

LOTS 1-75 & TRACTS "A"- "M",  
**RED FEATHER ESTATES**

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

PAGE 1 OF 2

**GENERAL 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 and infrastructure and final drainage analysis acceptance 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 Article 37.01 of the Lubbock Code of Ordinances.  
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.  
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. 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.  
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.  
Either all or a portion of this surveyed property lies within the limits of a "Special Flood Hazard Area". 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.  
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: 65.077 acres  
CCFN - County Clerk File Number  
UUE - Underground Utility Easement  
SPEC - South Plains Electric Co-op  
TPE - Transformer Pad Easement (4x6')  
PAE - Private Access Easement. Provisions to be recorded by separate instrument.  
WLE - Water Line Easement  
PFE - Private Fence Easement. Provisions to be recorded by separate instrument.  
DRE - Drainage Easement  
O - Indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."  
● - Indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."  
⊗ - Indicates set "X" cut on concrete  
⊙ - Indicates found "X" cut on concrete

**TRACT "A"**

Tract "A" herein designated as Private Access Easement benefiting lots 1-75 and Tracts "B" and "D" - "M". Herein designated as common space to be privately owned and maintained. Tract "A" is herein granted as Public Underground Utility Easement, Public Garbage Collection Easement, and Public Stormwater Drainage Easement. Tract "A" to contain subdivision entry signage and landscaping to be privately owned and maintained.

**TRACT "B"**

Herein designated as common space to be privately owned and maintained.

**TRACT "C"**

Herein designated as common space to be privately owned and maintained. This plat herein grants exclusively to the City of Lubbock and franchised utility providers, underground utility easements within this tract limited to underground utilities crossing this tract under the fences and/or walls without disturbance of the fences and/or walls for any construction and/or repair or replacement of the underground utility crossings.

**TRACTS "D"- "M"**

Herein designated as common space to be privately owned and maintained. Tracts "D"- "M" are herein granted as Stormwater Drainage Easement. This plat herein grants exclusively to the City of Lubbock and franchised utility providers, underground utility easements within these tracts limited to underground utilities crossing the tracts under the fences and/or walls without disturbance of the fences and/or walls for any construction and/or repair or replacement of the underground utility crossings.

**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:

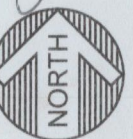
That I, Robert A. Christopher, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas.  
Surveyed on the ground: April 12, 2025  
Revised to update notes: April 29, 2025

*Robert A. Christopher*  
Registered Professional Land Surveyor No. 5167  
Licensed State Land Surveyor  
State of Texas

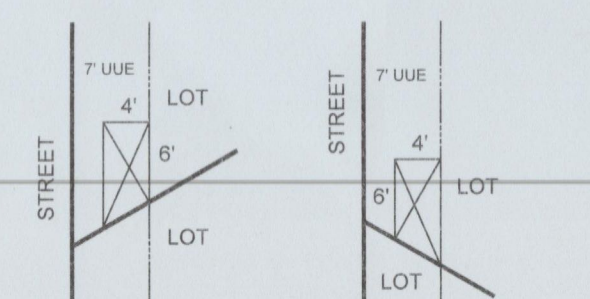


Approved this 30<sup>th</sup> day of April, 2025  
by the Director of Planning, or designee, of the City of Lubbock, Texas.

