CITY OF LUBBOCK
PLANNING DEPARTMENT
P.O. BOX 2000
LUBBOCK, TEXAS 79457

P & D 2014009965
16 PGS

DEDICATION DEED AND RESTRICTIVE COVENANTS
LOTS 267 - 305

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

LAKERIDGE ESTATES OF LUBBOCK LTD., hereinafter called the "Dedicator," the owner of that certain tract of land in Lubbock County, Texas described in the attached Exhibit "A" hereinafter referred to as the "legal description" adopt the Plat attached here to as Exhibit "B" which will be filed of record in the Plat Records, Lubbock County, Texas as a plan for subdividing the same, said subdivision to be known as:

Lots 267 through 305, LakeRidge Estates of Lubbock, an addition to the City of Lubbock, Lubbock County, Texas.

Dedicator hereby plats said land into lots, streets and alleys as shown on Exhibit "B" attached hereto and dedicates to the use of the public the streets and alleys shown on the attached plat. Dedicator further dedicates and rededicates the easements as specified on attached plan under "Notes" and hereby provides that the provisions of such "Notes" shall be applicable to and run with the title to those lots on which such easements are located or to which they abut.

Dedicator reserves unto itself, its successors and assigns, a perpetual easement for utilities in, over, upon, and across said streets and alleys.

Dedicator does hereby declare that all of the aforesaid lots shown of said plat of LakeRidge Estates of Lubbock, are held and shall be conveyed subject to the reservations, restrictions, and covenants hereinafter set forth.

SECTION I. DEFINITIONS

The terms defined in this section shall, for all purposes of the hereinafter provisions of this instrument have the meanings herein specified, unless the context otherwise requires.

a. "Plat" shall mean the plat attached hereto as Exhibit "B."

b. "Plot" shall mean an entire numbered lot as shown on the plat or a combination of one or more of said lots or pair of said lots which shall have been approved by the Dedicator as a building site. The Dedicator may refuse to approve a splitting or combination of said lots if more lots than the total of the numbered lots as shown on the plat would result therefrom.

c. "Dedicator" shall mean the undersigned and its successors and assigns.

NOW, THEREFORE, the undersigned Dedicator does hereby impress and impose upon all of the aforesaid lots in said LakeRidge Estates of Lubbock, an Addition to the City of Lubbock in Lubbock County, Texas, the following Restrictive Covenants to run with the title to said lots and to govern the use of said lots to-wit:

1. The following word when used in this instrument shall have the following meanings:

   (a) "Association" shall mean and refer to the LakeRidge Estates of Lubbock Homeowners' Association, its successors and assigns;

   (b) "LakeRidge Estates Subdivision" shall mean and refer to Lots 267 through 305 of LakeRidge Estates of Lubbock, an Addition to the City of Lubbock, Lubbock County, Texas, said name "LakeRidge Estates Subdivision" being used herein as a means of ready reference to all of the aforesaid lots but not being adopted as an official name intended to be used in the conveyance of individual lots;

(c) "Common Area" shall mean and refer to all buildings, structures, landscaping, and any other properties or facilities owned and maintained by the Association for the common benefit and enjoyment of the members of the Association;

(d) "Lot" shall mean and refer to any plot of land shown as a lot upon the plat of all of the above numbered lots;

(e) "Member" or "Members" shall mean and refer to all of those lot owners who are members of the Association;

(f) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot or living unit upon the properties but shall not mean or refer to the mortgage of any such property unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure;

(g) "Notice" shall mean a written announcement. Any notice required to be sent to a member shall be deemed to have been properly sent when mailed to the first known address of the person or entity that appears as a member or owner on records of the Association at the time of mailing.

2. Each lot, but specifically excluding the common areas, shall be used and occupied for single family residential purposes only except as otherwise temporarily permitted below. The term "single family residential purposes" shall be held and construed to exclude hospitals, clinics, and commercial, business, and/or professional uses, whether from homes, residences, or otherwise, and all such excluded uses are hereby expressly prohibited.

3. Excepting the common areas, no building shall be erected, altered, or placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories, thirty-five (35) feet in height and a private garage for three or more cars.

4. No trailer, camper, or boat shall be parked, stored, or maintained on any lot in such a way as to be visible from the fronting street.

5. The Dedicator has incorporated under the laws of the State of Texas, as a non-profit corporation, the LakeRidge Estates of Lubbock Homeowner's Association. Every person or entity who is a record owner of a fee or undivided fee interest in any lot that is in the LakeRidge Estates Subdivision shall be a member of the Association, except that any person or entity who holds such an interest merely as security for the performance of an obligation shall not be a member. The Association has two classes of membership, both of which are voting, to-wit:

(a) **Class A.** Class A members are the owners with the exception of the Dedicator of all lots in the LakeRidge Estates Subdivision, provided that no lot shall carry with it more than one membership. Class A members shall be entitled to one (1) vote for each lot in which they hold an interest required for membership. When more than one person holds such interest in any lot, all such persons shall be members, but that lot shall have only one (1) vote and the joint owners thereof shall exercise such vote as they, among themselves, may determine.

(b) **Class B.** The Class B member shall be the Dedicator. The Class B member shall be entitle to three (3) votes for each lot which it owns, provided that the Class B membership shall cease and be converted to Class A membership on the happening of either of the following events whichever occurs first:

i. When the total votes outstanding in Class A memberships equal the total votes outstanding in the class B membership, or

ii. On the first of January, 2018.

