SCALE: 1"=60' AMENDED FINAL PLAT HEAVY LINES INDICATE PLAT LIMITS. CONTAINS 18.99 ACRES WITHIN THE PLAT LIMITS ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED. LOTS 1-79 and Tract A 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 THE UTILITY COMPANY WITHOUT THE CITY OR THE UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING, OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REMOVAL, REPAIR, OR SPEC - SOUTH PLAINS ELECTRIC COOPERATIVE LPL - LUBBOCK POWER, LIGHT AND WATER CO. WILSHIRE ESTATES, AN ADDITION XCEL - XCEL ENERGY COMPANY
UUE - UNDERGROUND UTILITY EASEMENT TO THE CITY OF LUBBOCK, PVT - PRIVATE SWBT - SOUTHWESTERN BELL TELEPHONE CO. WLE - WATER LINE EASEMENT REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY LUBBOCK COUNTY, TEXAS AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE DRE - DRAINAGE EASEMENT USE - UNDERGROUND STREET LIGHT CABLE EASEMENT ALL ELECTRICAL SERVICE SHALL BE IN ACCORDANCE WITH THE UNDERGROUND UTILITIES ACE - 5' ACCESS EASEMENT AND 2' EAVE OVERHANG EASEMENT 1688.1 POLICY STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PAE - PEDESTRIAN ACCESS EASEMENT SEE - SWITCH ENCLOSURE EASEMENT, 6' X 6' (NOT DRAWN TO ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE DEVELOPER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF ANY PORTION OF THIS Vol. 10502 P. 336 A METES AND BOUNDS DESCRIPTION OF THIS TRACT WAS PREPARED FOR 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 RECORDATION WITH THE DEDICATION DEED OF THIS TRACT. UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE, AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER TRACT A COMMON AREA HEREIN DEDICATED AS PRIVATE ACCESS EASEMENT, UUE, PRIVATE DRAINAGE EASEMENT, AND GARBAGE SERVICE 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. SPECIAL HANDLING OF GARBAGE REQUIRES CITY COUNCIL APPROVAL. 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 NTS NOT TO SCALE PLANNING COMMISSION POLICY OR BT THE LUBBOCK CODE OF ORDINANCES. MINIMUM FINISHED FLOOR SHALL CONFORM WITH THE PROVISIONS OF LUBBOCK CODE OF CM/MR CONTROLLING MONUMENT OF RECORD DIGNITY ORDINANCES SECTION 6-48 AND 21-31. 1/2" ROD WITH CAP SET ON ALL LOT CORNERS AND PERIMETER CORNERS EXCEPT AS NOTED. NORTHEAST CORNER 4 18 CHAIRMAN NOT SUBDIVIDED PARENT TRACT NOT SUBDIVIDED V. 8996, P. 60 PARENT TRACT TRACT A V. 8996, P. 60 G=S79°47'49"E SH THIS POINT BEARS N 00°02'32" W, 917.33' & N 89'57'28" E, 316.59' FROM R=262.50' THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS CH=86.70' T=43.95'CH BRG=N19°39'41"E \$77.04'04"E \$82.00'39"E \$84.03'59"E \$ 89" E \$46.10' TRACT A S78°42'58"E 137.47' E-W 101.55 46.55 S11°47'49"E 10.20" 55.0 N89°37'43"E 100.00' R=250.00' Δ=54'44'22 Windsor Court \$89°37'43"W 100.00" 40.00 40.00 40.00 40.00 40.00 40.00 DE 40.00' 40.00 40.00 E-W DEDIC TRACT 40.00 -- 47.08° --61 E-W 276.40' E-W 284.10' 60 CURVE TABLE: (A) THE MOST NORTH CORNER OF LOT 67 BEARS (1) R= 500' CH= 58.89' Bo N 00°02'32" W, 829.22' & N 89°57'28" E. N 80° CH BRG= S 08'22'01" E 692.12' FROM THE SOUTHWEST CORNER 80.92 Δ=06'45'03" T= 29.49' OF SECTION 7, BLOCK JS. 5 59 (B) THE MOST NORTH CORNER OF LOT 66 BEARS (2) R= 470.99' CH= 137.88' 8 N 00°02'32" W, 882.60' & N 89°57'28" E. CH