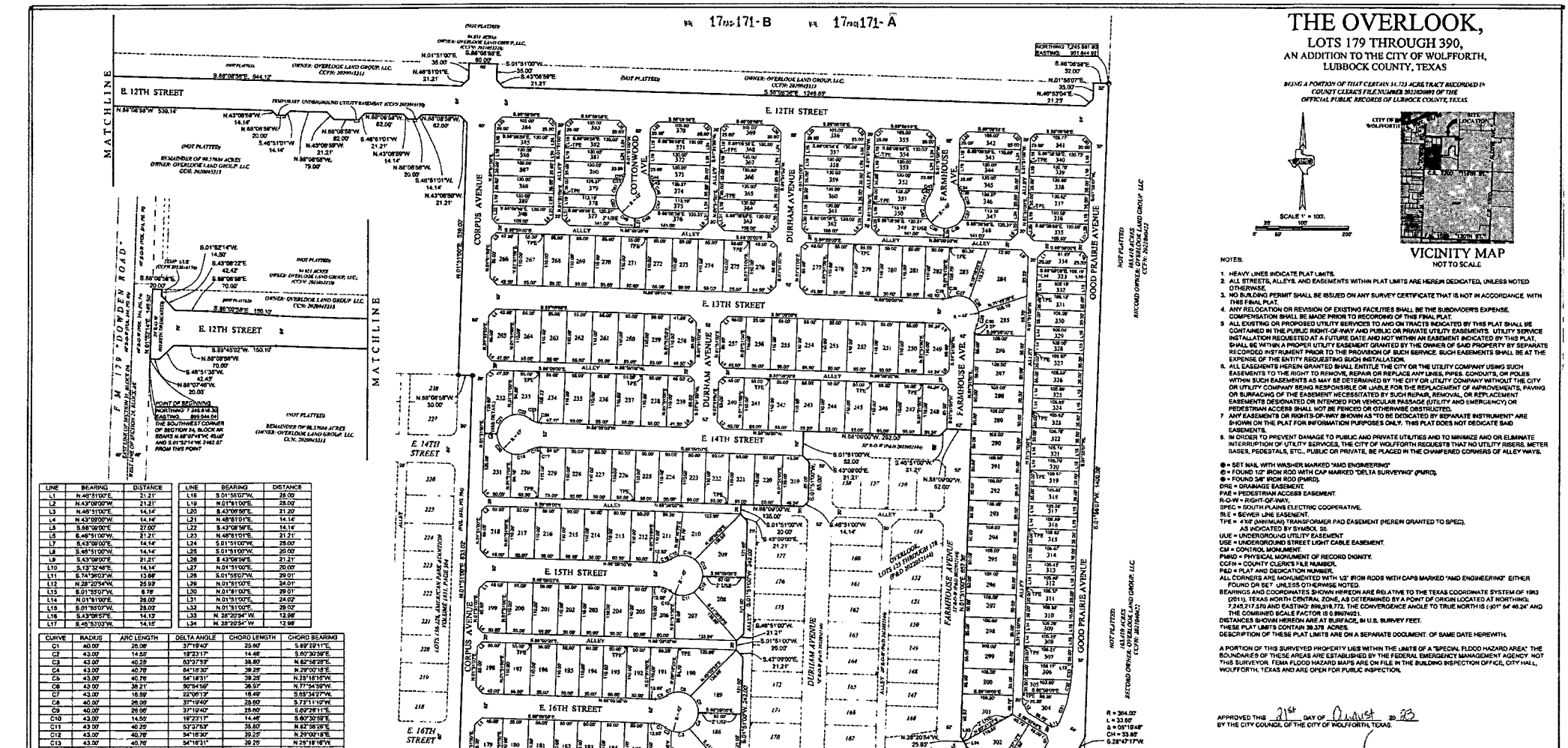
THE OVERLOOK,

LOTS 179 THROUGH 390,
AN ADDITION TO THE CITY OF WOLFFORTH,
LUBBOCK COUNTY, TEXAS

BEING A PORTION OF THAT CERTAIN 31.723 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE NUMBER 2022026892 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N.46°51'00"E.	21.21'
L2	N.43°09'00"W.	21.21'
L3	N.46°51'00"E.	14.14'
L4	N.43°09'00"W.	14.14'
L5	S.88°09'00"E.	27.00'
L6	S.46°51'00"W.	21.21'
L7	S.43°09'00"E.	14.14'
L8	S.46°51'00"W.	14.14'
L9	S.43°09'00"E.	21.21'
L10	S.13°32'46"E.	14.14'
L11	S.74°36'03"W.	13.68'
L12	N.28°20'54"W.	25.93'
L13	S.01°55'07"W.	6.78'
L14	N.01°51'00"E.	28.00'
L15	S.01°55'07"W.	28.00'
L16	S.43°08'57"E.	14.13'
L17	S.46°53'03"W.	14.15'

LINE	BEARING	DISTANCE
L18	S.01°55'07"W.	28.00'
L19	N.01°51'00"E.	28.00'
L20	S.43°08'58"E.	21.20'
L21	N.46°51'01"E.	14.14'
L22	S.43°08'58"E.	14.14'
L23	N.46°51'01"E.	21.21'
L24	S.01°51'00"W.	28.00'
L25	S.01°51'00"W.	20.00'
L26	S.43°08'58"E.	21.21'
L27	N.01°51'00"E.	20.00'
L28	S.01°55'07"W.	29.01'
L29	N.01°51'00"E.	24.01'
L30	N.01°51'00"E.	29.01'
L31	N.01°51'00"E.	24.02'
L32	N.01°51'00"E.	29.02'
L33	N. 28°20'54" W.	12.96'
L34	N. 28°20'54" W.	12.96'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	40.00'	26.06'	37°19'40"	25.60'	S.69°29'11"E.
C2	43.00'	14.55'	19°23'17"	14.48'	S.60°30'59"E.
C3	43.00'	40.28'	53°37'53"	38.80'	N.82°58'28"E.
C4	43.00'	40.78'	54°18'30"	39.25'	N.29°01'15"E.
C5	43.00'	40.78'	54°18'31"	39.25'	N.25°16'16"W.
C6	43.00'	38.21'	50°54'58"	36.97'	N.77°54'59"W.
C7	43.00'	16.59'	22°06'13"	16.49'	S.69°34'27"W.
C8	40.00'	26.06'	37°19'40"	25.60'	S.73°11'10"W.
C9	40.00'	26.06'	37°19'40"	25.60'	S.69°29'11"E.
C10	43.00'	14.55'	19°23'17"	14.48'	S.60°30'59"E.
C11	43.00'	40.28'	53°37'53"	38.80'	N.82°58'28"E.
C12	43.00'	40.78'	54°18'30"	39.25'	N.29°01'15"E.
C13	43.00'	40.78'	54°18'31"	39.25'	N.25°16'16"W.
C14	43.00'	38.21'	50°54'58"	36.97'	N.77°54'59"W.
C15	43.00'	16.59'	22°06'13"	16.49'	S.69°34'27"W.