6. **No building, fence/wall, other structure, or landscape improvement shall be erected, placed or altered on any lot in the LakeRidge Estates Subdivision; nor shall any exterior addition or alteration be made until a set of building plans, specifications, and a plot plan showing the location, nature, height, shape and materials of such improvements have been approved in writing as to its compliance with these restrictive covenants by the Dedicator.** Upon the sale of all lots by Dedicator and all homes by the builders, the Architectural Control Committee shall succeed Dedicator in it's capacity. The Architectural Control Committee shall be composed of three (3) officers of, or appointed representatives of, the Association. The Architectural Control Committee shall consist of the President of the Association, who shall be the Chairman of the Committee, and two (2) other members of the Association who shall be chosen and designated by the Chairman. The names of these persons who shall constitute the Architectural Control Committee shall be kept in the records of the Association. In the event of the death or resignation of any member of the committee the remaining member or members of the committee shall have the full authority to act upon any and all requests current and/or future that come before it. Once the Architectural Control Committee receives a request including, but not limited to, the building plans, specifications, and plot plan it shall thirty (30) days to respond to the applicant. If no action is taken then such approval shall not be required and the plans are deemed approved. The Architectural Control Committee shall have full power and authority to reject any plans and/or specifications that are not in keeping with the construction requirements, architectural designs, or that might not be compatible with existing design or with the development of the LakeRidge Estates Subdivision; and any and all conditions or circumstances not covered herein shall be decided upon the Architectural Control Committee, and its decision shall be final. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to these provisions but shall be entitled to all expenses that may be reasonably incurred in the performance of their duties hereunder. An application for a building permit shall not be filed with City of Lubbock, Texas until the provisions of these restrictive covenants are satisfied.

Notwithstanding the foregoing provisions, until all residences and all Lots in the LakeRidge Estates Subdivision have been constructed, the Dedicator shall perform all of the foregoing functions and exercise all of the powers of the Architectural Control Committee. The Architectural Control Committee, shall only come into being at such time as all of the residences on the Lots in said LakeRidge Estates Subdivision have been constructed, or the plans have been approved. Neither Dedicator, the Board of Directors, the Architectural Control Committee, or any of their respective members, officers, employees, designees, contractors, administrators, inspectors and agents, shall have any liability whatsoever for decisions made in accordance with this Deed of Dedication and Restrictive Covenants so long as such decisions are made in good faith and are not arbitrary or capricious. The plans or the site plan submitted to the Architectural Control Committee shall be the responsibility of the owner of the lot to which the improvements relate and the Architectural Control Committee shall have no obligation to check for errors in, or omissions from, any such plans, or to check for such plans' compliance with the general provisions of this Deed of Dedication and Restrictive Covenants, or any codes, ordinances, regulations or other laws, whether statutory or not, and whether the same relate to lot lines, building lines, easements or any other issue. Review and approval of any plans may be based on purely aesthetic considerations. The Architectural Control Committee is not responsible for the structural integrity or soundness of approved construction or modifications, for compliance with building codes and other governmental requirements, or for ensuring that every dwelling is of comparable quality, value, or size, of similar design, or aesthetically pleasing or otherwise acceptable to other owners.

THE ASSOCIATION HEREBY UNCONDITIONALLY AND PERPETUALLY INDEMNIFIES AND HOLDS DEDICATOR, THE BOARD, THE ARCHITECTURAL CONTROL COMMITTEE, AND THEIR RESPECTIVE MEMBERS, EMPLOYEES, DESIGNEES, ADMINISTRATORS, INSPECTORS, CONTRACTORS, AND AGENTS HARMLESS FROM AND AGAINST ANY CLAIMS, LIABILITIES, LOSS, DAMAGE, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO

ATTORNEYS' FEES, IN CONNECTION WITH OR ARISING OUT OF ANY ACTIONS OR INACTIONS TAKEN HEREUNDER BY THE ARCHITECTURAL CONTROL COMMITTEE, IRRESPECTIVE OF WHETHER OR NOT THE ARCHITECTURAL CONTROL COMMITTEE, ITS EMPLOYEES, CONTRACTORS, AGENTS AND OTHER INDIVIDUALS OR ENTITIES TO OR EMPLOYED BY THE ARCHITECTURAL CONTROL COMMITTEE ACTED NEGLIGENTLY OR WITH WILLFUL MISCONDUCT.

7. One-Family Dwellings None of the lots shall be used for any purpose except for the erection and maintenance thereon of one (1) private dwelling house designed for the occupancy of a single family and reasonable and customary accessory structures not designed or used for living quarters except by domestic servants living on the premises. No Plot shall be used in whole or in part for any purpose inconsistent with a private dwelling house use.

   i. All dwellings shall be constructed to front on the street on which the Plot fronts unless any Plot in question fronts on two (2) streets, in which case the dwelling constructed on such Plot shall front, as the Dedicators may approve, on either of the two (2) streets or partially on both.

   ii. All dwellings and accessory structures shall be erected and maintained behind the required front, back and side yard building setbacks as designated on the Plot and/or approved by the City of Lubbock. Lots will have a twenty (20) foot front yard setback except that cul-de-sac lots may have a minimum five (5) foot setback with the exception of any garage, which shall have a minimum of twenty (20) feet of setback. The side yard setback will be five (5) feet on each side. Corner lots will have a ten (10) foot setback adjacent to any ally or street. If there is a discrepency between these guidelines and the City of Lubbock. The City of Lubbock's ruling shall prevail.

   iii. Dwellings constructed on all lots shall contain at least 3,000 square feet of heated and/or air conditioned living space exclusive of garages, porches, basements and outbuilding.

8. In no event will the height of any fence, wall or hedge or combination thereof be greater than seven feet (7'). No fence, wall or hedge shall be placed on any Plot nearer to any front street than is permitted for the dwelling on said lot, and no fence, wall or hedge shall be placed on any portion of the other sites with a greater height than seven feet (7'). No wire or woven fence is permitted on any part of any Plot. Should a hedge, shrub, tree, flower or other planting be so placed, or afterward grow, so as to encroach upon adjoining property, such adjoining encroachment shall be removed upon request of the owner of the adjoining property. **For homes that have side yard fencing along Savannah Avenue, the builder shall submit fence plans/drawings to Dedicator for approval. The drawings should show the use of masonry and/or stone columns or a combination thereof. The builder shall be required to construct the fencing per the approved fencing plans/drawings. In the event no plans and/or drawings are submitted to Dedicator for approval, the builder shall be required to use masonry and/or stone columns that are consistent with existing fencing/columns along Savannah Avenue.**

9. Fences, wall and hedges are permitted along, but inside, the property lines adjoining side streets, but not closer to the front Street than permitted above nor closer to the rear boundary line than permitted above.

