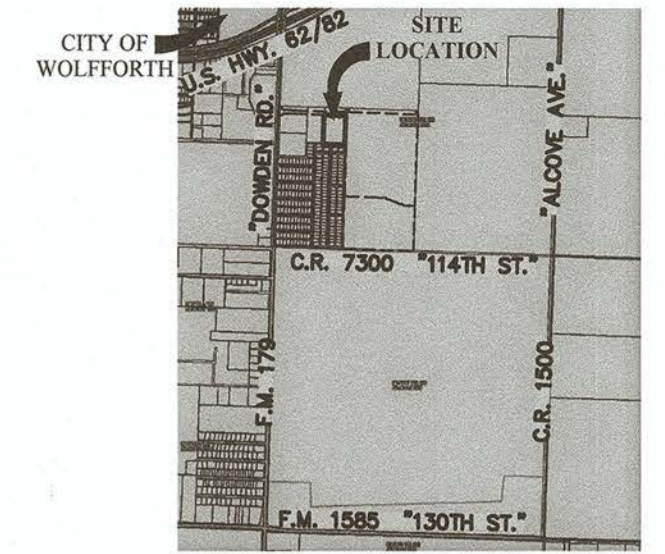
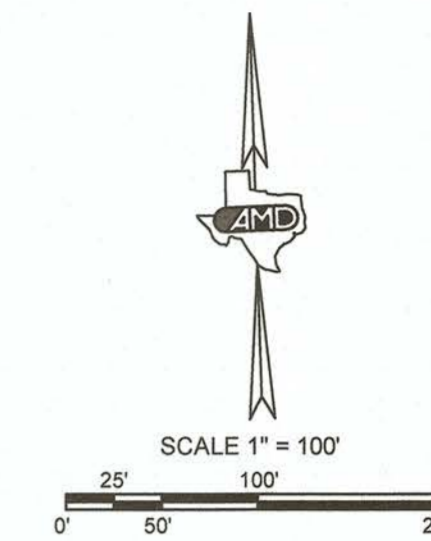


THE OVERLOOK, LOTS 391 THROUGH 410, AN ADDITION TO THE CITY OF WOLFFORTH, LUBBOCK COUNTY, TEXAS


(PARENT DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2023041999
OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)

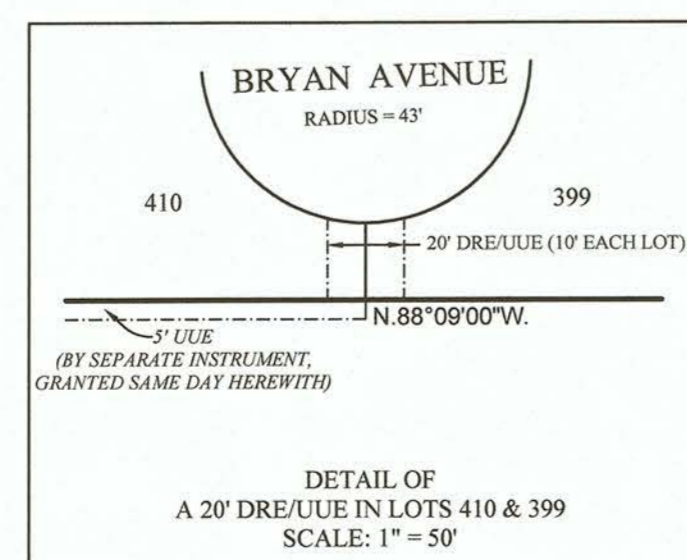
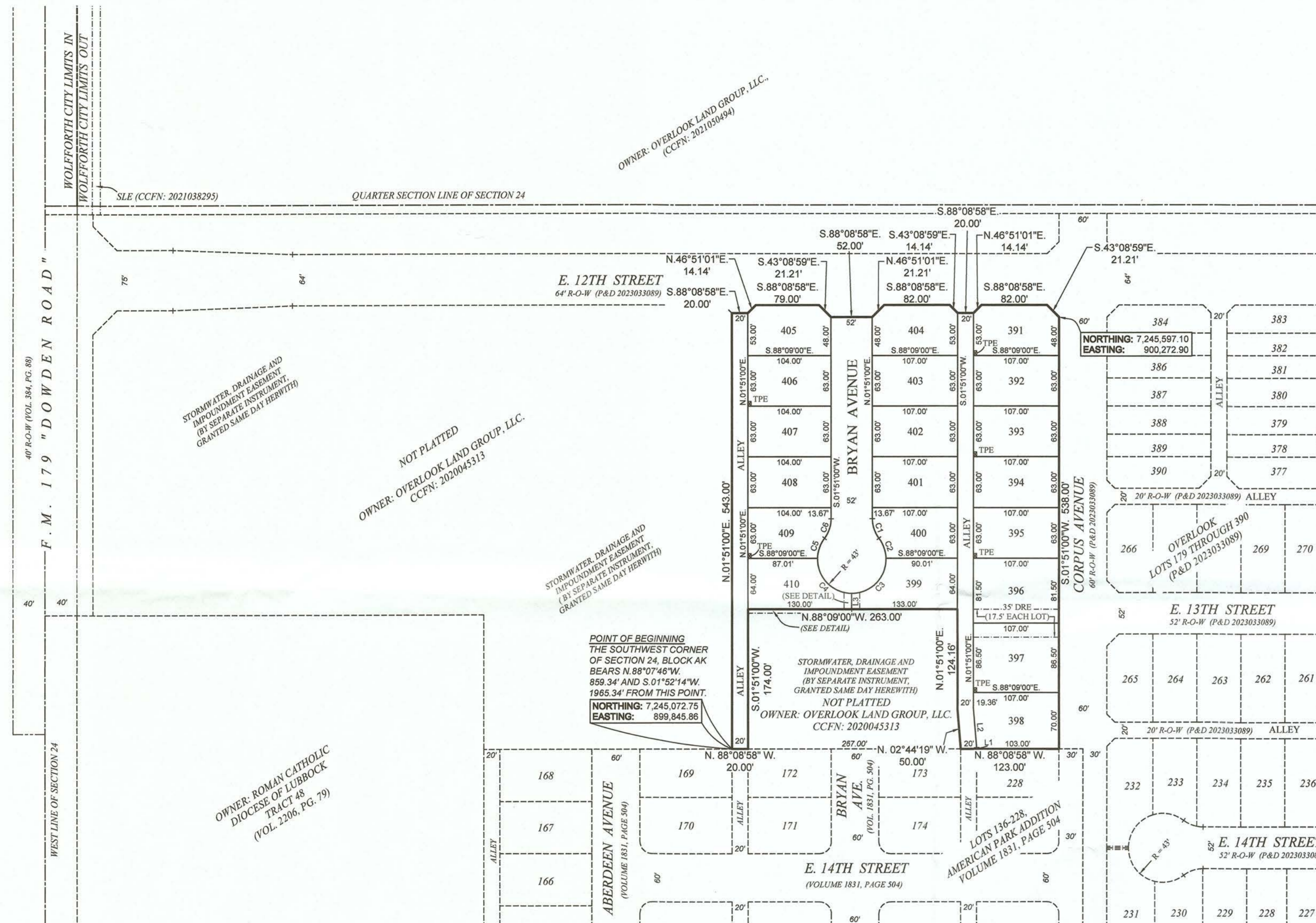


