

LOCATION MAP NOT TO SCALE

16PAGE 120

NOT PLATTED

Land Owner: ENRICO AND TERESITA AGUAS

-S88°00'44"E

47.40

S46°59'16"W

62.00' TPE-SPEC

152

70.00

145

128

123

67.00

900.00

900.00

05°12'25"

06°35'53"

- 14.14

N46°59'16"E

153

N43°00'44"W

70.00

144

129

- 10' WATER LINE EASEMENT (COFN: 2018015817) - 20' TDRE (BY SEPARATE INSTRUMENT) -

SO1°59'16"W TEMPORARY DRAINAGE EASEMENT

O'SEWER LINE EASEMENT (CCFN: 2015014499)

Land Owner: SWLLD, LLC (CCFN: 2013018377)

(BY SEPARATE INSTRUMENT)

— 14.14' S88°00'44"E 346.21' 14.13'—

151

146

150

65.00' 65.00' 56.63'

147

127

PLATTED

N46°55'09"E

68.26

S43°04'51"E

14.16

148

126

Chord

18.11

81.76

103.58

SO1°51'02"W

Chord

Bearing

S84°13'18"W

NO4°27'14"E

N15°36'27"E

4.5' PORTION OF QUINCY AVENUE

By Plat (CCFN: 2018015815)

"TRACT A" QUINCY SUBSTATION

UNIT NO.

(CCFN: 2020045983)

2128.02 2021025888

100th ST.

Vol. 1237, Pg. 531

LOTS 139-171,

THE RIDGE

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

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.

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.

ADDITIONAL NOTES:

Contains: 8.662 acres CCFN - County Clerk File Number TPE - Transformer Pad Easement (4'x6') OPE - Electric Power Line Easement TDRE - Temporary Drainage Easement TGCE - Temporary Garbage Collection Easement BSI - By Separate Instrument SPS - Southwestern Public Service Co. SPEC - South Plains Electric Co-op Found 1/2" iron rod with cap O - Set 1/2" iron rod with cap Found 1/2" iron rod

datum as described in Texas Natural Resources Code, Title 2, Chapter 21, as amended. Coordinates are "grid"

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0)

Know all men by these presents: That I, Robert A. Christopher, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Land Surveyor No. 5167 Licensed State Land Surveyor

State of Texas

January 26, 2021



by the City Planning Commission of the City of Lubbock, Texas

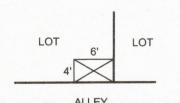
_Director of Planning

SURVEY CONTROL:

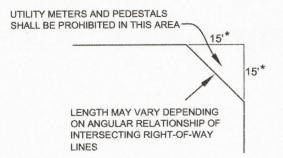
NAD83: Coordinates shown hereon as "NAD83" are relative to the Texas Coordinate System of 1983, North Central Zone coordinates. Distances shown are surface, U.S. Survey feet.

A legal description of even survey date herewith accompanies this plat.

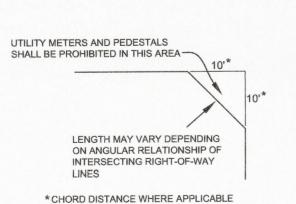
No abstract of title or title commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining parcels or rights-of-way). Record documents other than 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



TYPICAL TRANSFORMER PAD EASEMENT



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



56

LOTS 38-58

(CCFN: 2015014492)

33

22

110

109

108

107

THE RIDGE

35

LOTS 1-37

THE RIDGE

100th ST.

57

38

37

48.96

NOT PLATTED

S88°00'44"E 460.12'

169

65.00'

65.00

160

156

140

133

N43°00'44"W

155

70.00

141

120

170

65.00

50.93

21.21

S43°00'44"E

158

14.14'

21.21 50.90

70.00

142

20' ALLEY - By Plat (CCFN: 2018015815) N88°00'44"W ____ 671.91"

55.90' 14.14' 843°00'44"E 154 % 846°59'16"W 21.21'

O

70.00

143

LOTS 82-138 AND TRACTS "A" - "F"

(CCFN: 2018015815)

130

STREET

168

65.00

100th STREET

161

157

Land Owner: KELLING FAMILY

THIS POINT BEARS SOI°51'02"W 580.00' (CCFN: 2015044103)
AND S88°00'44"E 1699.99' FROM THE
NORTHWEST CORNER OF
SECTION 22, BLOCK AK

167

65.00'

162

NAD83 COORDINATES

163

NO1°59'16"E

52.00

N46°59'16"E

21.21

N88°00'44"W

N = 7247438.48 E = 911328.88

o 14.13'

20.16

N40°14'19W

22.95

N51°54'34"E 18

16.30' 203.00'

© 164

N34°23'37"W

S56°35'41"W

TRACT "B"

PLAT RECORDED

137

N16°55'09"E

9th STREE 7 (By Plai CCFN: 2015014492)

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