10. Composition asphalt shingles may be used as a roofing material. Composition shingles must have a minimum of thirty (30) year warranty and be of wood or earth tones only.

12. No noxious or offensive activity or nuisance shall be carried on upon any lot, or shall anything be done thereon which may become or be an annoyance to the neighborhood.

13. The raising and keeping of hogs, horses, poultry, fowl, or other livestock on any property in the LakeRidge Estates Subdivision is strictly prohibited. Each lot owner will be allowed to keep and maintain two (2) household pets, provided such household pets are kept within the area of the lot and do not create noise or odor which is offensive to adjoining lot owners.

14. A sales and/or construction office with a sign of not more than twenty (20) square feet, may be built and used on any lot or lots in the LakeRidge Estates Subdivision upon the approval of the Dedicator, its successors or assigns, until all lots in the LakeRidge Estates Subdivision are sold to individual homeowners.

15. No sign of any kind shall be displayed at public view, except that one sign of not more than six (6) square feet may be used by builders to advertise property for sale or rent during the construction and sales period and except for the sign permitted by paragraph 14.

16. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Waste shall not be kept except in sanitary containers. All equipment for the storage and disposal of such materials shall be kept in a clean sanitary condition.

17. No radio or television antenna shall extend more than five (5) feet above the highest point of the roof of any building, and no antenna shall ever be maintained on any lot not containing a building. Commercial radio antennas of any kind are strictly prohibited. No visible satellite receivers, or devices performing a like or similar function shall be permitted on any lot. Television disks are permitted but shall not be visible from the public street.

18. No residence, house, dwelling, or other building, or any part of any other building, shall ever be moved from outside of the LakeRidge Estates Subdivision onto any lot in the LakeRidge Estates Subdivision.

19. No building or other permanent structure shall be erected or maintained within areas designated on the plat as utility and/open drainage easements but fences and plantings approved by the Dedicator may be maintained on plots within such areas upon the understanding that such uses shall always be subject to, and shall not interfere with, the prior rights created and granted by such easements.

20. No violation of any of these restrictions covenants, or conditions shall affect or impair the rights of any mortgagee, trustee or lien holder under any mortgage or deed of trust or the rights of any assignee of any mortgagee, trustee or lien holder under any such mortgage or deed of trust.

21. The owner of each and every lot in the LakeRidge Estates Subdivision shall be assessed and subjected to an annual maintenance charge as hereafter more particularly provided it being the intent hereof that all lots and buildings plots in the LakeRidge Estates Subdivision shall be assessed and subjected to said maintenance charge. The owner of each lot, whether or not so stated in the deed conveying said lot to said owner, shall be deemed to covenant and agree to pay to the Association:

    (a) Annual assessments or charges; and

(b) Special assessments or changes fixed as hereinafter provided.

The amount of the annual maintenance charge assessment against each lot or building plot shall be determined by the Board of Directors of the Association. The full amount of the annual maintenance charge shall be paid in advance on the first day of February of each year or within fourteen (14) days from the date of billing by the Association, whichever is later, but as each lot or building plot is sold by the Dedicator during any calendar year, the purchaser shall pay in advance a pro rata portion of said annual maintenance charge for the balance of the calendar year in which the sale is consummated. Furthermore, on the first day of February next following such conveyance, such owner shall pay his, her or its full assessment for the ensuing calendar year. If delinquent, the assessment shall bear interest from the date of delinquency at an interest rate of twelve percent (12%) per annum, and the Association may bring an action at law against the owner personally obligated to pay said assessment and to foreclose the lien against the property hereinafter provided for. All costs association with such action, including but not limited to, filing and collection costs shall be added to the amount of such assessment. In the event a judgment is obtained, such judgment shall also include interest on the assessment as above provided and reasonable attorney's fees to be fixed by the Court, together with all court costs incurred. Said annual maintenance charge shall be paid to the Association, or to such representative, organization, firm or corporation, as it may designate from time to time. The payment of said annual maintenance charge and special assessment shall be secured by a lien in the nature of a vendor's lien against titled lots and building plots subjected to such charge in favor of the Association for the use and benefit of the Association, but such lien shall be subordinate, secondary and inferior and the same are hereby expressly subordinated and rendered secondary and inferior, to any and all vendor's liens against the lots and building plots subjected to such charge in favor of the Association for the use and benefit of the Association; but such lien shall be subordinate, secondary and inferior and the same are hereby expressly subordinated and rendered secondary and inferior, to any and all vendor's liens, mortgages, deeds of trust and all other liens which may be retained, given or created to secure the payment of any loan which is made to any purchaser by any lender for the purchase price or any part of the purchase price of any lot or building plot or for the construction of improvements thereon. Each owner, by his acceptance of a deed to a lot, hereby expressly vests in the Board of Directors of the Association or its agent the right and power to bring all actions against such owner of a lot personally for the collection of such assessments as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including, but not limited to, nonjudicial foreclosure pursuant to Texas Property Code Section 51.002 in force and effect on the date of this Dedication Deed and Restrictive Covenants, or in accordance with the prescribed manner for foreclosure of deed of trust liens provided by any future amendment to such Section 51.002 or any other statute or article enacted in substitution therefor, and each owner of a lot hereby expressly grants to the Board of Directors a private power of sale in connection with said lien. All costs of collection, including reasonable and necessary attorney's fees, shall be secured by the lien in favor of the Association set forth herein. The Board is hereby appointed trustee, unless and until the Board of Directors shall designate a substitute or successor trustee, as hereinafter provided, to post the required notices as provided by law and conduct such foreclosure sale. The lien provided for in this paragraph shall be in favor of the Association and shall have the same effect as though each owner had expressly granted to the Association a deed of trust lien as well as a security interest in said Lot to secure the payment of the assessments provided for herein. In addition to the above, the Association may bring an action at law against the owner personally obligated to pay said assessment seeking a personal judgment against said owner and for establishment and foreclosure of the lien against the property. All costs associated with such action, including but limited to, filing and collection costs shall be added to the amount of such assessment and, in the

