

Mike Jackson, Chair
Dan Wilson
Eddie Harris
Jordan Wheatley
Zach Sawyer



Jaime DeLaCruz
Susan Tomlinson
Tanner Noble
James A. Bell

Planning and Zoning Commission Agenda

**Regular Meeting: January 2, 2020 at 6:00 p.m.
1625 13th Street, City Council Chambers**

The Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Lubbock at 806-775-2108, email mvillagrana@mylubbock.us, or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.

The Planning and Zoning Commission of the City of Lubbock, Texas reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Section 551.071 of the Texas Government Code.

Regular Agenda:

1. Call to Order - Welcome and Introductions
 - 1.1 Public Comment - Any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission regarding any matter posted on the Planning and Zoning Commission Agenda, shall complete the sign-up form provided at the meeting, no later than 6:00p.m.

2. Approval of Minutes
 - 2.1 December 5, 2019 meeting minutes.

3. Consent Agenda – Items considered to be routine and enacted by one motion without separate discussion. If the Commission desires to discuss an item, that item is removed from the Consent Agenda and considered separately.
 - 3.1.1 98th & Milwaukee Office Park Addition

Representative: Centerline Engineering & Consulting, LLC

Lots/Tracts: 18 Tracts

Size & location: 8.170 acres north of 98th Street and east of Milwaukee Ave, in southwest Lubbock.

 - 3.1.2 The Commons Addition

Representative: AMD Engineering, LLC
Lot/Tracts: Tracts A-O
Size & location: 48.583 acres north of 122nd Street, east of Quaker Avenue, in south Lubbock.

3.2 Rule 12 Plats – plats deemed to be of a routine nature
[Planning & Zoning Commission has final authority for approval.]

3.2.1 Western Estates Addition

Representative: Delta Land Surveying, LLC
Lots/Tracts: 2 Tract
Size & location: 3.352 acres south of Harvard Street, east of Frankford Avenue, in west Lubbock.

3.2.2 Clovis Road Addition

Representative: Hugo Reed and Associates, Inc.
Lots/Tracts: 2 Tracts
Size & location: 23.74 acres generally south of Clovis Rd (US 84) and east of Princeton Street, in north Lubbock.

3.2.3 Estacado High School Addition

Representative: Delta Land Surveying
Lots/Tracts: 1 Tract
Size & location: 49.49 acres south of East Itasca Street and west of Martin Luther King Jr Blvd , in northeast Lubbock.

3.2.4 Escondido Ranch Addition

Representative: AMD Engineering
Lots/Tracts: 69 Lots
Size & location: 15.94 acres south of 50th Street and east of Alcove Ave, in southwest Lubbock.

3.2.5 Escondido Crossing Addition

Representative: AMD Engineering
Lots/Tracts: 50 Lots
Size & location: 12.14 acres south of 50th Street and east of Alcove Ave, in southwest Lubbock.

3.2.6 Davis Park Addition (ETJ)

Representative: AMD Engineering
Lots/Tracts: 54 Lots and 4 Tracts
Size & location: 85.45 acres north of 178th Street (C.R. 7700), west of South Slide Rd (F.M. 1730), in the ETJ

3.2.7 Stratford Pointe Addition

Representative: AMD Engineering
Lots/Tracts: 66 Lots and 8 Tracts
Size & location: 32.38 acres north of 143rd Street, west of Quaker Ave, in south Lubbock

3.2.8 LISD Bus Barn Addition

Representative: Delta Land Surveying, LLC
Lots/Tracts: Tract A
Size & location: 8.063 acres south of 50th Street, east of Interstate 27, in central Lubbock.

3.2.9 Hunter's Glen Addition

Representative: Hugo Reed and Associates, Inc.
Lots/Tracts: Tracts A-1 & A-2
Size & location: 6.666 acres north of 98th Street, east of Frankford Avenue, in south Lubbock.

3.2.10 Martin-Ameen Addition

Representative: Stevens Surveying Co., LLC
Lots/Tracts: Lots 9-A & 10-A

Size & location: 0.4132 acres north of 82nd Street, east of Avenue D, in south Lubbock.

3.2.11 Lincoln 16 Addition

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 119-209

Size & location: 18.88 acres north of Erskine Street, east of North Frankford Avenue, in northwest Lubbock.

3.2.12 West End Place Addition

Representative: Stevens Surveying Co., LLC

Lots/Tracts: Lots 10-A & 10-B

Size & location: 0.3306 acres south of 19th Street, west of Iola Avenue, in west Lubbock.

4. Regular Agenda

4.1 Rule 15 Plats - plat applications accompanied by requests to delay improvements and/or close easements or streets

[Planning & Zoning Commission has final authority for approval.]

4.1.1 North Idalou Acres Addition

Representative: Abacus Engineering & Surveying, LLC

Lots/Tracts: Tracts 1 & 2 (Paving Delay)

Size & location: 10.87 acres north of County Road 6000, west of F.M. 1729, in Lubbock County.

5. Zone Changes - Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

5.1 Item postponed to February 2020 meeting

Case 3405: Hugo Reed & Associates, Inc. for Matlock Development Corporation.

Request a zone change to Commercial District (C-4) Specific Use for Nightclub, Bar, or Lounge from Transition District (T) at:

- 1305 Research Boulevard, located north of 19th Street & west of Research Boulevard, on 21.3 acres of unplatted land out of block, D-6, Section 4.

6. Specific Uses - Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

6.1 Case 3403: SKG Engineering for Robert Bryer

Request a Specific Use for Travel Trailer Park & Mobile Home Park in Single Family Residential (R-1) at:

- 412 Simmons Street, located north of Simmons Street & west of N Interstate 27, on 12.04 acres of unplatted land out of Block A, Section 9.

6.2 Case 3373-A: Hugo Reed and Associates, for Michael Postar

Request for a Specific Use on property zoned General Retail (C-3) for a self-storage facility at:

- 6526 Erskine Street, located at the northwest corner of Erskine Street and North Milwaukee Avenue, on 4.5 acres of unplatted land out of Block JS, Section 8.

7. Ordinance Amendments - Public Hearings

[*Planning & Zoning Commission makes recommendation; City Council has final authority for approval.*]

- 7.1 Discuss and take appropriate action on an ordinance amending Chapter 40 “Zoning” of the Code of Ordinances of the City of Lubbock, Texas, by amending the minimum yard requirements for the R-2 Two-Family Zoning District.
- 7.2 Discuss and take appropriate action on an ordinance amending Chapter 40 “Zoning” of the Code of Ordinances of the City of Lubbock, Texas to allow contextual setbacks in the Single-Family (R-1), Reduced Setback Single-Family (R-1A), and Two-Family (R-2) Districts.

8. Adjourn

**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS, 1625 13TH STREET, LUBBOCK, TEXAS**

MEMBERS PRESENT: CHAIR, MIKE JACKSON, JAMES BELL, DAN WILSON, SUSAN TOMLINSON, EDDIE HARRIS, TANNER NOBLE AND JAIME DE LA CRUZ

MEMBERS ABSENT: ZACH SAWYER AND JORDAN WHEATLEY

STAFF PRESENT: KRISTEN SAGER, DAVID MOORE, IVÁN GONZALEZ, BRYAN ISHAM, MARIA VILLAGRANA AND AMY SIMS

CHAIR JACKSON called the **December 5, 2019**, meeting of the Planning and Zoning Commission to order at 6:00 p.m. in the City Council Chambers.

CHAIR JACKSON then gave a brief description of how the meeting would proceed.

1. Called for any Public Comments.

No citizens spoke during the Public Comment period.

2. Approval of Minutes

November 7, 2019 Regular Meeting

Motion was made by **EDDIE HARRIS** seconded by **DAN WILSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the minutes.

3. **CONSENT AGENDA-** Items considered to be routine and enacted by one motion without separate discussion. If the Commission desires to discuss an item, that item is removed from the Consent Agenda and considered separately.

3.1 Preliminary Plats – The conceptual design, presented as a drawing, for a proposed subdivision.
[Planning & Zoning Commission has final authority for approval.]

3.1.1 Davis Park, Lots 1-204 & Tracts A-F

Representative: AMD Engineering

Lots Created: 204 Lots & 6 Tracts

Size & location: 302.355 acres north of CR 7700, West of Slide Road, in southwest Lubbock.

3.1.2 Southern Ranch Estates, Lots 1-80 & Tracts A-B

Representative: Hugo Reed & Associates

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Lots Created: 80 Lots & 2 Tracts
Size & location: 299.56 acres north of FM 41, west of County Road 1550, in southwest Lubbock.

3.1.3 Hideaway Estates, Lots 14-73 & Tracts A & B

Representative: Hugo Reed & Associates
Lots Created: 60 Lots & 2 Tracts
Size & location: 11.932 acres south of 4th Street, east of Wausau Avenue, in northwest Lubbock.

3.1.4 Vintage Office Park Addition & Vintage Township Addition

Representative: Hugo Reed & Associates, Inc.
Lots/Tracts: A-CCC & B-1
Size & location: 15.226 acres south of 114th Street, west of Quaker Avenue, in south Lubbock.

3.1.5 Epic North Addition

Representative: Hugo Reed & Associates, Inc.
Lots/Tracts: A-KK
Size & location: 26.866 acres north of 114th Street, east of Slide Road, in south Lubbock

3.2 Rule 12 Plats – plats deemed to be of a routine nature
[Planning & Zoning Commission has final authority for approval.]

3.2.1 Stravlo Addition, Tract A

Representative: Skyline Civil Group
Lots Created: 1 Tract
Size & location: 1.09 acres north of 82nd Street, west of Milwaukee Avenue, in southwest Lubbock.

3.2.2 Epic North, Tracts B-R

Representative: Hugo Reed & Associates

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Lots Created: 17 Tracts

Size & location: 8.687 acres north of 110th Street, west of Vicksburg Avenue, in south Lubbock.

3.2.3 South Fork Ranch, Lots 111-141 (ETJ)

Representative: Hugo Reed & Associates

Lots Created: 31 Lots

Size & location: 40.382 acres in the ETJ.

3.2.4 Southern Ranch Estates

Representative: Hugo Reed & Associates

Lots Created: 20 Lots

Size & location: 40.999 acres south of CR 7700 and west of CR 1550, in southwest Lubbock.

3.2.5 Epic North, Tract A

Representative: Hugo Reed & Associates

Lots Created: 1 Tract

Size & location: 1.931 acres north of 110th Street and east of Slide Road, in south Lubbock.

3.2.6 Holy Spirit Parish, Tract B

Representative: Hugo Reed & Associates

Lots Created: 1 Tract

Size & location: 1.770 acres north of 101st Street, east of Frankford Ave, in southwest Lubbock.

3.2.7 Memorial Center Addition

Representative: Delta Land Surveying, LLC

Lots/Tracts: 1-A-1, 1-B-1 & 1-C-1

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Size & location: 3.171 acres south of Marsha Sharp Freeway, east of Avenue Q, in central Lubbock.

3.2.8 North Park Addition

Representative: Delta Land Surveying, LLC

Lots/Tracts: P & Q

Size & location: 18.924 acres north of 4th Street, west of Slide Road, in northwest Lubbock.

3.2.9 Vintage Office Park Addition & Vintage Township Addition

Representative: Hugo Reed & Associates, Inc.

Lots/Tracts: A-AA & B-1

Size & location: 12.886 acres south of 114th Street, west of Quaker Avenue, in south Lubbock.

3.2.10 Bell Farms Addition

Representative: Stevens Surveying Co., LLC.

Lots/Tracts: 935-972 & F-G

Size & location: 6.964 acres south of 130th Street, west of Avenue P, in south Lubbock.

3.2.11 Upland Crossing Addition

Representative: Stevens Surveying Co., LLC.

Lots/Tracts: 78-130 & B-C

Size & location: 30.355 acres south of 26th Street, west of Upland Avenue, in northwest Lubbock.

3.2.12 Bell Farms Addition

Representative: Stevens Surveying Co., LLC.

Lots/Tracts: 973-1003

Size & location: 7.597 acres north of 146th Street, east of University Avenue, in south Lubbock

SENIOR PLANNER IVÁN GONZALEZ stated that he is asking for an amendment on the conditions of the item number 3.2.12 request. He is recommending that “relocate alley between lots 985 and 986 to avoid a 4 way alley intersection” be removed due to it no longer applying to the plat.

Motion was made by **EDDIE HARRIS** seconded by **DAN WILSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve Bell Farms Addition plat.

Motion was made by **EDDIE HARRIS** seconded by **SUSAN TOMLINSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve for reconsideration with the amended removal of the above condition.

Motion was made by **EDDIE HARRIS** seconded by **DAN WILSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the amended removal of the above condition.

3.2.13 Caprock Addition

Representative: OJD Engineering, L.P.

Lots/Tracts: A-1 to A-5 & B-1 to B-3

Size & location: 18.695 acres south of 50th Street, east of Elgin Avenue, in central Lubbock.

3.3 Cut & Fill Plans – A plan that indicates a playa lake modification. *[Planning & Zoning Commission has final authority for approval.]*

3.3.1 Hill Valley Addition, Lots 1-94 & Tract A

Representative: Hugo Reed & Associates, Inc.

Playa Lake: Retention Pond in Sub-Basin D104 and D105

Size & location: 4 acres north of 11th Street, east of Inler Avenue (FM 179), in west Lubbock.

3.3.2 Stravlo Addition, Tract A

Representative: AMD Engineering, LLC

Playa Lake: L096 in Sub-Basin E901

Size & location: 1.0 acres north of 79th Street, west of Milwaukee Avenue, in west Lubbock.

Motion was made by **TANNER NOBLE** seconded by **SUSAN TOMLINSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the Rule 12 plats and Cut

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and Fill plats with stated conditions presented by staff. Excluding item number 3.2.12 Bell Farms Addition.

4.1 Rule 15 Plats

[Planning & Zoning Commission has final authority for approval.]

4.1.1 LS Farms, Lot A

Representative: Hugo Reed & Associates

Lots Created: 1 Lot

Size & location: 5.216 acres north of 50th Street, east of Upland Avenue, in southwest Lubbock.

SENIOR PLANNER DAVID MOORE stated the request was not listed with the request for a paving delay in the packet, but it needs to be added to the request. Mr. Moore stated that the Engineering Department is in support of adding a paving delay. So the request is for both delay of sewer and paving. Staff recommends approval with the delays.

Motion was made by **TANNER NOBLE** seconded by **JAMES BELL** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the Rule 15 plat with stated conditions presented by staff, to include the added request of the delay of paving.

4.1.2 Viridian, Lots 211-288

Representative: Hugo Reed & Associates

Lots Created: 78 Lots

Size & location: 16.360 acres south of 134th Street, east of Elgin Avenue, in southwest Lubbock.

SENIOR PLANNER DAVID MOORE stated this is a Rule 15 plat with an alley closure request which was added after packet was completed. A condition was added that states “**Alleys shall be provided in all zoning districts, except that the planning and zoning commission may approve plats where other definite and assured provision, such as public access easements, is made for service access.**” Staff recommends approval of the request with conditions including the one that was added.

Motion was made by **SUSAN TOMLINSON** seconded by **JAMES BELL** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the Rule 15 plat with stated conditions presented by staff, to include the added condition.

4.1.3 Hideaway Estates, Lots 14-41

Representative: Hugo Reed & Associates

Lots Created: 28 Lots

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Size & location: 4.261 acres south of 4th Street, west of Upland Avenue, in northwest Lubbock.

SENIOR PLANNER DAVID MOORE stated that plat has no changes to the conditions and is the same as when it was presented to the board. Staff recommends approval of the request with the paving delay.

Motion was made by **JAMES BELL** seconded by **TANNER NOBLE** and the Commission members voted 8 (in favor) to 0 (in opposition) 1 (recused) to approve the above case as presented. Item will be forwarded to City Council for consideration.

4.1.4 City View Campus Addition

Representative: Delta Land Surveying, LLC

Lots/Tracts: A-1-A & A-1-B

Size & location: 18.5 acres north of 50th Street, east of Milwaukee Avenue, in west Lubbock.

SENIOR PLANNER IVÁN GONZALEZ stated that there is also a zone case for this property on the agenda. There has been a condition added requested by the Fire Marshal. The added condition is a second point of access (IFC D106.2) by access easement. Staff recommends approval of this request with conditions, including the added condition.

Motion was made by **SUSAN TOMLINSON** seconded by **JAMES BELL** and the Commission members voted 7 (in favor) to 0 (in opposition) for approval with modification which is an addition to conditions.

4.1.5 Fastenal Addition

Representative: Weaver Consultants Group

Lots/Tracts: 3-R

Size & location: 1.772 acres north of East 50th Street, east of Avenue A in east Lubbock.

SENIOR PLANNER IVÁN GONZALEZ stated that this plat is a combination of several different plats that have been put together over the years. Staff recommends approval of the request with conditions, including an addition to conditions, which states **Vacation of Right-of-Way will only be allowed on locations that have ownership approval on both sides of ROW, plat will need to adjust its plat boundaries on the west side – 10' alley portion.**

Motion was made by **DAN WILSON** seconded by **EDDIE HARRIS** and the Commission members voted 7 (in favor) to 0 (in opposition) for approval with conditions as presented by staff.

4.1.6 Original Town of Lubbock

Representative: Hugo Reed & Associates, Inc.

Lots/Tracts: 20-A, Block 138

Size & location: 0.182 acres south of Broadway Street, east of Avenue E in central Lubbock

SENIOR PLANNER IVÁN GONZALEZ stated that this plat is a Rule 15 due to the request for a right of way closure. Conditions are as they were when presented to the board. Staff recommends approval with conditions.

Motion was made by **EDDIE HARRIS** seconded by **JAIME DE LA CRUZ** and the Commission members voted 7 (in favor) to 0 (in opposition) in favor of approval with conditions.

5. Zone Changes - Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

5.1 Case 2011-G: AMD Engineering, LLC for Tech Village North, LLC.

Request for a Zone Change to High Density Apartment (A-2) from Light Manufacturing (M-1) at:

- 4501 Milwaukee Avenue, located north of 50th Street and east of Milwaukee Avenue, on 1.413 acres of Tract A-1, City View Campus.
- Tract of land north of 50th Street and east of Milwaukee Avenue, on 13.127 acres of unplatted land out of Block AK, Section 37.

SENIOR PLANNER IVÁN GONZALEZ stated that eleven notifications were sent out. There were two returned after the packet was put together; one (1) in favor and one (1) in opposition. Mr. Gonzalez presented a map and pictures of the surrounding area. He explained that the area has developed into commercial not heavy manufacturing. Staff recommends approval of the request

APPLICANT CORY DULIN with AMD Engineering, 6515 68th Street, stated he had nothing else to add.

No one spoke in opposition or in favor of the request.

Motion was made by **DAN WILSON** seconded by **JAMES BELL** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

5.2 Case 0644-A: 3D Land Development for Elias Tapia

Request for a Zone change to Light Manufacturing (M-1) from Two-Family Residential (R-2) at:

- Generally, south of East 46th Street and east of Avenue A, on Suburban Homes Addition, Block 40, Tracts A1, A2, and B, and Block 41, Tracts B, C1, C2, C3, C5, the south 50 feet of the north 330 feet of the east half of the west half (Tract C4), the south 64 feet of the north 448 feet of the east half of the west half (Tract D), and the south 64 feet of the north 512 feet of the east half of the west half (Tract E).

SENIOR PLANNER DAVID MOORE stated there was thirteen notifications sent out. There was one (1) notification returned in favor after the presentation was put together. Mr. Moore explained the surrounding area and his findings on this request. Staff recommends approval of the request.

APPLICANT DENNIS CARRIZALES, 3D Land Development, 3621 21st Street, shared what steps he took to research this request. He explained the surrounding area just as Mr. Moore had.

No one spoke in favor or in opposition of the request.

Motion was made by **JAMES BELL** seconded by **EDDIE HARRIS** and the Commission members voted 6 (in favor) to 0 (in opposition) 1 (recused) to approve the above case as presented. Item will be forwarded to City Council for consideration.

JAIME DE LA CRUZ recused from the vote.

5.3 Case 3402: Vijay Murgai

Request for a Zone Change to Apartment-Medical (AM) from Single-Family Residential (R-1) at:

- 3602 24th Street, located on the northwest corner of 24th Street and Knoxville Avenue, on Rock Haven Addition, Block 1, Lot 8.

SENIOR PLANNER DAVID MOORE stated that twenty-six (26) notices were sent and none returned. Before the meeting, one was received and was read into the record. He explained the surrounding area with a map and pictures. Staff recommends approval of the request.

APPLICANT VIJAY MURGAI 3602 24th Street, did not have anything to add.

STEVE COPENHAVER 5415 74th Street, stated he owns the property at 3516 24th Street in which his son and daughter in law are living in. He does not want to see any more apartment complexes in the area.

NISHA WILKINS stated that she works for Mobile Medical services which is a family owned business. The call center for the business is located in this area. She wanted to point out the fact that this area is known as a medical district also.

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Motion was made by **SUSAN TOMLINSON** seconded by **DAN WILSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

5.4 Case 3404: Abacus Engineering for John Boling:

Request for a Zone Change to Single-Family Residential (R-1) from Transition (T) at:

- 6702 130th Street, located west of Milwaukee Avenue and north of 130th Street, on 3.054 acres of unplatted land out of Block AK Section 19.

SENIOR PLANNER DAVID MOORE covered both the case above as well as case number 3404-A. He shared maps and pictures of the area of the request. Staff recommends approval of the request.

JOHN CIESZINSKI 2737 81st Street, spoke on behalf of John Boling. He explained that the applicant had at one time owned the Honey Ham Company. Mr. Boling lives on the property. Mr. Cieszinski stated that he spoke with Mr. Boling about the Loop 88 and that he was in favor of it coming.

Motion was made by **DAN WILSON** seconded by **JAIME DE LA CRUZ** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

5.5 Case 3404-A: Abacus Engineering for John Boling:

Request for a Zone Change to Interstate Highway Commercial (IHC) from Transition (T) at:

- 6702 130th Street, located west of Milwaukee Avenue and north of 130th Street, on 3.660 acres of unplatted land out of Block AK Section 19.

