

AMENDED FINAL PLAT
LOTS 1-79 and Tract A
WILSHIRE ESTATES, AN ADDITION
TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS

1688.1

Vol. 10502 P. 336

SCALE: 1"=60'
HEAVY LINES INDICATE PLAT LIMITS.
ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED.
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
REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY
AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE
OBSTRUCTED.
ALL ELECTRICAL SERVICE SHALL BE IN ACCORDANCE WITH THE UNDERGROUND UTILITIES
POLICY STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
LUBBOCK, TEXAS.
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
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
THE DEVELOPER'S EXPENSE.
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
PLANNING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
MINIMUM FINISHED FLOOR SHALL CONFORM WITH THE PROVISIONS OF LUBBOCK CODE OF
ORDINANCES SECTION 6-48 AND 21-31.
1/2" ROD WITH CAP SET ON ALL LOT CORNERS AND PERIMETER CORNERS EXCEPT AS NOTED.

CONTAINS 18.99 ACRES WITHIN THE PLAT LIMITS
SPEC - SOUTH PLAINS ELECTRIC COOPERATIVE
LPL - LUBBOCK POWER, LIGHT AND WATER CO.
XCEL - XCEL ENERGY COMPANY
UUE - UNDERGROUND UTILITY EASEMENT
PVT - PRIVATE
SWBT - SOUTHWESTERN BELL TELEPHONE CO.
WLE - WATER LINE EASEMENT
DRE - DRAINAGE EASEMENT
USE - UNDERGROUND STREET LIGHT CABLE EASEMENT
ACE - 5' ACCESS EASEMENT AND 2' EAVE OVERHANG EASEMENT
PAE - PEDESTRIAN ACCESS EASEMENT
SEE - SWITCH ENCLOSURE EASEMENT, 6' X 6' (NOT DRAWN TO SCALE)

A METES AND BOUNDS DESCRIPTION OF THIS TRACT WAS PREPARED FOR
RECORDATION WITH THE DEDICATION DEED OF THIS TRACT.

TRACT A COMMON AREA HEREIN DEDICATED AS PRIVATE ACCESS
EASEMENT, UUE, PRIVATE DRAINAGE EASEMENT, AND GARBAGE SERVICE
EASEMENT.

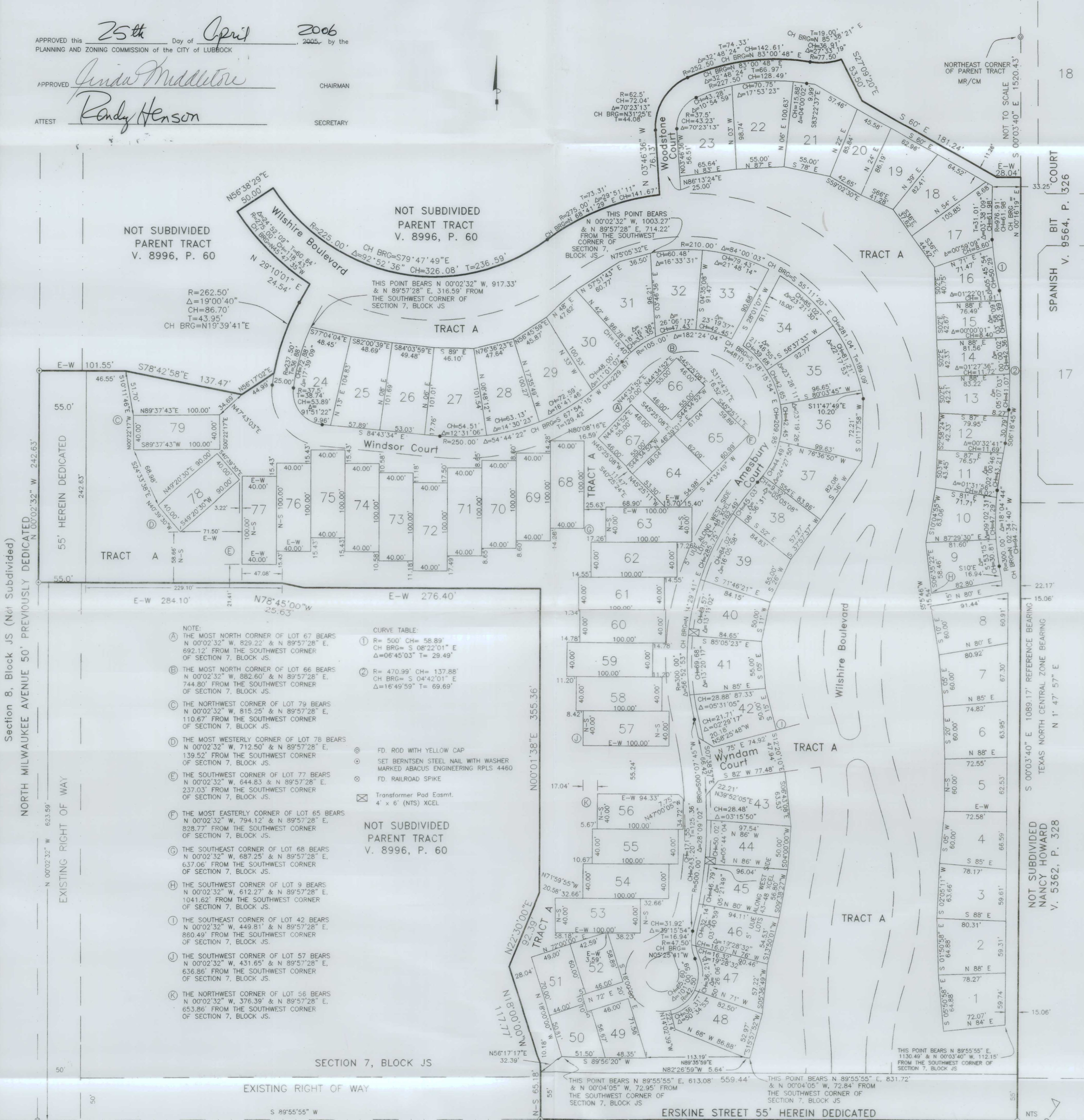
SPECIAL HANDLING OF GARBAGE REQUIRES CITY COUNCIL APPROVAL.