event a judgment is obtained, such judgment shall also include interest on the assessment as above provided and reasonable attorney's fees to be fixed by the Court, together with all court costs incurred. At any foreclosure, judicial or nonjudicial, the Association shall be entitled to bid up to the amount of its lien, together with costs and attorneys' fees, and to apply as a cash credit against its bid all sums due the Association covered by the lien foreclosed. All foreclosure sales provided for herein shall be subject to any then existing statutory right of redemption in favor of the former owner. From and after any such foreclosure, the former owner or owners, their heirs and assigns, shall forthwith upon the making of such sale surrender and deliver possession of the property sold to the purchaser at such sale, and in the event of their failure to surrender possession of said property upon demand, the purchaser, or his heirs or assigns, shall be entitled to institute and maintain an action for forcible detainer of said property in the Justice of the Peace Court in the Justice Precinct in which such Lot, or any part thereof, is situated. The Board of Directors in any event is hereby authorized to appoint a substitute trustee, or a successor trustee, to act in the place of the trustee without any formality other than the designation in writing of a substitute or successor trustee; and the authority hereby conferred by the Board of Directors shall extend to the appointment of other successor and substitute trustees successively until the delinquent assessment or assessments have been paid in full, or until said property is sold, and each substitute and successor trustee shall succeed to all the rights and powers of the original trustee appointed by the Board of Directors or its agents.

The Association, or any representative, organization, firm, or corporation designated by it to collect the annual maintenance charge shall administer, control and expend all maintenance charges paid into the maintenance fund for the common use and benefit of the property owners in the subdivision. The maintenance fund shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the lot owners and for the purposes set out in the Articles of Incorporation of the Association and, without limiting the generality of the foregoing, in particular for the improvement and maintenance of the properties, services and facilities devoted to the common area, including, but not limited to, payment of expenses for the upkeep, maintenance and operation of the common area and any improvements upon it, for patrol service, payment of taxes and insurance upon the common area, repairs of any improvements upon it, repairs of any facilities and replacements or additions upon the common area, for care and maintenance of grass and shrubs, for the cutting of grass in vacant lots, for cleaning of streets, for the maintenance of walls which it is the obligation of the Association to maintain, and for such other purposes as the Board of Directors of the Association shall determine in good faith. The good faith decisions and acts of the Association or other administrator of said maintenance fund in the administration and expenditure of such funds shall be binding and conclusive on all parties and interest, and the purposes above enumerated are intended to be permissive uses and not mandatory uses. The annual maintenance charges may be adjusted from year to year by the Association through its Board of Directors as in its sole judgment the needs of the properties in the LakeRidge Estates Subdivision may require.

In addition to the annual assessments the Association may levy in any assessment year a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of any capital improvement upon the common area and for the making up of any deficit amount in the annual assessment fund, or to provide amounts necessary to maintain the yards of any lot owner who fails to maintain his yard in an acceptable standard in the sole discretion of the Board of Directors of the LakeRidge Estates of Lubbock Homeowner's Association, provided that any Such special assessment shall have the consent of two-thirds (2/3) of each class of members of the Association who are voting in person or by proxy at a meeting duly

called for that purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting. The quorum of members required for action for this purpose shall be sixty percent (60%) of all votes of each class of membership. If levied, the special assessment shall be due and payable within thirty (30) days after the official action making such levy.

Notwithstanding any other provisions hereinabove contained, no annual maintenance charge assessment nor any assessment for the making up of any deficit amount in the annual assessment fund shall be made against any vacant lot owned by the Dedicator, but the Dedicator shall be required, at its own expense, to maintain said lots reasonably free and clear of weeds and debris.

22. These covenants and restrictions shall continue in force until September 1, 2024, and thereafter for successive ten (10) year periods, unless after September 1, 2023 but before September 1, 2024, the owners of the legal title to more than eighty five percent (85%) of the lots shown on the plat shall release all of such lots from these covenants and restrictions by executing, acknowledging and filing for record an instrument to that effect. Notwithstanding any provision contained herein to the contrary, for two (2) years after the filing of this Deed of Dedication and Restrictive Covenants, Dedicator may, without the approval or consent of any other party or person, amend this instrument in whole or in part and for any purpose. Thereafter, the terms and conditions of this Deed of Dedication and Restrictive Covenants may be amended upon the written consent of owners representing seventy percent (70%) of the lots shown on the plat.

23. These covenants and restrictions shall run with the land and shall be binding upon the Dedicator and all parties claiming by, through, and under the Dedicator, and all such parties shall be deemed to hold title subject to and to agree and covenant with the Dedicator and with each other to observe all these covenants and restrictions, provided, however, that no such party shall be personally liable for breaches hereof occurring at a time when such party is not the legal title holder of the land as to which such breaches occurred. In addition to any ordinary legal action for damages, the Dedicator and any owner of a plot shall have the right to sue for and obtain an injunction prohibitive or mandatory, to prevent the breach or to otherwise enforce the observance of these covenants and restrictions. No failure or delay in enforcing these covenants and restrictions shall be deemed to be a waiver of any violation thereof. The Dedicator shall not be personally liable for any decision or action or failure to act under or pursuant to these covenants and restrictions.

24. Notwithstanding any other provision hereof, Dedicator reserves the right (upon application and request of the owner of any plot) to waive, vary or amend (by appropriate letter to that effect addressed and delivered to such applicant owner by Dedicator) the application of any of these covenants and restrictions to such plot if in the sole discretion of the Dedicator, such action is deemed necessary to relieve hardship or permit good architectural planning to be effected.

Dedicator also reserves the right:

i. To re-divide and re-plat any of the property shown on the plat at any time if owned by the Dedicator even if common area; and

ii. Convey, at any time and in its sole discretion, all or any portion of the common area to the Association; and

iii. To change the location of streets and easements prior to the time same are actually opened for public use or availed of, by the public or by public utilities. In no case, however, shall any such waiver, variance amendment or change,

a. deprive any owner of a plot reasonable access to such plot;

b. reduce the frontage or depth of any numbered plot shown on the plat to a frontage or depth which is less than that of the herein platted lots containing the least frontage and depth.

