



LINE	BEARING	DISTANCE
L1	N 89° 47' 32" W	12.21
L2	S 84° 12' 28" E	21.21
L3	N 89° 47' 32" E	21.21
L4	N 88° 12' 28" W	20.00
L5	S 84° 12' 28" E	14.14
L6	N 88° 12' 28" W	14.14
L7	N 88° 12' 28" W	14.14
L8	N 88° 12' 28" W	14.14
L9	N 88° 12' 28" W	14.14
L10	N 88° 12' 28" W	14.14
L11	S 84° 12' 28" E	21.21
L12	N 88° 12' 28" W	20.00
L13	N 88° 12' 28" W	14.14
L14	S 84° 12' 28" E	14.14
L15	N 88° 12' 28" W	21.21
L16	N 88° 12' 28" W	21.21
L17	N 88° 12' 28" W	14.14
L18	N 88° 12' 28" W	14.14
L19	N 88° 12' 28" W	14.14
L20	N 88° 12' 28" W	14.14
L21	N 88° 12' 28" W	14.14
L22	N 88° 12' 28" W	14.14
L23	N 88° 12' 28" W	14.14
L24	N 88° 12' 28" W	14.14
L25	N 88° 12' 28" W	14.14
L26	N 88° 12' 28" W	14.14
L27	N 88° 12' 28" W	14.14
L28	N 88° 12' 28" W	14.14
L29	N 88° 12' 28" W	14.14
L30	N 88° 12' 28" W	14.14
L31	N 88° 12' 28" W	14.14
L32	N 88° 12' 28" W	14.14
L33	N 88° 12' 28" W	14.14
L34	N 88° 12' 28" W	14.14
L35	N 88° 12' 28" W	14.14
L36	N 88° 12' 28" W	14.14
L37	N 88° 12' 28" W	14.14
L38	N 88° 12' 28" W	14.14
L39	N 88° 12' 28" W	14.14
L40	N 88° 12' 28" W	14.14

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	43.00	3.88	47° 32' 58"	3.88	S 88° 58' 58" E
C2	43.00	23.18	37° 12' 28"	23.88	S 87° 28' 58" E
C3	43.00	36.88	47° 32' 58"	36.88	S 88° 58' 58" E
C4	43.00	59.88	79° 53' 28"	59.22	N 47° 54' 18" E
C5	43.00	67.88	89° 21' 12"	61.08	N 43° 28' 08" W
C6	43.00	27.88	36° 48' 28"	27.10	S 72° 58' 08" W
C7	43.00	26.88	37° 12' 28"	26.00	S 73° 12' 28" W
C8	43.00	3.88	47° 32' 58"	3.88	N 88° 28' 08" E
C9	43.00	22.18	36° 48' 28"	22.42	N 87° 48' 08" E
C10	43.00	36.88	48° 12' 28"	36.01	N 78° 28' 28" E
C11	43.00	39.88	79° 16' 28"	34.88	S 17° 58' 28" E
C12	43.00	69.88	79° 16' 28"	64.88	S 17° 58' 28" E
C13	43.00	36.88	48° 12' 28"	36.01	N 87° 48' 08" E



NOTES:

1. HEAVY LINES INDICATE PLAT LIMITS.
2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREBY DEDICATED, UNLESS NOTED OTHERWISE.
3. NO EASEMENTS SHALL BE USED 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.
4. ALL UTILITY SERVICES 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 18.001 OF THE LUBBOCK CODE OF ORDINANCES.
5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
6. 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 RECORDS INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
7. ALL EASEMENTS HEREIN GRANTED SHALL ENTITILE 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 OR IMPROVEMENTS, REPAIR OR SUPPLYING OF THE EASEMENT REASONED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR RECREATION ACCESS SHALL NOT BE FORCED OR OTHERWISE OBTAINED.
8. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
9. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 18.01, SECTION 18.14 AND SECTION 18.03 OF THE LUBBOCK CODE OF ORDINANCES.
10. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SUELS WIRE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY METER, METER BASE, PEDISTAL, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS.

DEVELOPER'S EASEMENT

LPL = LUBBOCK POWER & LIGHT

PAS = PEDESTRIAN ACCESS EASEMENT

TPE = 4' X 4' (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC), INDICATED BY SYMBOL: [Symbol]

USE = UNDERGROUND STREET LIGHT CABLE EASEMENT (HEREIN GRANTED TO LPL)

ULS = UNDERGROUND UTILITY EASEMENT

ROW = RIGHT-OF-WAY

SECT = SECT 16 T4S R10E S10E

CR = CONTROLLING MONUMENT

COPY = COUNTY CLERK'S FILE NUMBER

PED = PLAT AND DEDICATION NUMBER

BOUND = PHYSICAL MONUMENT OF RECORD DEDICATED

ALL CORNERS MONUMENTED WITH 12" IRON ROD WITH CAP MARKED "AND ENGINEERING" UNLESS OTHERWISE SPECIFIED.

BEARINGS AND GRID BEARINGS RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE, THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE, THE COORDINATES AS SHOWN HEREON ARE TO 5 DECIMAL PLACES, IN FEET.

THESE PLAT LIMITS CONTAIN 25.748 ACRES OF LAND.

DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERETO.

APPROVED THIS 20th DAY OF 2024 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

CHAIRMAN

PROFESSOR OF PLANNING

W & SIGN-OFF ADDRESS

FORM

## 7809 93RD STREET, LUBBOCK, TX, 79424

<https://aycockrealtytx.com>

10 Lots available in Everest Heights addition, located in South-West Lubbock, in the highly desired Frenship school district! These lots can be sold as a package or individually. This property is in close proximity to FISD Schools, conveniently located to Marsha Sharp Freeway, and 82nd Street, as well as the new Covenant Park.



**Jenna Ham**

Aycock Realty Group, LLC

**\$47,500**

- 0 baths
- Unimproved Land
- Land
- Active





# Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.13 sq ft

**Zoning:** C-1

**County:** Lubbock

**Type:** Unimproved Land

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.13 acres

**Address:** 7809 93rd Street, Lubbock, TX, 79424



# Building Details

**Sewer:** Public Sewer

**Possible Use:** Residential, Single Family

**Current Use:** Unimproved



# Amenities & Features

**Basement:** No

**Fireplace:** No

**WaterSource:** Public

**Private Pool:** No

**Fencing:** None

**Lot Features:** City Lot



# Nearby Schools

**Elementary School:** Upland Heights



# School Information

**HighSchool:** Frenship

**Middle Or Junior School:** Frenship



# Miscellaneous



**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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# Courtesy of

**List Office Name:** Aycock Realty Group, LLC