SENIOR PLANNER DAVID MOORE covered both this case as well as case number 3404. He shared maps and pictures of the area of the request. The request is not in compliance with the Future Land use map but with Loop 88 coming in, it would be in compliance. Staff recommends approval of the request.

Motion was made by **DAN WILSON** seconded by **EDDIE HARRIS** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

5.6 Case 2860-A: City of Lubbock

Request for Zone Change to Single Family Residential (R-1) from Single Family Residential (R-1) Specific Use for Manufactured, Modular and Site Built Homes at:

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- Subdivision south of East Broadway and east of Guava Avenue, on Blocks 1-8, Lots 1-20 Each Block, Sun Lawn Addition; Lots 1-56, Kelley Addition; Lots 1-19, Harlandale Addition; Block 7, Lots 1-24, EC Murray Addition; Lots 1-24, Farris Colbert Addition; Lots 1-20, Buenas Casas Addition; Block 1, Lots 1,2,3,5,6 Tracts 1-A, C,C-1, Block 4, Lots 1-8, Tracts A,B, E Block 6A, Lots 1-12, Block 6B, Lots 1-12, Rix Addition.

SENIOR PLANNER IVÁN GONZALEZ stated there were three hundred and one (301) notifications sent out. There were two (2) returned after the packet completed. One was in favor and one was in opposition. He contacted the one in opposition and explained the request. The person came in a filled out a new reply letter. Mr. Gonzalez covered the staff report and shared pictures of the area. Staff recommends approval of the request.

PEGGIE RODGERS 3511 East 14th Street, asked what happens to homes that have been condemned.

PEARL MCBREWSTER 3419 East 17th Street, stated that she would like to see more homes in the area, but no more mobile homes.

ANGELA ORTIZ 213 Beech Avenue, stated that she has passed on her property at 3410 East 13th Street to her children and they are planning on putting a mobile home on the property. She explained they are in the process and have spoken to several people regarding the plan.

NORMAN ORR 6009 Norfolk Avenue, stated he owns property on Broadway. He just wanted to make sure the area is not going to be turned into a mobile home park.

JESSICA HERNANDEZ 3408 East 15th Street, stated that she owns the property at 3408 and 3410 East 15th Street. They have already purchased the mobile home and it is to be put on the land later this month or sometime next month.

It was explained to Mrs. Hernandez that if she is already in the process of getting a permit from Building Safety that her putting a mobile home on the property would not be affected. If she is not, then after tonight and the two readings at City Council in January on the 14th and 28th if Council approves the request, then she would not be allowed to put a mobile home on the property.

Motion was made by **JAMES BELL** seconded by **JAMIE DE LA CRUZ** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

5.7 Case 3303-B: City of Lubbock

Request for Zone Change to Reduced Setback Single Family Residential (R-1A) from Single Family Residential (R-1) Specific Use at:

- Generally, south of 114th Street and east of Frankford Avenue, on approximately 70 acres of land out of Block E-2, Section 24, including Lots 1 through 68, Stonewood Estates Addition.

SENIOR PLANNER DAVID MOORE stated that ninety-four (94) notifications were sent out. There were no replies returned in favor or in oppositions. This case was brought forward to clean up the area and make all properties conform to the zoning standards. Staff recommends approval of the request.

Motion was made by **JAMES BELL** seconded by **EDDIE HARRIS** and the Commission members voted 6 (in favor) to 0 (in opposition) 1 (recused) to approve the above case as presented. Item will be forwarded to City Council for consideration.

DAN WILSON recused from the vote.

6. Specific Uses - Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

6.1 Case 3399: Erich Hardt for Lubbock Wrecker Service Inc.

Request for a Specific Use on property zoned Heavy Manufacturing (M-2) for a digital billboard at:

- 3213 East Slaton Road, located south of Southeast Loop 289 and west of Olive Avenue, on Boswell Addition, Lot 2, 5.5 acres of unplatted land out of Block S, Section 3, and 6.534 acres of unplatted land out of Block S, Section 4.

SENIOR PLANNER DAVID MOORE stated that eight (8) notifications were sent out. There were zero (0) returned in favor or in opposition. He discussed the staff report and photos of the area. The item has been approved before they just ran out of time so that is what brings the request back for approval.

APPLICANT ERICH HARDT 4512 63rd Street, offered to answer any questions.

Motion was made by **EDDIE HARRIS** seconded by **SUSAN TOMLINSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

6.2 Case 3403: SKG Engineering for Robert Bryer (**Postponed to January 2020 meeting**)

Request for a Specific Use on property zoned Single Family Residential (R-1) for a Travel Trailer Park at:

- 412 Simmons Street, located north of Simmons Street and west of North Interstate 27, on 12.04 acres of unplatted land out of Block A, Section 9.

Motion was made by **DAN WILSON** seconded by **TANNER NOBLE** and the Commission members voted 7 (in favor) to 0 (in opposition) to postpone case 3403 to the January 2, 2020 meeting.

6. Ordinance Amendments - Public Hearings

6.1 Case **2916-B**: City of Lubbock

Request for an amendment to Ordinance No. 2017-O0138 to remove the condition limiting the total number of curb cuts off Upland Avenue at:

- 8308, 8312, and 8702 Upland Ave, located west of Upland Avenue and south of 82nd Street, Upland Business Park, Tract A, and 16.923 acres of unplatted land out of Block AK, Section 26.

SENIOR PLANNER DAVID MOORE stated there were 46 notifications sent and there were 8 returned in favor. He explained the staff report and provided pictures of the area.

No one spoke in favor or in opposition to the request.

Motion was made by **EDDIE HARRIS** seconded by **SUSAN TOMLINSON** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve the above case as presented. Item will be forwarded to City Council for consideration.

Ordinance Amendments - Public Hearings (**Postponed to January 2020 meeting**)
[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

- 7.1 Discuss and take any appropriate action on a report requesting that the City Council amend Chapter 40 “Zoning” of the Code of Ordinance to allow reduced setbacks in the Two Family Residential (R-2) zoning district.

Motion was made by **SUSAN TOMLINSON** seconded by **TANNER NOBLE** and the Commission members voted 7 (in favor) to 0 (in opposition) to approve to postpone until the January 2, 2020 meeting

8. Other Business

- 8.1 Elect a Vice-Chair.

Motion was made by **DAN WILSON** seconded by **JAIME DE LA CRUZ** and the Commission members voted 7 (in favor) to 0 (in opposition) to elect **ZACH SAWYER** to be the next vice chair of the Planning and Zoning Commission.

9. Adjourn

With no further business to come before the Commission, **CHAIR JACKSON** adjourned the meeting at 7:25 p.m.

Minutes approved:

Planning and Zoning Commission Minutes
December 5, 2019
Page 14

Dated: _____

By: _____

Mike Jackson, Chair

Planning Department

S/Planning\Boards and Commission\P&Z\Minutes\12-2019 PZC Minutes

Preliminary Plats

3.1.1 98th & Milwaukee Office Park Addition

Description:

Location – 8.170 acres north of 98th Street and east of Milwaukee Ave, in southwest Lubbock.

Representative – Centerline Engineering & Consulting, LLC

Lots/ Tracts – Tracts A- R

Preliminary Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:
“The conceptual design, presented as a drawing, for a proposed subdivision which serves as a working instrument for review and approval or denial by the planning and zoning commission. Required changes are noted within the acceptance or rejection of the plat by the planning and zoning commission. Each preliminary plat shall contain all contiguous property under single or common ownership and include topographic information.”

Recommend approval subject to the following conditions:

GIS:

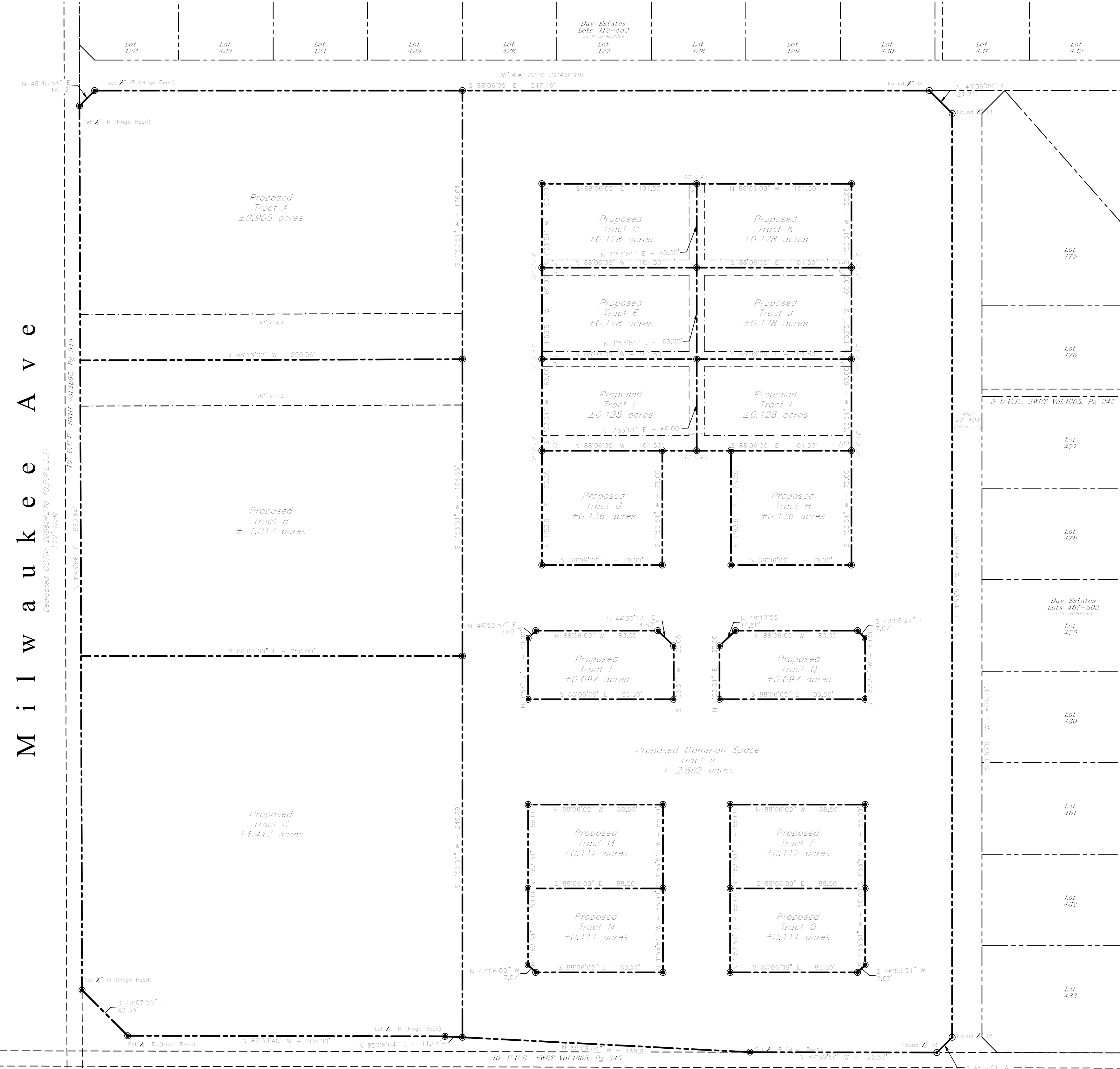
- Need to tie each Tract group (Tracts D-H, L, Q, M-N, and P-O) that lies within Tract R to a plat corner with a distance and bearing
- Show dimension along west side of Tract R
- Show distances between Tract groups and between sides of Tract R
- Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
- Tie the proposed plat to a previously recorded plat or to a section corner.

ENGINEERING:

- Street Dedication Deeds shown for 98th Street and Milwaukee Avenue only dedicate ROW to the section line - not the entire 110' width of ROW. Need to show section lines for AK-28.
- Define CAE in Legend
- General text is too light and not bold enough
- Plat limits and tract lines should be bold and solid not dashed
- Water and sewer Plans Required.
- Adjacent Main Fees Due.
- Preliminary Drainage Map Required.
- Drainage Analysis Required.
- Any drainage to alley will require the alley to be paved to discharge.

Notes:

TRACTS A thru R, 98th & Milwaukee Office Park, an addition to the City of Lubbock, Lubbock County, Texas



M i l w a u k e e A v e

9 8 t h S T R E E T

Dedicated Vol: 10177, Pg: 14 (O.P.R.L.C.T.)
110' ROW

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF LUBBOCK

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF LUBBOCK

This plat was acknowledged before me on _____ by JKLM Investments.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

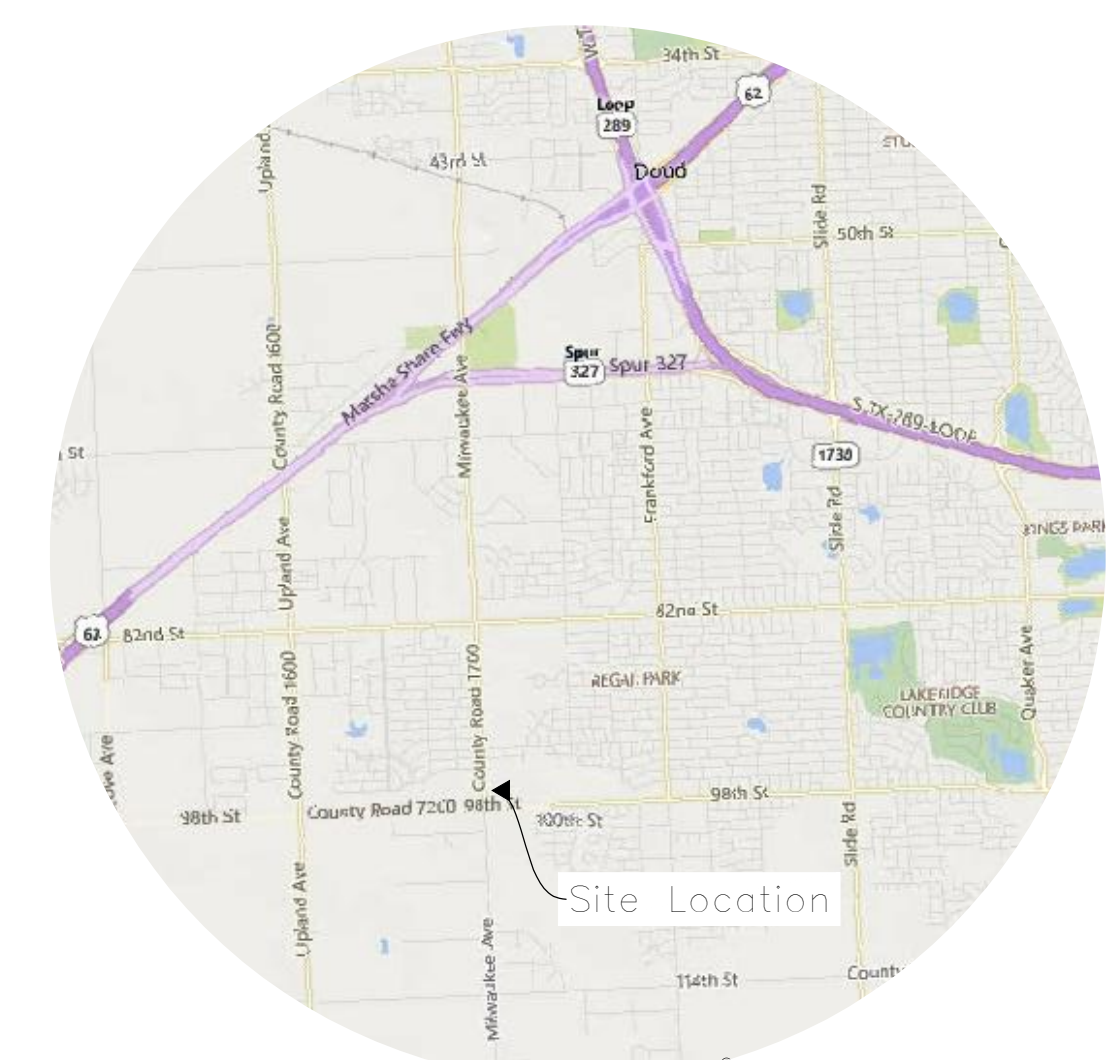
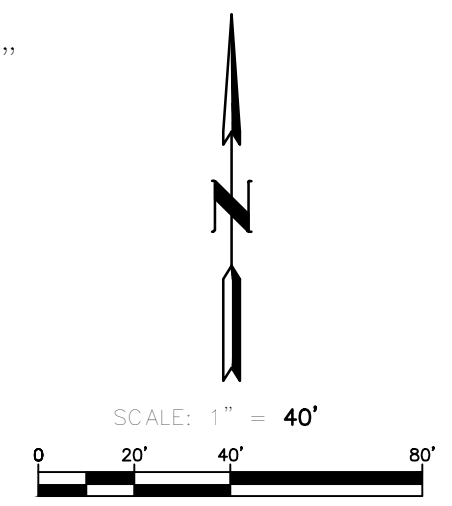
I hereby certify that this plat represents a survey performed by me or under my supervision in October 2018 and that the monuments shown hereon were found in place. The position of final monuments, shown hereon, will be placed before the approval of the final plat in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Date: November 13, 2019

GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plot limits.
2. All streets, alleys and easements within plot limits are herein dedicated, unless noted otherwise.
3. All easements dedicated hereby shall entitle the City 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.
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 36.03.035 of the Lubbock Code of Ordinances.
5. 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.
6. 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 instruments prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
7. 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 the Planning and Zoning Commission Policy or by the Lubbock Code of Ordinances.
8. 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.
9. Any easements or rights-of-way shown as to be dedicated by separate instrument are shown on the plat for information purposes only. This plat does not dedicate said easements.
10. In order to prevent damage to public and private utilities and to minimize 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 chartered corners of alley ways. All alleys serviced by the City of Lubbock Solid Waste Services Department must be at least 20' feet in width. Adequate space of 60 1/2" is required for dumpster placement in all alley ways. Adequate dumpster ratio is 1 dumpster per every 4 homes.
11. No portion of this surveyed property lies within a "Special Flood Hazard Boundary". These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps are on file at City Hall, Lubbock, Texas and are open for public inspection.
12. 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.
13. Only those copies which bear an original ink impression seal or embossed seal will be considered a "valid" copy. Centerline Engineering & Consulting, LLC, will not be responsible for the content of anything other than a valid copy of this survey.
14. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described here.
15. Blanket underground utility easement as required of service within the plat limits is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.
16. Blanket garbage collection easement as required or service within the plat limits is herein granted.
17. Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.

- LEGEND**
- - 5/8" Iron Rod with Cap Stamped "CEC"
 - ⊙ - 1/2" Iron Rod Found Stamped "Hugo Reed"
 - P.U.E - Public Utility Easement
 - P.D.E - Public Drainage Easement
 - P.A.E - Public Access Easement
 - T.E - Cable Pedestal
 - E.T. - Electrical Transformer
 - — — — — Lot Line
 - - - - - Easement Line
 - — — — — FEMA 100-Yr
 - — — — — Plat Limits



VICINITY MAP

Approved this _____ day of _____, 20____.

by the Planning and Zoning Commission of the City of Lubbock, Texas.


Chairman _____

Director of Planning _____

98th & Milwaukee Office Park

BEING ENTIRE TRACT
OF SECTION 28
IN BLOCK AK
CONTAINING 8.170 AC.

LUBBOCK, LUBBOCK COUNTY, TEXAS
November 13th, 2019



10210 Frankford Ave, Ste. 410
Lubbock, TX 79424
(806) 470-8888
TRPE Reg No. F-16173
TRPLS Reg No. 10194378

3.1.2 The Commons Addition

Description:

Location – 48.583 acres north of 122nd Street, east of Quaker Avenue, in south Lubbock.

Representative – AMD Engineering, LLC

Lots/ Tracts – Tracts A- O

Preliminary Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“The conceptual design, presented as a drawing, for a proposed subdivision which serves as a working instrument for review and approval or denial by the planning and zoning commission. Required changes are noted within the acceptance or rejection of the plat by the planning and zoning commission. Each preliminary plat shall contain all contiguous property under single or common ownership and include topographic information.”

Recommend approval subject to the following conditions:

- Engineering Department:
 - Tract L does not appear to have public access.
 - Water and sewer along both 122nd Street and Quaker Avenue will likely have required adjacent main and pro rata fees.
 - Drainage analysis required
 - Adjacent main fees will be due. These will be computed at the time of the final plat.
- GIS Department
 - Recommending a locator map be added.
 - The N/2 of 122nd Street is NOT dedicated by plat for Solaris Estates (CCFN 2007050768).
 - Plat is missing a 10' Underground Water Line Easement located adjacent to the S plat boundary in the 10' strip indicated on the plat (CCFN 2007020230).
 - Academy South Tract A is also dedicated as a Drainage Easement (CCFN 2016005392) and needs to be indicated as such.
- Planning Department
 - Access easement must be provided that has access to a public street for Tract L per 38.05.004 Lot Standards of the Subdivision Code.

Notes:

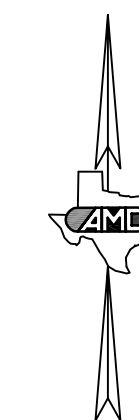
PRELIMINARY PLAT TRACTS A-O, THE COMMONS

an addition to the City of Lubbock, Lubbock County, Texas

Notes:
 Scale: 1" = 100'
 Heavy lines indicate plat limits.
 Contours shown are City of Lubbock Lidar Contours.
 All streets, alleys and easements within plat limits are herein dedicated.
 All easements dedicated hereby shall entitle the City 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 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 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 Resolution No. 5718, and Section 28.09.046 and Section 30.03.073 of the Lubbock Code of Ordinances.
 Tracts A, F AND O to be owned and maintained by a property owner's association.