25. a. No additional covenants and restrictions imposed by Dedicator in any contract of deed in respect to any plot shall modify or vary the general development plan as herein set out.

b. The invalidation by any court of any reservation, covenant and restriction contained herein or in any contract or deed shall not impair the full force and effect of any other reservation, covenant or restriction.

c. The provisions hereof are hereby made a part of each contract and deed in respect to any plot to the same effect as if fully set forth therein, and executed, delivered and accepted upon and subject to the provisions and conditions herein set forth.

d. Dedicator's interpretation of the meaning and application of the provisions hereof shall be final and binding on all interested parties at any time in question.

e. Dedicator may at any time appoint a committee of one or more persons to exercise any or all of the discretionary rights and powers reserved herein to Dedicator.

f. Dedicator may assign to any person or corporation any and all rights, powers, reservations, easements, and privileges herein reserved by and to Dedicator, and such assignee shall have the same right to assign.

26. All owners, occupants, and users of lots are hereby placed on notice that Dedicator, and/or its agents, contractors, subcontractors, licensees, and other designees, shall conduct development and construction activities within the Plat and that such activities shall be conducted in phases and may cause disturbance and disruption which impact the use and enjoyment of a lot.

By the acceptance of a deed or other conveyance or mortgage, leasehold, license, or other interest, and by using any portion of a lot or the property generally, the owners and all occupants and users of lots acknowledge, stipulate, and agree: (a) that such activities shall not be deemed nuisances, or noxious or offensive activities, under any applicable covenants or at law generally; (b) not to enter upon, or allow their children or other persons under their control or direction to enter upon, or allow their children or other persons under their control or direction to enter upon (regardless of whether such entry is a trespass or otherwise) any property within or in proximity to the lot where such activities are being conducted (even if not being actively conducted at the time of entry, such as at night or otherwise during non-working hours); c) that Dedicator and all of its agents, contractors, subcontractors, licensees, and other designees, shall not be liable but, rather, shall be held harmless for any and all losses damages (compensatory, consequential, punitive, or otherwise), injuries, or deaths arising from or relating to the

aforesaid activities; (d) that any purchase or use of any portion of a lot has been and will be made with full knowledge of the foregoing; and (e) this acknowledgment and agreement is a material inducement to Dedicator to sell, convey, lease, and/or allow the use of lots within the Plat.

EXECUTED as of the 5th day of February, 2014.

LakeRidge Estates of Lubbock, LTD.,
a Texas Limited Partnership

By: LakeRidge Management LLC,
Its General Partner

By: _____
Robert E. Myers - Vice President

THE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Robert E. Myers known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same of the purposes and consideration herein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this the 5th day of FEB, 2014.

NANCY TURLEY
Notary Public, State of Texas
My Commission Expires
January 28, 2018

_____
NOTARY PUBLIC OF TEXAS

EXHIBIT "A"

Metes and Bounds Description on a 15.03 acre tract of land out of a 27.83 acre tract of land as described in Volume 6772, Page 302, Official Property Records of Lubbock County, Texas, being out of Section 16, Block E2, Lubbock County, Texas, said 15.03 acre tract intended to be known as Lots 267 – 303, Lakeridge Estates Of Lubbock, an Addition to the City of Lubbock, Lubbock County, Texas and being more particularly described as follows;

Beginning at a 1/2" iron rod and cap (AMD Eng), set for the Southwest corner of a 10 feet alley dedication as described in Volume 2444, Page 280, Official Property Records of Lubbock County, Texas, in the North plat limits of Lots 1-116 and Tracts A-D, Suncrest Addition, an Addition to the City of Lubbock, Lubbock County, Texas as recorded in Volume 7335, Page 289, Official Property Records of Lubbock County, Texas, for the Southeast and beginning corner of this tract, whence the Northeast corner of said Section 16, Block E2 bears S88°13'46"E, a distance of 889.76 feet and N01°32'48"E, a distance of 2642.01 feet;

Thence N88°13'46"W, along the North line of said Lots 1-116 and Tract A-D, Suncrest Addition, a distance of 1146.27 feet to a 1/2" iron rod and cap (AMD Eng), set for the Southwest corner of this tract;

Thence N01°46'14"E, a distance of 20.00 feet to a 1/2" iron rod and cap (AMD Eng), set for a corner of this tract;

Thence N46°43'22"E, a distance of 14.13 feet to a 1/2" iron rod and cap (AMD Eng), set for a corner of this tract;

Thence N01°40'30"E, a distance of 221.64 feet to a 1/2" iron rod and cap (AMD Eng), set in the Southerly line of proposed Savannah Avenue, for a corner of this tract;

Thence N50°02'07"W, a distance of 12.39 feet to a 1/2" iron rod and cap (AMD Eng), set in the Southerly line of proposed Savannah Avenue, for a corner of this tract;

Thence N10°48'34"W, a distance of 56.00 feet to a 1/2" iron rod and cap (AMD Eng), set in the Northerly line of proposed Savannah Avenue, for the beginning of a curve to the left and for a corner of this tract;

Thence Northeasterly along said curve to the left and the Northwesterly line of proposed Savannah Avenue, an arc distance of 164.07 feet to a 1/2" iron rod and cap (AMD Eng), set for the end of said curve to the left, for the beginning of a curve to the left and for a corner of this tract, said curve having a radius of 250.00 feet, a central angle of 37°36'08" and a chord that bears N60°23'22"E, a distance of 161.14 feet;

Thence Northeasterly along said curve to the left and the Northwesterly line of proposed Savannah Avenue, an arc distance of 245.17 feet to a 1/2" iron rod and cap (AMD Eng), set for the Southwest corner of said Savannah Avenue, as dedicated by plat of Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, an Addition to the City of Lubbock,

Lubbock County, Texas as recorded in County Clerk File Number 2010011155, Lubbock County, Texas, for the end of said curve to the left and for the Northwest corner of this tract, said curve having a radius of 1115.00 feet, a central angle of 12°35'54" and a chord that bears N35°17'21"E, a distance of 244.67 feet;

