

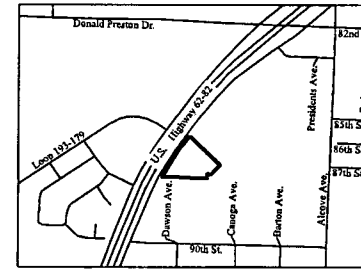
# Lot 1 & 2

## Cityside Business Park Addition,

### an addition to the City of Wolfforth,

### Lubbock County, Texas

### VICINITY MAP

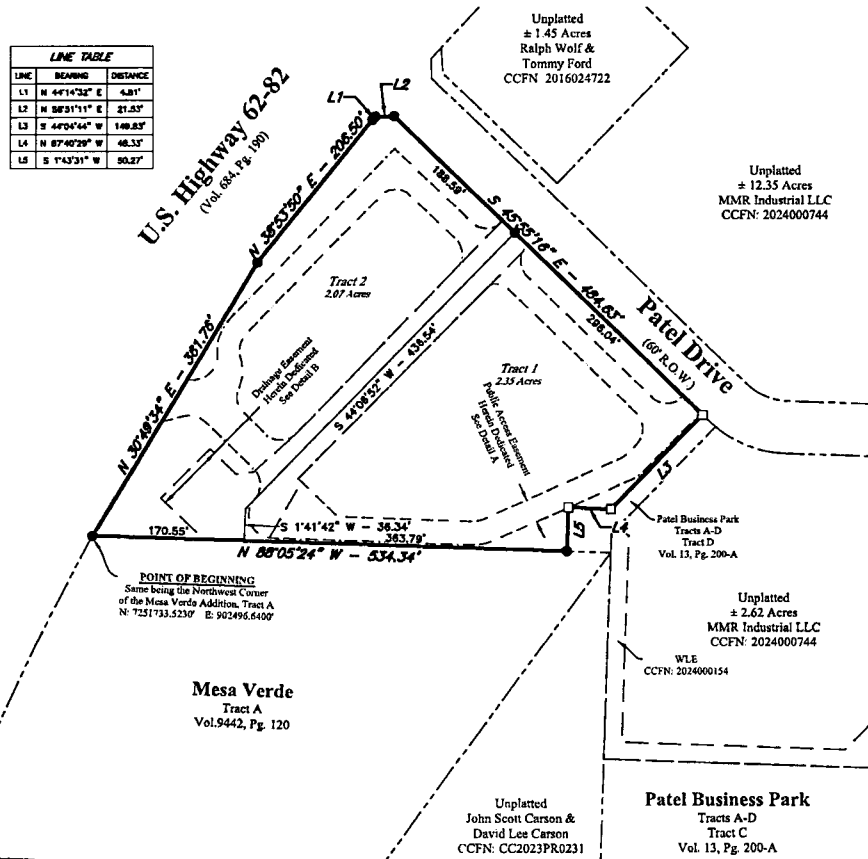


#### GENERAL SURVEYOR NOTES:

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 or by the Wolfforth 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 Wolfforth, Texas and the provisions of Section 36.09.095 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 calling 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 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. 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 Wolfforth Drainage Criteria Manual, and Section 3.09.020 of the Wolfforth Code of Ordinances.
10. The survey information shown herein was prepared from the result of an on the ground survey of the property shown herein, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 653.13.
11. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company.
12. Blanket underground utility easement as required for service within the plat limits is herein granted to SPEK, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddelink Communications.
13. Blanket solid waste collection easement as required for service within the plat limits is herein granted.
14. Bearings and Coordinate values shown herein are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
15. Distances and areas shown hereon are based on horizontal grid measurements in U.S. feet.