LEGEND

---3280--- TYPICAL 2016 CITY OF LUBBOCK LIDAR CONTOURS



SCALE: 1" = 100'



PREPARED, NOVEMBER 2019, FOR:
 GRACO REAL ESTATE DEVELOPMENT, INC.
 5307 W LOOP 289 #302, LUBBOCK TX 79414
 806-745-9718

PRELIMINARY: THIS DOCUMENT SHALL NOT
 BE RECORDED FOR ANY PURPOSE.
 THIS DOCUMENT IS RELEASED FOR REVIEW
 PURPOSES ONLY.
 RELEASE DATE: NOVEMBER 21, 2019

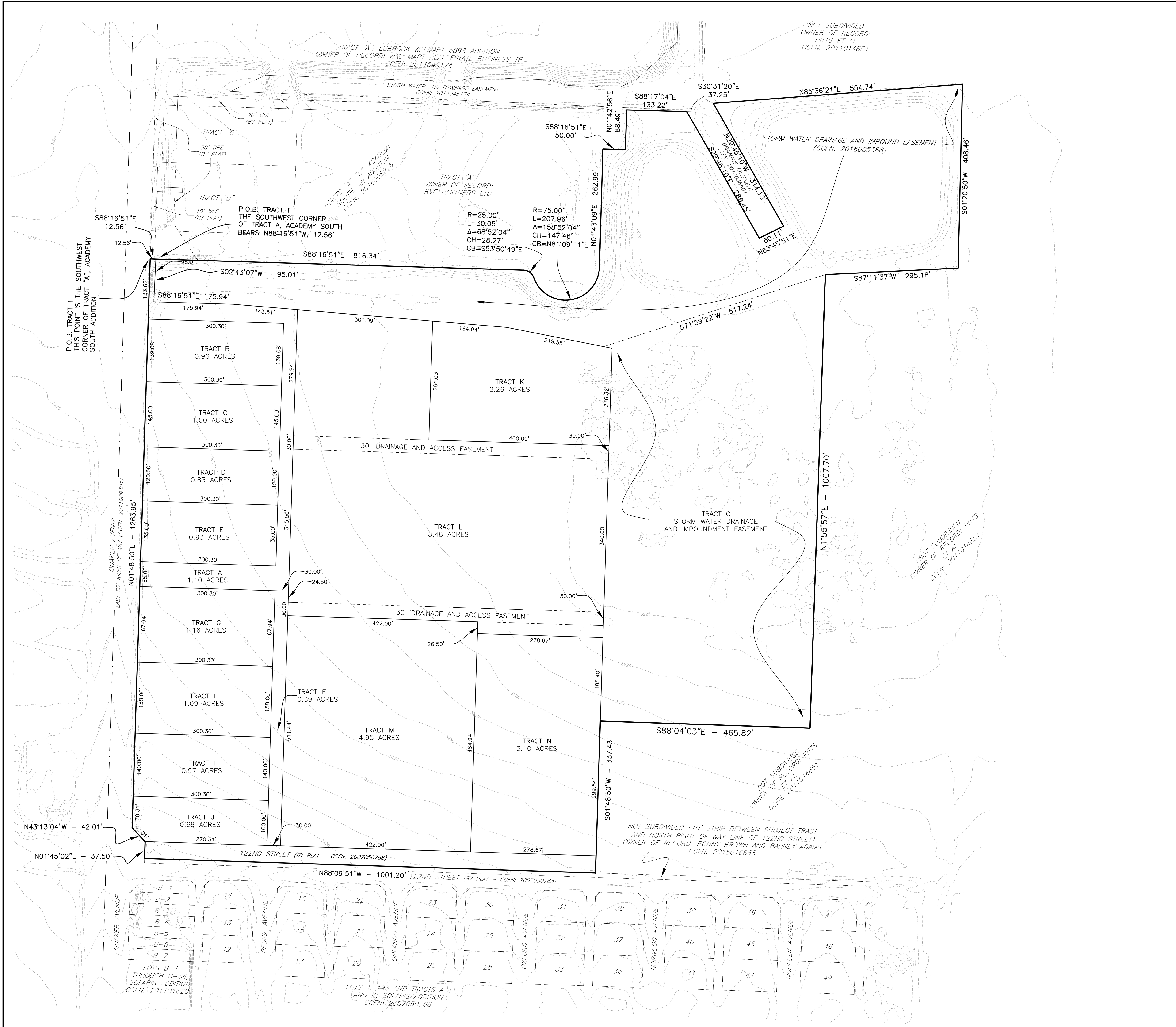


**CIVIL ENGINEERING
 LAND SURVEYING**

AMD Engineering, LLC
 6515 68th Street, Suite 300
 Lubbock, TX 79424

Phone: 806-771-5976
 Fax: 806-771-7625
 TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity



3.2.1 Western Estates Addition

Description:

Location – 3.352 acres south of Harvard Street and east of Frankford, in west Lubbock.

Representative – Delta Land Surveying, LLC

Lots/Tracts – C-1-A and C-2-A

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- GIS and Data Services:
 - a. Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - b. Missing 10’ SSE (1026 P108) across north half of Tract A (continuation of the 10’ SSE shown on southwest of plat).
 - c. Missing legend
 - d. Coordinate street names with City of Lubbock staff.
 - e. Change Frankford Ave to North Frankford Avenue (North FM 2528)
- Development Engineering Services:
 - a. Provide documentation for coordination with TXDOT on drainage.
- Public Works Engineering:
 - a. No adjacent main fees are due
 - b. No infrastructure plans are required.

Notes:

Plat Notes:
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 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.

Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket underground utility easement as required for service within the plat limits is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket garbage collection easement as required for service within the plat limits is herein granted.

General Notes:

Record documents other than those shown may affect this tract.

Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.

Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.

Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. Delta Land Surveying, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

Survey Notes:

Tracts "C-1-A" and "C-2-A" contains 3.352 acres (146,022.5 sq. ft.) within the plat limits.

Tract "C-1-A" contains 1.148 acres (49,999.1 sq. ft.)

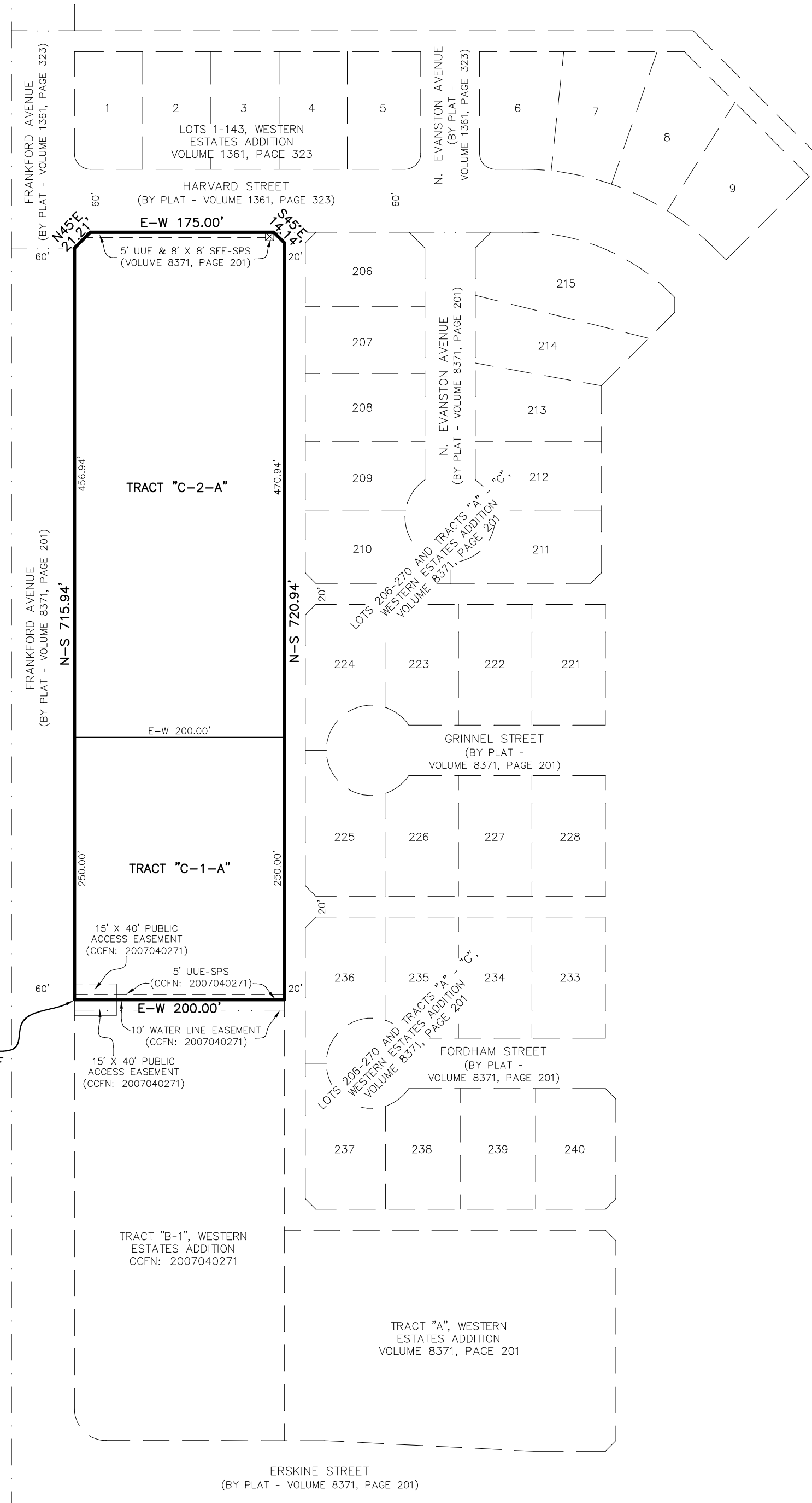
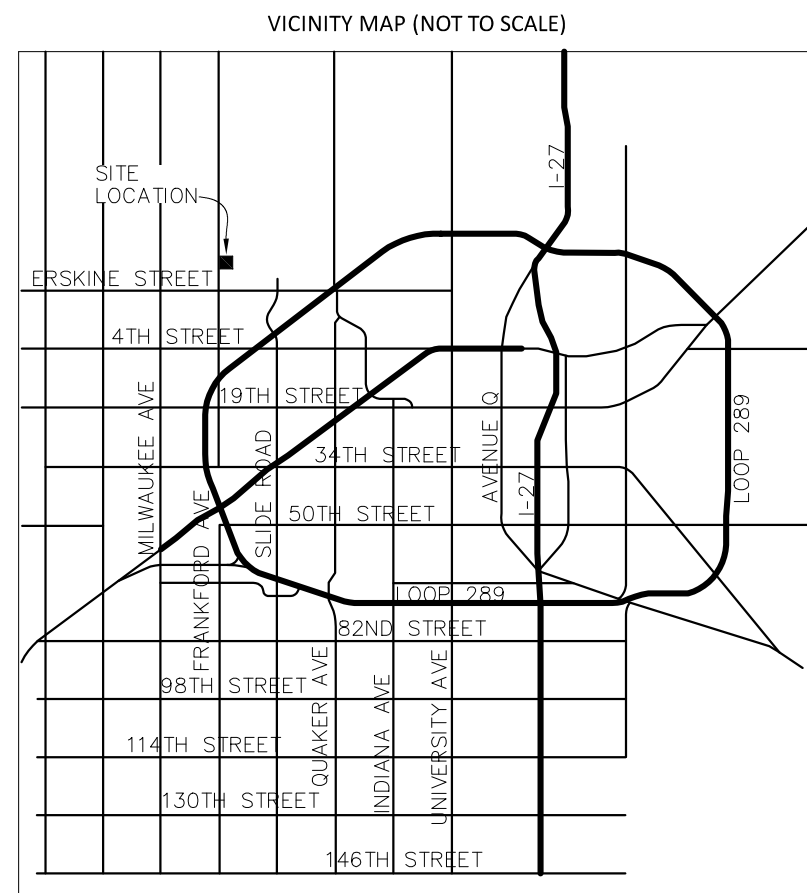
Tract "C-2-A" contains 2.204 acres (96,023.4 sq. ft.)

Bearings are based on the West line of Tract "C-1", Western Estates Addition being previously recognized as N-S.

Coordinates are based on the Texas Coordinate System of 1983, North Central Zone and are actual grid coordinates.

Distances are actual surface distances.

Field notes prepared on separate document on same date.



P.O.B.
THIS POINT IS THE
NORTHWEST CORNER OF
TRACT "B-1", WESTERN
ESTATES ADDITION

TRACTS "C-1-A" AND "C-2-A", A REPLAT OF TRACT "C-1", WESTERN ESTATES ADDITION to the City of Lubbock, Lubbock County, Texas

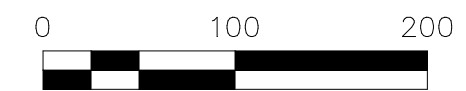
PRELIMINARY: THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY.

RELEASE DATE: NOVEMBER 12, 2019

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

P.O.B. POINT OF BEGINNING
CCFN COUNTY CLERK FILE NUMBER
UUE UNDERGROUND UTILITY EASEMENT
SEE SWITCH ENCLOSURE EASEMENT



Approved this _____ day of _____, 20____, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ Chairman

Attest _____ Secretary

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: November 12, 2019
Delta Land Surveying Project No. 19254



DELTA LAND SURVEYING, LLC
TBPLS # 10194496
3307 82ND STREET, STE. J
LUBBOCK, TX 79423
806-701-5707
WWW.DELTALBK.COM

3.2.2 Clovis Road Addition

Description:

Location – 23.74 acres South of Clovis Rd (US 84) and east of Princeton Street in north Lubbock

Representative – Barron-Stark Engineers.

Lots/Tracts – Lots 4A and 5A

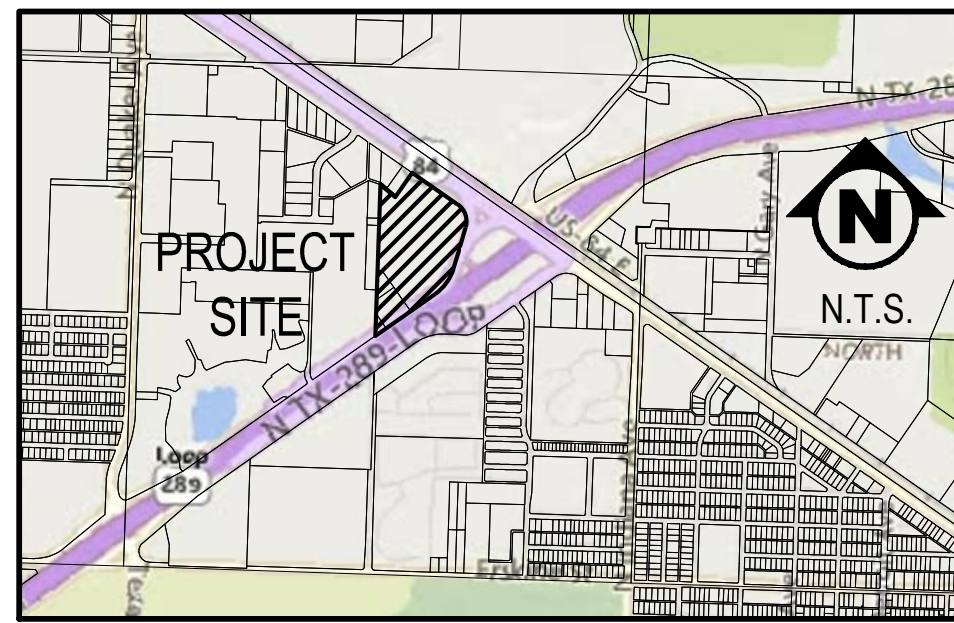
Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

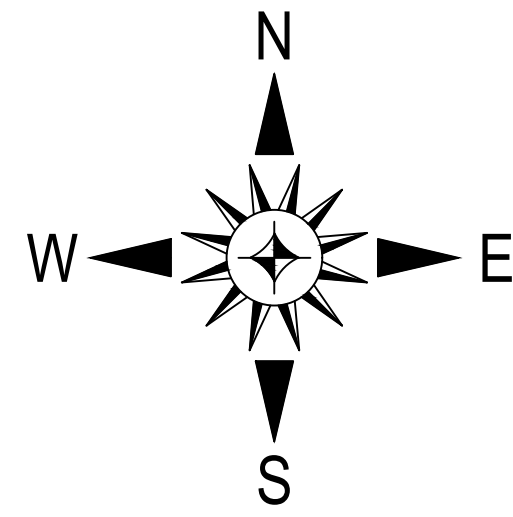
Recommend approval subject to the following conditions:

- Development Engineering Services:
 - a. Remove Zone X designation and lines.
 - b. Move fire lane easement away from property line to provide space for fencing. At least 2 feet required.
 - c. Clarify 'Prospective' easements. Can reference construction easement as a temporary construction easement to be abandoned at the completion of construction. Since it is on the subject property, I'm not sure why it is desired.
 - d. What is the line under 'Prospective 20' Underground Utility Easement'? Is it a proposed Lot line? If it is the boundary to the detention pond, it should be dashed.
 - e. Access points shall be coordinated and permitted through TxDOT for their facilities.
 - f. It appears that the easement configuration has changed since the prior prelim plat. It appears that the water lines have been approved for construction. Confirm that the mains are still in the easements or, if not, provide plans to show the relocations.
 - g. Adjacent mains in the amount of \$56,437.01 are due.
 - h. Extension of Princeton Avenue is required.
- GIS and Data Services:
 - a. Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - b. Tie the proposed plat to a previously recorded plat or to a section corner.
 - c. Plat limits & lot lines - use bold solid lines
 - d. All easements dedicated on this plat - need to have dimensions and bearings for each boundary segment (not just the centerline)
 - e. 20' UE - need distance and bearing to place it along north edge
 - f. 20' SSE & UWE (CCFN 2016004583) - needs to be labelled with easement type and recording information
 - g. Missing 20' OPE-SPS/LPL (V1477 P122 and CCFN 2011035889) - needs to be shown
 - h. Show all ROW documents that lie along the edge of plat limits - Loop 289 and US 84 State deeds - V802 P570 & V992 P397

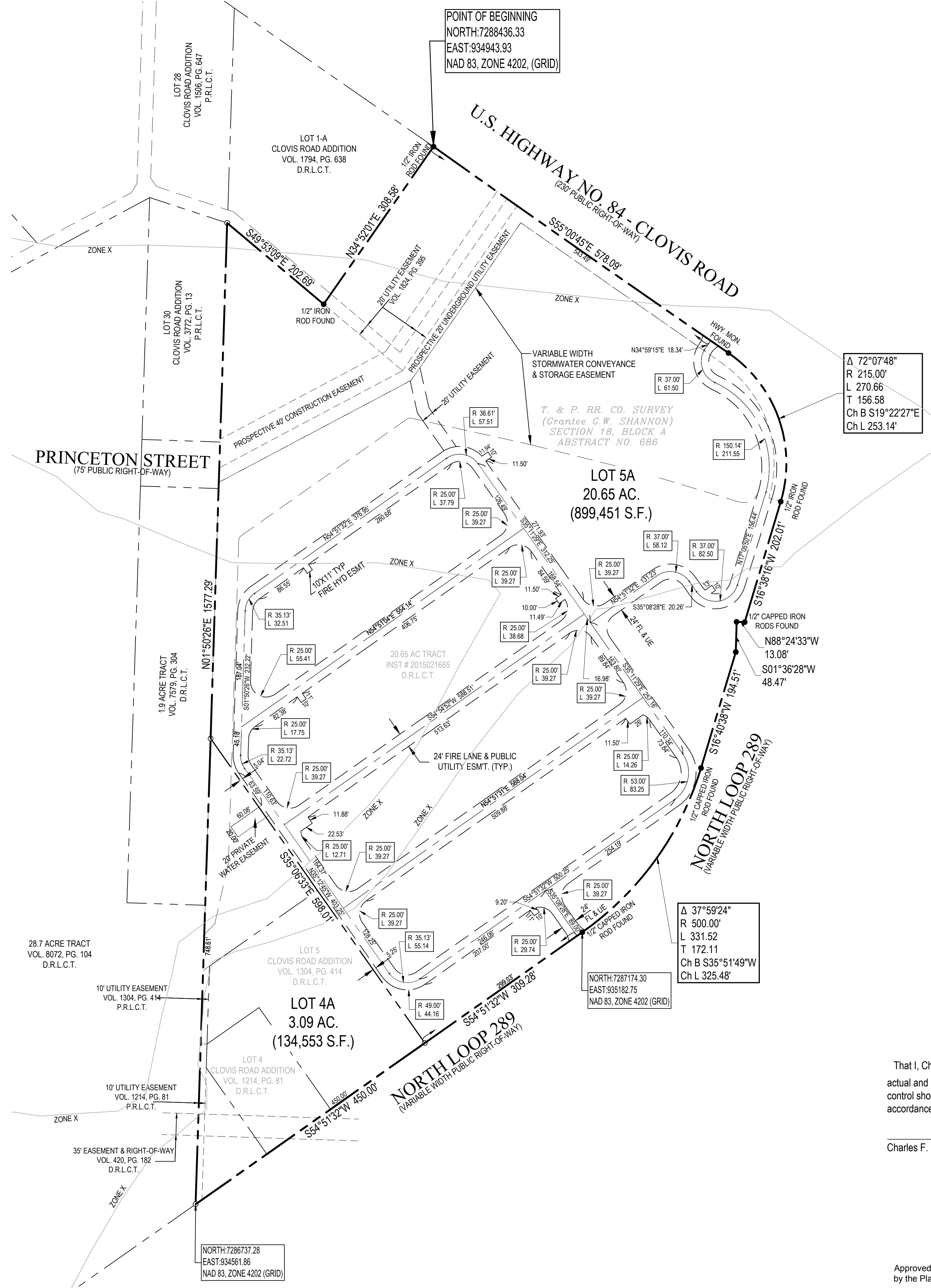
Notes:



VICINITY MAP



**LOTS 4A AND 5A
CLOVIS ROAD ADDITION**
Being a Re-Plat of
Lot 4 and Lot 5, CLOVIS ROAD ADDITION
an Addition to the City of Lubbock, Lubbock County, Texas

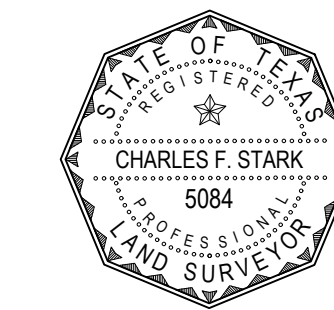


PLAT NOTES:

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 36.09.095 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 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 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 floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, 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 at least 20' feet in width. Adequate space of 60" 1/2" is required for dumpster placement in all alley ways. Adequate dumpster ratio is 1 dumpster per every 4 homes.
11. All platted lots shall provide for collection of garbage consistent with article 22.06 of this code unless alternatives are approved by the City Council.