Thence S88°13'25"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 62.58 feet to a 1/2" iron rod and cap (AMD Eng), set in the Southeasterly line of said Savannah Avenue, for the beginning of a curve to the left and for a corner of this tract;

Thence Northeasterly, along the arc of said curve to the left and along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 9.67 feet to a 1/2" iron rod and cap (AMD Eng), set in the Southeasterly line of said Savannah Avenue, for the end of said curve to the left and for a corner of this tract; said curve having a radius of 1171.00 feet, a central angle of 00°28'23" and a chord that bears N27°21'11"E, a distance of 9.67 feet;

Thence N59°15'18"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 18.61 feet to a 1/2" iron rod and cap (AMD Eng), set in the Southeasterly line of said Savannah Avenue, for a corner of this tract;

Thence S88°13'25"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 546.53 feet to a 1/2" iron rod and cap (AMD Eng), set in the West line of Richmond Avenue, for a corner of this tract;

Thence S43°13'25"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 14.14 feet to a 1/2" iron rod and cap (AMD Eng), set in the West line of said Richmond Avenue, for a corner of this tract;

Thence S01°46'35"W, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 10.00 feet to a 1/2" iron rod and cap (AMD Eng), set in the West line of said Richmond Avenue, for a corner of this tract;

Thence S88°13'25"W, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 52.00 feet to a 1/2" iron rod and cap (AMD Eng), set in the East line of said Richmond Avenue, for a corner of this tract;

Thence N01°46'35"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 10.00 feet to a 1/2" iron rod and cap (AMD Eng), set in the East line of said Richmond Avenue, for a corner of this tract;

Thence N46°46'35"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 14.14 feet to a 1/2" iron rod and cap (AMD Eng), set in the East line of said Richmond Avenue, for a corner of this tract;

Thence S88°13'25"W, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock; a distance of 172.52 feet to an "X" in concrete, found for a corner of this tract;

Thence S43°20'18"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock, a distance of 14.17 feet to an "X" in concrete, found for a corner of this tract;

Thence S01°32'48"W, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock; at a distance of 6.12 feet pass the Northwest corner of Lots 1-40, Crown Ridge Addition to the City of Lubbock, Lubbock County, Texas, as recorded in Volume 9092, Page 277, Official Property Records of Lubbock County, Texas, continuing for a total distance of 610.49 feet to the Point of Beginning;

Issue Date : 3/24/2014

TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q
PO Box 10568
Lubbock, TX 79408-3568
Ph: 806-762-5000 x2 Fax:

This certificate includes tax years up to 2013

Entities to which this certificate applies:

GLB - Lubbock County
SCP - Lubbock Cooper ISD
CLB - City Of Lubbock
HSP - Lubb Cnty Hospital
WHP - Hi Plains Water

Property Information

Property ID : AC48016-90745-30001-000
Quick-Ref ID : R95116

LUBBOCK 79424

BLK E2 SEC 16 AB 745 BAL OF NE/4 AC. 29.216

Value Information

Land HS	:	$0.00
Land NHS	:	$584,320.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$0.00
Ag Use	:	$0.00
Tim Mkt	:	$0.00
Tim Use	:	$0 00
HS Cap Adj	:	$0.00
Assessed	:	$584,320.00

Owner Information

Owner ID : OO10025

LAKERIDGE ESTATES OF LUBBOCK LTD
6310 LEMMON AVE STE 200
DALLAS, TX 75209-5729

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above.

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLB	2013	3,951.62	0.00	0.00	0.00	0 00
GLB	2013	2,755.11	0.00	0.00	0 00	0.00
HSP	2013	963.72	0.00	0.00	0.00	0.00
SCP	2013	11,772.75	0.00	0.00	0.00	0 00
WHP	2013	65 20	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2014 : $0.00
Total due on all bills 3/31/2014 : $0.00

2013 taxes paid for entity CLB $3,951 62
2013 taxes paid for entity GLB $2,755.11
2013 taxes paid for entity HSP $963.72
2013 taxes paid for entity SCP $11,772.75
2013 taxes paid for entity WHP $65 20

2013 Total Taxes Paid : $19,508.40
Date of Last Payment : 01/24/14

If applicable, the above-described property is receiving special valuation based on its use Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document
This certificate does not clear abuse of granted exemptions as defined in Section 11 43, Paragraph (i) of the Texas Property Tax Code

Signature of Authorized Officer of the Tax Office

LUBBOCK CENTRAL APPRAISAL DISTRICT

Date of Issue : 03/24/2014
Requestor : TITLE ONE
Ref. Number :
Fee Paid :
Payer :

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LOTS 267-305, LAKERIDGE ESTATES OF LUBBOCK

an Addition to the City of Lubbock, Lubbock County, Texas

Notes and Bounds Description on a 15.03 acre tract of land out of a 27.43 acre tract of land as described in Volume 8772 Page 302 Official Property Records of Lubbock County, Texas being out of Section 16 Block E2 Lubbock County, Texas said 15.03 acre tract intended to be known as Lots 267 – 305 Lakeridge Estates Of Lubbock an Addition to the City of Lubbock Lubbock County Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod and cap (AMD Eng) set for the Southeast corner of a 10 foot alley dedication as described in Volume 2444 Page 388, Official Property Records of Lubbock County, Texas, in the Mesa plat Tracts of Lots 1-118 and Tracts A-D Sunacres Addition an Addition to the City of Lubbock Lubbock County Texas as recorded in Volume 7535 Page 239 Official Property Records of Lubbock County Texas, for the Southeast and beginning corner of this tract, whence the Northeast corner of said Section 16, Block E2 bears S85°17'48"E a distance of 899.76 feet and N01°32'48"E a distance of 2642.01 feet

Thence N89°13'45"W along the North line of said Lots 1-116 and Tract A-D Sunacres Addition a distance of 1748.27 feet to a 1/2" iron rod and cap (AMD Eng), set for the Southwest corner of this tract

Thence N01°46'15"E, a distance of 20.00 feet to a 1/2" iron rod and cap (AMD Eng) set for a corner of this tract

