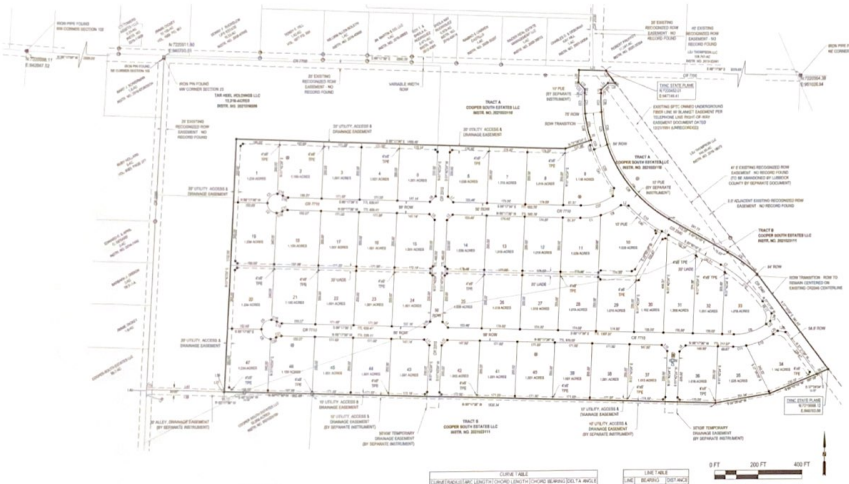
COOPER SOUTH LOTS 1-47

AN ADDITION OUT OF SECTION 23, BLOCK E, CERTIFICATE 695, E.L. & R.R. R.R.CO., LUBBOCK COUNTY, TEXAS



GENERAL NOTES:

(1) HEAVY LINES INDICATE PLAT LIMITS

(2) ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.

(3) 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 THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.

(4) ALL UTILITY SERVICE 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 36.08.055 OF THE LUBBOCK CODE OF ORDINANCES.

(5) 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.

(6) ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACT(S) 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 INSTRUMENTS PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.

(7) ALL EASEMENTS HEREIN GRANTED 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 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 REPAIR, REMOVAL OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.

(8) ANY EASEMENTS OR RIGHTS-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.

(9) MINIMUM FINISHED FLOOR ELEVATIONS AND MECHANICAL EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORD. 10022, AS AMENDED, AND SECTION 28.08.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.

(10) IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS. ALL ALLEYS SERVICED BY THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT MUST BE LUBBOCK SOLID WASTE SERVICES DEPARTMENT MUST BE AT LEAST 22 FEET IN WIDTH. ADEQUATE SPACE OF 60 1/2" IS REQUIRED FOR DUMPSTER PLACEMENT IN ALL ALLEY WAYS AT; LEAST 22 FEET IN WIDTH. ADEQUATE SPACE OF 60 1/2" IS REQUIRED FOR DUMPSTER PLACEMENT IN ALL ALLEY WAYS REQUIRED FOR DUMPSTER RATIO IS 1 DUMPSTER PER EVERY 4 HOMES.

(11) THE OSSF SYSTEM SHALL BE A SEPTIC TANK AND ABSORPTIVE DRAIN FIELD. ANY INDIVIDUAL WHO CONSTRUCTS ANY PART OF AN OSSF SHALL HOLD A CONSTRUCTS ANY PART OF AN OSSF SHALL HOLD A CURRENT INSTALLER LICENSE APPROPRIATE FOR THE TYPE OF SYSTEM BEING INSTALLED AND SHALL SECURE THE PROPER PERMITS AS REQUIRED BY THE TCEQ. (SEE NOTE 12)

(12) ACCORDING TO THE HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT. THE GROUND WATER FOR THIS LOCATION IS APPX. 140 FT BELOW THE SURFACE ELEVATION.

(13) IN GENERAL, WATER WELLS SHALL BE PLACED TO THE FRONT OF THE LOTS AND THE SEPTIC AND ABSORPTIVE DRAIN FIELDS WILL BE PLACED AT THE REAR OF THE LOT. THE OSSF SHALL NOT BE PLACED WITHIN 100 FEET OF ANY WATER WELL. WATER WELL PUMPING SHALL NOT EXCEED 15 GPM PER LOT.

(14) CONTAINS 59.889 ACRES WITHIN THE PLAT LIMITS AS FOLLOWS: A 36.309-AC (OUT OF TRACT 4) AND A 23.580-ACRE (OUT OF TRACT 5) FOR A TOTAL OF 59.889-ACRES.