SURVEY NOTES:

1. This Survey/Final Plat was prepared in conjunction with a Commitment for Title Insurance Prepared by Fidelity National Title Insurance Company., GF No. LT-19151-190151900037-AF and GF No. LT-19151-190151900036-AF Effective Date: May 14, 2019 at 8:00 am, Issued Date: May 27, 2019 at 8:00 am.
2. Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) derived from resolved opus solutions.
3. Legal Description prepared on same date by separate instrument and included in Dedication Deed.
4. Bearings are based on Lot 4, Clovis Road Addition, V1214, P81 and Lot 5, Clovis Road Addition, V 1304, P414, DRLCT.
5. Any reference to the 100 Year Flood Plain or Flood Hazard Zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for Lubbock County, Texas, dated September 28, 2007 Map No. 48303C0285E, the property described herein lies with Zone X Special Flood Hazard Area.
6. The plat boundary and total acreage = 23.74 acres.



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, RPLS, L.S. TEXAS REGISTRATION NO. 5084

That I, Charles F. Stark, RPLS, 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 City of Lubbock, Texas.

Charles F. Stark, RPLS PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES Date _____

FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORDING PURPOSES

Approved this _____ day of _____, 20____ by the Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____
Chairman

Attest _____
Director of Planning

NOTE
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED 'C.F. STARK RPLS 5084'
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

LEGEND
1. P.R.L.C.T. = PLAT RECORDS, LUBBOCK COUNTY, TEXAS
2. D.R.L.C.T. = DEED RECORDS, LUBBOCK COUNTY, TEXAS
3. 24' FL & UE = FIRE LANE & PUBLIC UTILITY EASEMENT
4. VOL. = VOLUME
6. PG. = PAGE
7. FIRE HYD ESMT = FIRE HYDRANT EASEMENT

OWNER: Wichita Self Storage, LLC 12006 Slide Road Lubbock, Texas 79424 PH: 806-438-9328		6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800 www.barronstark.com	JOB No. 221-9534 DATE 09/12/2019
			1 of 1

3.2.3 Estacado High School Addition

Description:

Location –49.49 acres south of East Itasca Street and west of Martin Luther King Jr Blvd , in northeast Lubbock.

Representative – Delta Land Surveying

Lots/Tracts – Tract A

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

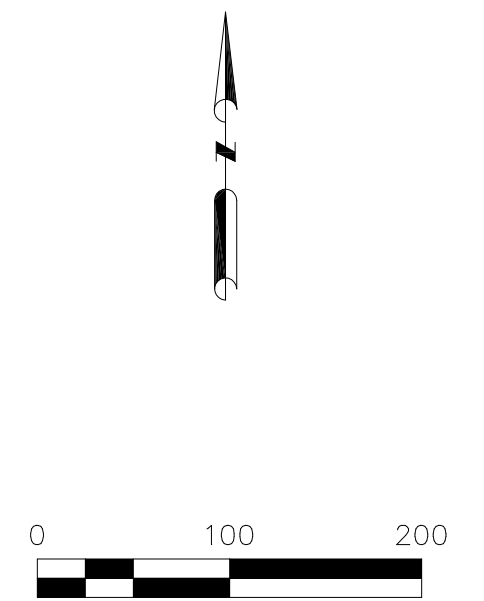
Recommend approval subject to the following conditions:

- Development Engineering Services:
 - a. Adjacent main/Pro-Rata fees for Water/Sewer Utilities are due. An estimate is being prepared.
- GIS Services:
 - a. Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations.
 - b. Coordinate street names with City of Lubbock staff.
 - c. Add North prefix to Martin Luther King Jr Blvd
 - d. Use a larger font for street names so they'll be easier to see on the plat.

Notes:

TRACT "A", ESTACADO HIGH SCHOOL ADDITION
to the City of Lubbock,
Lubbock County, Texas

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.
RELEASE DATE: NOVEMBER 19, 2019
SURVEYOR: DELTA LAND SURVEYING, LLC
CONTACT: JNELSON@DELTALBK.COM
PHONE: 806-701-5707



- SET 1/2" IRON ROD WITH BLUE CAP
MARKED DELTA RPLS 6684
- FD. 1/2" IRON ROD WITH YELLOW CAP (HRA)
- FD. 1/2" IRON ROD WITH ORANGE CAP (ABACUS)
- FD. 1/2" IRON PIPE
- FD. 1" IRON PIPE
- FD. 1/2" IRON ROD
- FD. 3/8" IRON ROD
- △ FD. NAIL WITH WASHER
- △ FD. NAIL
- ⊗ FD. CHISELED "X" IN CONCRETE
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- PMRD PHYSICAL MONUMENT OF RECORD DIGNITY
- CM CONTROLLING MONUMENT
- R-O-W RIGHT OF WAY

Approved this _____ day of _____, 20____, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

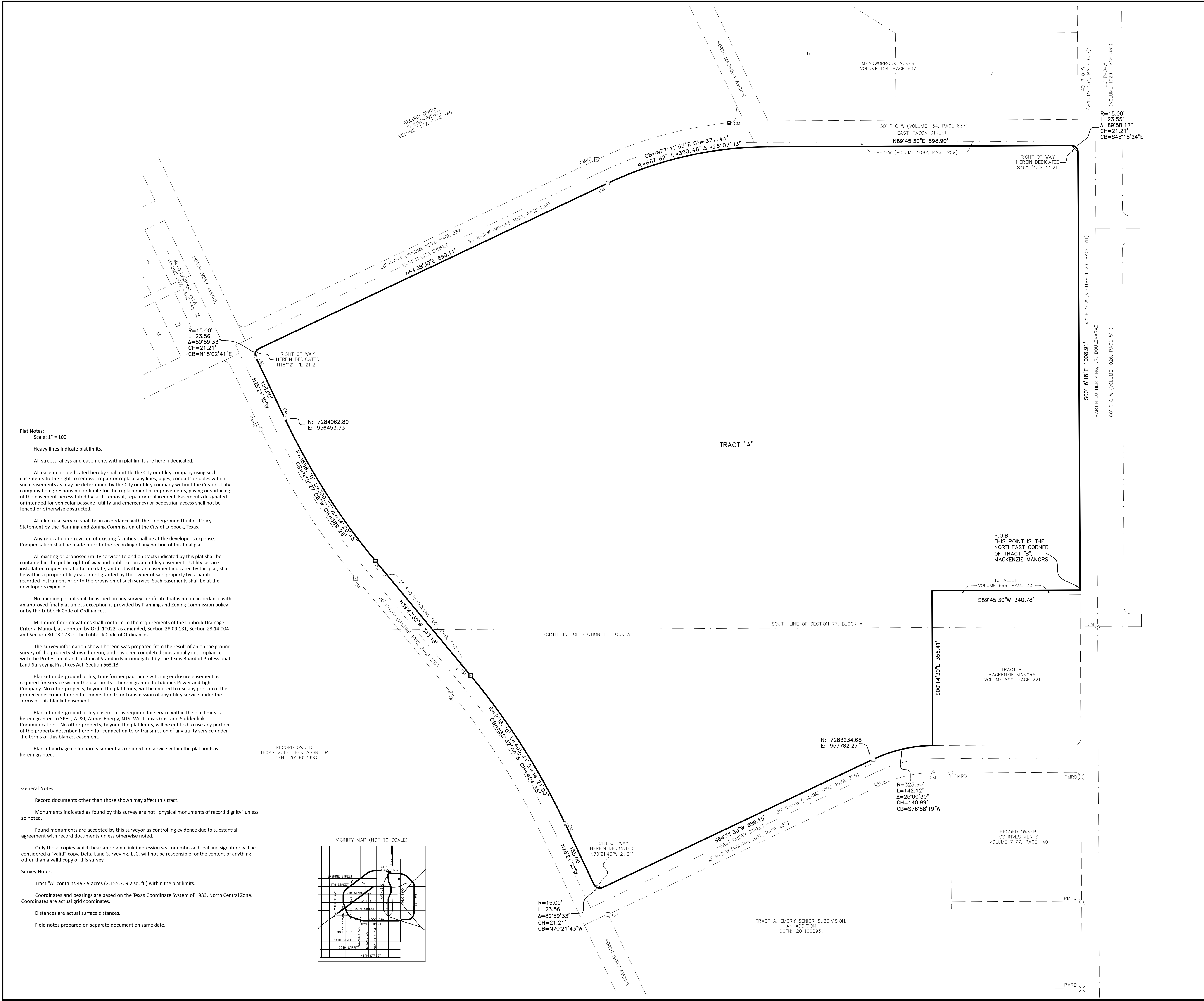
Approved _____ Chairman

Attest _____ Secretary

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: November 19, 2019
Delta Land Surveying Project No. 19233

DELTA LAND SURVEYING, LLC
TBPLS # 10194496
3307 82ND STREET, STE. J
LUBBOCK, TX 79423
806-701-5707
WWW.DELTALBK.COM



Plat Notes:
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 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.

Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket underground utility easement as required for service within the plat limits is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

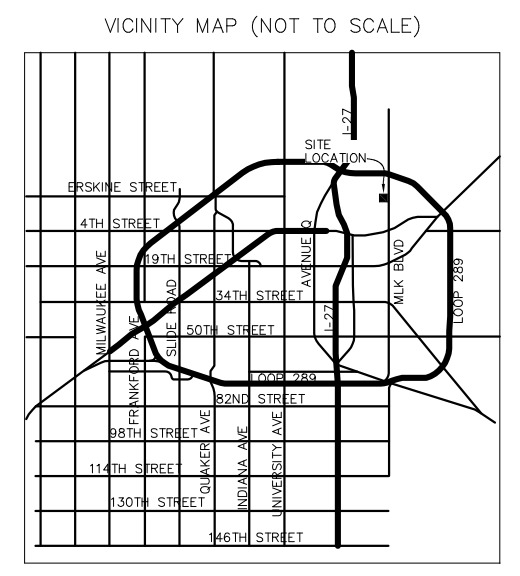
Blanket garbage collection easement as required for service within the plat limits is herein granted.

General Notes:

- Record documents other than those shown may affect this tract.
- Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.
- Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. Delta Land Surveying, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

Survey Notes:

- Tract "A" contains 49.49 acres (2,155,709.2 sq. ft.) within the plat limits.
- Coordinates and bearings are based on the Texas Coordinate System of 1983, North Central Zone. Coordinates are actual grid coordinates.
- Distances are actual surface distances.
- Field notes prepared on separate document on same date.



RECORD OWNER:
TEXAS MULE DEER ASSN, LP.
CCFN: 2019013698

N: 7283234.68
E: 957782.27

RECORD OWNER:
CS INVESTMENTS
VOLUME 7177, PAGE 140

TRACT A, EMORY SENIOR SUBDIVISION,
AN ADDITION
CCFN: 2011002951

3.2.4 Escondido Ranch Addition

Description:

Location – 15.94 acres south of 50th Street and east of Alcove Ave, in southwest Lubbock.

Representative – AMD Engineering

Lots/Tracts – Lots 61-129

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Development Engineering Services:
 - a. Paving, water, sewer, and drainage submittals required.
 - b. Waiver Letter for Escondido Ranch lots 1-60.
 - c. Road Closed Sign required at end of Zadar Ave.
- GIS and Data Services:
 - a. Tie the proposed plat to a previously recorded plat or to a section corner.
 - b. Label Escondido Ranch Tract A
 - c. Need to show recording information for ROW along Alcove Ave adjacent to plat limits
- LPL
 - LPL needs 2'USE's on the west side of lots 90 and 77. Also LPL needs a 2'USE on the north side of lot 106 in cul-de-sac.

Notes:

LOTS 61-129, ESCONDIDO RANCH, an Addition to the City of Lubbock, Lubbock County, Texas

Notes:
Scale: 1" = 100'

Heavy lines indicate plat limits.

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

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 of by the Lubbock Code of Ordinances.

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 36.09.095 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

All easements herein granted shall entitle the city of 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.

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.

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

Public pedestrian access easement is herein granted for person 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 walk 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.

Either all or a portion of this surveyed property lies within a "Special Flood Hazard Boundary." These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps on file at City Hall, Lubbock, Texas, and are open for public inspection.

General Notes:

Record documents other than those shown may affect this tract.

Monuments indicated as found by this survey are not "physical monument of record dignity" unless noted otherwise.

Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless noted otherwise.

Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

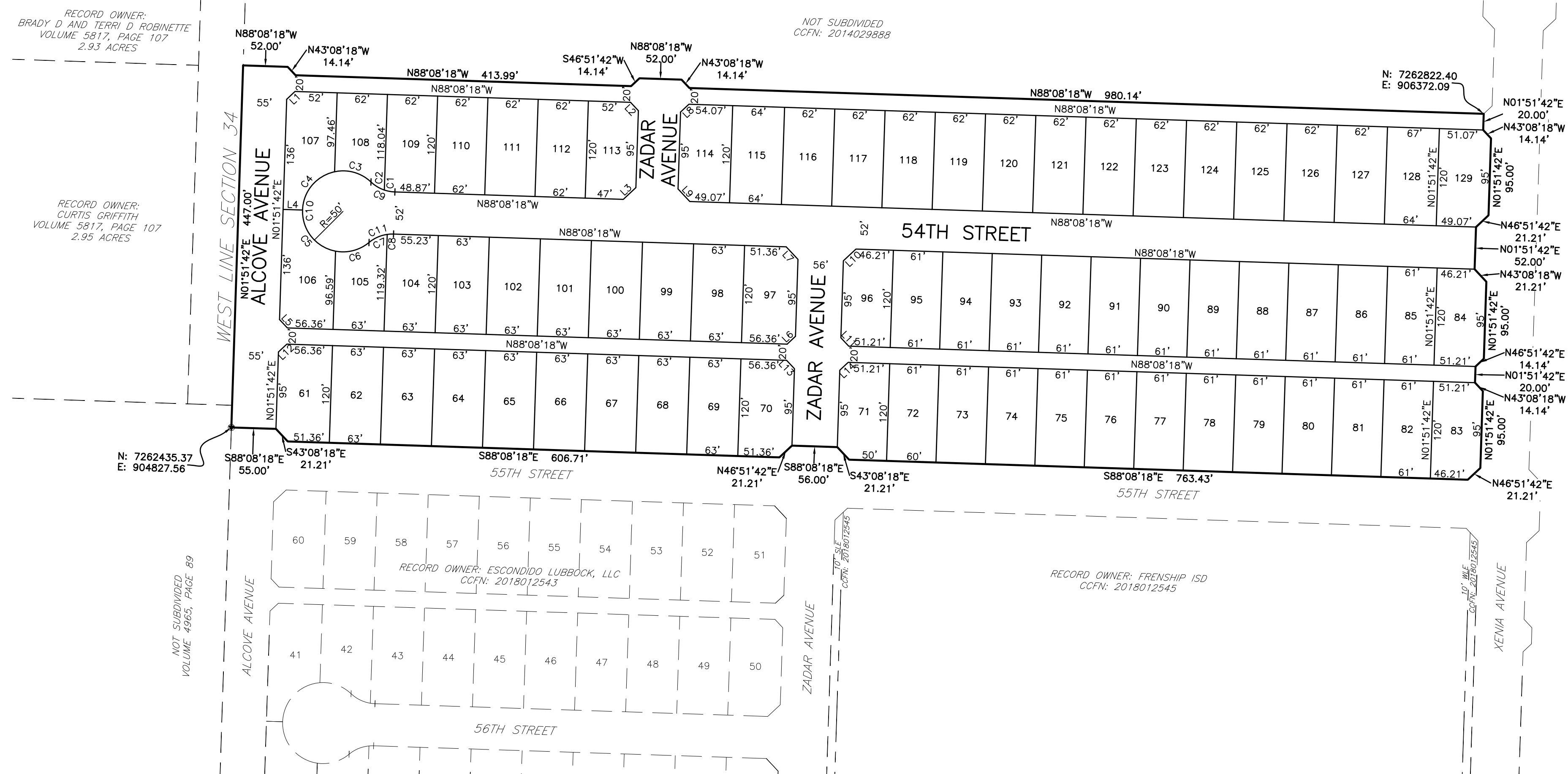
The Coordinates and Bearings hereon shown are based on the Texas Coordinate System of 1983, North Central Zone.

Distances shown on this plat are surface distances.

Lots 61-129, Esccondido Ranch, an Addition contains 15.94 Acres (694,147.4 Sq. Ft.) total within the plat limits.

1/2" iron rod with orange cap (AMD Engineering), set on all interior lot corners.

Field notes prepared on separate document on same date.

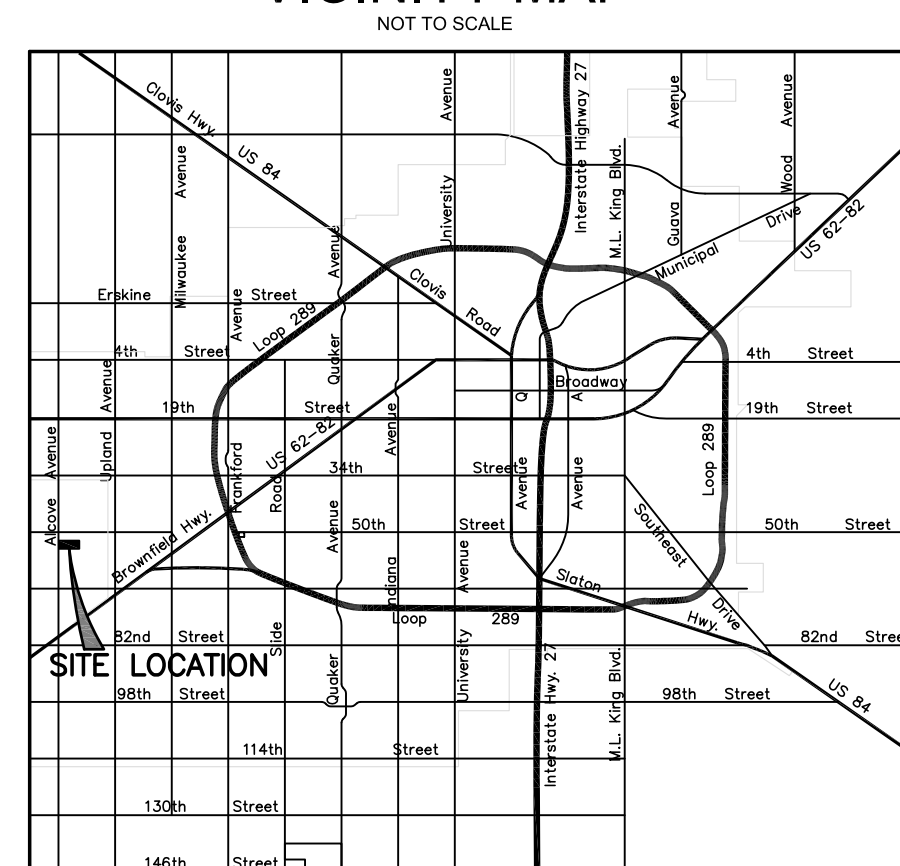


- 1/2" IRON ROD WITH CAP, FD...CM
- 1/2" IRON ROD WITH CAP, SET
- ★ NAIL IN ASPHALT, SET
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- UUE UNDERGROUND UTILITY EASEMENT
- TPE TRANSFORMER PAD EASEMENT 4'X6'
- USE UNDERGROUND STREET LIGHT CABLE EASEMENT
- CM CONTROLLING MONUMENT
- SPEC SOUTH PLAINS ELECTRIC COOPERATIVE
- PAE PEDESTRIAN ACCESS EASEMENT
- DRE DRAINAGE EASEMENT
- DUE DRAINAGE AND UNDERGROUND UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	14.14'	N46°51'42"E
L2	14.14'	S43°08'18"E
L3	21.21'	S46°51'42"W
L4	24.00'	N88°08'18"W
L5	14.14'	S43°08'18"E
L6	14.14'	N46°51'42"E
L7	21.21'	S43°08'18"E
L8	14.14'	N46°51'42"E
L9	21.21'	S43°08'18"E
L10	21.21'	N46°51'42"E
L11	14.14'	N43°08'18"W
L12	14.14'	N46°51'42"E
L13	14.14'	S43°08'18"E
L14	14.14'	S46°51'42"W

CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	45.00'	16°57'47"	13.32'	S79°39'25"E	13.27'
C2	45.00'	24°40'27"	19.38'	S58°50'18"E	19.23'
C3	50.00'	55°32'02"	48.46'	N74°16'08"W	46.59'
C4	50.00'	76°06'06"	66.41'	S39°54'45"W	61.64'
C5	50.00'	81°11'54"	70.86'	S38°44'15"E	65.08'
C6	50.00'	50°26'20"	44.02'	N75°26'38"E	42.61'
C7	45.00'	31°41'40"	24.89'	S66°04'18"W	24.58'
C8	45.00'	9°56'33"	7.81'	S86°53'25"W	7.80'
C9	45.00'	41°38'13"	32.70'	S67°19'11"E	31.99'
C10	50.00'	26°31'27"	29.75'	S01°51'42"W	29.74'
C11	45.00'	41°38'13"	32.70'	S71°02'35"W	31.99'

VICINITY MAP



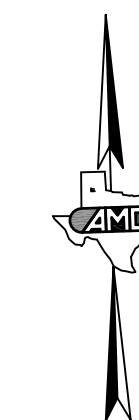
Approved this _____ day of _____, 20____, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ CHAIRMAN

Attest _____ SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
That I, XXXXXXXXX, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

XXXXXXXXXX
Registered Professional Land Surveyor, No. XXXX
Survey Date: XXXXXXXXXX
Job No. 19064



**CIVIL ENGINEERING
LAND SURVEYING**

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5976
Fax: 806-771-7625
TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity

3.2.5 Escondido Crossing Addition

Description:

Location – 12.14 acres south of 50th Street and east of Alcove Ave, in southwest Lubbock..