Thence N46°43'22"E, a distance of 14.13 feet to a 1/2" iron rod and cap (AMD Eng) set for a corner of this tract,

Thence N01°46'30"E a distance of 221.84 feet to a 1/2" iron rod and cap (AMD Eng) set in the Southerly line of proposed Savannah Avenue, for a corner of this tract,

Thence N50°07'07"W a distance of 18.38 feet to a 1/2" iron rod and cap (AMD Eng) set in the Southerly line of proposed Savannah Avenue for a corner of this tract,

Thence N10°48'34"W a distance of 56.00 feet to a 1/2" iron rod and cap (AMD Eng) set in the Northerly line of proposed Savannah Avenue for the beginning of a curve to the left and for a corner of this tract,

Thence Northeasterly along said curve to the left and the Northwesterly line of proposed Savannah Avenue an arc distance of 164.89' feet to a 1/2" iron rod and cap (AMD Eng) set for the end of said curve to the left, for the beginning of a curve to the left and for a corner of this tract said curve having a radius of 2500.00 feet, a central angle of 37°36.09" and a chord that bears N60°23'22"E, a distance of 164.14 feet,

Thence Northeasterly along said curve to the left and the Northwesterly line of proposed Savannah Avenue an arc distance of 245.17 feet to a 1/2" iron rod and cap (AMD Eng) set for the Southeast corner of said Savannah Avenue as dedicated by plat of Lots 221-246, Tracts A-D Lakeridge Estates of Lubbock an Addition to the City of Lubbock Lubbock County Texas as recorded in County Clerk File Number 2010031555 Lubbock County Texas, for the end of said curve to the left and for the Northeast corner of this tract said curve having a radius of 1155.00 feet a central angle of 12°09.54" and a chord that bears N39°17'31"E a distance of 244.67 feet

Thence S89°13'29"E along the South line of plat limits of said Lots 221-246, Tracts A-D Lakeridge Estates of Lubbock a distance of 42.56 feet to a 1/2" iron rod and cap (AMD Eng) set in the Southwesterly line of said Savannah Avenue for a corner of this tract

Thence Northeasterly along the arc of said curve to the left and along the South line of plat limits of said Lots 221-246, Tracts A-D Lakeridge Estates of Lubbock, a distance of 9.87 feet to a 1/2" iron rod and cap (AMD Eng) set in the Southwesterly line of said Savannah Avenue for the end of said curve to the left and for a corner of this tract, said curve having a radius of 1171.00 feet a central angle of 00°28.93" and a chord that bears N33°31'11"E a distance of 9.87 feet,

Thence N36°15'15"E, along the South line of plat limits of said Lots 221-246, Tracts A-D, Lakeridge Estates of Lubbock a distance of 18.61 feet to a 1/2" iron rod and cap (AMD Eng) set in the Southeasterly line of said Savannah Avenue for a corner of this tract,

Thence S89°13'29"E, along the South line of plat limits of said Lots 221-246, Tracts A-D Lakeridge Estates of Lubbock a distance of 148.53 feet to a 1/2" iron rod and cap (AMD Eng) set in the West line of Richmond Avenue for a corner of this tract

Thence S43°13'29"E, along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock a distance of 14.14 feet to a 1/2" iron rod and cap (AMD Eng) set in the West line of said Richmond Avenue for a corner of this tract

Thence S01°46'29"W along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock, a distance of 10.00 feet to a 1/2" iron rod and cap (AMD Eng), set in the West line of said Richmond Avenue for a corner of this tract,

Thence S88°13'29"E along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock a distance of 52.00 feet to a 1/2" iron rod and cap (AMD Eng) set in the East line of said Richmond Avenue for a corner of this tract

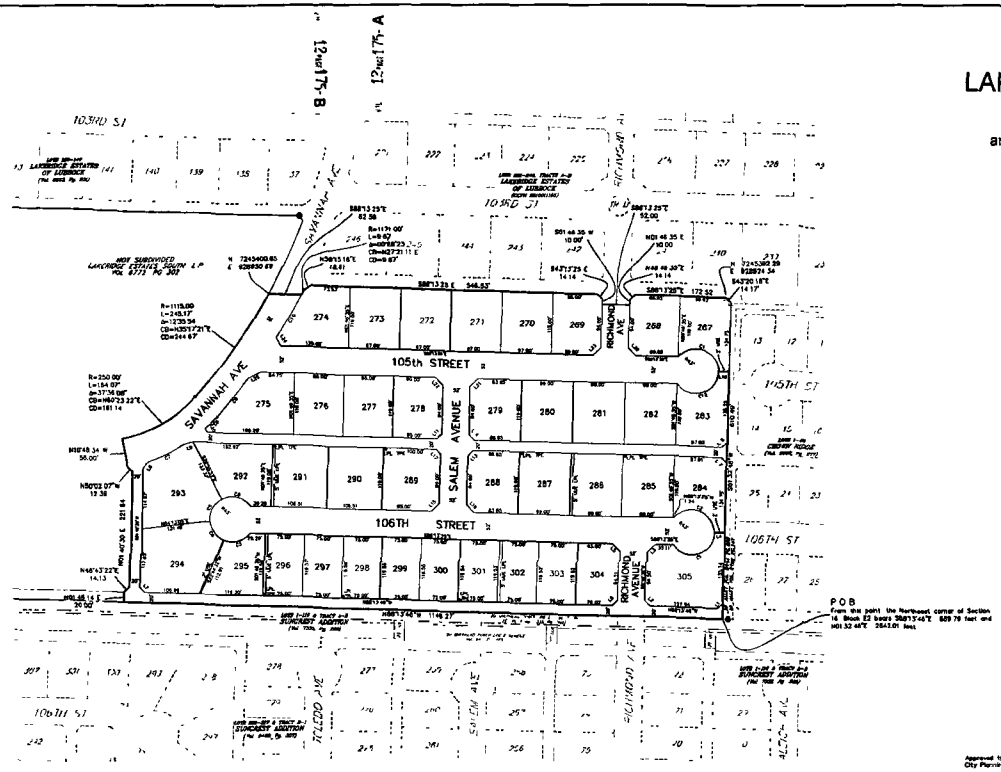
Thence N01°46'29"E along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock, a distance of 10.00 feet to a 1/2" iron rod and cap (AMD Eng) set in the East line of said Richmond Avenue for a corner of this tract

