

LOTS 22 - 25

PAINTED PRAIRIE RANCH

A SUBDIVISION OF LUBBOCK COUNTY, TEXAS
SITUATED IN THE NORTHWEST QUARTER (NW/4) OF
SECTION 29, BLOCK CB, LUBBOCK COUNTY, TEXAS.

SADDLEBACK LAND CO, LLC
CCF#2008022513

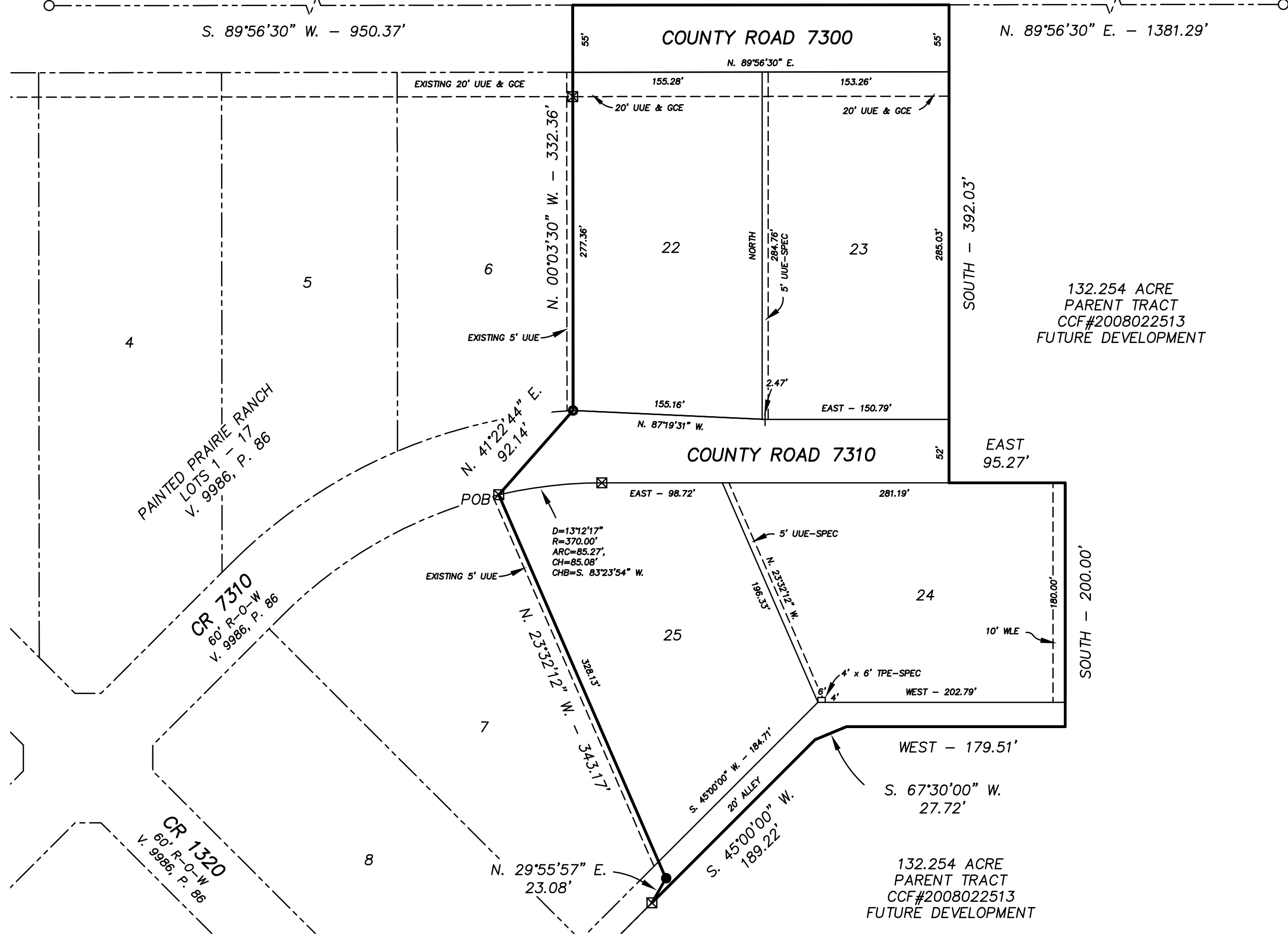
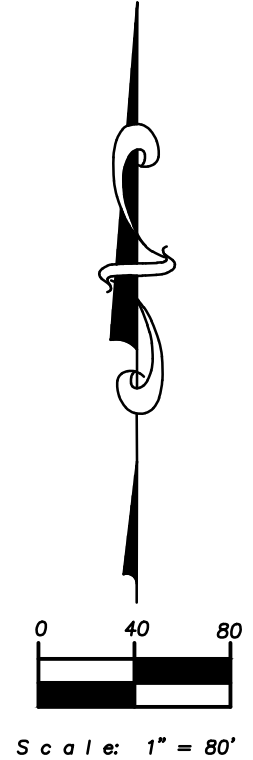
N. 89°56'30" E. - 308.59'