Representative – AMD Engineering

Lots/Tracts – Lot 1-50

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Development Engineering:
 - a. Change alley acute angle intersection at Xenia Ave. and 63rd St.
 - b. Paving, water, sewer, and drainage submittals required.
 - c. No Adjacent main fees due.
 - d. Need a 56' ROW by Separate Instrument (Xenia Ave)
 - e. 20' UUE by Separate Instrument
 - f. 64' ROW by Separate Instrument
 - g. 60' ROW by Separate Instrument
 - h. They are needed to access the lots.
- GIS and Data Services:
 - a. Tie the proposed plat to a previously recorded plat or to a section corner.

Notes:

LOTS 1-50, ESCONDIDO CROSSING, an Addition to the City of Lubbock, Lubbock County, Texas

RECORD OWNER:
RICKY & SABRINA MURPHY
VOLUME 5845, PAGE 284
5.11 ACRES

RECORD OWNER:
THOMAS & VALERIE WALKER
VOLUME 4904, PAGE 297
5.11 ACRES

RECORD OWNER:
JAMES & JERI PUTMAN
CCFN: 201101992
5.11 ACRES

RECORD OWNER:
JAMES & JERI PUTMAN
CCFN: 201101992
5.11 ACRES

RECORD OWNER:
SPRAQUE FLEMING
CCFN: 2007040058
5.11 ACRES

N: 7259796.24
E: 905725.45



Notes:
Scale: 1" = 100'

Heavy lines indicate plat limits.

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

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 of the City of Lubbock Code of Ordinances.

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 36.09.095 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

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General Notes:

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Monuments indicated as found by this survey are not "physical monument of record dignity" unless noted otherwise.

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Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

The Coordinates and Bearings hereon shown are based on the Texas Coordinate System of 1983, North Central Zone.

Distances shown on this plat are surface distances.

Lots 1-50, Esccondido Crossing, an Addition contains 12.14 Acres (528,851 Sq. Ft.) total within the plat limits.

1/2" iron rod with orange cap (AMD Engineering), set on all interior lot corners.

Field notes prepared on separate document on same date.

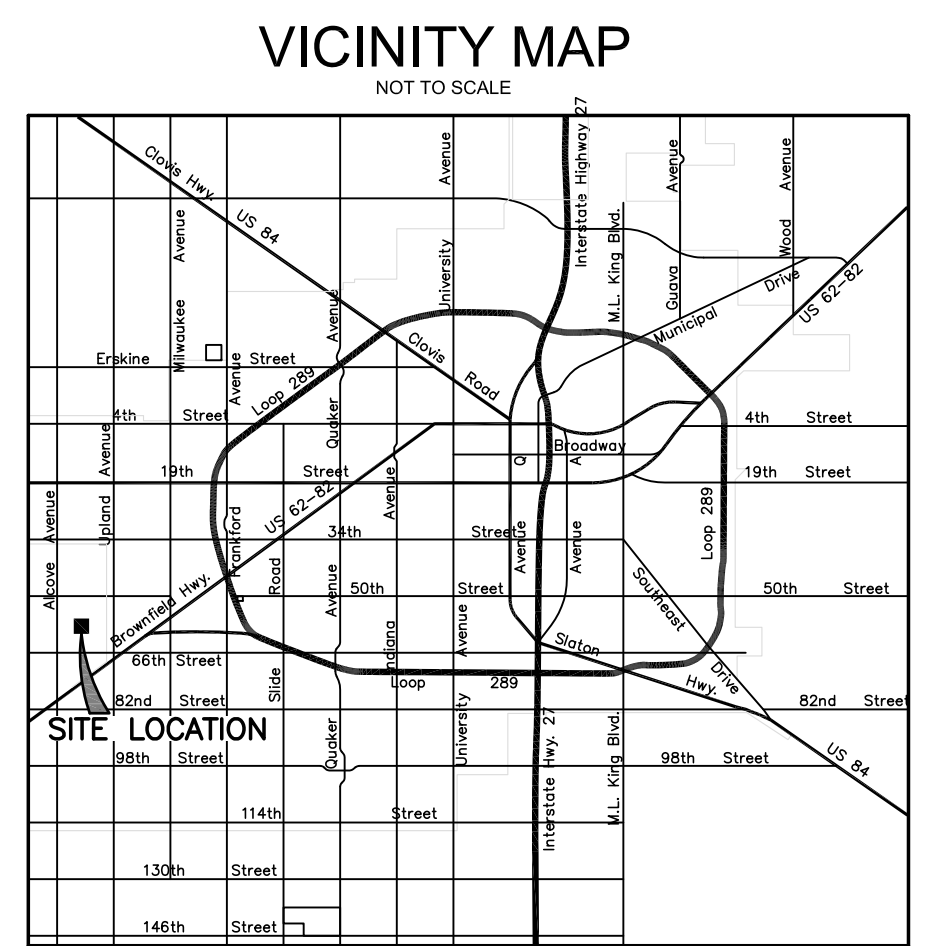
Approved this _____ day of _____, 20____ by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ CHAIRMAN

Attest _____ SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
That I, XXXXXXXX, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

XXXXXXXXXX
Registered Professional Land Surveyor, No. XXXX
Survey Date: XXXXXXXXXX
Job No. 19084



RECORD OWNER: JIMMIE DAVIS
CCFN: 2009017726
5.10 ACRES

RECORD OWNER: JOHN & MEREDITH FOWLER
CCFN: 010018033
10.30 ACRES

RECORD OWNER: ALLEN & KATHY REID
VOLUME 5290, PAGE 344
5.122 ACRES

RECORD OWNER:
ROBIN VERRETT
CCFN: 2011018695
2.38 ACRES

RECORD OWNER: BYRON & MITZIE MCENTIRE
VOLUME 5290, PAGE 310
3.15 ACRES

RECORD OWNER:
JOHN & PAULA PEROP
CCFN: 2012048991
1.40 ACRES

RECORD OWNER: DANNY EMERSON
CCFN: 2012048992
3.15 ACRES

RECORD OWNER: WILLIAM SCOTT
VOLUME 187, PAGE 349
1.87 ACRES

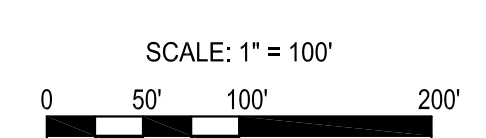
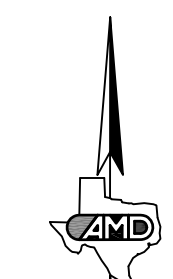
RECORD OWNER: RONALD & CAROL DAVIS
CCFN: 2012048991
1.875 ACRES

64' R-O-W (BY SEP. INSTRUMENT)

- ⊙ 1/2" IRON ROD WITH CAP, FD....CM
- ⊙ 1/2" IRON ROD WITH CAP, SET
- ⊙ NAIL IN ASPHALT, SET
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- UUE UNDERGROUND UTILITY EASEMENT
- TPE TRANSFORMER PAD EASEMENT 4'x6'
- USE UNDERGROUND STREET LIGHT CABLE EASEMENT
- CM CONTROLLING MONUMENT
- SPEC SOUTH PLAINS ELECTRIC COOPERATIVE
- PAE PEDESTRIAN ACCESS EASEMENT
- DRE DRAINAGE EASEMENT
- DUE DRAINAGE AND UNDERGROUND UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.15	N46°52'49"E
L2	21.21	S43°08'02"E
L3	14.14	S46°51'58"W
L4	21.21	N43°07'11"W
L5	21.22	N46°52'49"E
L6	14.14	S43°08'02"E
L7	21.21	N46°51'58"W
L8	5.08	N88°08'02"W
L9	5.00	N88°08'02"W
L10	21.21	S43°08'02"E
L11	14.14	N46°51'58"W
L12	21.21	N43°07'11"W
L13	21.22	N46°52'49"E
L14	14.14	N43°08'02"W
L15	21.21	N46°51'58"W
L16	5.08	N88°08'02"W
L17	5.00	N88°08'02"W
L18	23.34	N49°13'29"W
L19	16.62	N35°49'37"E
L20	21.21	N43°06'11"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH BEARING	CHORD
C1	45.00	36°12'50"	28.44	S70°01'37"E	27.97
C2	43.00	40°07'30"	30.11	N71°58'58"W	29.50
C3	43.00	86°05'19"	64.61	S44°54'38"W	58.70
C4	43.00	85°58'56"	64.53	S41°07'30"E	58.64
C5	43.00	40°13'54"	30.19	N75°46'05"E	29.58
C6	45.00	36°12'50"	28.44	S73°45'33"W	27.97
C7	45.00	36°12'50"	28.44	S70°01'37"E	27.97
C8	43.00	40°07'30"	30.11	N71°58'58"W	29.50
C9	43.00	86°05'19"	64.61	S44°54'38"W	58.70
C10	43.00	85°58'56"	64.53	S41°07'30"E	58.64
C11	43.00	40°13'54"	30.19	N75°46'05"E	29.58
C12	45.00	36°12'50"	28.44	S73°45'33"W	27.97
C13	43.00	252°25'39"	189.44	S01°51'58"W	69.39
C14	43.00	252°25'39"	189.44	S01°51'58"W	69.39



AMD CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5976
Fax: 806-771-7625
TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity

SOUTH LINE SECTION 34 66TH STREET

3.2.6 Davis Park Addition (ETJ)

Description:

Representative: AMD Engineering

Location – 85.45 acres north of 178th Street (C.R. 7700), west of South Slide Rd (F.M. 1730), in the ETJ

Lots/Tracts – Lots 1-54 & Tracts A-D

Rule 12 Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

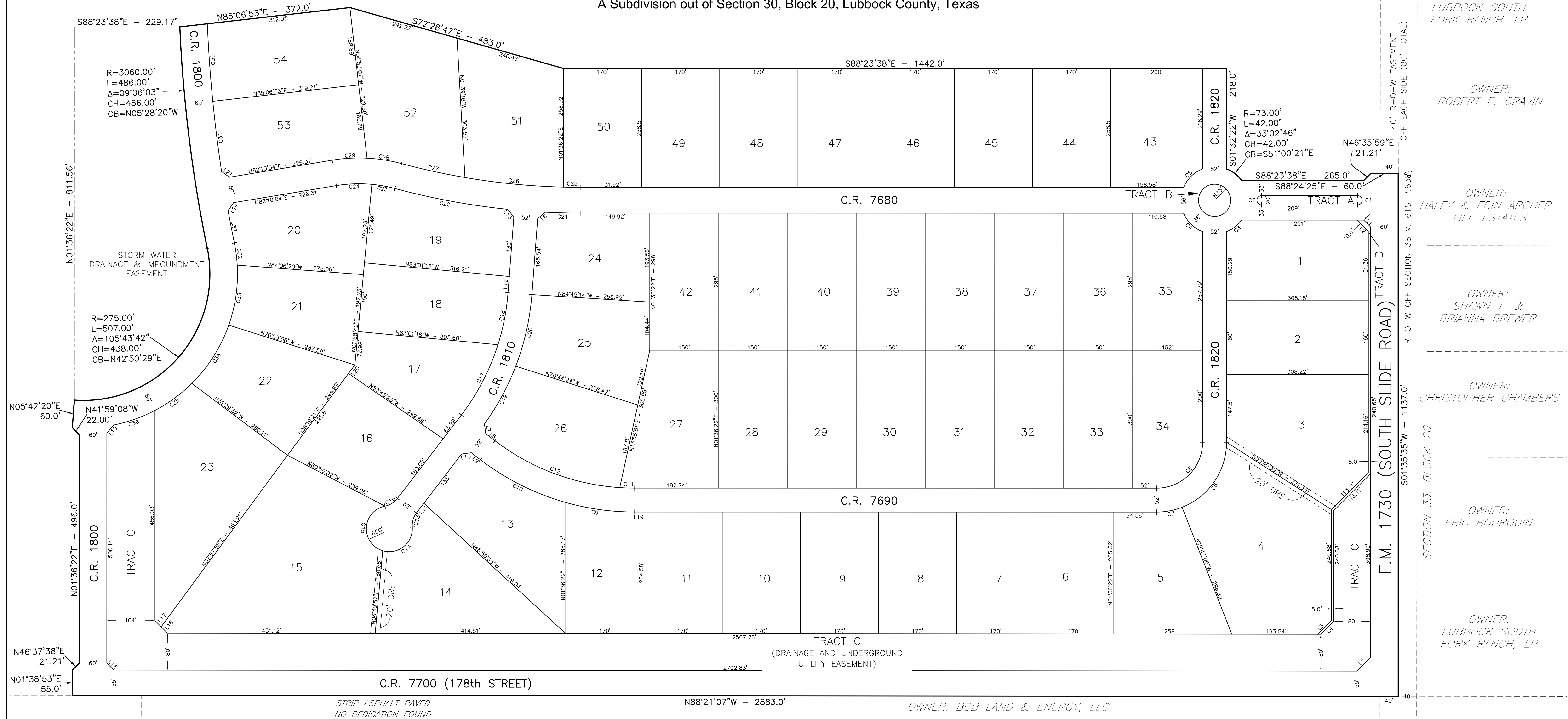
- Development Engineering Services:
 - a. This project is outside the city limits so no water or sewer service shall be required as a condition of this plat.
 - b. All dead end streets shall have barricades provided at the end of the street.
 - c. No adjacent main fees are due for this plat.
 - d. All offsite drainage shall have a drainage easement.
 - e. Coordinate with the County to determine if any procedures are necessary for the median approval.
 - f. Please provide utility layout including franchise utilities since there are no alleys in the development.
 - g. No adjacent main fees are due.
 - h. A drainage analysis shall be provided for the plat.
 - i. Paving plans shall be provided for all streets within the plat limits.
- GIS and Data Services:
 - a. The title should have “Tracts” not “Tract” and “Section 38” not “Section 30”.
 - b. CR 7700 should not include “(178th Street)”.
 - c. FM 1730 should not include “(South Slide Road)”.
 - d. Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - e. Plat must have a legend containing all abbreviations used on the plat.
 - f. Tracts A and B (floating medians) need to be tied to a lot corner or other feature so that they can be accurately placed.
 - g. Right-of-way for the E/2 of FM 1730 adjacent to the east side of the plat from the south line of the Bourquin property north is dedicated by the plat for South Fork Ranch Lots 1-10 (V9935 P260).
 - h. This subdivision is located in Section 38, Block 20 and not in "Section 30, Block 20" as the title states.
 - i. Dedication information is missing for the "Storm Water Drainage & Impoundment Easement" adjacent to the NW corner of the plat.
 - j. Plat is missing any mention of South Fork Ranch Lots 1-10, the plat adjacent to the east in Section 33, Block 20.
 - k. Plat is missing ROW information for the W/2 of FM 1730 north of the plat boundary and for the ROW adjacent to the southeast corner of the plat (adjacent to the southern tract of land owned by "Lubbock South Fork Ranch").
 - l. Please provide a locator map.
- Lubbock County:
 - a. Section 5.2.b: Provide a water supply plan.

- b. Section 5.2.d: Provide Drainage engineering study that addresses
- c. the playa lake elevation establishment
- d. conveyance of upstream and downstream
- e. Section 5.2.k: Provide paving plans for associated improvements.
- f. Section 5.2.j: Documents for maintenance responsibility of common areas
 - i. Tracts A, B & C
 - ii. Address the compliance with City of Lubbock Requirements for center medians to be approved by City Council and the requirement of concrete pavement
- g. Section 7.3.10 Public utility easements and drainage easements shall not be in the same location, Tract C.
- h. Section 7.3.2- The Proposed county road(s) on the perimeter of the subdivision, CR 7700, warrant further discussion regarding the proposed improvements.
- i. Be aware that TxDOT requires an analysis showing the existing versus future conditions and could require on-site detention or retention.
- j. Section 7.3.13 Mailboxes shall not be placed within the proposed ROW.
- k. Please coordinate with County Environmental and Safety Director, Brent Hogan to show the well and septic configuration
 - i. Ensure proposed lot configuration (narrow lot frontage width) allows for appropriate spacing for well and septic systems.
 - ii. Any proposed lots will need to account for appropriate open space to accommodate septic systems (no foundation or structures shall be placed that obstruct access to any portion of the septic system)
- l. Street name signs and installation will need to be paid for by the developer.
- m. Additional drainage easements may need to be dedicated after review of the plans.
- n.

Notes:

LOTS 1-54 & TRACT A-D, DAVIS PARK,

A Subdivision out of Section 30, Block 20, Lubbock County, Texas



OWNER:
LUBBOCK SOUTH
FORK RANCH, LP

OWNER:
ROBERT E. CRAVIN

OWNER:
HALEY & ERIN ARCHER
LIFE ESTATES

OWNER:
SHAWN T. &
BRIANNA BREWER

OWNER:
CHRISTOPHER CHAMBERS

OWNER:
ERIC BOURQUIN

OWNER:
LUBBOCK SOUTH
FORK RANCH, LP

Notes:
Scale: 1" = 100'

Heavy lines indicate plat limits.
All streets, alleys, and easements within plat limits are herein dedicated, unless noted otherwise.
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 of the Lubbock Code of Ordinances.
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 36.09.095 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

All easements herein granted shall entitle the city of 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.
Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.
Lots 1-54 and Tracts A-D contains 85.45 acres (3722207 Sq.Ft.) within the plat limits.
Bearings are based on the Texas North Coordinate System. NAD 83, 2011, Epoch 2010.0000.
Coordinates are based on the Texas Coordinate System of 1983, North Central Zone
Tracts A-D are to be owned and maintained by a homeowners association and dedicated as a drainage and underground utility easements.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	10.00'	180°00'00"	31.00'	N01°36'22"E	20.00'
C2	10.00'	180°00'00"	31.00'	N01°36'22"E	20.00'
C3	73.00'	33°02'46"	42.00'	S54°13'06"W	42.00'
C4	73.00'	46°34'51"	59.00'	N44°14'13"W	58.00'
C5	73.00'	46°34'51"	59.00'	N47°27'04"E	58.00'
C6	152.00'	68°36'38"	182.02'	S35°54'41"W	171.00'
C7	152.00'	21°23'22"	56.74'	S80°54'41"W	56.00'
C8	100.00'	90°00'00"	157.00'	S45°36'22"W	141.00'
C9	552.00'	15°44'54"	151.72'	N80°31'10"W	151.00'
C10	552.00'	21°41'07"	208.92'	N61°48'10"W	208.00'
C11	500.00'	03°44'05"	32.59'	N86°31'55"W	33.00'
C12	500.00'	33°41'56"	294.08'	N67°48'54"W	290.00'
C13	45.00'	41°38'13"	32.70'	S18°13'17"W	32.00'
C14	50.00'	110°50'27"	96.73'	S52°49'24"W	82.00'
C15	50.00'	152°26'00"	133.02'	N04°27'37"E	97.00'
C16	45.00'	41°38'13"	32.70'	N95°51'30"E	32.00'
C17	500.00'	19°51'02"	173.23'	N29°06'53"E	172.00'
C18	500.00'	13°12'35"	115.28'	N12°35'05"E	115.00'
C19	552.00'	14°52'56"	143.38'	N30°02'31"E	143.00'
C20	552.00'	16°37'15"	160.13'	N14°12'25"E	160.00'
C21	1556.00'	02°51'50"	77.77'	N86°57'43"W	78.00'
C22	1556.00'	09°11'03"	249.42'	N77°55'06"W	249.00'
C23	300.00'	09°41'44"	50.77'	N78°10'27"W	51.00'
C24	300.00'	14°48'37"	77.56'	S89°54'23"W	77.00'
C25	1500.00'	01°27'17"	38.09'	N87°39'59"W	38.00'
C26	1500.00'	08°13'08"	215.17'	N82°49'46"W	215.00'
C27	1500.00'	05°23'38"	141.21'	N76°01'23"W	141.00'
C28	356.00'	12°15'11"	78.13'	N79°27'10"W	78.00'
C29	356.00'	12°15'11"	78.13'	S88°17'40"W	78.00'
C30	3000.00'	03°13'44"	169.06'	S02°27'24"E	169.00'
C31	3000.00'	02°56'23"	153.92'	S05°32'28"E	154.00'
C32	335.00'	08°20'38"	48.78'	S05°13'33"E	49.00'
C33	335.00'	07°42'29"	43.57'	S09°39'11"W	43.00'
C34	335.00'	25°52'29"	151.28'	S33°56'00"W	150.00'
C35	335.00'	17°10'04"	100.38'	S55°27'16"W	100.00'
C36	335.00'	18°14'21"	94.95'	S72°09'29"W	95.00'
C37	3500.00'	01°22'10"	71.70'	N99°20'17"W	71.70'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.22'	S43°24'01"E
L2	34.15'	S43°24'01"E
L3	42.88'	S46°37'14"W
L4	39.98'	S46°37'14"W
L5	42.41'	S46°37'14"W
L6	21.44'	N50°21'47"E
L7	21.56'	N06°20'58"W
L8	25.06'	N50°57'36"E
L9	25.06'	S50°57'36"E
L10	21.21'	N84°02'24"E
L11	26.37'	N39°02'24"E
L12	35.54'	N69°58'47"E
L13	21.44'	N38°24'12"W
L14	21.09'	N36°49'44"E
L15	22.99'	N41°35'00"E
L16	21.22'	N43°22'22"W
L17	20.01'	N43°21'07"W
L18	20.01'	N43°21'07"W
L19	20.18'	S86°23'38"E
L20	23.20'	N38°19'21"E
L21	21.09'	N52°28'35"W

Approved this _____ day of _____, 20____, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

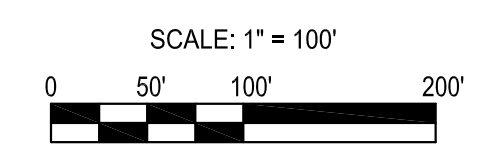
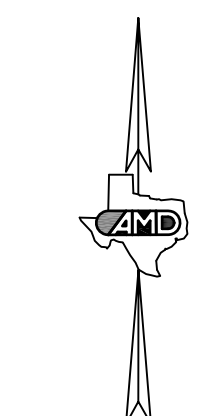
Approved _____ CHAIRMAN

Attest _____ SECRETARY

Approved this _____ day of _____, 20____, by the
Commissioners Court of Lubbock County, 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: NOVEMBER 21, 2019

AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5976 Fax: 806-771-7625
TX. Lic. Surv. Firm # 101785-00
Accuracy - Efficiency - Integrity

3.2.7 Stratford Pointe Addition

Description:

Representative: AMD Engineering

Location – 32.38 acres north of 143rd Street, west of Quaker Ave, in south Lubbock.

