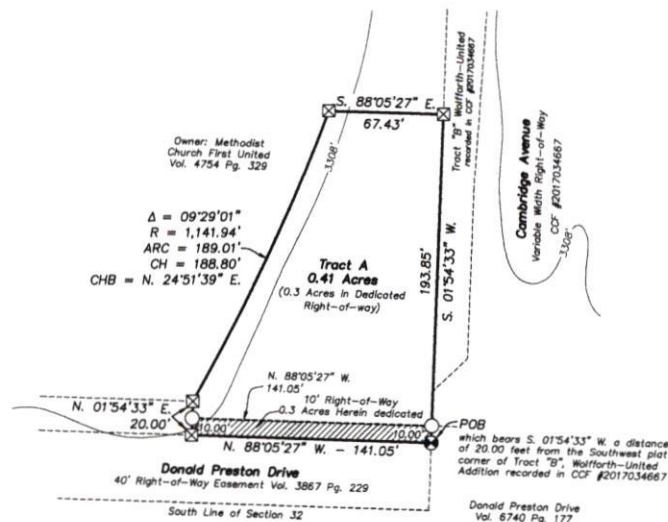
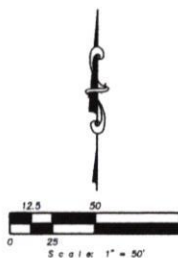


DP Partners Coffee Addition

Tract A, An addition to the City of Wolfforth, being 0.41 acres situated in Section 32, Block AK, Abstract 883, G. Ry. Co. Survey, Lubbock County, Texas.



PLAT NOTES:

1. Heavy lines indicate plat limits.
2. All streets, alleys, and easements within plat limits are herein dedicated unless otherwise noted.
3. 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 the City of Wolfforth.
4. All utility service shall be in accordance with the underground Utilities Policy Statement by the City of Wolfforth, Texas and the provisions of the Wolfforth Code of Ordinances.
5. 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.
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 fenced or otherwise obstructed.
8. Minimum floor elevations shall conform to the requirements of the Wolfforth Code of Ordinances.
9. Public pedestrian access easement is herein granted for persons traversing along the public parkway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walks which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.
10. 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 properties or rights-of-way). Record document 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.
11. Blanket underground utility, transformer pad and switching enclosure easement as required for electric service within the plat limits be granted to the on site provider.

Known all men by these presents: That I, Richard E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wolfforth, Texas.

"Preliminary Plat, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document"

Richard E. Johnson
Registered Professional
Land Surveyor #4263

NOTE:

P.O.B. = POINT OF BEGINNING.

☒ = 1/2" iron rod with "CHT RPLS 6460" cap found

⊕ = X in Concrete found

○ = 1/2" iron rod with "OJD ENG" cap set

Owner: 1010 Donald Preston Partners
5320 114th St.,
Lubbock, TX 79424
832-651-2806

Bearings based on U.S. State Plane of 1983

Texas North Central

Distances shown are ground distances.

Scale Factor: 1.000241042

VICINITY MAP: NOT TO SCALE



APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY COUNCIL OF WOLFFORTH, LUBBOCK COUNTY, TEXAS.

APPROVED _____ MAYOR OR
MAYOR PRO TEM

ATTEST _____ CITY SECRETARY

Final Plat

SCALE: 1" = 50'	PROJECT #23-LS0076	DRAWN BY: TSM
DATE: 10/03/2023		FILE NAME: REJ
	OJD Engineering, LLC Consulting Engineers & Surveyors	806-447-2503 P.O. Box 543 Willington, Texas 79095
		DRAWING NUMBER 1 of 1