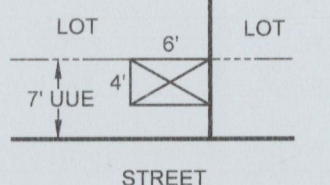
*Hunter Sauer*  
Director of Planning



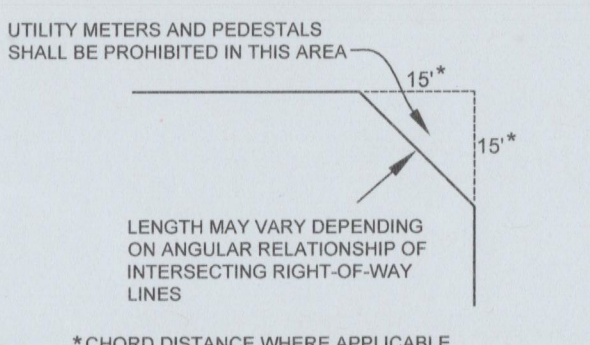
**HUGO REED AND ASSOCIATES, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
1601 AVENUE N  
LUBBOCK, TEXAS 79401  
PHONE: 806 / 763-5642  
FAX: 806 / 763-5891  
TEXAS LICENSED SURVEYING FIRM 100676-00  
TEXAS REGISTERED ENGINEERING FIRM F-760



TRANSFORMER PAD EASEMENTS AT  
IRREGULAR LOT CORNERS



TYPICAL TRANSFORMER  
PAD EASEMENT



TYPICAL STREET-STREET INTERSECTION  
WHERE CORNER IS CHAMFERED

2256.00  
2025017594



2256.00  
2025017594

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PAGE 2 OF 2

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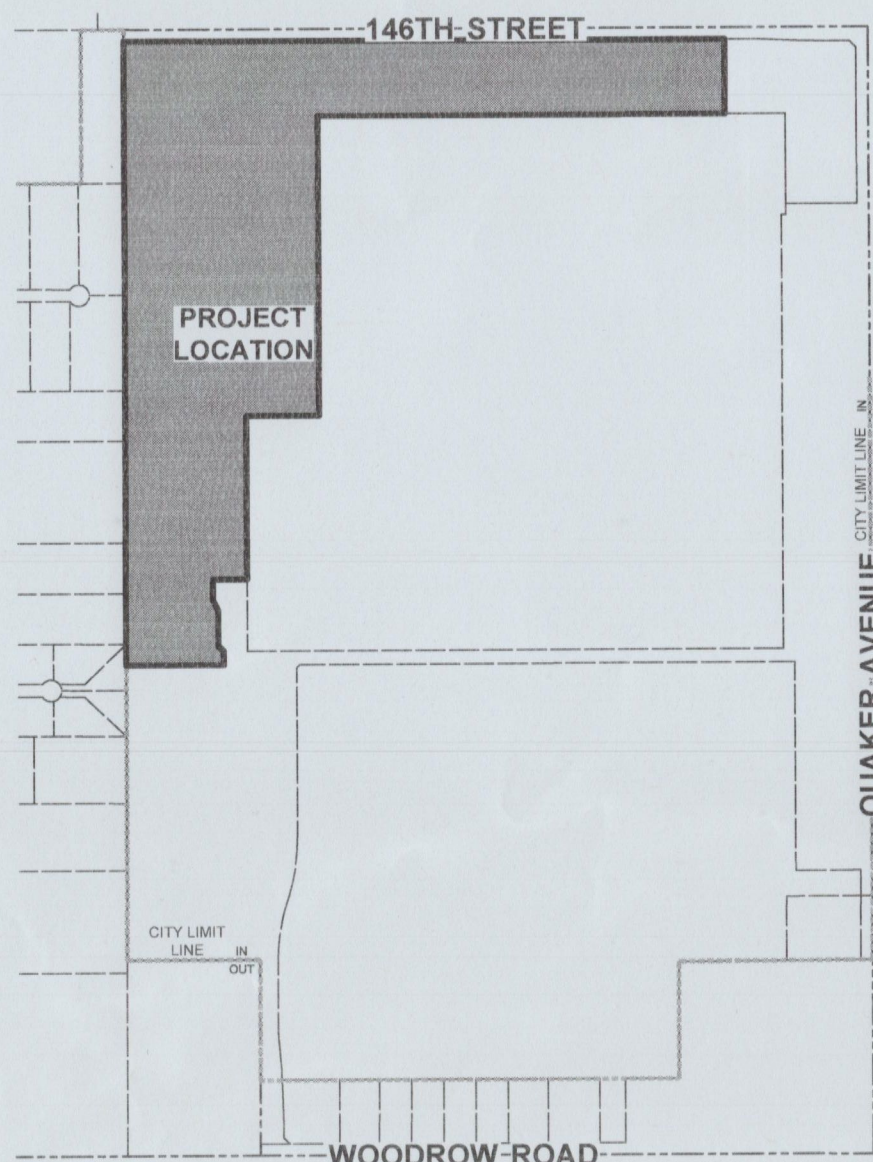
Registered Professional Land Surveyor No. 5167  
Licensed State Land Surveyor  
State of Texas