NTS NOT TO SCALE

CM/MR CONTROLLING MONUMENT OF RECORD DIGNITY

APPROVED this 25th Day of April 2006, by the
PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK

APPROVED *Andrea Middleton* CHAIRMAN
ATTEST *Randy Henson* SECRETARY



- NOTE:
- (A) THE MOST NORTH CORNER OF LOT 67 BEARS N 00°02'32" W, 829.22' & N 89°57'28" E, 692.12' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (B) THE MOST NORTH CORNER OF LOT 66 BEARS N 00°02'32" W, 882.60' & N 89°57'28" E, 744.80' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (C) THE NORTHWEST CORNER OF LOT 79 BEARS N 00°02'32" W, 815.25' & N 89°57'28" E, 110.67' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (D) THE MOST WESTERLY CORNER OF LOT 78 BEARS N 00°02'32" W, 712.50' & N 89°57'28" E, 139.52' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (E) THE SOUTHWEST CORNER OF LOT 77 BEARS N 00°02'32" W, 644.83' & N 89°57'28" E, 237.03' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (F) THE MOST EASTERLY CORNER OF LOT 65 BEARS N 00°02'32" W, 794.12' & N 89°57'28" E, 828.77' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (G) THE SOUTHEAST CORNER OF LOT 68 BEARS N 00°02'32" W, 687.25' & N 89°57'28" E, 637.06' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (H) THE SOUTHWEST CORNER OF LOT 9 BEARS N 00°02'32" W, 612.27' & N 89°57'28" E, 1041.62' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
 - (I) THE SOUTHEAST CORNER OF LOT 42 BEARS 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.
 - (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 OF SECTION 7, BLOCK JS.

- CURVE TABLE:
- ① R= 500.00' CH= 58.89' CH BRG= S 08°22'01" E Δ=06°45'03" T= 29.49'
 - ② R= 470.99' CH= 137.88' CH BRG= S 04°42'01" E Δ=16°49'59" T= 69.69'

- ⊙ FD. ROD WITH YELLOW CAP
- ⊙ SET BERTSEN STEEL NAIL WITH WASHER MARKED ABACUS ENGINEERING RPLS 4460
- ⊙ FD. RAILROAD SPIKE
- ⊠ Transformer Pad Easmt. 4' x 6' (NTS) XCEL

NOT SUBDIVIDED
PARENT TRACT
V. 8996, P. 60

SOUTHWEST CORNER OF
SECTION 7, BLOCK JS
FD. RAILROAD SPIKE
MR/CM

Not Subdivided
RON & RICK BETENBOUGH
V. 5902, P. 21

KNOW ALL MEN BY THESE PRESENTS

Jonathan Mark Ciesinski
REGISTERED PROFESSIONAL LAND SURVEYOR, 4460 LUBBOCK, TEXAS
JUNE 21, 2005
Revised July 22, 2005
Revised July 29, 2005
Revised September 29, 2005
Revised November 1, 2005
Amended April 20 and 24, 2006 to show XCEL Easements and Private Street Names



PREVIOUSLY DEDICATED
DRAINAGE EASEMENT

529	501	456
528	502	457
527	503	458
526	504	

ABACUS ENGINEERING
SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7670

Count on It

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