Lots/Tracts – Lots 94-160 and Tracts J-Q

Rule 12 Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Development Engineering:
 - a. Provide the area of this plat. There is a reference to 32.38 acres, but it appears to include more lots / tracts than is shown.
 - b. Clean up ROW lines on Quinton at 142nd.
 - c. Water, sewer and paving will need to be constructed or a letter of credit provided prior to filing of the plat.
 - d. Adjacent mains fees -along Quaker - 5667.04. Additional fees may be required if not waived.
 - e. Provide Temporary Drainage Easement by Separate Instrument outside the face of the plat.
 - f. Provide Two 52 Temporary Drainage Easements by Separate Instrument outside the face of the plat.
- GIS Services:
 - a. Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - b. Correct the misspelling of Stratford in the title of the plat
 - c. Need to show adjacent ROW recording information for Quaker Ave street dedication
 - d. Tracts L, M, & N - need to tie with dimensions and bearings to lot/tract corners along ROW edge
 - e. Clearly show Lot 102 dimension along west side and label for DUE
 - f. Tie the proposed plat to a previously recorded plat or to a section corner.

Notes:

LOTS 94-160 & TRACTS "J" THROUGH "Q", STRATFROD POINTE, an Addition to the City of Lubbock, Lubbock County, Texas

Notes:
Scale: 1" = 100'

Heavy lines indicate plot limits.

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

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 of the Lubbock Code of Ordinances.

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 36.09.095 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

All easements herein granted shall entitle the city of 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.

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.

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

Public pedestrian access easement is herein granted for person 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 walk 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.

Either all or a portion of this surveyed property lies within a "Special Flood Hazard Boundary." These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps on file at City Hall, Lubbock, Texas, and are open for public inspection.

General Notes:

Record documents other than those shown may affect this tract.

Monuments indicated as found by this survey are not "physical monument of record dignity" unless noted otherwise.

Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless noted otherwise.

Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

The Coordinates and Bearings hereon shown are based on the Texas Coordinate System of 1983, North Central Zone.

Distances shown on this plat are surface distances.

Lots 94-766 & Tracts "J" through "KK", Stratford Points, an Addition contains 32.38 Acres (1,410,473.89 Sq. Ft.) total within the plot limits.

1/2" iron rod with orange cap (AMD Engineering), set on all interior lot corners.

Field notes prepared on separate document on same date.

Tracts J-Q are to be owned and maintained by a homeowners association and dedicated as a drainage and underground utility easements.

Approved this _____ day of _____, 20____ by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ CHAIRMAN

Attest _____ SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
That I, XXXXXXXX, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

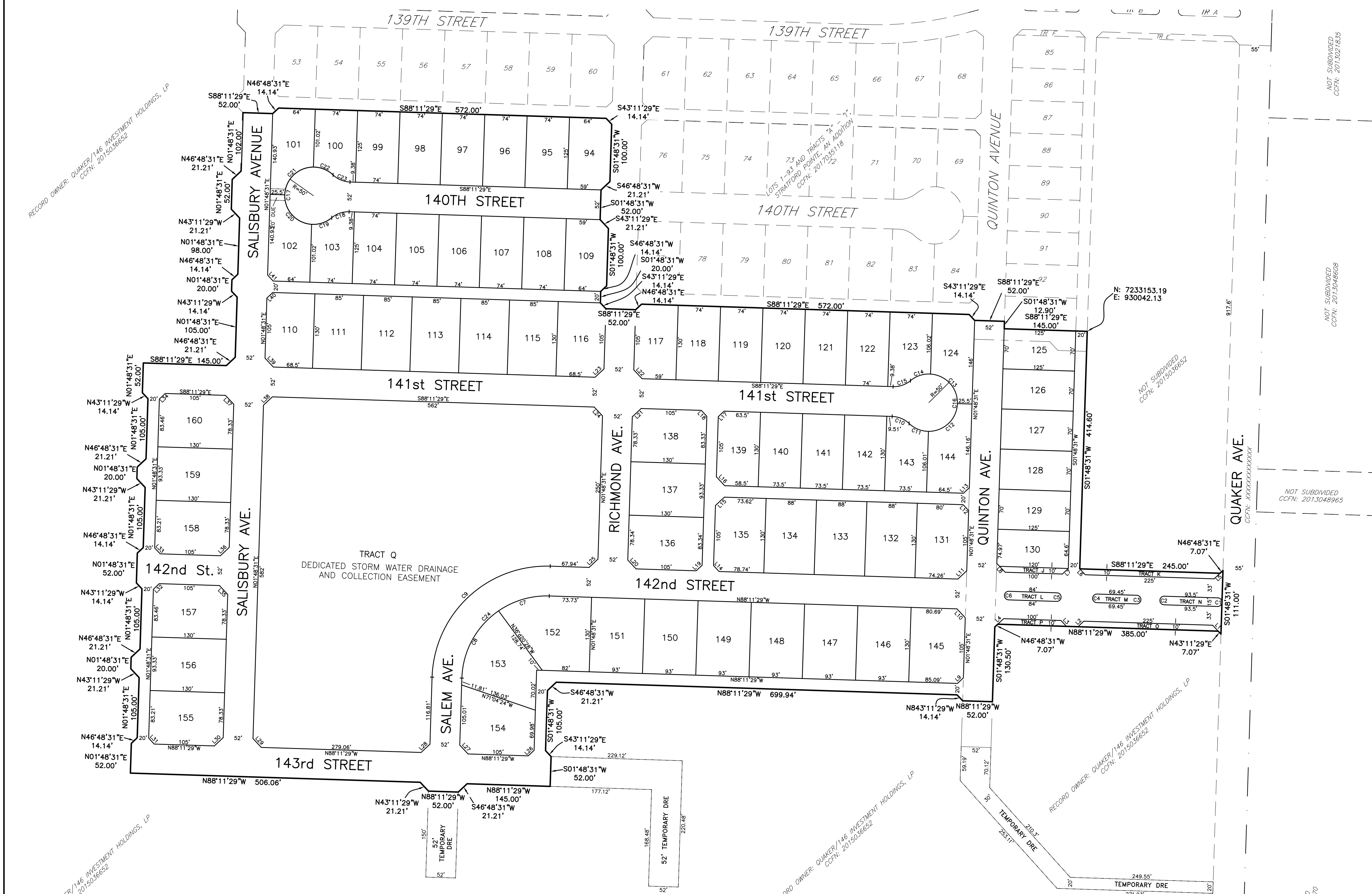
XXXXXXXXXX
Registered Professional Land Surveyor, No. XXXX
Survey Date: XXXXXXXXXX
Job No. 19084

**CIVIL ENGINEERING
LAND SURVEYING**

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5976
Fax: 806-771-7625
TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity



RECORD OWNER: QUAKER/146 INVESTMENT HOLDINGS, LP
CCFN: 2015036622

RECORD OWNER: QUAKER/146 INVESTMENT HOLDINGS, LP
CCFN: 2015036622

RECORD OWNER: QUAKER/146 INVESTMENT HOLDINGS, LP
CCFN: 2015036622

NOT SUBMITTED
CCFN: 2013021535

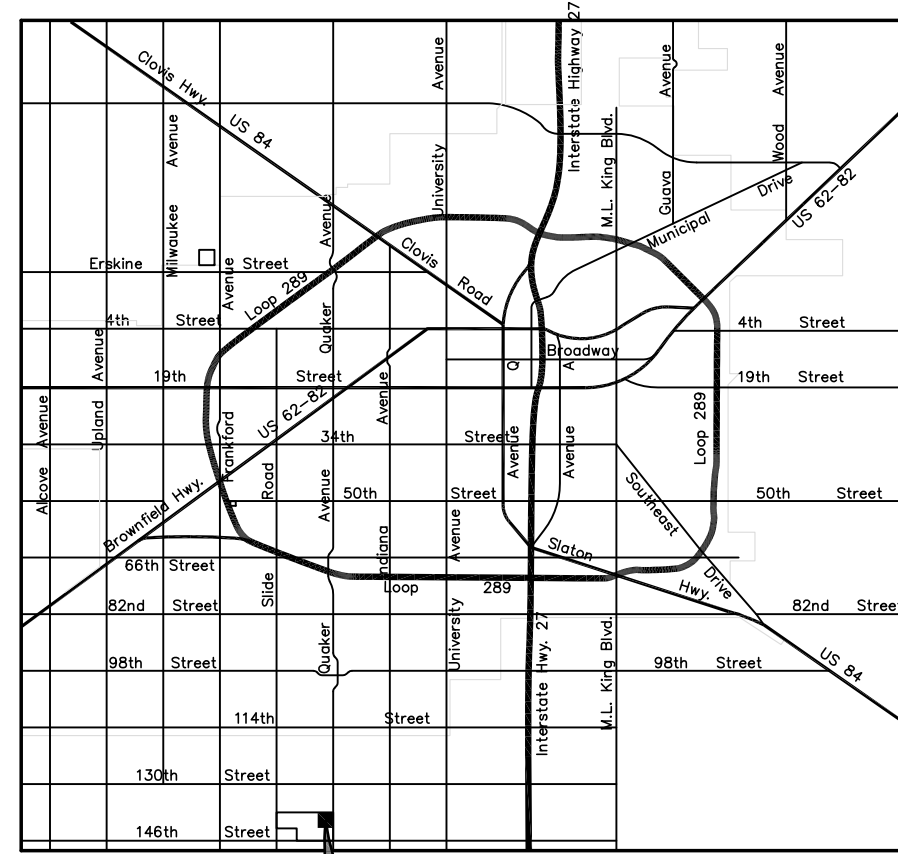
NOT SUBMITTED
CCFN: 2013048608

NOT SUBMITTED
CCFN: 2015036622

NOT SUBMITTED
CCFN: 2013048965

NOT SUBMITTED
CCFN: 2013048970

VICINITY MAP



- 1/2" IRON ROD WITH CAP, FD...CM
- 1/2" IRON ROD WITH CAP, SET
- NAIL IN ASPHALT, SET
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- UUE UNDERGROUND UTILITY EASEMENT
- TPE TRANSFORMER PAD EASEMENT 4'X6'
- USE UNDERGROUND STREET LIGHT CABLE EASEMENT
- CM CONTROLLING MONUMENT
- SPEC SOUTH PLAINS ELECTRIC COOPERATIVE
- PAE PEDESTRIAN ACCESS EASEMENT
- DRE DRAINAGE EASEMENT
- DUE DRAINAGE AND UNDERGROUND UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	14.14'	N43°11'29"W
L2	14.14'	N46°48'31"E
L3	14.14'	N43°11'29"W
L4	14.14'	S46°48'31"W
L5	14.14'	S46°48'31"W
L6	14.14'	N43°11'29"W
L7	14.14'	S46°48'31"W
L8	21.21'	N43°11'29"W
L9	14.14'	N46°48'31"E
L10	21.21'	S43°11'29"E
L11	21.21'	N46°48'31"E
L12	14.14'	S43°11'29"E
L13	14.14'	S46°48'31"W
L14	14.14'	S43°11'29"E
L15	21.21'	N46°48'31"E
L16	21.21'	S43°11'29"E
L17	14.14'	N46°48'31"E
L18	14.14'	N43°11'29"W
L19	14.14'	S46°48'31"W
L20	21.21'	S43°11'29"E
L21	21.21'	S46°48'31"W

LINE	LENGTH	BEARING
L22	21.21'	S43°11'29"E
L23	21.21'	S46°48'31"W
L24	21.21'	S43°11'29"E
L25	21.21'	N46°48'31"E
L26	14.14'	S46°48'31"W
L27	21.21'	S43°11'29"E
L28	21.21'	N46°48'31"E
L29	21.21'	S43°11'29"E
L30	21.21'	S46°48'31"W
L31	14.14'	N43°11'29"W
L32	14.14'	N46°48'31"E
L33	14.14'	N43°11'29"W
L34	14.14'	S46°48'31"W
L35	21.21'	S43°11'29"E
L36	21.21'	N46°48'31"E
L37	21.21'	N43°11'29"W
L38	21.21'	S46°48'31"W
L39	21.21'	N43°11'29"W
L40	14.14'	S46°48'31"W
L41	14.14'	S43°11'29"E

CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	7.50'	179°59'37"	23.56'	N01°48'31"E	15.00'
C2	7.50'	179°59'37"	23.56'	S01°48'31"W	15.00'
C3	7.50'	179°59'37"	23.56'	N01°48'31"E	15.00'
C4	7.50'	180°00'00"	23.56'	S01°48'31"W	15.00'
C5	7.50'	180°00'00"	23.56'	N01°48'31"E	15.00'
C6	7.50'	180°00'00"	23.56'	S01°48'31"W	15.00'
C7	148.00'	36°19'37"	83.83'	S73°38'48"W	92.26'
C8	148.00'	53°40'33"	138.65'	S28°38'48"W	133.63'
C9	200.00'	90°00'00"	314.16'	S46°48'31"W	282.84'
C10	45.00'	41°38'13"	32.70'	N67°22'22"W	31.89'
C11	50.00'	42°48'59"	37.34'	S67°56'45"E	36.47'
C12	50.00'	88°51'14"	77.84'	N46°14'08"E	70.00'
C13	50.00'	88°16'51"	77.04'	N42°19'55"W	69.64'
C14	50.00'	43°21'22"	37.84'	S71°50'59"W	36.84'
C15	45.00'	41°38'13"	32.70'	N01°48'31"E	31.89'
C16	50.00'	283°16'22"	229.72'	N01°48'31"E	74.74'
C17	50.00'	283°16'22"	229.72'	S01°48'31"W	74.74'
C18	45.00'	41°38'13"	32.70'	S70°59'24"W	31.89'
C19	50.00'	43°21'22"	37.84'	N71°50'59"E	36.84'
C20	50.00'	88°16'51"	77.04'	S42°19'55"E	69.64'
C21	50.00'	88°16'51"	77.04'	S46°56'37"W	69.64'
C22	50.00'	43°21'22"	37.84'	N88°13'52"W	36.84'
C23	45.00'	41°38'13"	32.70'	S67°22'22"E	31.89'
C24	148.00'	90°00'00"	232.48'	S46°48'31"W	209.30'

3.2.8 LISD Bus Barn Addition

Description:

Location – 8.063 acres south of 50th Street, east of Interstate 27, in central Lubbock.

Representative – Delta Land Surveying, LLC

Lots/Tracts – Tract A

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Engineering Department:
 - Adjacent main/Pro-Rata fees for Water/Sewer Utilities are due.
- GIS Department:
 - Locator map is not showing the correct location.
 - Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations

Notes:

Plat Notes:

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 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.

Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket underground utility easement as required for service within the plat limits is herein granted to SPECT, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket garbage collection easement as required for service within the plat limits is herein granted.

General Notes:

Record documents other than those shown may affect this tract.

Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.

Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.

Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. Delta Land Surveying, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

Survey Notes:

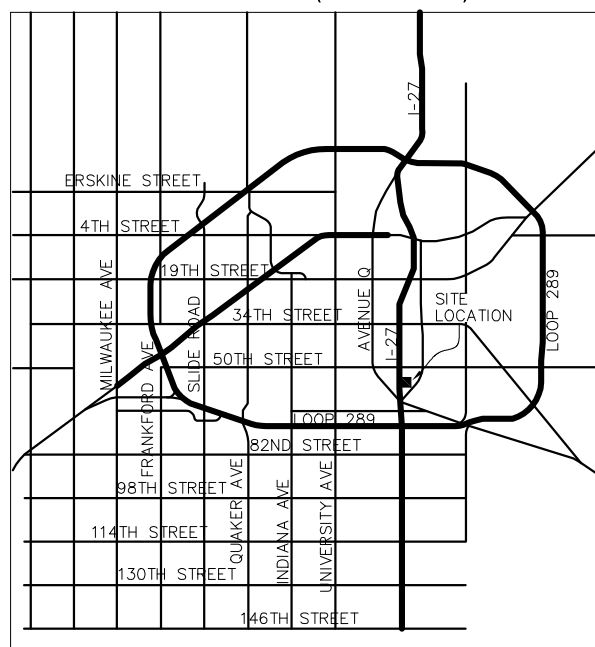
Tract "A" contains 8.063 acres (351,241.9 sq. ft.) within the plat limits.

Coordinates and bearings are based on the Texas Coordinate System of 1983, North Central Zone. Coordinates are actual grid coordinates.

Distances are actual surface distances.

Field notes prepared on separate document on same date.

VICINITY MAP (NOT TO SCALE)



TRACT "A", LISD BUS BARN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS

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

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: NOVEMBER 21, 2019

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



P.O.B. POINT OF BEGINNING
CCFN COUNTY CLERK FILE NUMBER

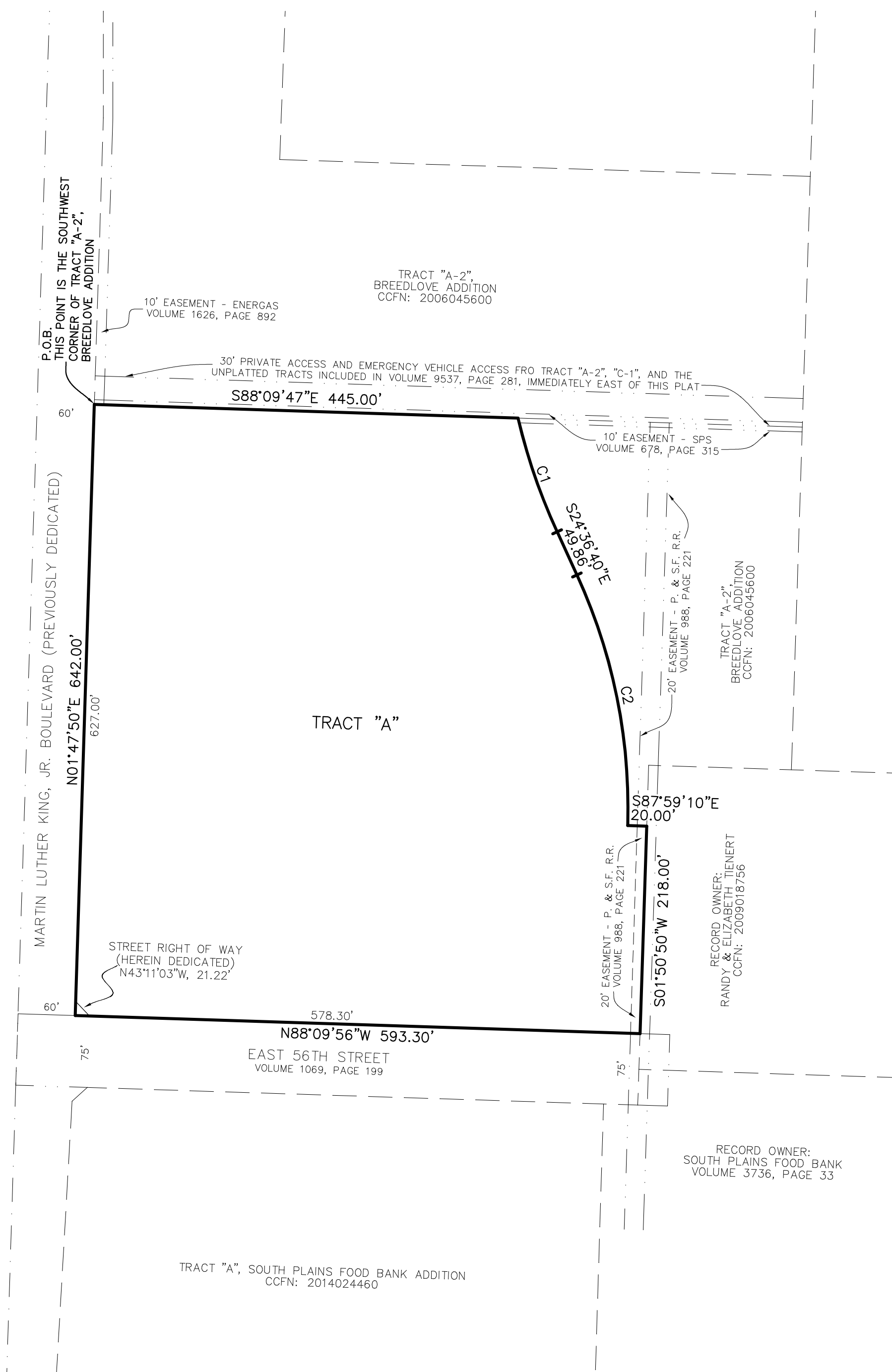
Approved this _____ day of _____, 20____, by
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ Chairman

Attest _____ Secretary

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: November 21, 2019
Delta Land Surveying Project No. 19279



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	623.80'	126.48'	11°37'03"	126.27'	S 18°57'58" E
C2	583.80'	270.85'	26°34'56"	268.43'	S 11°27'30" E



DELTA LAND SURVEYING, LLC
TBPLS # 10194496
3307 82ND STREET, STE. J
LUBBOCK, TX 79423
806-701-5707
WWW.DELTALBK.COM

3.2.9 Hunter's Glen Addition

Description:

Location – 6.666 acres north of 98th Street, east of Frankford Avenue, in south Lubbock.

Representative – Hugo Reed and Associates, Inc.