Approved this 30<sup>TH</sup> day of APRIL, 20 25  
by the Director of Planning or designee, of the City of Lubbock, Texas.

*Kristen Dwyer*  
Director of Planning



**HUGO REED AND ASSOCIATES, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
1801 AVENUE N  
LUBBOCK, TEXAS 79401  
PHONE: 806 / 763-5642  
FAX: 806 / 763-3891  
TEXAS LICENSED SURVEYING FIRM 100676-00  
TEXAS REGISTERED ENGINEERING FIRM F-790



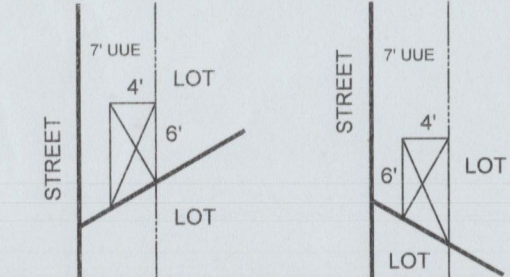
LOCATION MAP  
NOT TO SCALE

## LINE TABLE

	LENGTH	BEARING
1	42.45'	S43°15'55"E
2	70.07'	S01°42'34"W
3	150.10'	S00°23'26"E
4	10.00'	S01°42'34"W
5	22.79'	S11°21'27"W
6	2926.64'	N01°43'00"E
7	56.64'	S88°17'26"E
8	66.64'	S88°17'26"E
9	21.50'	S88°17'26"E
10	21.21'	N46°42'34"E
11	21.21'	S43°17'26"E
12	21.21'	S46°42'34"W
13	21.21'	N43°17'26"W
14	5.52'	S01°42'34"W
15	19.69'	S12°16'20"E
16	16.64'	N72°43'52"E
17	5.52'	N01°42'34"E
18	52.84'	S88°17'26"E

