

LOTS 1-28 AND TRACTS A THROUGH C, HIGHLAND TRAILS, A SUBDIVISION OUT OF SECTION 23, BLOCK D-5, LUBBOCK COUNTY, TEXAS

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 unless an exception is provided by the Planning and Zoning Commission Policy or 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 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 instruments prior to the provision of such services. Such easements shall be at the expense of the entity requesting such installation.

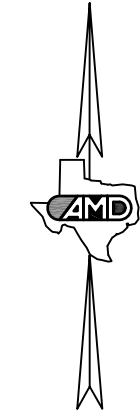
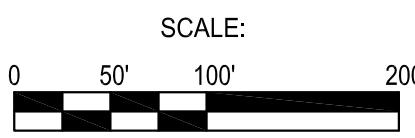
All easements herein granted shall entitle the city of the utility company using such easements to the right to remove, repair, or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, 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 Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.

Lots 1-28 contains 23.455 acres (1,021,702 Sq.Ft.) within the plat limits.

Basis of Bearing the State Plane Coordinate System - Texas North Central Zone (NAD 83).

Coordinates shown on this plat are based on State Plane Coordinate System - Texas North Central Zone (NAD83). Distances shown on this plat are actual surface distances.



PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.
RELEASE DATE: NOVEMBER 1, 2017

Metes and Bounds Description on a 23.455 Acre (1,021,702 sq. ft.) tract of land out of that tract described in County Clerk File Number 2015008248, Official Public Records of Lubbock County, Texas, and out of Section 23, Block D-5, Lubbock County, Texas, and being more particularly described as follows:

Beginning at point near the center of F.M. 1294 as described in Volume 571, Page 677, Deed Records of Lubbock County, Texas, for the Southeast corner of said Section 23, Block D-5 and for the Southeast and beginning corner of this tract;

Thence N88°13'41"W, with said F.M. 1294, a distance of 1320.45 feet to a point for the Southwest corner of this tract;

Thence N01°44'21"E, a distance of 50.00 feet to a point for a corner of this tract;

Thence N46°45'20"E, a distance of 14.14 feet to a point for a corner of this tract;

Thence N01°44'21"E, a distance of 463.07 feet to a point for a corner of this tract;

Thence N43°15'39"W, a distance of 21.21 feet to a point for a corner of this tract;

Thence N01°44'21"E, a distance of 20.00 feet to a point for a corner of this tract;

Thence N46°44'21"E, a distance of 21.21 feet to a point for a corner of this tract;

Thence N01°44'21"E, a distance of 163.00 feet to a point for the Northwest corner of this tract;

Thence S88°15'39"E, a distance of 20.00 feet to a point for a corner of this tract;

Thence S43°15'39"E, a distance of 21.21 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 175.00 feet to a point for a corner of this tract;

Thence N46°44'21"E, a distance of 14.14 feet to a point for a corner of this tract;

Thence N01°44'21"E, a distance of 22.04 feet to a point for a corner of this tract;

Thence Northeastly, along the arc of a curve to the right, an arc distance of 7.67 feet to a point for the end of said curve to the right and for a corner of this tract; said curve having a radius of 430.00 feet, a central angle of 01°01'19", and a chord that bears N02°15'00"E, a chord distance of 7.67 feet;

Thence S88°15'39"E, a distance of 60.00 feet to a point for a corner of this tract;

Thence S43°14'52"E, a distance of 21.21 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 346.74 feet to a point for a corner of this tract;

Thence N69°14'21"E, a distance of 27.72 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 70.71 feet to a point for a corner of this tract;

Thence S20°45'39"E, a distance of 11.48 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 218.25 feet to a point for a corner of this tract;

Thence Northeastly, along the arc of a curve to the left, an arc distance of 33.41 feet to a point for the end of said curve to the left and for a corner of this tract; said curve having a radius of 45.00 feet, a central angle of 42°32'13", and a chord that bears N70°28'15"E, a chord distance of 32.65 feet;

Thence Northeastly, along the arc of a curve to the right, an arc distance of 11.94 feet to a point for the end of said curve to the right and for a corner of this tract; said curve having a radius of 50.00 feet, a central angle of 13°41'02", and a chord that bears N56°02'39"E, a chord distance of 11.91 feet;

