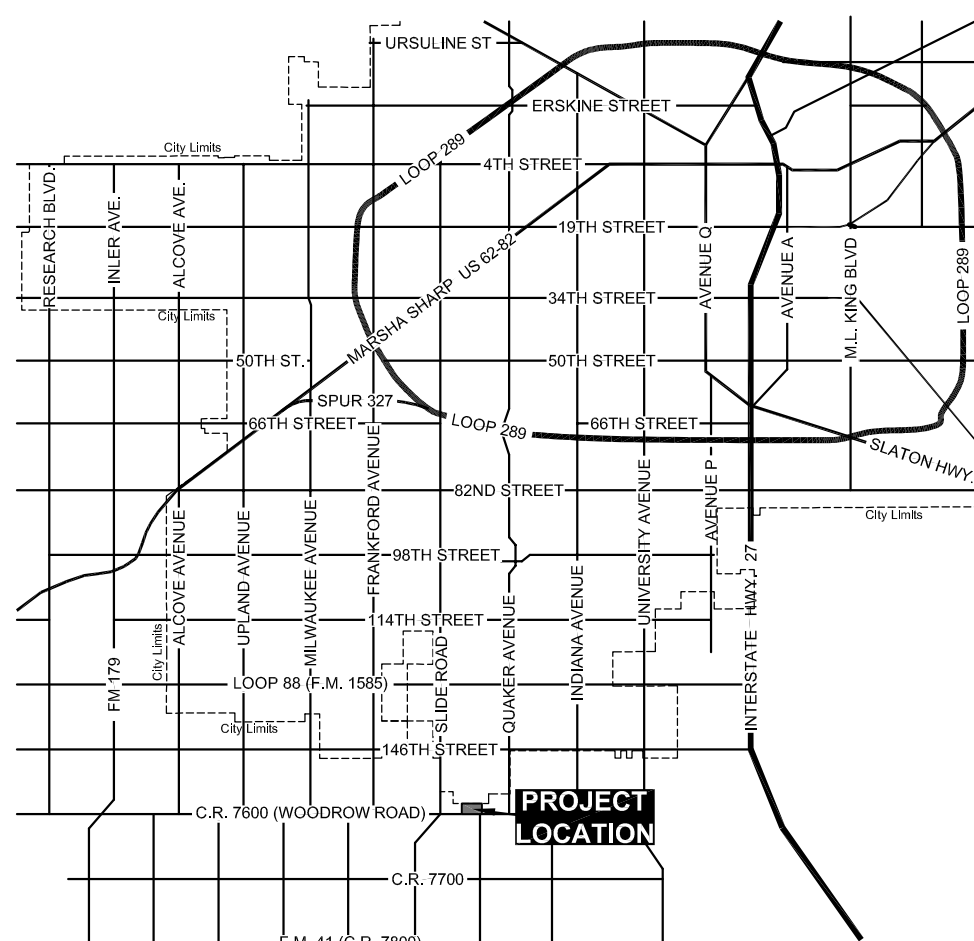
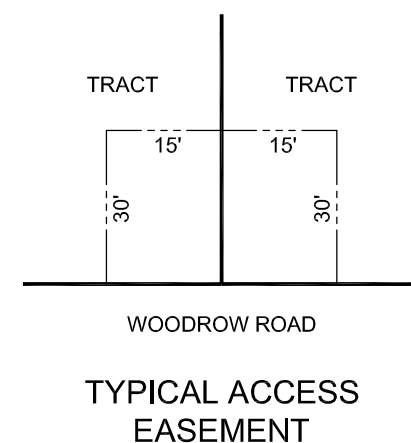


# TRACTS "A" - "I", RED FEATHER COMMERCIAL

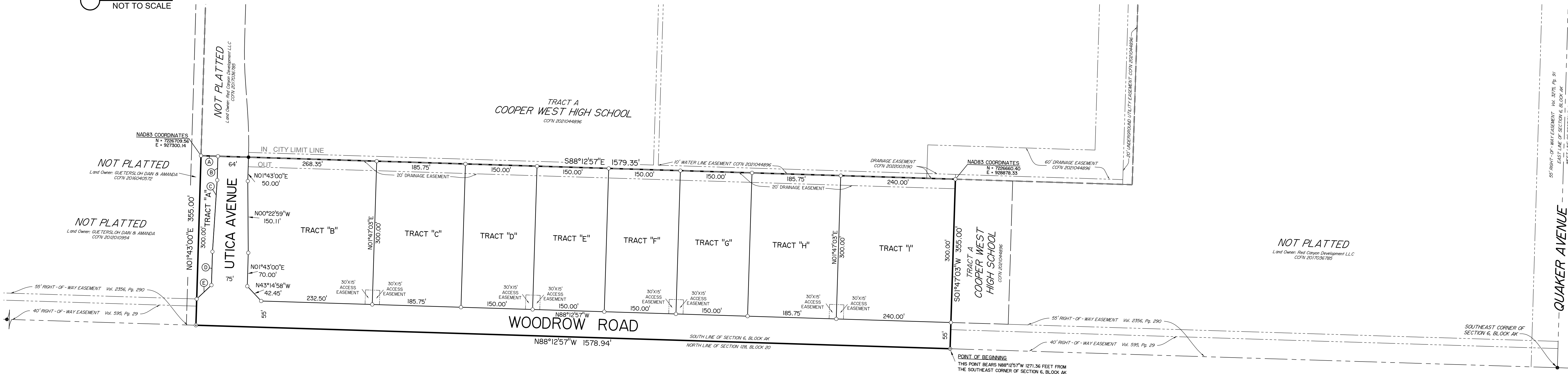
A SUBDIVISION LOCATED IN SECTION 6, BLOCK AK  
LUBBOCK COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE



LINE TABLE	
LENGTH	BEARING
(A) 35.50'	S88°12'57"E
(B) 50.00'	S01°43'00"W
(C) 150.09'	S03°49'00"W
(D) 70.00'	S01°43'00"W
(E) 42.40'	S46°45'02"W



**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 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 utility services 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.

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.

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 expense of the entity requesting such installation.

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, and Sec. 28.09.131, Sec. 28.14.004, and Sec. 30.03.073 of the Lubbock Code of Ordinances.

Blanket underground utility, transformer pad, and switching enclosure easement is herein granted within each individual tract to South Plains Electric Co-op as required for service within that individual tract.

Blanket underground utility easement is herein granted within each individual tract to Southwestern Bell Telephone Company and Atmos Energy as required for service within that individual tract.

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

**ADDITIONAL NOTES:**

Contains: 12.870 acres  
CCFN-County Clerk File Number

- -Indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."
- -Indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."
- ⊙ -Indicates found "MAG" nail
- ⊙ -Indicates set "MAG" nail

**TRACT "A":**  
Tract "A" is herein designated as landscape, subdivision signage and fence/wall tract to be privately owned and maintained and is not dedicated for any public purpose.

**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. Coordinates are "grid" 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 legal 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 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.  
October 26, 2021  
Revised February 18, 2022 to add adjacent drainage easement recording information

*Robert A. Christopher*  
Registered Professional Land Surveyor No. 5167  
Licensed State Land Surveyor  
State of Texas



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by the City Planning Commission of the City of Lubbock, Texas

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

Approved \_\_\_\_\_ Chairman

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

Attest \_\_\_\_\_ Director of Planning

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

ZACH

**HUGO REED  
AND ASSOCIATES, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LUBBOCK, TEXAS 79401  
PHONE: 806 / 763-5642  
FAX: 806 / 763-3891