C16	40.00'	26.06'	37°19'40"	25.60'	S.73°11'10"W.
C17	40.00'	0.33'	0°28'16"	0.33'	S.88°23'08"E.
C18	40.00'	25.73'	36°51'23"	25.29'	N.72°57'02"E.
C19	43.00'	38.11'	50°46'31"	36.87'	N.79°54'36"E.
C20	43.00'	57.45'	76°33'06"	53.27'	S.36°23'25"E.
C21	43.00'	54.86'	73°06'01"	51.22'	S.38°24'00"W.
C22	43.00'	40.70'	54°13'39"	39.20'	N.77°58'10"W.
C23	40.00'	18.18'	26°02'27"	18.02'	N.83°50'34"W.
C24	40.00'	7.88'	11°17'13"	7.87'	N.83°30'24"W.
C25	40.00'	10.01'	14°20'07"	9.98'	S.84°40'58"W.
C26	40.00'	7.29'	10°26'54"	7.28'	S.72°17'25"W.
C27	43.00'	41.67'	54°43'20"	39.53'	N.85°34'22"W.
C28	43.00'	34.85'	46°26'53"	33.91'	N.34°09'18"W.
C29	43.00'	39.52'	52°39'31"	38.16'	N.07°26'06"E.
C30	40.00'	17.30'	24°47'02"	17.17'	N.14°14'30"E.
C31	300.00'	71.84'	13°43'59"	71.67'	S.10°57'07"W.
C32	300.00'	30.34'	5°47'37"	30.32'	S.19°12'48"W.
C33	300.00'	28.27'	5°23'54"	28.26'	S.04°57'04"W.
C34	40.00'	11.48'	16°26'13"	11.44'	N.08°22'07"W.
C35	40.00'	14.58'	20°53'26"	14.50'	N.25°01'57"W.
C36	43.00'	24.00'	31°58'35"	23.69'	N.19°29'23"W.
C37	43.00'	29.47'	39°15'43"	28.89'	N.16°07'46"E.
C38	43.00'	43.09'	58°09'22"	40.43'	N.63°48'19"E.
C39	43.00'	42.10'	56°06'28"	40.43'	S.60°08'17"E.
C40	43.00'	29.47'	39°15'43"	28.89'	S.13°25'43"E.
C41	43.00'	24.00'	31°58'30"	23.69'	S.23°11'24"W.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C42	40.00'	14.59'	20°53'30"	14.50'	S.28°43'54"W.
C43	40.00'	11.47'	16°26'10"	11.44'	S.10°04'05"W.
C44	40.00'	11.47'	16°25'35"	11.43'	N.06°21'48"W.
C45	40.00'	14.59'	20°54'05"	14.51'	N.25°01'38"W.
C46	43.00'	23.99'	31°58'00"	23.68'	N.19°29'40"W.
C47	43.00'	29.48'	39°15'36"	28.89'	N.16°07'06"E.
C48	43.00'	42.10'	56°06'03"	40.44'	N.63°47'58"E.
C49	43.00'	42.10'	56°06'08"	40.44'	S.60°08'57"E.
C50	43.00'	29.48'	39°15'36"	28.89'	S.13°25'05"E.
C51	43.00'	23.99'	31°57'59"	23.68'	S.23°11'41"W.
C52	40.00'	14.59'	20°54'08"	14.51'	S.28°43'35"W.
C53	40.00'	11.47'	16°25'32"	11.43'	S.10°03'45"W.