VICINITY MAP
NOT TO SCALE



NOTES:

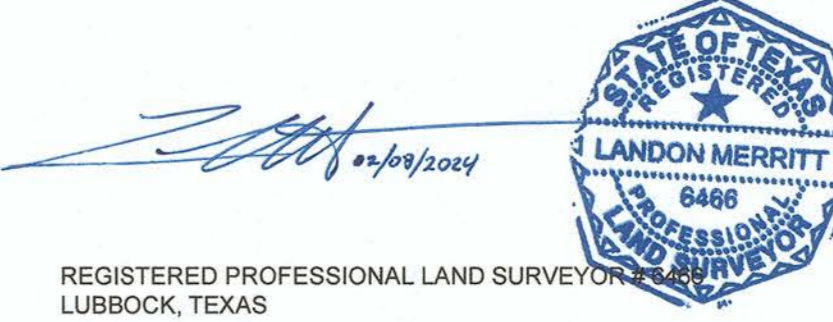
- HEAVY LINES INDICATE PLAT LIMITS.
 - ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
 - NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH THIS FINAL PLAT.
 - ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO 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 THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
 - 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 REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
 - 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.
 - IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF WOLFFORTH REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYWAYS.
- DRE = DRAINAGE EASEMENT.
R-O-W = RIGHT-OF-WAY.
SLE = SEWER LINE EASEMENT.
TPE = 4'X8' (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO XCEL ENERGY), AS INDICATED BY SYMBOL .
USE = UNDERGROUND STREETLIGHT CABLE EASEMENT.
UUE = UNDERGROUND UTILITY EASEMENT.
CM = CONTROL MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = COUNTY CLERK'S PLAT AND DEDICATION NUMBER.
BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,245,217.570 AND EASTING: 899,519.772. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 54' 46.24" AND THE COMBINED SCALE FACTOR IS 0.99974921.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 4.114 ACRES.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.
- A PORTION OF THIS SURVEYED PROPERTY LIES WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA". THE BOUNDARIES OF THESE AREAS ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOT THIS SURVEYOR. FEMA FLOOD HAZARD MAPS ARE ON FILE IN THE BUILDING INSPECTION OFFICE, CITY HALL, WOLFFORTH, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.



LINE	BEARING	DISTANCE
L1	N. 00°26'56" W.	1.60'
L2	N. 02°44'19" W.	49.20'
L3	N. 01°51'00" E.	20.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	40.00'	26.06'	37°19'40"	25.60'	N. 16°48'50" W.
C2	43.00'	27.01'	35°59'42"	26.57'	N. 17°28'49" W.
C3	43.00'	68.54'	91°19'57"	61.51'	N. 46°11'01" E.
C4	43.00'	68.54'	91°19'57"	61.51'	S. 42°29'02" E.
C5	43.00'	27.01'	35°59'42"	26.57'	S. 21°10'48" W.
C6	40.00'	26.06'	37°19'40"	25.60'	S. 20°30'49" W.

KNOW ALL MEN BY THESE PRESENTS: THAT I, LANDON MERRITT, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 WOLFFORTH, TEXAS.



REGISTERED PROFESSIONAL LAND SURVEYOR
LUBBOCK, TEXAS
SURVEYED: SEPTEMBER 26, 2023

APPROVED THIS 20th DAY OF June, 2023.
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS.

MAYOR

ATTEST:

Jean Robin
CITY SECRETARY

SECTION 24, BLOCK AK, H.E. & W.T. RR. CO. SURVEY, ABST. NO. 885

AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC Phone: 806-771-5676
6515 88th Street, Suite 300 Fax: 806-771-7625
Lubbock, TX 79424 TBPels Reg. # 10178500
Accuracy - Efficiency - Integrity
PROPERTY OWNER: OVERLOOK LAND GROUP, LLC
ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453
PHONE: 806-781-7928
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