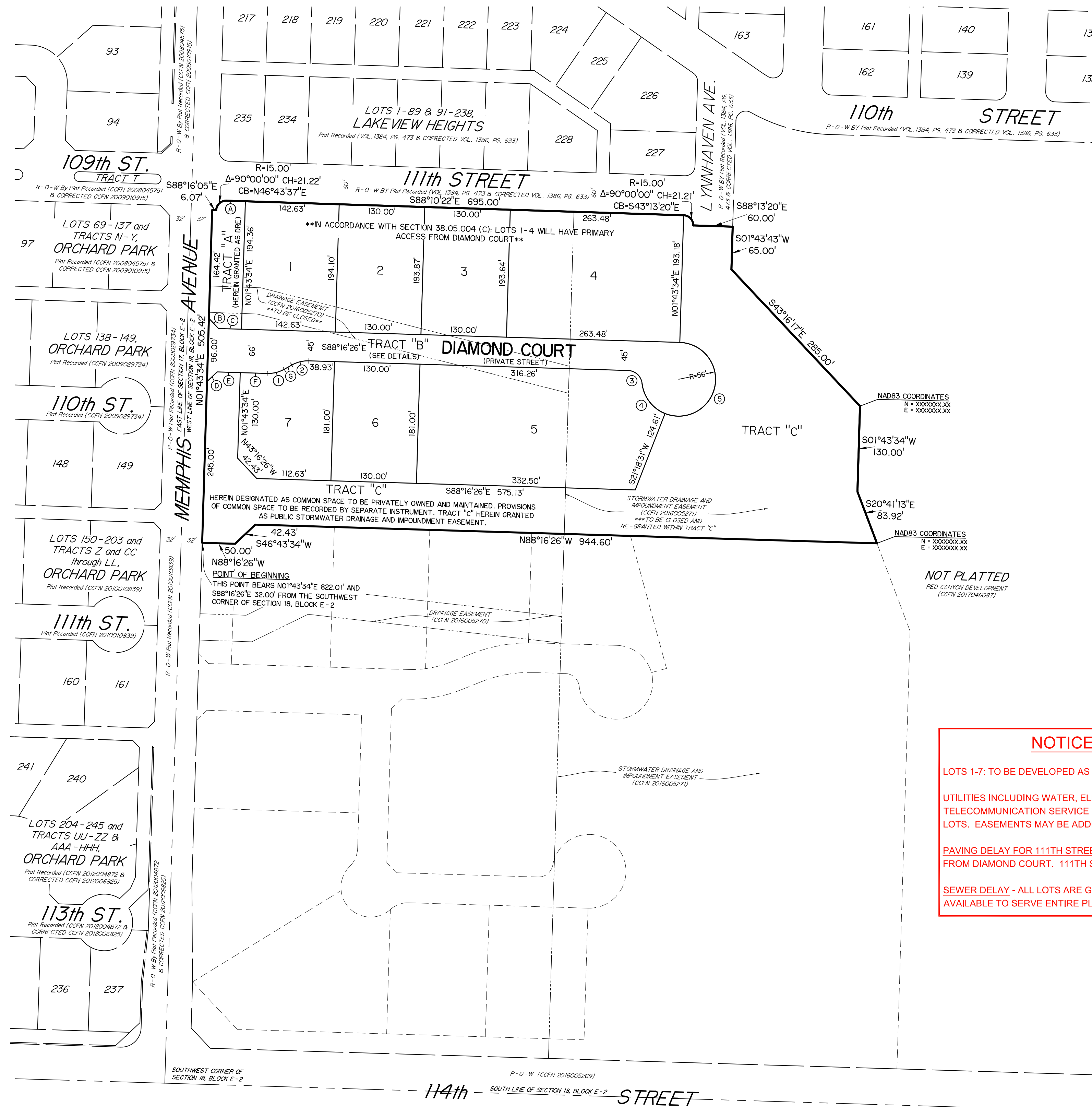


# THE GATES

AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS



**GENERAL NOTES:**

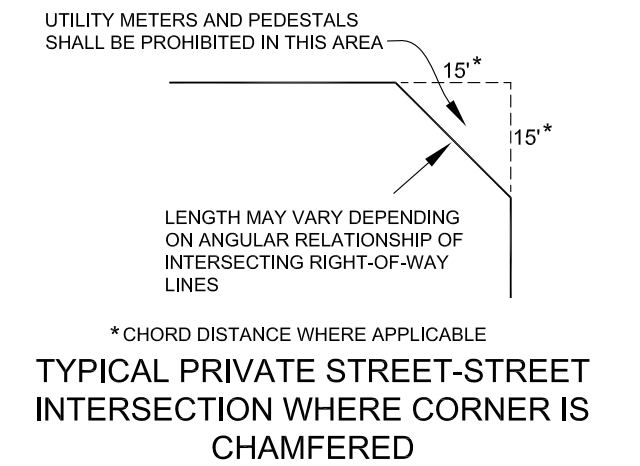
Scale: 1"=100'  
Heavy lines indicate plat limits.  
All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise.  
All easements herein granted shall entitle the City or the utility company using such easements to the right to remove, repair, or replace any lines, 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.  
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.  
As graphically plotted, either all or a portion of this surveyed property lies within the limits of a "Special Flood Hazard Boundary". These boundaries are established by the Federal Emergency Management Agency (FEMA), not this surveyor. Flood hazard maps are on file at City Hall, Lubbock, Texas, and are open for public inspection.