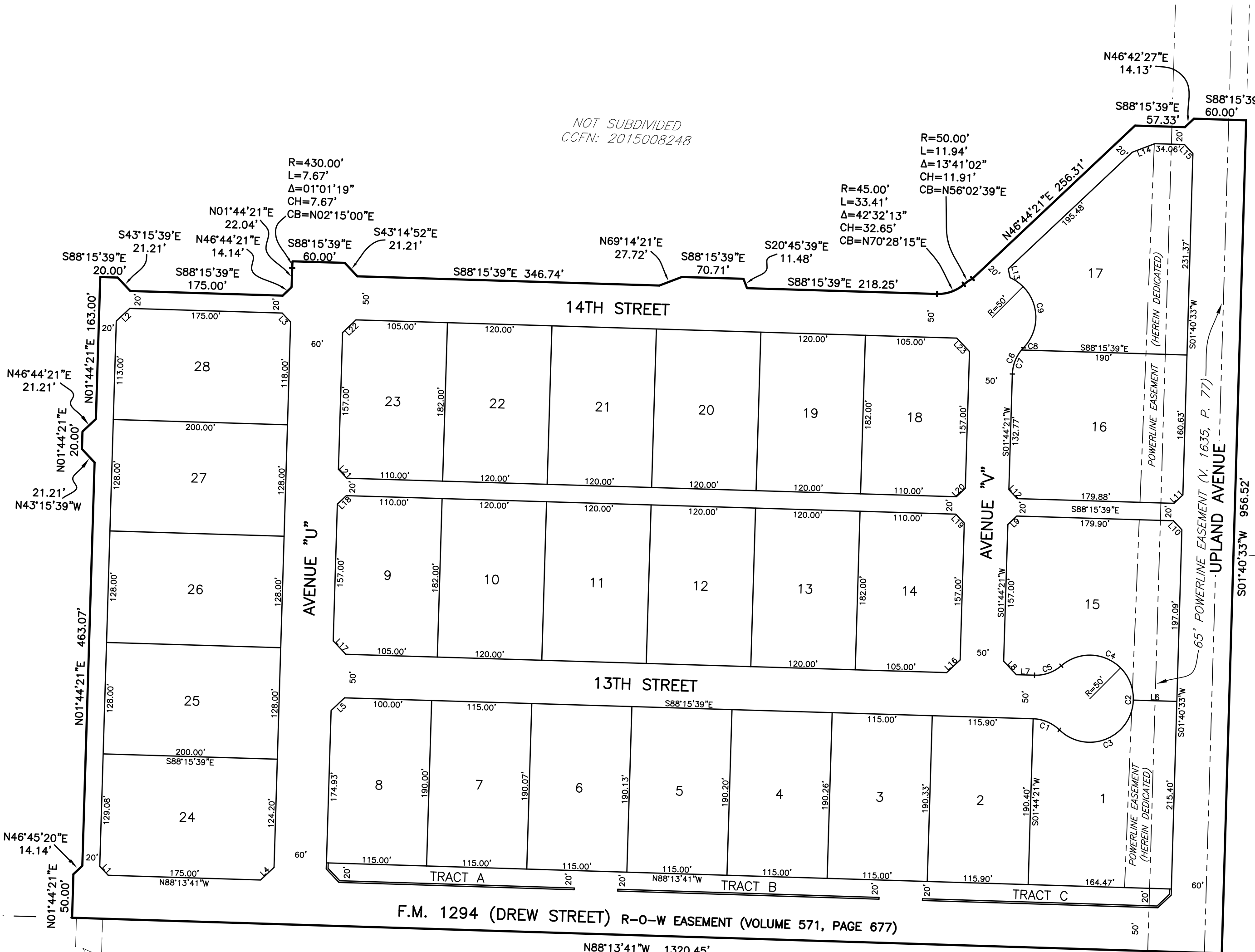
Thence N46°44'21"E, a distance of 256.31 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 57.33 feet to a point for a corner of this tract;

Thence N46°42'27"E, a distance of 14.13 feet to a point for a corner of this tract;

Thence S88°15'39"E, a distance of 60.00 feet to a point in the East line of said Section 23, Block D-5, for the Northeast corner of this tract;

Thence S01°40'33"W, along the East line of said Section 23, Block D-5, a distance of 956.52 feet to the Point of Beginning, Containing 23.455 Acres (1,021,702 sq. ft.) more or less



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.15	N43°14'40"W
L2	21.21	N46°44'21"E
L3	14.14	S43°15'39"E
L4	21.21	S46°45'20"W
L5	21.21	N46°44'21"E
L6	50.01	S88°15'39"E
L7	20.99	N88°15'39"W
L8	21.21	N43°15'39"W
L9	14.14	N46°44'21"E
L10	14.15	S43°15'39"E
L11	14.13	S46°42'27"W
L12	14.14	N46°44'21"E
L13	10.25	N12°28'16"W
L14	27.72	N69°14'21"E
L15	14.15	S43°17'53"E
L16	21.21	S46°44'21"W
L17	21.21	N43°15'39"W
L18	14.14	N46°44'21"E
L19	14.14	S43°15'39"E
L20	14.14	S46°44'21"W
L21	14.14	N43°15'39"W
L22	21.21	N46°44'21"E
L23	21.21	S43°15'39"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	45.00'	42°32'13"	33.41'	N66°59'33"W	32.65'
C2	50.00'	26°04'28"	231.32'	N01°44'21"E	73.68'
C3	50.00'	132°28'03"	115.57'	N88°03'39"E	91.51'
C4	50.00'	132°39'23"	115.75'	N64°28'40"W	91.58'
C5	45.00'	42°32'13"	33.41'	N70°28'15"E	32.65'
C6	45.00'	42°32'13"	33.41'	S23°00'27"W	32.65'
C7	45.00'	38°14'28"	30.03'	S20°51'35"W	29.48'
C8	45.00'	41°17'45"	33.37'	S42°07'41"W	33.37'
C9	50.00'	110°09'09"	96.13'	N10°48'01"W	61.99'

Approved this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved _____ CHAIRMAN

Attest _____ SECRETARY

Approved this _____ day of _____, 20____, by the Commissioners Court of Lubbock County, Texas.

Approved _____ COUNTY JUDGE

Attest _____ COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS: That I, Charles Lynn Sawyer, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Charles Lynn Sawyer
Registered Professional Land Surveyor, No. 5809
Survey Date: November 1, 2017
Job No. 17109

**CIVIL ENGINEERING
LAND SURVEYING**

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2807 74th Street, Suite 8 Fax: 806-771-7625
Lubbock, TX 79423 TX Lic. Surv. Firm # 101785-00

Accuracy - Efficiency - Integrity