LINE	BEARING	DISTANCE
L1	N 4°14'32" E	6.81'
L2	N 8°51'11" E	21.53'
L3	S 4°04'44" W	148.83'
L4	N 87°40'29" W	48.33'
L5	S 1°43'31" W	80.37'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEAR.	CHORD DIST.
C1	48°59'20"	9.26'	7.74'	4.10'	S 80°48'48" E	7.52'
C2	80°30'01"	25.99'	38.56'	22.63'	S 39°38'30" E	33.81'
C3	30°31'40"	50.50'	31.22'	18.18'	N 1°08'38" E	30.82'
C4	1°23'18"	58.82'	18.28'	7.88'	N 37°53'53" E	18.21'
C5	43°54'40"	28.00'	18.23'	10.48'	S 82°52'27" E	10.44'
C6	53°41'23"	14.50'	13.58'	7.24'	N 48°18'27" E	13.10'
C7	30°05'40"	14.50'	12.88'	6.78'	S 40°23'04" W	12.28'
C8	81°11'45"	28.00'	27.77'	15.28'	S 1°12'30" E	26.47'
C9	52°27'33"	26.80'	23.81'	12.81'	S 82°18'08" E	22.98'
C10	48°37'48"	14.50'	12.31'	8.56'	N 47°08'13" E	11.84'
C11	22°11'30"	60.00'	18.37'	8.81'	S 69°14'43" W	18.24'
C12	38°54'17"	80.80'	22.83'	11.62'	S 79°14'11" W	22.64'
C13	71°04'38"	27.00'	33.50'	19.29'	N 82°31'50" W	31.28'
C14	47°42'04"	27.00'	22.46'	11.84'	N 1°07'58" E	21.84'
C15	77°17'23"	26.00'	26.23'	20.82'	N 1°42'18" E	32.68'
C16	87°58'08"	28.00'	28.23'	14.29'	N 78°07'28" W	25.18'
C17	8°38'24"	45.20'	8.82'	3.41'	N 33°08'33" E	8.81'
C18	54°59'18"	28.00'	24.99'	13.52'	N 89°53'37" E	24.01'
C19	82°42'27"	28.00'	28.46'	15.84'	S 4°30'10" E	27.08'
C20	73°48'10"	28.00'	33.47'	19.51'	S 88°30'40" W	31.21'
C21	84°41'01"	27.84'	28.99'	14.08'	N 0°08'13" E	25.02'
C22	37°37'27"	80.50'	33.18'	17.20'	N 1°48'24" E	32.67'
C23	47°50'47"	28.00'	21.78'	11.55'	N 69°04" E	21.13'
C24	87°06'00"	2.84'	4.31'	2.86'	N 49°28" W	3.81'
C25	82°12'28"	18.80'	21.28'	11.81'	S 77°36'01" E	20.22'
C26	87°07'33"	28.00'	40.80'	29.08'	S 0°47'45" E	36.81'
C27	22°11'30"	28.00'	10.07'	6.10'	S 89°21'44" W	10.01'
C28	38°33'30"	88.00'	12.08'	6.14'	S 78°42'00" W	11.82'



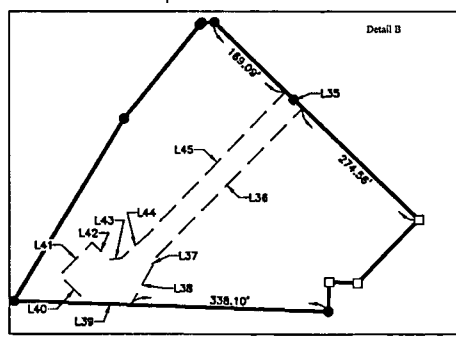
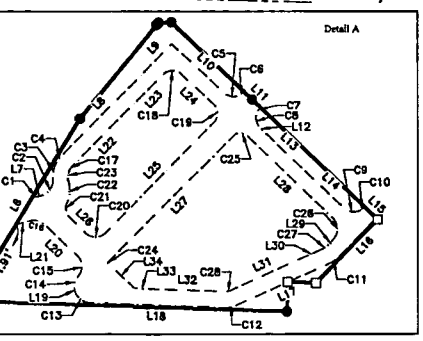
POINT OF BEGINNING  
Same being the Northwest Corner  
of the Mesa Verde Addition, Tract A  
N 72°17'33.5230" E 902496.6400'

Mesa Verde  
Tract A  
Vol. 9442, Pg. 120

Unplatted  
± 2.62 Acres  
MMR Industrial LLC  
CCFN: 2024000744

Patel Business Park  
Tracts A-D  
Tract C  
Vol. 13, Pg. 200-A

Unplatted  
John Scott Carson &  
David Lee Carson  
CCFN: CC2023PR0231



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by the City Council of the City of Wolfforth, Texas.

Mayor

ATTEST:

Secretary

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, 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.

For inspection purposes only  
and in no way official or  
approved for recording purposes

Justin Cantwell RPLS 6331  
Date: 2021

#### LEGEND

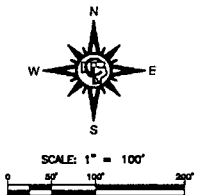
- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod
- — — — — Plat Limits
- — — — — Lot Lines
- — — — — Adjoiner Lot Line
- - - - - Easement Line - As Described
- - - - - Access Easement Line
- CCFN - County Clerk File No.
- Vol./Pg. - Volume/Page
- ROW - Right-of-Way
- WLE - Water Line Easement

Note: Detail A and Detail B are not to scale

### FINAL PLAT

Lot 1 & 2  
Cityside Business Park Addition  
Section 25, Block AK,  
Abstract 246, G R R Co. Survey,  
Wolfforth, Lubbock County, Texas

Total ± 4.2 Acres April 11, 2024



OWNER  
Tyler Gentry  
1500 Broadway, Suite 203, Lubbock, TX 79401  
(806) 771-7489

CENTRELINE ENGINEERING & CONSULTING, L.L.C.  
1215 Grand Avenue, Lubbock, Texas 79401  
806-797-8888  
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