  
REMAINING LANDS

S00°01'07"W 880.00'

SOUTHEAST CORNER  
CCFN: 2016018033

S00°01'07"W 4180.34'

SOUTHWEST CORNER  
CCFN: 2016032912

E-W 2640.48'

SOUTHEAST CORNER  
SECTION 156

- SET 1/2" IRON ROD WITH BLUE CAP
- MARKED DELTA LAND SURVEYING
- FD. 3/8" IRON ROD
- FD. 1" IRON PIPE
- FD. 1/2" IRON ROD
- FD. IRON PIPE
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- PMRD PHYSICAL MONUMENT RECORD DIGNITY
- CCFN COUNTY CLERK FILE NUMBER



KNOW ALL MEN BY THESE PRESENTS: That I, Adam N. Light, 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 County of Lubbock, Texas.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
the Commissioners Court of the County of Lubbock, Texas.

Approved \_\_\_\_\_ County Judge

Attest \_\_\_\_\_ County Clerk

Adam N. Light  
Registered Professional Land Surveyor No. 6684  
Survey Date: April 28, 2022  
Delta Land Surveying Project No. 21780



DELTA LAND SURVEYING, LLC  
FIRM # 10194496  
DELTA ENGINEERING, LLC  
FIRM # F-22948  
1310 JARVIS STREET  
LUBBOCK, TX 79403  
806-701-5707  
WWW.DELTALBK.COM

DRAFTED BY: SG REV. BY: JN