BRG= S 04'42'01" 8 744.80' FROM THE SOUTHWEST CORNER Δ=16'49'59" T= 69.69' OF SECTION 7, BLOCK JS. CH=28.88' 87.33' N 85° (C) THE NORTHWEST CORNER OF LOT 79 BEARS 74.82 N 00°02'32" W, 815.25' & N 89°57'28" E, 110.67' FROM THE SOUTHWEST CORNER ш UKE OF SECTION 7, BLOCK JS. THE MOST WESTERLY CORNER OF LOT 78 BEARS E-W 100.00 TRACT A N 00°02'32" W, 712.50' & N 89°57'28" E, Wyndam FD. ROD WITH YELLOW CAP N 88° E 139.52' FROM THE SOUTHWEST CORNER SET BERNTSEN STEEL NAIL WITH WASHER OF SECTION 7, BLOCK JS. 72.55 MARKED ABACUS ENGINEERING RPLS 4460 (E) THE SOUTHWEST CORNER OF LOT 77 BEARS FD. RAILROAD SPIKE N 00°02'32" W, 644.83 & N 89°57'28" E, 17.04' --NORTH Transformer Pad Easmt. 237.03' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS. (1) 4' x 6' (NTS) XCEL E-W F THE MOST EASTERLY CORNER OF LOT 65 BEARS △=03°15'50" 72.58 N 00°02'32" W, 794.12' & N 89°57'28" E, NOT SUBDIVIDED 5.67 828.77' FROM THE SOUTHWEST CORNER SUBDIVIDER CY HOWARD 362, P. 32 OF SECTION 7, BLOCK JS. PARENT TRACT (G) THE SOUTHEAST CORNER OF LOT 68 BEARS V. 8996, P. 60 N 00°02'32" W, 687.25' & N 89°57'28" E, 100.00 S 85° F 637.06' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS. 78.17 (H) THE SOUTHWEST CORNER OF LOT 9 BEARS TOT S N 00°02'32" W, 612.27' & N 89°57'28" E, 1041.62' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS. S 88° E TRACT A (1) THE SOUTHEAST CORNER OF LOT 42 BEARS 80.31 N 00°02'32" W, 449.81' & N 89°57'28" E. 860.49' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS. (J) THE SOUTHWEST CORNER OF LOT 57 BEARS N 00°02'32" W, 431.65' & N 89°57'28" E, 636.86' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS. 78.27 (K) THE NORTHWEST CORNER OF LOT 56 BEARS N 00°02'32" W, 376.39' & N 89°57'28" E. 653.86' FROM THE SOUTHWEST CORNER 17.77 - 15.06° 72.07' N 84' E OF SECTION 7, BLOCK JS. THIS POINT BEARS N 89.55'55" E. N56"17'17"E 1130.49' & N 00'03'40" W, 112.15' -32.39' --S 89°56'20" W SECTION 7, BLOCK JS N89'35'59"E FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS N82°26'59"W 5.64' THIS POINT BEARS N 89'55'55" E, 831.72' THIS POINT BEARS N 89.55'55" E, 613.08' 559.44' & N 00'04'05" W, 72.84' FROM & N 00'04'05" W, 72.95' FROM EXISTING RIGHT OF WAY THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF SECTION 7. BLOCK JS SECTION 7, BLOCK JS S 89'55'55" W ERSKINE STREET 55' HEREIN DEDICATED NTS S 89°55'55" W 559.50 - 586.05' -MR/CM SHADOW HILLS ADDITION NW Corner Plat Limits V. 7826, P. 341 Shadow Hills Lots 1-187 0 SOUTHWEST CORNER OF 529 SECTION 7, BLOCK JS DEDICATED V 456 FD. RAILROAD SPIKE MR/CM X 528 457 PREVIOUSLY DRAINAGE E Not Subdivided 527 RON & RICK BETENBOUGH 458 0 V. 5902, P. 21 Z 504 526 KNOW ALL MEN BY THESE PRESENTS That I, JONATHAN MARK CIESZINSKI, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lubbock, Texas: ABACUS ENGINEERING 2737 81st Street REGISTERED PROFESSIONAL LAND SURVEYOR, 4460 LUBBOCK, TEXAS LUBBOCK, TEXAS JUNE 21, 2005 806-745-7670 Revised July 22, 2005 Revised July 29, 2005 Revised July 31, 2005 Count on It Revised September 29, 2005 Revised November 1, 2005 Amended April 20 and 24, 2006 to show XCEL Easements and Private Street Names S:\EP2004PROJECTS\WILSHIRE\WilshireParkP1New.DWG

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