Lots/Tracts – Tracts A-1 & A-2

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Engineering Department
 - Adjacent main fees due
 - Drainage waiver supported by staff
- Public Works Department
 - Need a Private Drainage and Access Easement by Separate Instr.
- GIS Department
 - Tract A-1 needs to include the subdivision: Holy Spirit Parish.
 - Lots 487-484 to the south needs to include the subdivision: Meadows South.
 - Need to add "Holy Spirit Parish" and recording info (2012038274) to the "Tract A-1" south of the plat.
 - Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - Title should include language indicating that the plat also includes unsubdivided land in E2-26 in addition to the original Tract A.
 - Recording information for Bell Frankford Lot 1 is V1629 P339 (not P341).

Notes:

TRACTS "A-1" AND "A-2"
A REPLAT OF TRACT "A"
HUNTER'S GLEN
AN ADDITION TO THE CITY OF LUBBOCK,
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 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 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 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 36.09.095 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.

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.

PREVIOUSLY RECORDED EASEMENTS (AFFECTING THE ORIGINAL TRACT "A")

Blanket underground utility easement granted to Southwestern Bell Telephone Co., as required for service, by plat recorded in Volume 3062, Page 177, Real Property Records of Lubbock County, Texas (RPRLCT)

ADDITIONAL NOTES:

Contains: 6.666 acres

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 may not necessarily compute to match the previously established bearings reported on this plat. 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:

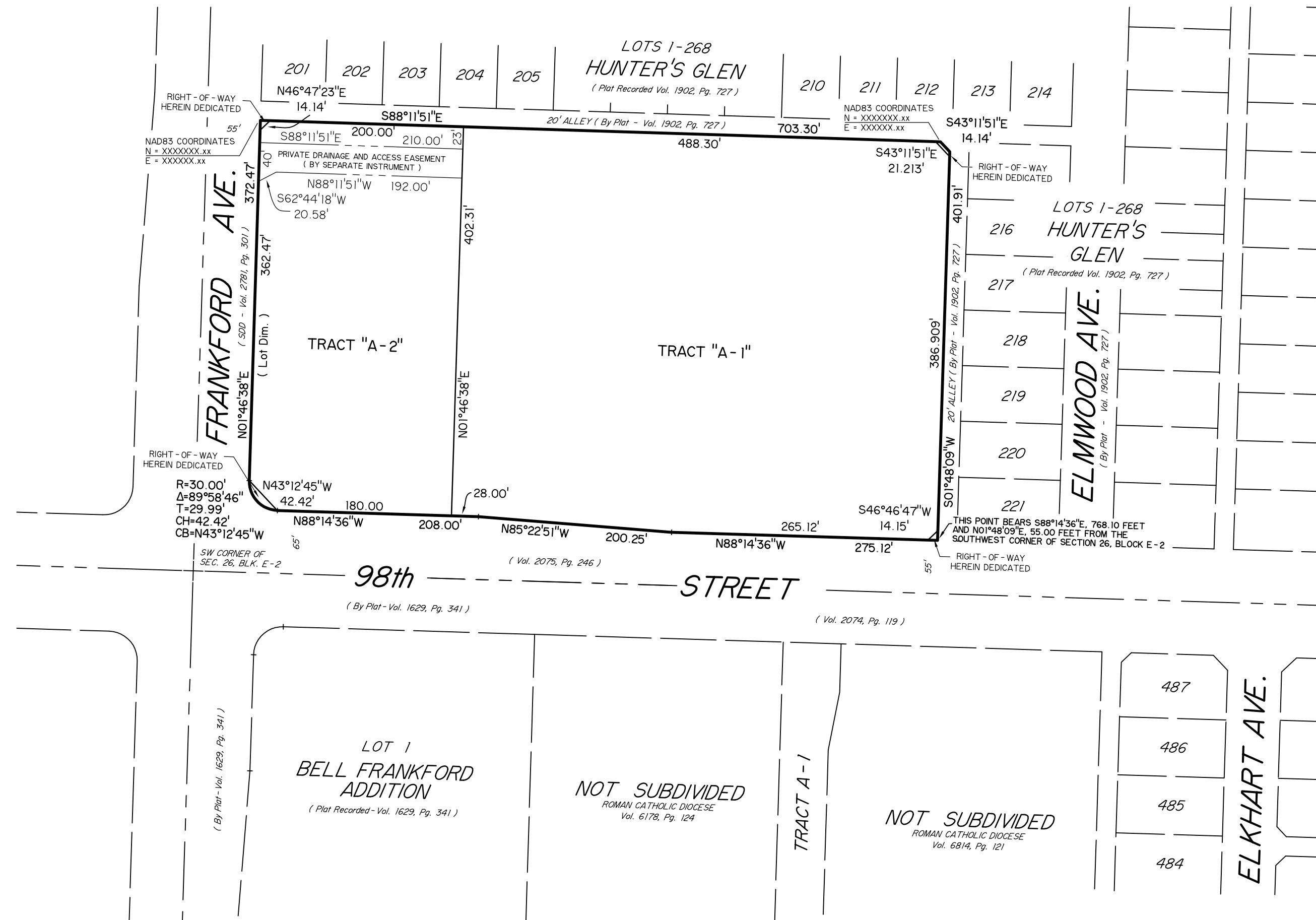
That I, Brent Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Registered Professional
Land Surveyor No. 5410
State of Texas

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

Approved _____ Chairman

Attest _____ Secretary



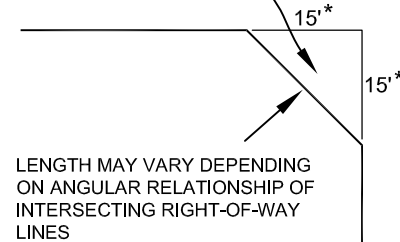
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: November 21, 2019

HRA PROJECT ENGINEER: None Anticipated	WATER ENGINEERING: None Anticipated
HRA PLATTING CONTACT: Terry Holeman	SEWER ENGINEERING: None Anticipated
PROponent: Hope Lutheran Church	PAVING ENGINEERING: None Anticipated
PROponent CONTACT: Larry Boggs	DRAINAGE ANALYSIS: Waiver - to be submitted
PROponent PHONE: 806-790-5666	STREET LIGHTS: None Anticipated
PROponent ADDRESS: 5700 98th Street Lubbock TX 79424	REVIEW TYPE: Rule 12
OTHER NOTES:	REVIEW FEE: \$740.00 - Hope Lutheran Church and School # 4171

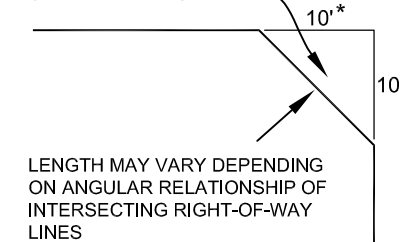
UTILITY METERS AND PEDESTALS SHALL BE PROHIBITED IN THIS AREA



* CHORD DISTANCE WHERE APPLICABLE

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

UTILITY METERS AND PEDESTALS SHALL BE PROHIBITED IN THIS AREA



* CHORD DISTANCE WHERE APPLICABLE

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





APPLICATION FOR PROPOSED PLAT SUBMITTAL

Lubbock Planning Department
PO Box 2000 / 1625 13th Street
Lubbock, Texas 79457

Surveyor/ Engineer
(Please Print)

Hugo Reed and Associates, Inc.
1601 Avenue N
Street/Post Office Box
Lubbock, Texas 79401
City State Zip
(806) 763-5642
Telephone
tholeman@hugoreed.com
E-mail

Applicant: Hope Lutheran Church
(Please Print)
5700 98th Street
Street/Post Office Box
Lubbock TX 79424
City State Zip
806-790-5666
Telephone

Proposed Subdivision Name: Hunter's Glen

Lots / Tracts: Tracts "A-1" and "A-2"

Type of Proposed Plat:
(Please Check One)
[] - Preliminary Plat
[] - Final for Review
[X] - Rule 12 Plat or Replat
[] - Rule 15
[] - Water Delay [] - Sewer Delay [] - Paving Delay
[] - Right-of-Way Closure
Closure Application Submitted: [] - Previously [] - Concurrently [] - Forthcoming
[] - Cut & Fill

Inside City Limits: Yes [X] No []

Acreage within Proposed Plat Limits: 6.666 Acres Plat Review Fee: \$740.00 - Hope Lutheran Church and School #4171

Date Submitted: November 21, 2019

Other Requirements: An electronic image of the proposed plat (pdf preferred)
Three (3) hard copies of the proposed plat

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 3147 or by e-mail at Plats@mylubbock.us

3.2.10 Martin-Ameen Addition

Description:

Location – 0.4132 acres north of 82nd Street, east of Avenue D, in south Lubbock.

Representative – Stevens Surveying Co., LLC

Lots/Tracts – Lots 9-A & 10-A

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

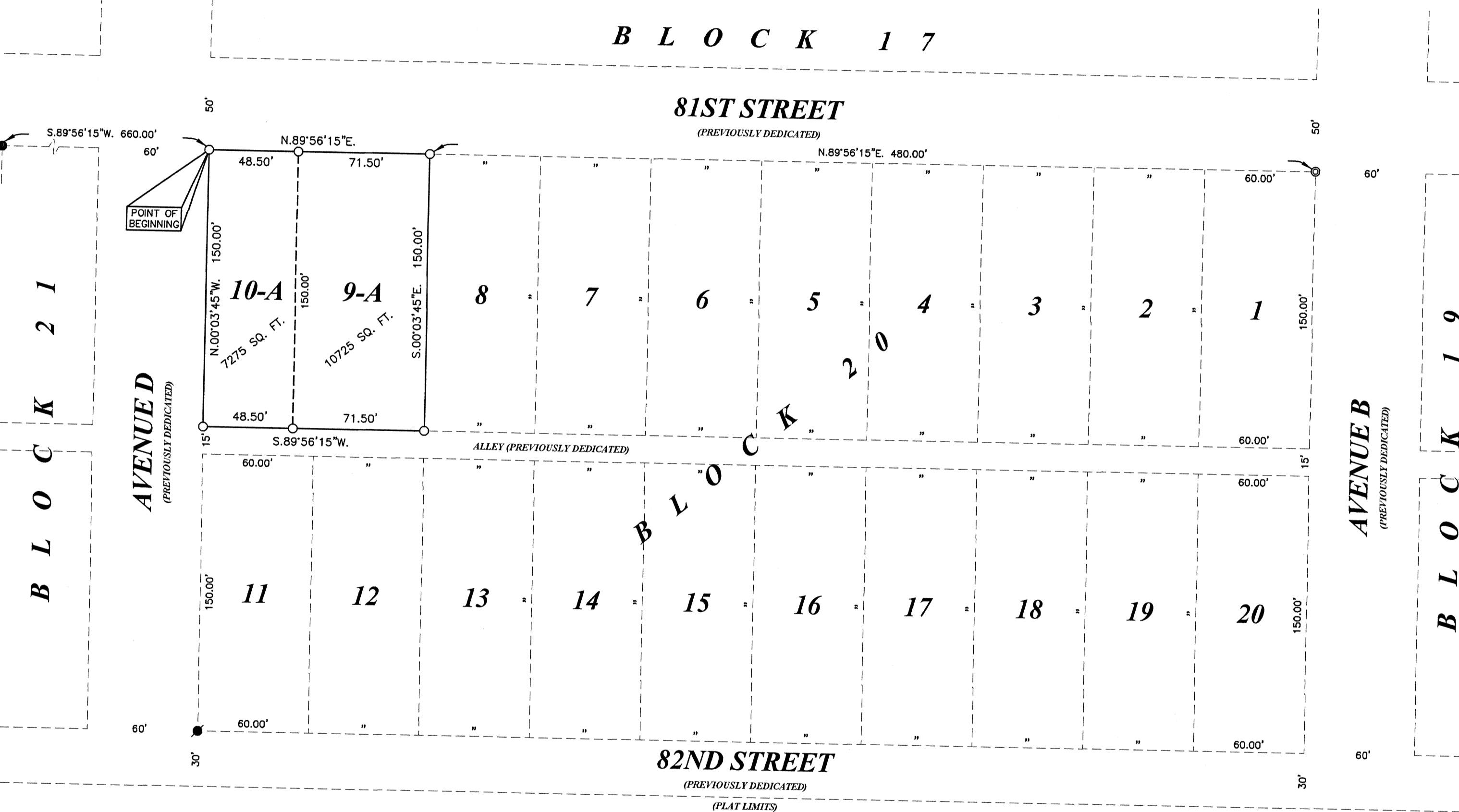
Recommend approval subject to the following conditions:

- Engineering Department
 - Adjacent mains are due in the amount of \$1380
 - Half width paving along Avenue D shall be provided for the proposed plat.
 - Due to the proposed street construction a drainage analysis shall be provided.
 - All applicable review and inspection fees shall be paid
 - Provide corner clip at the intersection of 81st and Avenue D
- GIS Department
 - Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - Right-of-way adjacent to lots 9A and 10A (Ave. D, 81st St., and the 15' alley S of 81st St.) needs to have dedication information listed on the plat (V315 P201).
 - Tie the proposed plat to a previously recorded plat or to a section corner.
 - Add "Block 20" to the description in the title of the lots being replatted.
 - Lot line boundaries should be a solid bold line.
- Planning Department
 - Notices will be required to be sent out as part of the Texas State subdivision regulations.

Notes:

LOTS 9-A AND 10-A,
A REPLAT OF LOTS 9 AND 10, MARTIN-AMEEN ADDITION
AN ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS

(PLAT, MAP AND/OR DEDICATION THEREOF RECORDED IN VOLUME 315, PAGE 201
 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS)



HEAVY LINES INDICATE PLAT LIMITS.
 ALL STREETS, ALLEYS, AND INDICATED EASEMENTS 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 UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENTS NECESSITATED BY SUCH REPAIR OR REPLACEMENT.
 EASEMENTS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
 ALL ELECTRICAL SERVICE WITHIN THE CITY OF LUBBOCK SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT OF THE LUBBOCK PLANNING AND ZONING COMMISSION.
 ALL EXISTING OR PROPOSED UTILITY SERVICE 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 SEPARATE EASEMENT COSTS SHALL BE AT THE EXPENSE OF THE PROPERTY OWNER.
 ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE DEVELOPER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING ANY PORTION OF THE FINAL PLAT.
 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 BY THE LUBBOCK CODE OF ORDINANCES.
 MINIMUM FLOOR ELEVATION SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 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.
 DRE = DRAINAGE EASEMENT.
 PAE = PEDESTRIAN ACCESS EASEMENT.
 SLE = SEWER LINE EASEMENT.
 TPE = 4' X 6' (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL.
 USE = UNDERGROUND STREETLIGHT CABLE EASEMENT.
 UUE = UNDERGROUND UTILITY EASEMENT.
 WLE = WATER LINE EASEMENT.
 LPL = LUBBOCK POWER & LIGHT.
 SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
 CM = CONTROLLING MONUMENT.
 PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
 CCFN = COUNTY CLERK'S FILE NUMBER.
 ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339".
 UNLESS OTHERWISE SPECIFIED, DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET. BEARINGS ARE RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS WITH THIS SURVEY.
 THESE PLAT LIMITS CONTAIN 0.4132 ACRES OF LAND. DESCRIPTION OF THE PLAT LIMITS IS ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH(SHEET 2 OF 2).

APPROVED THIS _____ DAY OF _____, 20, BY THE
 CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

LEGEND:
 SCALE: 1" = 50'
 HEAVY LINES INDICATE LIMITS OF SURVEY.
 ○ = SET 1/2" IRON ROD WITH CAP "STEVENS RPLS 4339".
 ⊙ = FOUND 1/2" IRON PIPE (CM).
 ● = FOUND 5/8" IRON ROD (CM).
 ⊙ = FOUND 1/2" IRON ROD WITH CAP "HUGO REED & ASSOC.". PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
 CM = CONTROLLING MONUMENT.
 THIS PLAT INVALID UNLESS IT BEARS SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.

SURVEYORS REPORT:
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL AND/OR INSTITUTIONS NAMED ON THIS SURVEY. IT IS NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS WITHOUT EXPRESSED RECERTIFICATION BY STEVENS SURVEYING CO.
 THIS PLAT IS THE PROPERTY OF STEVENS SURVEYING CO. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STEVENS SURVEYING CO.
 THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
 VISIBLE EVIDENCE OF CONDITIONS AFFECTING THIS TRACT IS AS SHOWN ON THIS PLAT.
 MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED.
 FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
 BEARINGS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS WITH THIS SURVEY.

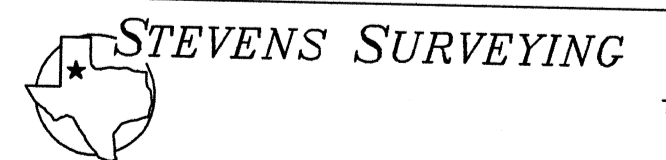
FLOOD CERTIFICATE:
 BASED ON EVIDENCE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT APPEARS THAT THIS TRACT DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL 315 OF 500, MAP NUMBER 483030315G OF THE FLOOD INSURANCE RATE MAP FOR LUBBOCK COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NUMBER 480452, EFFECTIVE DATE: FEBRUARY 3, 2017.

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
 LUBBOCK, TEXAS
 SURVEYED: JUNE 3, 2019

**PRELIMINARY PLAT FOR
 REVIEW PURPOSES ONLY
 DO NOT RECORD
 11/21/19 2:30 P.M.**

SHEET 1 OF 2



(806) 687-1569 6310 GENOA SUITE A
 (806) 441-2412 (CELL) LUBBOCK, TX 79424

PREPARED FOR: ALBERT AND LAURA LUNA VBV

JOB#: 190422 © 2019 ALL RIGHTS RESERVED



APPLICATION FOR PROPOSED PLAT SUBMITTAL

Lubbock Planning Department
PO Box 2000 / 1625 13th St
Lubbock, TX 79457

Surveyor/
Engineer:
(Please Print)

STEVENS SURVEY
6310 Genoa Ste A
Lubbock, TX 79424
(806) 441-2412

Applicant:
(Please Print)

LARA DUNA
7304 Fm 2378
Wolfforth TX 79382
(806) 329 8407

E-mail

Proposed Subdivision Name:

Martin-Ameen

Lots/Tracts:

Lots 9-A and 10-A

Type of Proposed Plat (please check one):

Preliminary

Final for Review

Rule 12

Rule 15

(Indicate purpose for Rule 15 request below)

Water Delay

Paving Delay

Sewer Delay

Right-of-Way Closure

Easement Closure

Inside City Limits (please check one): Yes

No

Acreage within Proposed Plat Limits:

Plat Review Fee:

250.00

Other Requirements:

An electronic image of the proposed plat (pdf preferred).

Three (3) hard copies of the proposed plat.

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 3147 or by e-mail at Plats@mylubbock.us.

3.2.11 Lincoln 16 Addition

Description:

Location – 18.88 acres north of Erskine Street, east of North Frankford Avenue, in northwest Lubbock.

Representative – AMD Engineering, LLC

Lots/Tracts – Lots 119-209

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

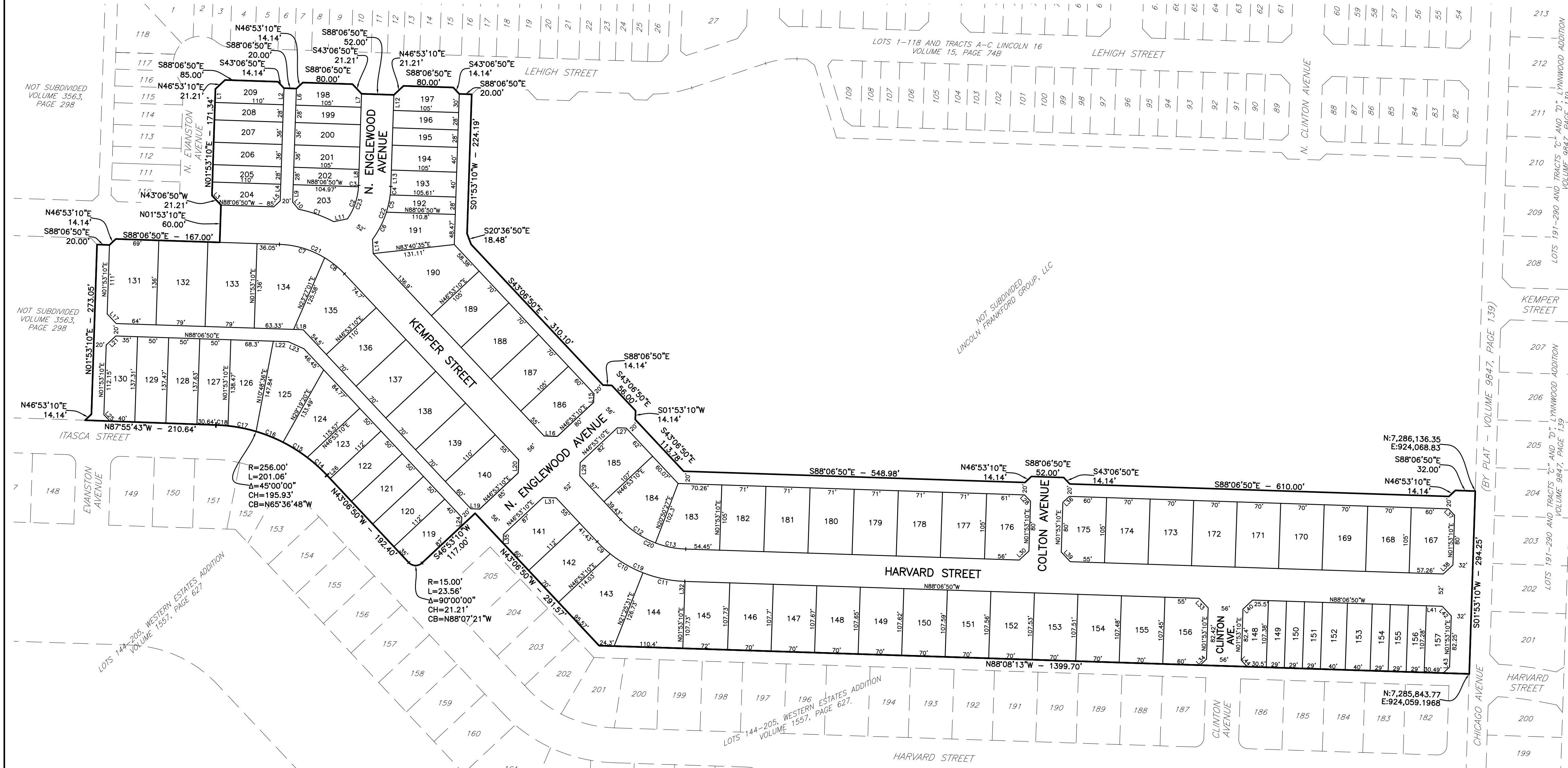
“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Engineering Department
 - Water, sewer and paving improvements required.
 - Submit a Drainage Analysis Report to Engineering for review and approval.
 - Adjacent main/Pro-Rata fees for Water/Sewer Utilities are due.
 - Provide any appropriate Waiver letter(s) of adjacent main fees for water and sewer. (Complicated site with adjacent main installations in previous development, partnerships in sewer installations, and previous development phases)
 - Barricades shall be provided at the end of all dead end streets and alleys (N Englewood and Colton).
 - 3-stop signs and 5-street name marker signs for 8 total signs at a costs of \$1600.
 - Off-site easement for possible drainage easement will need to be submitted with the recordable plat.
 - Provide justification or strike the General Note from the face of the plate for the Special Flood Hazard Area notice. This plats limits do not appear to be in the Special Flood Hazard Area.
- GIS Department
 - Inside the plat limits, change Harvard Street to Itasca Street.
 - Inside the plat limits, change N Englewood Ave to N Essex Ave
 - Add North prefix to Chicago Ave, Colton Ave, and Evanston Ave
 - Lots 148-156 are repeated. Relabel the repeated lots east of N Clinton Ave to Lots 157-166 as these lots are missing from the numerical order.
 - Lincoln 16 Lots 1-118 and Tracts A-C has been recorded. Correct the lots shown adjacent to the plat boundary.
 - Tie the proposed plat to a previously recorded plat or to a section corner.
- Building Safety Department
 - Change the proposed section of North Englewood Avenue to North Essex Avenue.
 - Change the proposed section of Harvard Street to Itasca Street.
 - Indicate the proposed portions of Colton Avenue and Clinton Avenue as North Colton Avenue and North Clinton Avenue.
- Planning Department
 - When garden homes are constructed with a zero (0) side yard, five (5) feet on the lot adjacent to the zero (0) setback shall be dedicated as an access easement for the zero (0) setback garden home.
 - The minimum frontage of any garden home shall be thirty-five (35) feet.
 - The minimum lot frontage for each individual townhouse unit shall be twenty (20) feet.

