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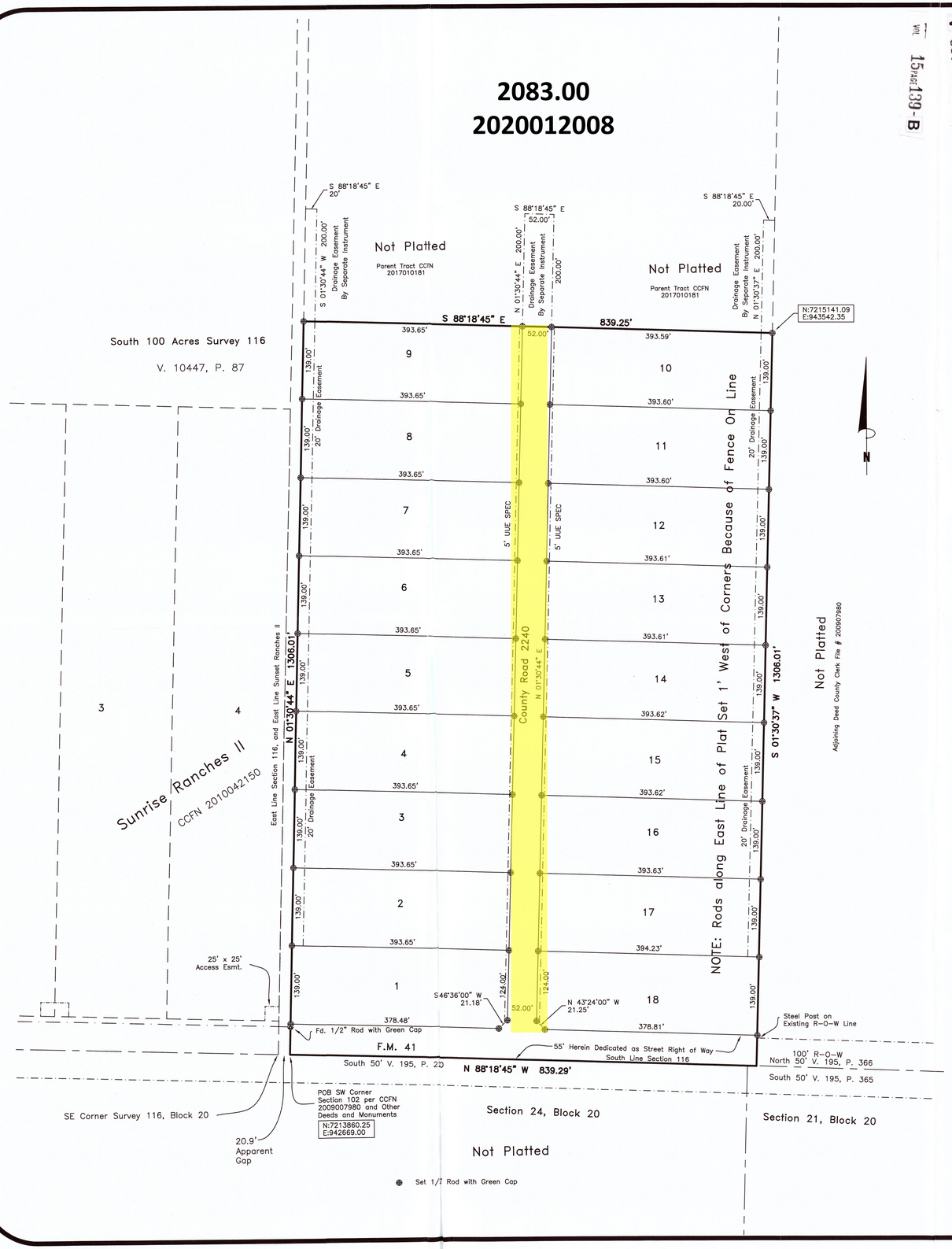
Final Plat
Lots 1–18
Cooper Manor

a Subdivision out of Survey 102, Block 20,
Lubbock County, Texas



SCALE: 1"=100'
HEAVY LINES INDICATE PLAT LIMITS.
ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED.
ALL EASEMENTS DEDICATED HEREBY 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 THE UTILITY COMPANY WITHOUT THE CITY OR THE 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 RECORDING OF ANY PORTION OF THIS 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 AN EXCEPTION IS PROVIDED BY PLANNING COMMISSION POLICY OR BT THE LUBBOCK CODE OF ORDINANCES.
MINIMUM FINISH FLOOR SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY RESOLUTION NO. 10022, AS AMENDED AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
ANY EASEMENTS OR RIGHT-OF-WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THIS PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.

CONTAINS 25.16 ACRES WITHIN THE PLAT LIMITS

SPEC – SOUTH PLAINS ELECTRIC COOPERATIVE
DUE – DRAINAGE, UNDERGROUND UTILITY AND PEDESTRIAN ACCESS EASEMENT
UUE – UNDERGROUND UTILITY EASEMENT
TRANSFORMER PAD EASEMENT, SPEC 4' X 6' (NOT DRAWN TO SCALE)
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.

Bearings and Coordinates are Based on the Texas North Central Zone Coordinate System.

Distances are Grid Distances Combined Scale Factor .999743

APPROVED this 28th Day of March, 20 19, by the PLANNING AND ZONING COMMISSION of the CITY of LUBBOCK

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

APPROVED this 23 Day of March, 20 20, by the COMMISSIONER'S COURT of LUBBOCK COUNTY

APPROVED _____ COUNTY JUDGE

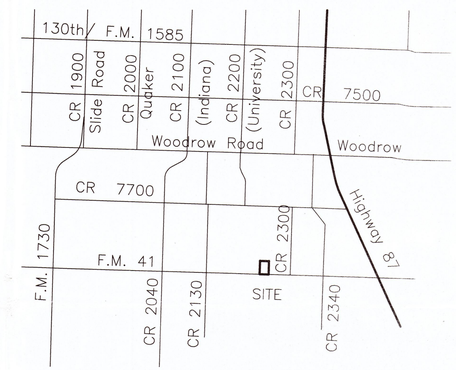
ATTEST _____ COUNTY CLERK

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.

STATE OF TEXAS REGISTERED J.M. CIESZINSKI 4460 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS
March 26, 2018
Revised January 30, 2019 (Sunrise Ranches II, Lot Numbers, Coordinates)
Revised March 22, 2019 (Note About Rods Along East Line)



Location Map No Scale

ABACUS ENGINEERING SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7670
Count on It

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