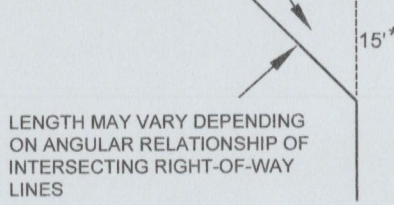
## CURVE TABLE

	RADIUS	CENTRAL ANGLE	CHORD DIST.	CHORD BEARING
A	R=40.00'	Δ=13°18'22"	CH=9.27'	S81°38'15"E
B	R=40.00'	Δ=25°45'19"	CH=17.83'	S62°06'24"E
C	R=45.00'	Δ=129°03'41"	CH=81.25'	N66°14'25"E
D	R=45.00'	Δ=129°03'41"	CH=81.25'	N62°49'17"W
E	R=40.00'	Δ=39°03'41"	CH=26.74'	S72°10'43"W
F	R=40.00'	Δ=39°03'41"	CH=26.74'	N68°45'35"W
G	R=45.00'	Δ=84°40'02"	CH=60.61'	S88°26'14"W
H	R=45.00'	Δ=82°01'43"	CH=59.06'	S05°05'21"W
I	R=45.00'	Δ=91°25'37"	CH=64.43'	S81°38'19"E
J	R=40.00'	Δ=39°03'41"	CH=26.74'	N72°10'43"E
K	R=800.00'	Δ=04°53'21"	CH=68.24'	N04°09'14"E
L	R=800.00'	Δ=01°47'26"	CH=25.00'	N07°29'38"E
M	R=800.00'	Δ=02°58'06"	CH=41.44'	N09°52'24"E
N	R=736.00'	Δ=05°36'42"	CH=72.06'	N08°33'06"E
O	R=736.00'	Δ=04°02'11"	CH=51.84'	N03°43'40"E
P	R=150.00'	Δ=18°58'42"	CH=49.46'	N82°13'13"E
Q	R=100.00'	Δ=18°58'43"	CH=32.97'	N82°13'14"E
R	R=40.00'	Δ=39°03'41"	CH=26.74'	S72°10'43"W
S	R=45.00'	Δ=116°13'19"	CH=76.42'	N69°14'28"W
T	R=45.00'	Δ=25°40'45"	CH=20.00'	N01°42'34"E
U	R=45.00'	Δ=116°13'19"	CH=76.42'	N72°39'36"E
V	R=40.00'	Δ=39°03'41"	CH=26.74'	S68°45'35"E
W	R=40.00'	Δ=39°03'41"	CH=26.74'	N68°45'35"W
X	R=45.00'	Δ=129°03'41"	CH=81.25'	S66°14'25"W
Y	R=45.00'	Δ=129°03'41"	CH=81.25'	S62°49'17"E
Z	R=40.00'	Δ=39°03'41"	CH=26.74'	N72°10'43"E
AA	R=400.00'	Δ=13°58'54"	CH=97.37'	N05°16'53"W
BB	R=452.00'	Δ=01°47'10"	CH=14.09'	N11°22'46"W
CC	R=452.00'	Δ=12°11'45"	CH=96.03'	N04°23'18"W
DD	R=400.00'	Δ=13°48'39"	CH=96.18'	S05°11'45"E
EE	R=400.00'	Δ=00°10'16"	CH=1.19'	S12°11'13"E
FF	R=452.00'	Δ=13°58'54"	CH=110.03'	S05°16'53"E
GG	R=150.00'	Δ=13°02'50"	CH=34.08'	N79°15'17"E
HH	R=150.00'	Δ=05°55'52"	CH=15.52'	N88°44'38"E
II	R=736.00'	Δ=09°38'53"	CH=123.79'	S06°32'00"W
JJ	R=800.00'	Δ=09°38'53"	CH=134.55'	S06°32'00"W



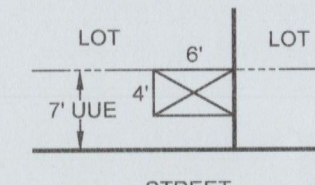
TRANSFORMER PAD EASEMENTS AT  
IRREGULAR LOT CORNERS

UTILITY METERS AND PEDESTALS  
SHALL BE PROHIBITED IN THIS AREA



\*CHORD DISTANCE WHERE APPLICABLE

TYPICAL STREET-STREET INTERSECTION  
WHERE CORNER IS CHAMFERED



TYPICAL TRANSFORMER  
PAD EASEMENT

NOT PLATTED  
LAND OWNER: PAVNE THOMAS K & ANGELA J  
CCFN 20170709817

NOT PLATTED  
LAND OWNER: PAVNE THOMAS K & ANGELA J  
CCFN 20170709817

LOTS 1-14  
OAK GROVE  
ADDITION  
VOL. 8589, PG. 33

NOT PLATTED  
LAND OWNER: TURNER CHARLES A II  
& AMY G  
CCFN 2010006136

NOT PLATTED  
LAND OWNER: LAMAR LAND LLC  
CCFN 2024049461

NOT PLATTED  
LAND OWNER: RED FEATHER GOLF AND SOCIAL CLUB LLC  
CCFN 2022047087

NOT PLATTED  
LAND OWNER: RED FEATHER GOLF AND SOCIAL CLUB LLC  
CCFN 2022047087  
STORMWATER DRAINAGE AND  
IMPOUNDMENT EASEMENT  
(BY SEPARATE INSTRUMENT)