(15) BEARING AND COORDINATES ARE BASED ON THE TEXAS NORTH CENTRAL ZONE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.0000. DISTANCES ARE SURFACE DISTANCES SCALED AT A COMBINED FACTOR OF 1.00028734118 (GEOID 12B).

(16) FRONT BUILDING SETBACKS SHALL BE A MINIMUM OF 50 FEET.

(17) BUILDING SETBACKS FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 25 FEET AND SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, DRAINAGE EASEMENTS, ON SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES EXCEPT WHEN ONE OWNER OWNS MULTIPLE ADJACENT LOTS THERE IS NO SIDE SETBACK AND DWNER CAN BUILD ACROSS THE COMMON OWNED LOT LINE.

(18) BLANKET EASEMENT FOR UNDERGROUND UTILITY AND METER AS REQUIRED FOR SERVICE AND MAINTENANCE GRANTED TO WEST TEXAS GAS, INC., SOUTH PLAINS ELECTRIC COOPERATIVE, AND SOUTH PLAINS TELEPHONE COOPERATIVE FOR SERVICE FROM THE REAR OF THE LOTS TO THE HOUSES.

(19) NO FENCES OR OUTBUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF ANY ALLEY EASEMENTS OR TRANSFORMER PAD EASEMENTS. ALL ALLEY EASEMENTS ARE DRAINAGE AND PUBLIC UTILITY EASEMENTS.

LEGEND

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT
- IRON PIN SET w/ "R2M RPLS 1871" CAP
- IRON PIN FOUND
- IRON PIPE FOUND
- WELL

UADE UTILITY, ACCESS & DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT-OF-WAY
TPE EXIT TRANSFORMER PAD EASEMENT
TTL TOTAL