**EXISTING EASEMENTS NOT SHOWN:**

This plat does not illustrate certain easements which exist at the time the surveyor has signed this plat. These easements are proposed to be closed and re-granted as a condition of recording this plat.

**ADDITIONAL NOTES:**

Contains: 10.369 acres  
CCFN-County Clerk File Number  
R-O-W - Right of Way  
UUE-Underground Utility Easement  
DRE-Drainage Easement  
●-Indicates found 1/2" iron rod with cap marked "HUGO REED ASSOC"  
○-Indicates set 1/2" iron rod with cap marked "HUGO REED ASSOC"



**TRACT "A"**

Herein designated as common space to be privately owned and maintained. Provisions of common space to be recorded by separate instrument. Tract "A" is herein granted as a Drainage Easement.

**TRACT "B"**

Herein designated as common space to be privately owned and maintained. Provisions of common space to be recorded by separate instrument. Tract "B" is herein granted as Public Underground Utility Easement, Garbage Collection Easement, and Drainage Easement.

**TRACT "C"**

Herein designated as common space to be privately owned and maintained. Provisions of common space to be recorded by separate instrument. Tract "C" is herein granted as Public Stormwater Drainage and Impoundment Easement.

**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. Distances shown are surface, U.S. Survey feet. Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0)  
A legal description of even survey date herewith accompanies this plat.  
No abstract of title or title commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining parcels or rights-of-way). Record documents other than those shown on this plat may exist and encumber this property. This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility of this surveyor.  
Know all men by these presents:  
That I, Robert A. Christopher, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

**NOTICE TO REVIEWER:**

LOTS 1-7: TO BE DEVELOPED AS FRONT ENTRY SINGLE FAMILY RESIDENTIAL

UTILITIES INCLUDING WATER, ELECTRIC, NATURAL GAS, AND TELECOMMUNICATION SERVICE WILL BE LOCATED AT THE FRONT OF THESE LOTS. EASEMENTS MAY BE ADDED AS NECESSARY.

PAVING DELAY FOR 111TH STREET - PRIMARY ACCESS TO THESE LOTS WILL BE FROM DIAMOND COURT. 111TH STREET IS NOT INTENDED TO BE DISTURBED.

SEWER DELAY - ALL LOTS ARE GREATER THAN HALF ACRE. SEWER IS NOT AVAILABLE TO SERVE ENTIRE PLAT WITHOUT A LIFT STATION.

Registered Professional  
Land Surveyor No. 5167  
Licensed State Land Surveyor  
State of Texas

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

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

Attest \_\_\_\_\_ Secretary

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

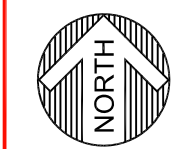
**THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.**

RELEASE DATE: August 29, 2019

HRA PROJECT ENGINEER: John Dawley      WATER ENGINEERING: Private - by HRA  
HRA PLATTING CONTACT: Zach Lopez      SEWER ENGINEERING: None Anticipated  
PROPOSER: Red Canyon Development      PAVING ENGINEERING: None Anticipated  
PROPOSER CONTACT: Thomas Payne      DRAINAGE ANALYSIS: To be submitted by HRA  
PROPOSER PHONE: (806) 543-0667      STREET LIGHTS: developer will pay City to design and install  
PROPOSER ADDRESS: PO Box 64664      REVIEW TYPE: Rule 15 - sewer & paving delay

OTHER NOTES: Lubbock, Texas 79464      REVIEW FEE: \$950.00 (Red Canyon Development #001236)  
Portions of drainage easement CCFN 2016005270 and Stormwater Drainage & Impoundment Easement CCFN 2016005271 to be closed and granted within Tracts "A" and "C"

CURVE TABLE					LINE TABLE		
	RADIUS	CENTRAL ANGLE	TANGENT	CHORD DIST.	CHORD BEARING	LENGTH	BEARING
①	R=50.00'	Δ=30°57'50"	T=13.85'	CH=26.69'	N76°14'39"E	28.89'	S88°10'22"E
②	R=50.00'	Δ=30°57'50"	T=13.85'	CH=26.69'	N76°14'39"E	21.21'	N43°16'26"W
③	R=22.00'	Δ=81°53'34"	T=19.09'	CH=28.84'	S47°19'39"E	35.00'	N88°16'26"W
④	R=56.00'	Δ=61°49'42"	T=33.53'	CH=57.54'	S37°17'43"E	21.21'	N46°43'34"E
⑤	R=56.00'	Δ=200°03'52"	T=110.29'	CH=110.29'	N11°45'30"E	35.00'	S88°16'26"E
						41.00'	S88°16'26"E
						13.12'	N60°45'44"E



ZACH  
**HUGO REED AND ASSOCIATES, INC.**  
LAND SURVEYORS      1601 AVENUE N  
CIVIL ENGINEERS      LUBBOCK, TEXAS 79401  
TEXAS LICENSED SURVEYING FIRM 100676-00      PHONE: 806 / 763-5642  
TEXAS REGISTERED ENGINEERING FIRM F-760      FAX: 806 / 763-3891