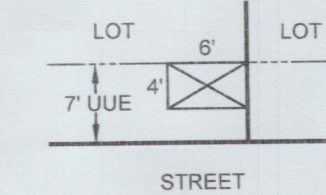


TYPICAL STREET-STREET and ALLEY-ALLEY (90° BEND OR GREATER) INTERSECTION WHERE CORNER IS CHAMFERED



TYPICAL TRANSFORMER PAD EASEMENT

LINE TABLE		
	LENGTH	BEARING
①	52.00'	S23°32'22"E
②	21.21'	N46°56'41"E
③	21.21'	S43°03'19"E
④	18.68'	N53°25'35"E
⑤	21.21'	S46°56'41"W
⑥	21.21'	N43°03'19"W
⑦	21.21'	S11°33'15"W
⑧	21.21'	N78°26'45"W
⑨	21.21'	N11°33'15"E
⑩	21.21'	S78°26'45"E
⑪	21.21'	S43°03'19"E
⑫	26.66'	N60°45'02"W
⑬	21.21'	S46°56'41"W
⑭	21.33'	N42°45'00"W
⑮	3.14'	S88°03'19"E
⑯	3.00'	N88°03'19"W

CURVE TABLE			
	RADIUS	CENTRAL ANGLE	CHORD DIST.
Ⓐ	R=500.00'	Δ=01°44'43"	CH=15.23'
Ⓑ	R=448.00'	Δ=06°36'05"	CH=51.59'
Ⓒ	R=664.00'	Δ=01°29'49"	CH=17.35'
Ⓓ	R=536.00'	Δ=02°02'14"	CH=19.06'
Ⓔ	R=536.00'	Δ=04°48'20"	CH=44.94'
Ⓕ	R=364.00'	Δ=07°41'42"	CH=48.85'
Ⓖ	R=364.00'	Δ=04°05'15"	CH=25.96'
Ⓗ	R=300.00'	Δ=12°51'24"	CH=67.18'
Ⓙ	R=152.00'	Δ=07°01'49"	CH=18.64'
Ⓚ	R=152.00'	Δ=19°14'35"	CH=50.81'
Ⓛ	R=152.00'	Δ=17°29'39"	CH=46.23'
Ⓜ	R=152.00'	Δ=10°50'31"	CH=28.72'
Ⓝ	R=252.00'	Δ=06°51'09"	CH=30.12'
Ⓞ	R=252.00'	Δ=14°25'35"	CH=63.28'
Ⓟ	R=252.00'	Δ=13°40'27"	CH=60.00'
Ⓠ	R=252.00'	Δ=00°26'15"	CH=1.92'
Ⓡ	R=81.06'	Δ=19°13'56"	CH=27.08'

CURVE TABLE			
	RADIUS	CENTRAL ANGLE	CHORD DIST.
Ⓢ	R=81.06'	Δ=34°30'45"	CH=48.09'
Ⓣ	R=500.00'	Δ=00°51'52"	CH=1.22'
Ⓤ	R=500.00'	Δ=04°42'05"	CH=41.02'
Ⓟ	R=500.00'	Δ=06°57'01"	CH=60.62'
Ⓡ	R=448.00'	Δ=09°09'49"	CH=71.57'
Ⓢ	R=448.00'	Δ=07°20'39"	CH=57.39'
Ⓣ	R=152.00'	Δ=10°41'08"	CH=28.31'
Ⓤ	R=152.00'	Δ=16°42'51"	CH=44.18'
Ⓡ	R=152.00'	Δ=07°59'27"	CH=21.18'
Ⓢ	R=600.00'	Δ=05°31'13"	CH=57.78'
Ⓣ	R=600.00'	Δ=00°54'40"	CH=9.54'
Ⓤ	R=600.00'	Δ=05°55'54"	CH=62.09'
Ⓡ	R=664.00'	Δ=05°20'45"	CH=61.93'
Ⓢ	R=100.00'	Δ=35°23'26"	CH=60.79'

LOTS 190-295 and TRACTS "D"- "F", WESTMONT AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS

2096.02
2025005857

GENERAL NOTES:

Scale: 1"=100'
Heavy lines indicate plat limits.
All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise.
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.
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 37.01.037 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 instrument prior to the provision of such service. Such easements shall be at expense of the entity requesting such installation.
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 and Zoning 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 Ord. 10022, as amended, and Sec. 28.09.131, Sec. 28.14.004, and Sec. 30.03.073 of the Lubbock Code of Ordinances.
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: 25.823 acres
CCFN-County Clerk File Number
TPE-Transformer Pad Easement (4"x6")
SPEC-South Plains Electric Co-op
UUE-Underground Utility Easement
●-Indicates found 1/2" iron rod with cap marked "HUGO REED & ASSOC."
○-Indicates set 1/2" iron rod with cap marked "HUGO REED & ASSOC."

TRACTS "D" - "F":

TRACT "D" - To be developed as a community center for the entire Westmont development. To be privately owned and maintained.
TRACT "E" & "F" - To be developed as open space. To be privately owned and maintained. This plat herein grants public drainage easement crossings within TRACTS "E" & "F". 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 for any construction and/or repair or replacement of the underground utility crossings. EXCLUDING the easements noted above, TRACTS "E" & "F" are not dedicated for any public purpose.

EXISTING EASEMENTS NOT SHOWN:

Temporary Water Line Easement as granted under County Clerk File Number 2021025901 of the Official Public Records of Lubbock County, Texas, will automatically terminate upon recording of this plat.

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: July 12, 2024

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

Approved this 21st day of December, 2021
by the Planning and Zoning Commission of the City of Lubbock, Texas
Approved: _____ Chairman
Attest: _____ Director of Planning



HUGO REED AND ASSOCIATES, INC.
LAND SURVEYORS
CIVIL ENGINEERS
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TEXAS REGISTERED ENGINEERING FIRM F-780
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