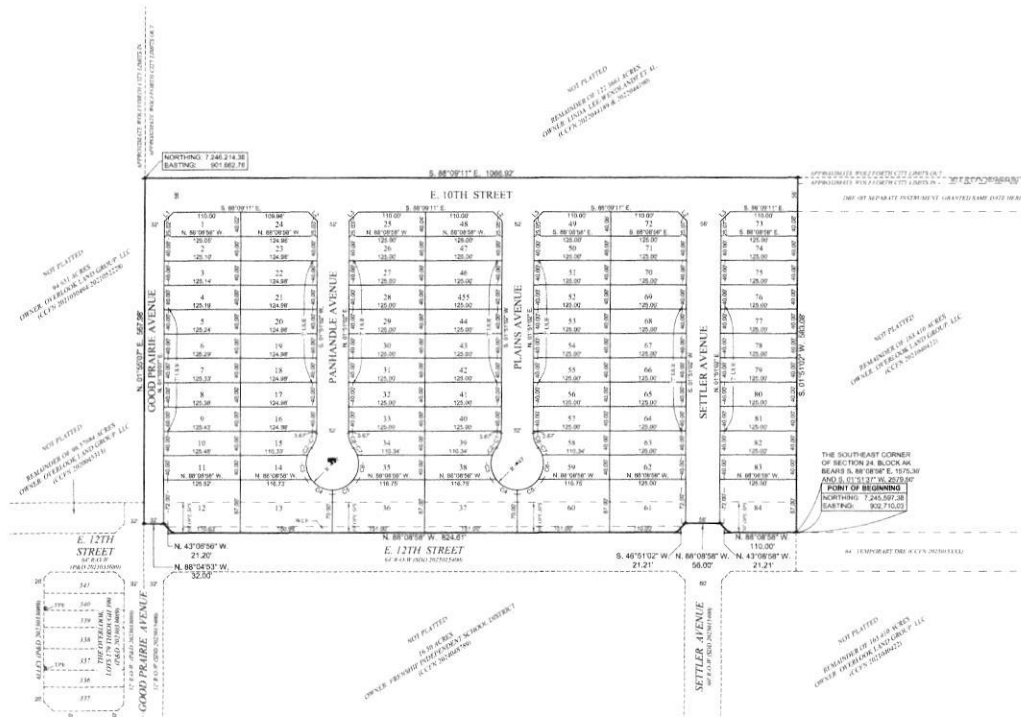




THE OVERLOOK AT ALCOVE, LOTS 1 THROUGH 84, AN ADDITION TO THE CITY OF WOLFORTH, LUBBOCK COUNTY, TEXAS



NOTES:

1. HEAVY LINES INDICATE PLAT LIMITS.
2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
3. 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 THE CITY COUNCIL POLICY OR BY THE CITY OF WOLFORTH CODE OF ORDINANCES.
4. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS AND THE PROVISIONS OF SECTION 15.08.005 OF THE CITY OF WOLFORTH 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 RECORDED 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 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 PERCEIVED ON OTHERWISE OBSTRUCTED.
8. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "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 CITY DRAINAGE DESIGN MANUAL AND SECTION 3.09.005 OF THE CITY OF WOLFORTH CODE OF ORDINANCES.
10. UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APPOINTMENTS. ALL SURFACE APPOINTMENTS SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT TO INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.

CDN = COUNTY CLERK'S FILE NUMBER
PAD = COUNTY CLERK'S PLAT AND DEDICATION NUMBER
R.O.W. = RIGHT-OF-WAY
O.P.E. = OVERHEAD POWER LINE EASEMENT
S.P.S. = SOUTHWESTERN PUBLIC SERVICE CO.
T.E. = 4 X 8 MINIMUM TRANSFORMER PAD EASEMENT (SPEC.) INDICATED BY SYMBOL S2
W.L.E. = WATER LINE EASEMENT
U.L.E. = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)

ALL CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH CAP MARKED "AND ENGINEERING" UNLESS OTHERWISE SPECIFIED.
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 NORTING: 7,245,217.37 AND EASTING: 899,519.77. THE CONVERGENCE ANGLE TO TRUE NORTH IS 0.01° 54' 46.24" AND THE COMBINED SCALE FACTOR IS 0.99974821.

DISTANCES SHOWN HEREON ARE AT SURFACE IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 14.28 ACRES OF LAND.
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, LUBBOCK, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS

THAT I, LONDON MERRITT, REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CORNER MARKS THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DIVISION REGULATIONS OF THE CITY OF WOLFORTH, TEXAS.

REGISTERED PROFESSIONAL SURVEYOR #5486

LUBBOCK, TEXAS

SURVEYED MAY 12, 2025

LINE	BEARING	DISTANCE
L1	N 46°32'30"E	21.23
L2	S 43°09'04"E	21.21
L3	N 48°30'58"E	21.21

CONTROL (ING RADIIUS POINTS)	NORTHING	EASTING
RADIIUS POINT	7,245,734.79	901,955.26
RP1	7,245,734.79	901,955.26
RP2	7,245,725.04	902,257.03

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARINGS	RADIUS POINT
C1	40.00'	26.06'	37°19'42"	25.62'	S 20°30'52" W	RP1, RP2
C2	43.00'	13.75'	18°19'23"	13.70'	S 30°09'53" W	RP1, RP2
C3	43.00'	42.18'	56°12'18"	40.51'	S 10°15'04" E	RP1, RP2
C4	43.00'	39.62'	52°47'47"	38.24'	S 61°43'00" E	RP1, RP2
C5	43.00'	39.62'	52°47'47"	38.24'	N 65°27'09" E	RP1, RP2
C6	43.00'	42.18'	56°12'18"	40.51'	N 10°15'04" E	RP1, RP2
C7	43.00'	42.18'	56°12'18"	40.51'	N 10°15'04" E	RP1, RP2
C8	43.00'	13.75'	18°19'23"	13.70'	N 26°18'49" W	RP1, RP2

PLAT NO. 30/25 @

SECTION 24, BLOCK 48, L & T, INC. (SUBTRACT 48-88)

AMD

CIVIL ENGINEERING
LAND SURVEYING

ADDRESS: 7110 W. 10TH ST., LUBBOCK, TEXAS 79409
PHONE: 806-771-0070
FAX: 806-771-7025
TOLL-FREE: 800-771-7025

Accuracy - Efficiency - Integrity

PROPERTY OWNER: OVERLOOK LAND GROUP, L.L.C.
ADDRESS: 7110 W. 10TH ST., LUBBOCK, TEXAS 79409
PHONE: 806-771-7025
E-MAIL: INFO@OVERLOOKLANDGROUP.COM

2025 RELEASED UNDER THE TEXAS PUBLIC INFORMATION ACT