Notes:

LOTS 119-209, LINCOLN 16 ADDITION, an Addition to the City of Lubbock, Lubbock County, Texas



Notes:
 Scale: 1" = 100'
 Heavy lines indicate plat limits.
 All streets, alleys, and easements within plat limits are herein dedicated, unless noted otherwise.
 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 of by the Lubbock Code of Ordinances.
 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 36.09.095 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

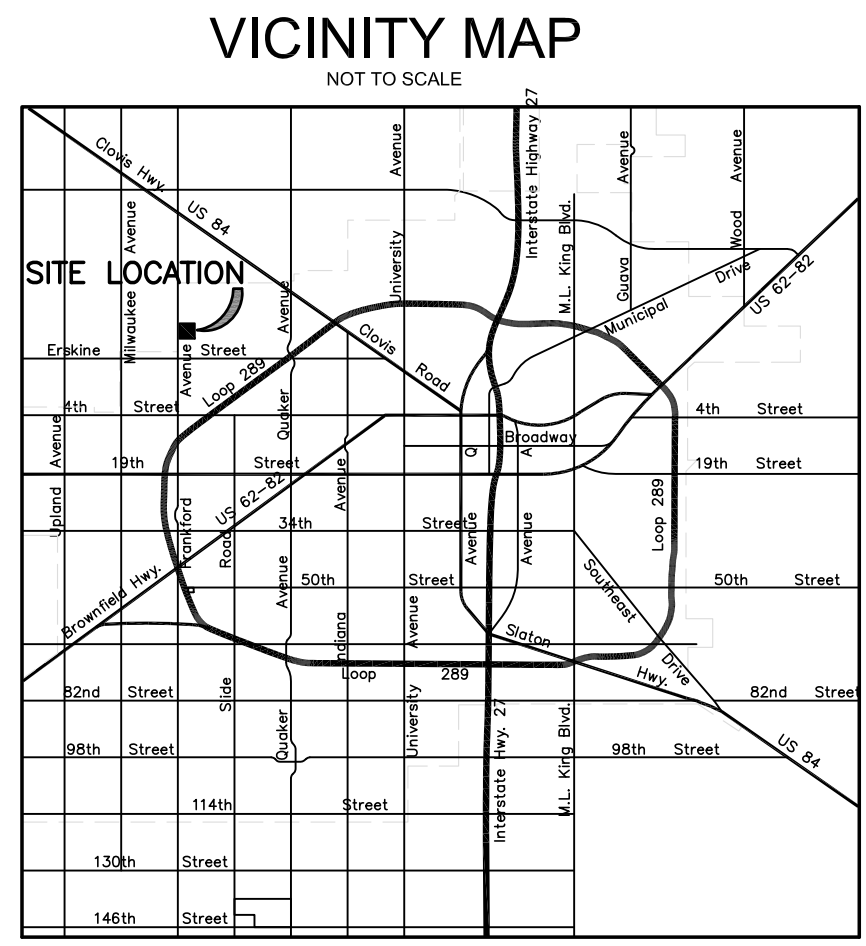
All easements herein granted shall entitle the city of the utility company using such easements to the right to remove, repair, or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible 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.
 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.
 Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.
 Public pedestrian access easement is herein granted for person 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 walk 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.

General Notes:
 Record documents other than those shown may affect this tract.
 Monuments indicated as found by this survey are not "physical monument of record dignity" unless noted otherwise.
 Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless noted otherwise.
 Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.
 The Coordinates and Bearings hereon shown are based on the Texas Coordinate System of 1983, North Central Zone.
 Distances shown on this plat are surface distances.
 Lots 119-209, Lincoln 16 Addition, an Addition contains 18.88 Acres (822495 Sq. Ft.) total within the plat limits.
 1/2" iron rod with orange cap (AMD Engineering), set on all interior lot corners.
 Field notes prepared on separate document on same date.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	206.00'	16°42'46"	60.09'	N70°34'48"W	59.88'
C2	100.00'	31°39'42"	55.26'	N19°00'15"E	54.56'
C3	100.00'	01°17'14"	2.25'	N02°31'47"E	2.25'
C4	152.00'	05°07'25"	13.59'	N04°26'53"E	13.59'
C5	152.00'	10°45'00"	28.52'	N12°23'05"E	28.48'
C6	152.00'	18°34'12"	49.26'	N27°02'41"E	49.05'
C7	150.00'	29°18'44"	76.74'	N73°27'27"W	75.91'
C8	150.00'	15°41'16"	41.07'	N50°57'27"W	40.94'
C9	202.00'	08°07'54"	28.67'	N47°10'47"W	28.64'
C10	202.00'	17°19'46"	61.10'	N59°54'36"W	60.86'
C11	202.00'	19°32'21"	68.89'	N78°20'40"W	68.55'
C12	150.00'	25°55'00"	67.85'	N56°04'20"W	67.27'
C13	150.00'	19°05'01"	49.96'	N78°34'20"W	49.73'
C14	225.24'	09°36'39"	42.80'	N47°54'14"W	42.75'
C15	225.24'	10°20'27"	46.06'	N57°50'54"W	46.00'
C16	225.24'	10°29'36"	46.75'	N88°14'06"W	46.69'
C17	225.24'	10°20'05"	46.06'	N78°37'17"W	46.00'
C18	225.24'	04°20'46"	19.38'	N85°56'40"W	19.37'
C19	202.00'	45°00'01"	158.65'	S65°36'50"E	154.60'
C20	150.00'	45°00'01"	117.81'	S65°36'50"E	114.81'
C21	150.00'	45°00'00"	117.81'	N65°36'50"W	114.81'
C22	152.00'	34°26'38"	91.38'	N18°06'28"E	90.01'
C23	100.00'	32°56'56"	57.51'	N18°21'18"E	56.72'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.67'	N01°53'10"E
L2	26.67'	N01°53'10"E
L3	21.21'	N43°06'50"W
L4	26.67'	N01°53'10"E
L5	14.14'	N46°53'07"W
L6	26.67'	N01°53'10"E
L7	21.67'	N01°53'10"E
L8	25.75'	N01°53'10"E
L9	27.95'	N01°53'10"E
L10	15.07'	N39°13'14"W
L11	22.52'	N78°31'18"E
L12	25.00'	N01°53'10"E
L13	26.43'	N01°53'10"E
L14	22.88'	N02°29'49"W
L15	14.14'	N01°53'10"E
L16	21.21'	N88°06'50"W
L17	21.21'	N43°06'50"W
L18	15.29'	N88°06'50"W
L19	14.14'	N88°06'50"W
L20	21.21'	N01°53'10"E
L21	21.21'	N46°53'10"E
L22	24.03'	N88°06'50"W
L23	27.72'	N65°36'50"W
L24	14.14'	N01°53'10"E
L25	14.17'	N43°01'16"W
L26	7.40'	N43°06'50"W
L27	14.14'	N88°06'50"W
L28	14.14'	N43°06'50"W
L29	21.21'	N01°53'10"E
L30	21.21'	N46°53'10"E
L31	21.21'	N88°06'50"W
L32	0.46'	N88°06'50"W
L33	21.21'	N43°06'50"W
L34	14.14'	N46°52'28"E
L35	14.14'	N01°53'10"E
L36	14.14'	N46°53'10"E
L37	14.14'	N43°06'50"W
L38	21.21'	N46°53'10"E
L39	21.21'	N43°06'50"W
L40	21.21'	N46°53'10"E
L41	25.49'	N88°06'50"W
L42	21.21'	N43°06'50"W
L43	14.15'	N46°50'17"E
L44	14.14'	N43°07'32"W

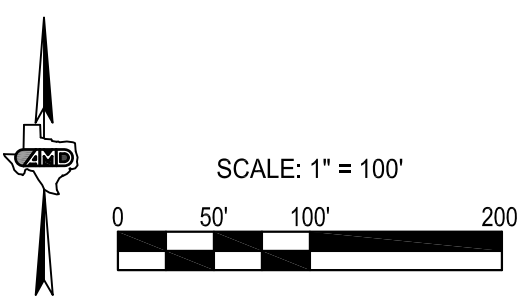
- 1/2" IRON ROD WITH CAP, FD...CM
- 1/2" IRON ROD WITH CAP, SET
- ▲ NAIL IN ASPHALT, SET
- P.O.B. POINT OF BEGINNING
- CCFN COUNTY CLERK FILE NUMBER
- UUE UNDERGROUND UTILITY EASEMENT
- TPE TRANSFORMER PAD EASEMENT 4'x6'
- USE UNDERGROUND STREET LIGHT CABLE EASEMENT
- CM CONTROLLING MONUMENT
- SPEC SOUTH PLAINS ELECTRIC COOPERATIVE
- PAE PEDESTRIAN ACCESS EASEMENT
- DRE DRAINAGE EASEMENT
- DUE DRAINAGE AND UNDERGROUND UTILITY EASEMENT



Approved this _____ day of _____, 20____, by
 the City Planning and Zoning Commission of the City of Lubbock, Texas.
 Approved _____ CHAIRMAN
 Attest _____ SECRETARY

I, (Your Name Here), Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

(Your Name Here)
 Registered Professional Land Surveyor #0000
 Date: _____



**CIVIL ENGINEERING
LAND SURVEYING**

AMD Engineering, LLC
 6515 68th Street, Suite 300
 Lubbock, TX 79424

Phone: 806-771-5976
 Fax: 806-771-7625
 TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity

3.2.12 West End Place Addition

Description:

Location – 0.3306 acres south of 19th Street, west of Iola Avenue, in west Lubbock.

Representative – Stevens Surveying Co., LLC

Lots/Tracts – Lots 10-A & 10-B

Rule 12 Plat Definition – As presented in **Sec. 38.01.001** of the City of Lubbock Ordinance:

“A plat of a routine nature approved by the chairman of the planning and zoning commission on recommendation of the director of planning with input from other departments and utilities. The name refers to rule number 12 in the planning and zoning commission rules of order that governs such plats.”

Recommend approval subject to the following conditions:

- Engineering Department
 - Complete filing information for adjoining lots.
 - Adjacent main due will be \$850.00.
- GIS Department
 - Block 18 should be changed to Block 16.
 - There should be a locator map.
 - Lot 11 has not been replatted and so the dividing line should be removed and dimensions corrected.
 - Surrounding right-of-way needs dedication information.
 - Provide XY grid coordinates for two plat corners in the Texas Coordinate System of 1983, North Central Zone datum as stated in Section 38.04.003 of Chapter 38 of the City of Lubbock Code of Ordinances – Subdivision Regulations
 - Tie the proposed plat to a previously recorded plat or to a section corner.
 - Remove blank "(Vol., Pg.)" references from plat.
 - Lot lines should be a solid bold line.
- Building Safety Department
 - The assigned addresses for the proposed Lots 10-A and 10-B will be 6108 and 6110 25th Street.
- Planning Department
 - Notices will be required to be sent out as part of the Texas State subdivision regulations.

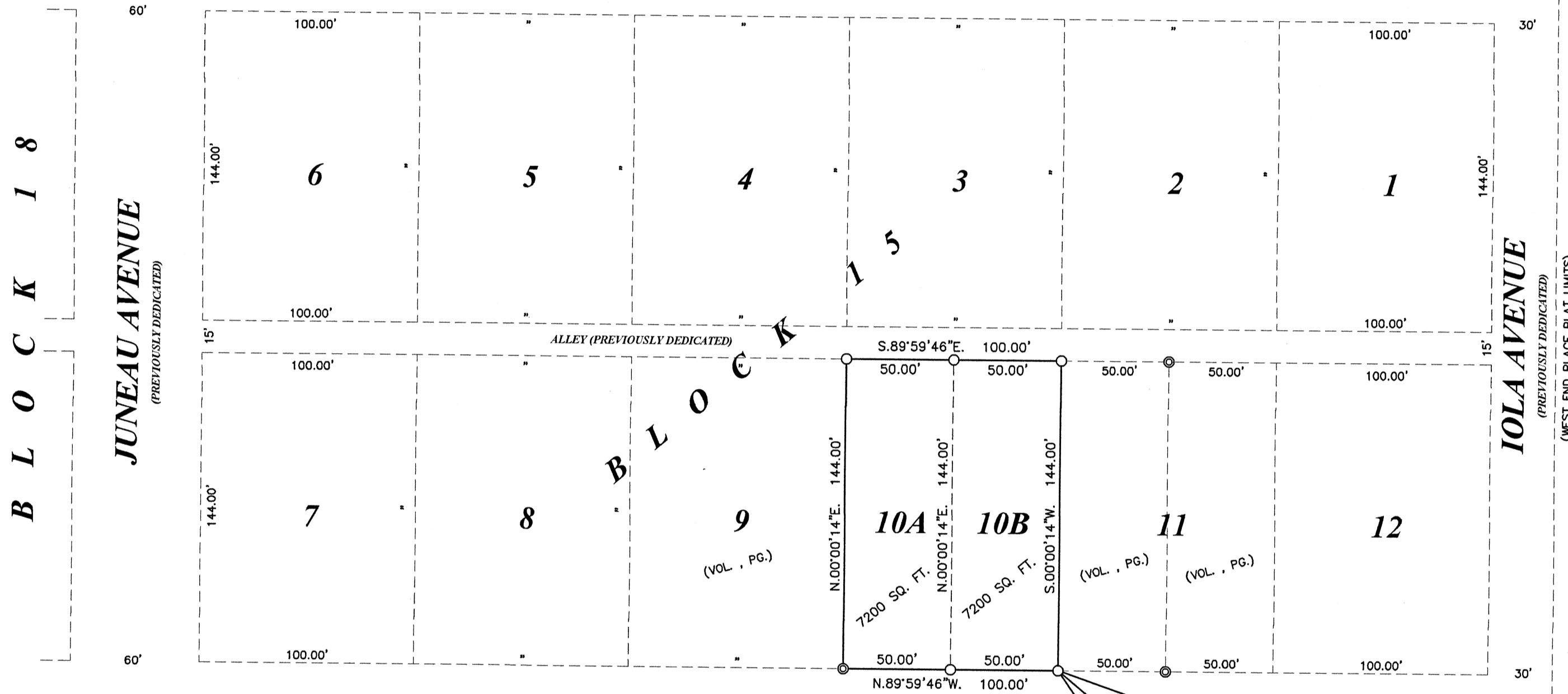
Notes:

**LOTS 10-A AND 10-B,
A REPLAT OF LOT 10, BLOCK 15
WEST END PLACE,
AN ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS**

(PLAT, MAP AND/OR DEDICATION THEREOF RECORDED IN VOLUME 321, PAGE 338
OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS)

B L O C K 1 4

24TH STREET
(PREVIOUSLY DEDICATED)



25TH STREET
(PREVIOUSLY DEDICATED)

B L O C K 2 2

HEAVY LINES INDICATE PLAT LIMITS.
ALL STREETS, ALLEYS, AND INDICATED EASEMENTS ARE HEREIN DEDICATED.
ALL EASEMENTS DEDICATED HEREBY SHALL ENTITILE 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 EASEMENTS NECESSITATED BY SUCH REPAIR OR REPLACEMENT.
EASEMENTS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
ALL ELECTRICAL SERVICE WITHIN THE CITY OF LUBBOCK SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT OF THE LUBBOCK PLANNING AND ZONING COMMISSION.
ALL EXISTING OR PROPOSED UTILITY SERVICE 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 SEPARATE EASEMENT COSTS SHALL BE AT THE EXPENSE OF THE PROPERTY OWNER.
ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE DEVELOPER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING ANY PORTION OF THE FINAL PLAT.
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 BY THE LUBBOCK CODE OF ORDINANCES.
MINIMUM FLOOR ELEVATION SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 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.
DRE = DRAINAGE EASEMENT.
PAE = PEDESTRIAN ACCESS EASEMENT.
SLE = SEWER LINE EASEMENT.
TPE = 4' X 6' (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL.
USE = UNDERGROUND STREETLIGHT CABLE EASEMENT.
UUE = UNDERGROUND UTILITY EASEMENT.
WLE = WATER LINE EASEMENT.
LPL = LUBBOCK POWER & LIGHT.
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
CM = CONTROLLING MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CCFN = COUNTY CLERK'S FILE NUMBER.
ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339", UNLESS OTHERWISE SPECIFIED.
DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
BEARINGS ARE RELATIVE TO TRUE NORTH AS DETERMINED MY GPS OBSERVATIONS WITH THIS SURVEY.
THESE PLAT LIMITS CONTAIN 0.3306 ACRES OF LAND.
DESCRIPTION OF THE PLAT LIMITS IS ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH(SHEET 2 OF 2).

APPROVED THIS _____ DAY OF _____, 20, BY THE
CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

APPROVED _____ CHAIRMAN

ATTEST _____ SECRETARY

**PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY,
DO NOT RECORD
11/21/19 @ 2:30 P.M.**

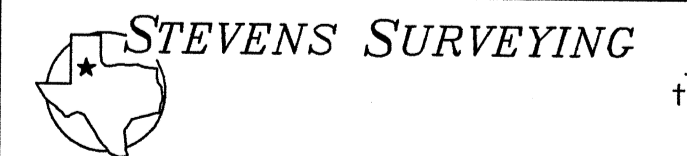
LEGEND:
SCALE: 1" = 50'
HEAVY LINES INDICATE LIMITS OF SURVEY.
⊙ = FOUND 1/2" IRON PIPE (PMRD).
○ = SET 1/2" IRON ROD WITH CAP "STEVENS RPLS 4339".
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
THIS PLAT INVALID UNLESS IT BEARS SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.

SURVEYORS REPORT:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL AND/OR INSTITUTIONS NAMED ON THIS SURVEY. IT IS NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS WITHOUT EXPRESSED RECERTIFICATION BY STEVENS SURVEYING CO.
THIS PLAT IS THE PROPERTY OF STEVENS SURVEYING CO. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STEVENS SURVEYING CO.
THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
VISIBLE EVIDENCE OF CONDITIONS AFFECTING THIS TRACT IS AS SHOWN ON THIS PLAT.
MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED.
FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
BEARINGS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS WITH THIS SURVEY.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS
SURVEYED: MAY 7, 2019

SHEET 1 OF 2



(806) 687-1569 6310 GENOA SUITE A
(806) 441-2412 (CELL) LUBBOCK, TX 79424

PREPARED FOR: ANYONE

VBV

JOB#: 190205 © 2019 ALL RIGHTS RESERVED



APPLICATION FOR PROPOSED PLAT SUBMITTAL

Lubbock Planning Department
PO Box 2000 / 1625 13th St
Lubbock, TX 79457

Surveyor/ Engineer: (Please Print) STEVENS SURVEY

Applicant: (Please Print) LAURA DUNA

6310 Genoa STE A
Street/Post Office Box
Lubbock, TX 79424
City State Zip
(806) 441-2412
Telephone

7304 Fm 2378
Street/Post Office Box
Wofford, TX 79382
City State Zip
(806) 329 8407
Telephone

E-mail

Proposed Subdivision Name: West End Place

Lots/Tracts: Lots 10-A and 10-B

Type of Proposed Plat (please check one):

- Preliminary
Final for Review [X]
Rule 12 [X]
Rule 15

(Indicate purpose for Rule 15 request below)

- Water Delay Paving Delay
Sewer Delay Right-of-Way Closure
Easement Closure

Inside City Limits (please check one): Yes [X] No

Acreage within Proposed Plat Limits: Plat Review Fee: 350.00

Other Requirements: An electronic image of the proposed plat (pdf preferred).
Three (3) hard copies of the proposed plat.

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 3147 or by e-mail at Plats@mylubbock.us.