NEC PARENT TRACT

NWC SECTION 29

S. 89°56'30" W. - 950.37'

N. 89°56'30" E. - 1381.29'



GENERAL NOTES:

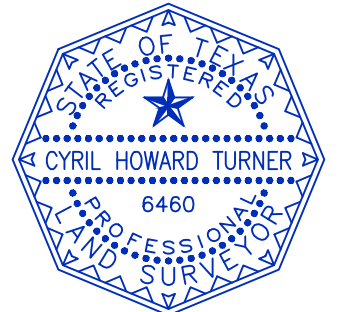
Heavy lines indicate plat limits.
Area within Plat Limits = 5.043 acres.
All streets, alleys, and easements within plat limits not previously recorded are herein dedicated.
All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair, or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city, county, 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.
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.
Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to South Plains Electric Cooperative.
Blanket garbage collection easement as required for service within the plat limits is herein granted.
All existing or proposed utility easements 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 or 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.
Any easement or rights-of-way shown as "to be dedicated by separate instrument" are shown hereon for information purposes only. The plat does not dedicate said easements.

SURVEY CONTROL:

Bearings are based on record bearings of Painted Prairie Ranch, Lots 1 - 17, as described by the map, plat and/or dedication deed thereof recorded in Volume 9986, Page 86, Official Public Records of Lubbock County, Texas.
Distances shown are surface, U.S. survey feet.
All corners are 1/2" iron rod with cap inscribed "CHT RPLS 6460" set unless otherwise indicated.
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.

Known all men by these presents:
That I, Cyril H. Turner, do hereby certify that I prepared this plat from and 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 Wolfthorh, Texas.

Cyril H. Turner



Registered Professional
Land Surveyor No. 6460
State of Texas
Certification Date: 05/17/2018

LEGEND

CCF = County Clerk's File, Official Public Records of Lubbock County, Texas.
CM = Controlling Monument
GCE = Garbage Collection Easement
PMRD = Physical Monument of Record Dignity
POB = Point of Beginning
ROW = Right-of-Way
SPEC = South Plains Electrical Coop.
TPE = Transformer Pad Easement
UUE = Underground Utility Easement
WLE = Waterline Easement

- - INDICATES FOUND 1/2" IRON ROD WITH CAP "RL SMITH RPLS 3906" (PMRD/CM)
- - INDICATES FOUND 1/2" IRON ROD
- ⊠ - INDICATES FOUND 1/2" IRON ROD WITH CAP "STEVENS RPLS 4339"
- - INDICATES 1" IRON PIPE FOUND

APPROVED this the _____ Day of _____, 20____
by the Commissioners Court of the COUNTY OF LUBBOCK, TEXAS

APPROVED _____ COUNTY JUDGE

ATTEST _____ COUNTY CLERK

Approved this _____ day of _____, 20____,
by the City Council of the City of Wolfthorh, Texas.

Approved _____ Mayor

Attest _____ City Secretary

FINAL PLAT		
SCALE: 1" = 80'	APPROVED BY: CHT	DRAWN BY: CHT
SURVEY DATE: 01/31/2018		FILE NAME: 18-LS0016
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-791-2300 328 E. HWY. 62/82 UNIT#1 Wolfthorh, TX 79382
SURVEYING FIRM#10193983		DRAWING NUMBER 1 of 1