VICINITY MAP
NOT TO SCALE

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 THIS FINAL PLAT.
4. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
5. 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.
6. 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.
7. 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.
8. 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 ALLEY WAYS.

● = SET NAIL WITH WASHER MARKED "AMD ENGINEERING"
⊙ = FOUND 1/2" IRON ROD WITH CAP MARKED "DELTA SURVEYING" (PMRD).
● = FOUND 3/8" IRON ROD (PMRD).
DRE = DRAINAGE EASEMENT.
PAE = PEDESTRIAN ACCESS EASEMENT.
R-O-W = RIGHT-OF-WAY.
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
SLE = SEWER LINE EASEMENT.
TPE = 4'X8' (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC).
AS INDICATED BY SYMBOL SB.
UUE = UNDERGROUND UTILITY EASEMENT.
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT.
CM = CONTROL MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT AND DEDICATION NUMBER.
ALL CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH CAPS MARKED "AMD ENGINEERING" EITHER FOUND OR SET UNLESS OTHERWISE NOTED.
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 0.99974021.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 39.378 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 AT THE BUILDING INSPECTION OFFICE, CITY HALL, WOLFFORTH, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

APPROVED THIS 21st DAY OF August 20 23
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS.

MAYOR

ATTEST:

CITY SECRETARY

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.

8-17-2023

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466
LUBBOCK, TEXAS

SURVEYED: AUGUST 2, 2023

STATE OF TEXAS
LANDON MERRITT
6466
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SECTION 24, BLOCK AK, H.E. & W.T. RR. CO. SURVEY, ABST NO. 865

AMD
CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC
8519 66th Street Suite 200
Lubbock, TX 79424
Phone: 806.771.0870
Fax: 806.771.7625
TBPELS Reg. # 10176500
Accuracy Efficiency Integrity

PROPERTY OWNER: OVERLOOK LAND GROUP, LLC.
ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453
PHONE: 806-781-7878
JOB NUMBER: 210569 ELS

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