EASEMENT CHAMFER DETAIL

1-SIDE EASEMENT CHAMFER DETAIL

UTILITY, ACCESS & DRAINAGE EASEMENT PIN DETAIL

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	369.00'	54.23'	53.94'	S 82°42'31" W	12°35'45"
C2	40.00'	67.54'	60.61'	N 42°17'36" W	96°43'00"
C3	40.00'	67.54'	60.61'	N 46°42'24" E	96°43'00"
C4	40.00'	67.54'	60.61'	N 49°16'24" E	96°43'00"
C5	244.00'	158.75'	155.98'	S 11°15'06" W	37°16'37"
C7	1016.00'	39.97'	39.97'	N 53°53'48" W	2°15'04"
C8	40.00'	67.54'	60.61'	N 43°17'36" W	96°43'00"
C9	330.00'	132.05'	131.07'	S 33°31'18" W	19°39'08"
C10	600.00'	194.37'	193.73'	N 32°42'16" W	18°34'13"
C11	330.00'	61.14'	61.05'	N 55°15'10" E	11°48'58"
C12	330.00'	118.75'	117.68'	N 41°10'27" W	19°53'36"
C13	330.00'	134.04'	133.13'	N 67°17'23" E	23°16'58"
C14	40.00'	25.28'	25.00'	S 19°41'58" E	36°19'10"
C15	40.00'	24.43'	24.05'	S 17°47'55" E	34°18'11"
C16	40.00'	26.28'	25.80'	S 14°11'46" W	34°32'10"
C17	40.00'	24.43'	24.05'	S 14°12'46" W	34°18'11"
C18	40.00'	25.28'	25.80'	S 19°42'58" E	36°19'10"
C19	40.00'	24.43'	24.05'	S 17°47'55" E	34°18'11"
C20	40.00'	26.28'	25.80'	S 14°12'46" W	34°32'10"
C21	40.00'	24.43'	24.05'	S 14°12'46" W	34°18'11"
C22	693.00'	111.48'	111.23'	S 53°46'28" E	9°13'34"
C24	527.00'	84.38'	84.30'	S 51°54'22" E	9°10'04"
C25	539.00'	192.78'	192.40'	S 51°35'55" E	12°16'13"
C26	529.00'	412.31'	442.53'	S 80°14'14" E	5°41'19"
C27	244.00'	153.90'	151.35'	N 73°38'16" E	36°08'17"
C28	543.00'	184.13'	184.45'	S 37°12'06" E	19°12'49"
C29	750.00'	44.12'	44.11'	N 15°26'06" W	3°39'40"
C30	750.00'	123.38'	123.18'	N 12°46'42" W	9°25'35"
C31	698.00'	94.53'	94.46'	N 21°34'32" W	7°45'14"
C32	750.00'	122.01'	121.86'	N 33°15'11" W	9°19'07"
C33	550.00'	111.92'	111.73'	S 33°44'29" E	10°11'34"
C34	510.00'	444.84'	430.42'	S 42°11'44" E	47°17'52"
C35	510.00'	146.20'	147.09'	S 12°38'53" E	12°18'49"
C36	513.10'	53.21'	53.13'	N 51°56'08" W	7°16'07"
C37	736.50'	96.05'	95.98'	S 51°56'08" E	7°45'22"
C38	710.00'	125.05'	125.11'	N 12°18'15" W	10°05'34"
C39	710.00'	44.00'	44.00'	N 15°18'22" W	3°33'14"
C40	703.00'	208.38'	207.62'	N 52°20'09" W	16°59'50"
C41	703.00'	153.18'	151.51'	S 38°17'44" E	12°11'12"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60°52'16" W	25.00'
L2	S 60°52'16" E	35.00'
L3	S 46°42'24" W	25.00'
L4	S 43°17'36" E	25.00'
L5	S 88°17'36" E	35.00'
L6	S 46°42'24" W	36.18'
L7	S 43°17'36" E	50.00'
L8	N 46°42'24" E	35.00'
L9	N 43°17'36" W	35.00'
L10	N 46°42'24" E	35.00'
L11	N 43°17'36" W	35.00'
L12	N 43°17'36" W	38.18'
L13	S 46°42'24" W	50.00'
L14	S 46°42'12" E	42.00'
L15	S 01°54'55" N	15.00'
L16	N 88°17'36" W	35.18'
L17	S 37°42'51" E	30.42'
L18	N 01°54'55" S	15.04'
L19	N 42°17'46" W	42.00'
L20	N 01°49'03" S	55.00'
L21	S 88°17'36" E	15.44'
L22	S 01°20'07" E	75.64'
L23	S 54°35'38" W	23.60'
L24	N 88°17'36" E	34.84'
L25	N 54°35'38" E	25.39'
L26	S 01°20'07" W	35.00'
L27	S 01°20'07" E	12.68'
L28	S 88°17'36" E	37.18'
L29	N 46°42'12" E	34.23'
L30	S 01°54'55" W	11.78'
L31	N 21°50'00" W	52.71'
L32	N 01°49'03" S	14.18'
L33	N 43°11'42" W	25.12'
L34	S 01°54'55" W	11.44'
L35	S 01°54'55" W	50.00'
L36	S 01°42'24" W	50.68'
L37	N 01°54'55" W	50.00'
L38	S 88°17'36" E	33.12'
L39	N 46°42'12" E	14.10'
L40	S 01°49'38" W	50.68'
L41	N 42°07'00" W	15.12'
L42	N 88°17'36" W	33.12'

APPROVED THIS 19 DAY OF August, 20 21
BY THE CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS

CHAIRMAN

SECRETARY

APPROVED THIS _____ DAY OF _____ 20
BY THE COUNTY COMMISSIONERS COURT OF THE COUNTY OF LUBBOCK, TEXAS

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

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COMPANY
EDGE CONCEPTS LLC

PROJECT
COOPER SOUTH
LOTS 1-50
21-5009

LOCATION
CR7700 & CR2330
CITY OF LUBBOCK ETJ
LUBBOCK COUNTY, TX

STATE OF TEXAS REGISTERED JERYL D. HART JR. 1871 PROFESSIONAL LAND SURVEYOR

4/7/2022

I CERTIFY THAT THIS PLAT AND THE MONUMENTS SHOWN WERE PREPARED AND PLACED UNDER MY SUPERVISION. JERYL D. HART, JR. RPLS NO. 1871 AND BASED ON AN ACTUAL SURVEY ON THE GROUND ON APRIL & MAY 2021 AND WAS BEEN COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS IDENTIFIED IN THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, SECTION 663.13 AND IN ACCORDANCE TO THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK.

SITE

NO.	DESCRIPTION	BY	DATE

DATE
4/7/2022

SHEET TITLE
FINAL PLAT

SHEET NO.
1 OF 1