Thence N46°46'29"E along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock a distance of 14.14 feet to a 1/2" iron rod and cap (AMD Eng), set in the East line of said Richmond Avenue for a corner of this tract,

Thence S88°13'29"E along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock a distance of 172.52 feet to an "X" in concrete found for a corner of this tract,

Thence S43°30'18"E along the South line of plat limits of said Lots 221-246 Tracts A-D Lakeridge Estates of Lubbock, a distance of 14.17 feet to an "X" in concrete found for a corner of this tract

Thence S01°32'48"W along the South line of plat limits of said Lots 221-246, Tracts A-D Lakeridge Estates of Lubbock at a distance of 8.12 feet pass the Northwest corner of Lots 1-40, Crown Ridge Addition to the City of Lubbock, Lubbock County, Texas, as recorded in Volume 9092, Page 277 Official Property Records of Lubbock County, Texas, continuing for a total distance of 810.49 feet to the Point of Beginning



LEGEND

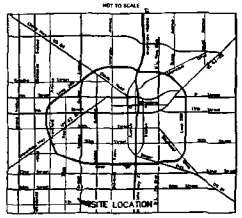
●	FOUND 1/2" IRON ROD WITH CAP (AMD ENG) UNLESS NOTED OTHERWISE
POB	POINT OF BEGINNING
LCRR	COUNTY CLERK RECORDS
U.E.	UNDERGROUND UTILITY EASEMENT
TPE	TRAFFIC CONTROL PEDESTAL EASEMENT
U.S.E.	UNDERGROUND STREET LIGHT AND SERVICE EASEMENT
L1	SEE TABLE FOR BEARING AND DISTANCE
C1	SEE TABLE FOR CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.13'	S46°43'22"W
L2	14.14'	N43°13'29"W
L3	21.21'	N46°46'29"E
L4	20.00'	S88°27'12"E
L5	21.21'	S43°13'29"E
L6	14.14'	S46°46'29"W
L7	14.13'	N43°13'29"W
L8	18.38'	N39°52'53"W
L9	10.07'	N74°12'59"E
L10	7.37'	N19°41'59"W
L11	14.14'	S46°46'29"W
L12	14.14'	S43°13'29"E
L13	14.14'	S46°46'29"W
L14	14.14'	N43°13'29"W
L15	21.21'	N46°46'29"E
L16	21.21'	N43°13'29"W
L17	14.17'	S43°30'18"E
L18	14.13'	S46°29'52"W
L19	29.07'	S88°27'12"E
L20	21.21'	N43°13'29"W
L21	21.21'	N46°46'29"E
L22	21.21'	S43°13'29"E
L23	21.21'	S46°46'29"W
L24	17.74'	N27°44'39"W
L25	29.58'	N64°12'48"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH. BRG.	CHORD
C1	43.00'	16°30.33"	107.34'	S73°03.35"W	81.56'
C2	43.00'	142.24.00"	107.00'	S89°44.17"E	81.45'
C3	43.00'	73.45.43"	55.14'	S72°31.40"W	51.81'
C4	43.00'	61°28.34"	46.16'	N36°31.12"W	43.96'
C5	43.00'	86°30'58"	81.47'	N08°38'34"E	68.82'
C6	43.00'	81.30.18"	61.17'	S78°16.48"E	56.14'
C7	306.00'	13.57.44"	74.62'	N84°33.42"E	74.38'
C8	306.00'	8°17.58"	53.64'	N44°44.37"E	53.63'
C9	1171.00'	4.30.32"	84.88'	N39°19.02"E	84.86'
C10	1171.00'	4°52.37"	98.27'	N32°56.41"E	98.24'
C11	43.00'	152.24.00"	107.00'	S89°44.17"E	81.45'
C12	43.00'	14.29.33"	107.34'	S73°03.35"W	81.56'

VICINITY MAP

NOT TO SCALE



Notes:

Scale 1 = 100'

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 utility company using such easements to the right to remove, trees or vegetation and shall keep said easements and may be determined by the City or utility company without the City or utility company being responsible or liable for the restoration of improvements placed 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 a utility facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion 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 facilities 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 exception is provided by Planning Commission policy or by the Lubbock Code of Ordinances.

Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual as adopted by Ordinance 10022, as amended, and Section 28.08 131 Section 28.14 004 and Section 30.03.073 of the Lubbock Code of Ordinances.

The basis of bearing for the information shown hereon is Texas State Plane Grid North Central Zone (4-4083) based on GPS/RTK GPS observations.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.

Only those copies which bear an original ink impression seal or embossed seal will be considered a valid copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

Lots 267-305 contains 15.03 acres within the plat limits including all rights-of-way

1/2" iron rod with orange cap (AMD ENG) set on all property corners except as noted.

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

Approved _____ CHAIRMAN

Attest _____ SECRETARY

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. 5428
February 11, 2014
Job No. 13054

AMD Engineering, LLC
2907 74th Street Suite B
Lubbock TX 79423
Phone 806-771-5976
Fax 806-771-2825

CIVIL ENGINEERING
LAND SURVEYING

Accuracy Efficiency Integrity

city of lubbock TEXAS

February 21, 2014

File No. 1589.10

County Clerk
Lubbock County Court House
904 Broadway
Room 207
Lubbock, Texas 79401

Dear Sir or Madam:

This is to certify that a plat titled **Lakeridge Estates of Lubbock Addition, Lots 267 - 305**, prepared by Charles Lynn Sawyer of AMD Engineering, LLC on February 11, 2014 was approved by the Planning and Zoning Commission on February 21, 2014.

Sincerely,

Dennis Carrizales
Planning and Zoning Manager

Acreage of recorded plat: 15.03 acres

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Kelly Pinion, County Clerk
Lubbock County TEXAS
March 25, 2014 03.16:34 PM
FEE. $117.00 2014009965