

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

ELECTRONIC DRAWING MADE  
 FOR REVIEW ONLY. NOT  
 VALID WITHOUT ORIGINAL SIGNATURE

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 FOR  
 ADJOINING LOT  
 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.

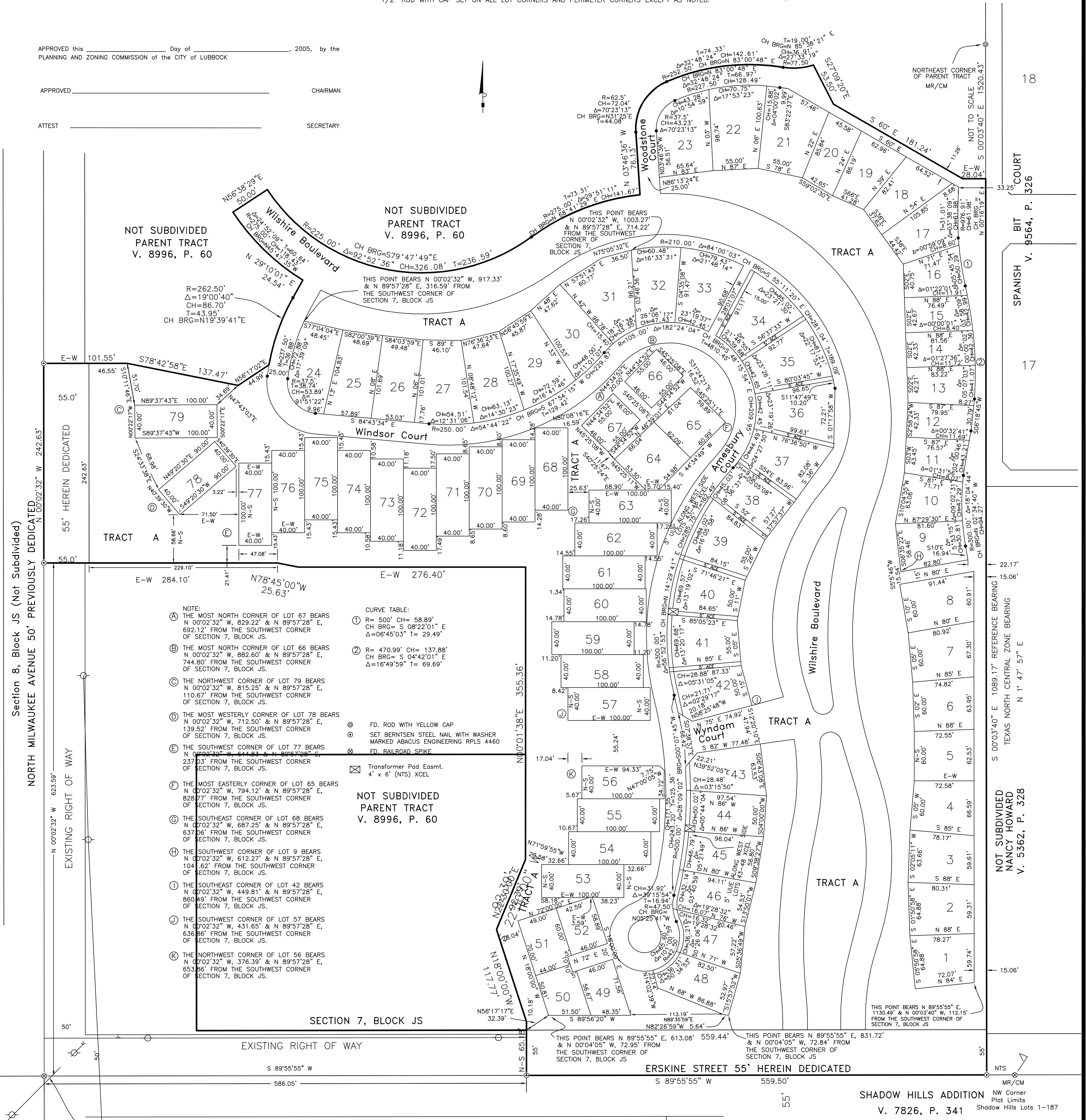
NTS NOT TO SCALE

CM/MR CONTROLLING MONUMENT OF RECORD DIGNITY

APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 2005, by the  
 PLANNING AND ZONING COMMISSION of the CITY OF LUBBOCK

APPROVED \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ SECRETARY



- NOTE:
- (A) THE MOST NORTH CORNER OF LOT 67 BEARS N 0°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 0°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 0°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 0°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 0°02'32" W, 712.50' & 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 0°02'32" W, 794.12' & N 89°57'28" E, 828.77' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
  - (G) THE SOUTHWEST CORNER OF LOT 68 BEARS N 0°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 0°02'32" W, 612.27' & N 89°57'28" E, 104.62' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
  - (I) THE SOUTHWEST CORNER OF LOT 42 BEARS N 0°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 0°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 0°02'32" W, 376.39' & N 89°57'28" E, 653.96' FROM THE SOUTHWEST CORNER OF SECTION 7, BLOCK JS.
- CURVE TABLE:
- ① R = 500' CH = 58.89' Δ = 0°45'03" T = 29.49'
  - ② R = 470.99' CH = 137.88' Δ = 16°49'59" T = 69.69'
- ⊙ FD. ROD WITH YELLOW CAP  
 ⊙ SET BERTSEN STEEL NAIL WITH WASHER MARKED ABACUS ENGINEERING RLS 4460  
 ⊙ FD. RAILROAD SPIKE  
 ⊙ Transformer Pad Easmt. 4' x 6' (NTS) XCEL

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS  
 JUNE 21, 2005  
 Revised July 22, 2005  
 Revised July 29, 2005  
 Revised July 31, 2005  
 Revised September 29, 2005  
 Revised November 1, 2005  
 Amended April 20 and 24, 2006 to show XCEL Easements and Private Street Names  
 Amended July 31, 2006 to show Access and Eave Overhang Easements Lots 1-42

Count on It

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