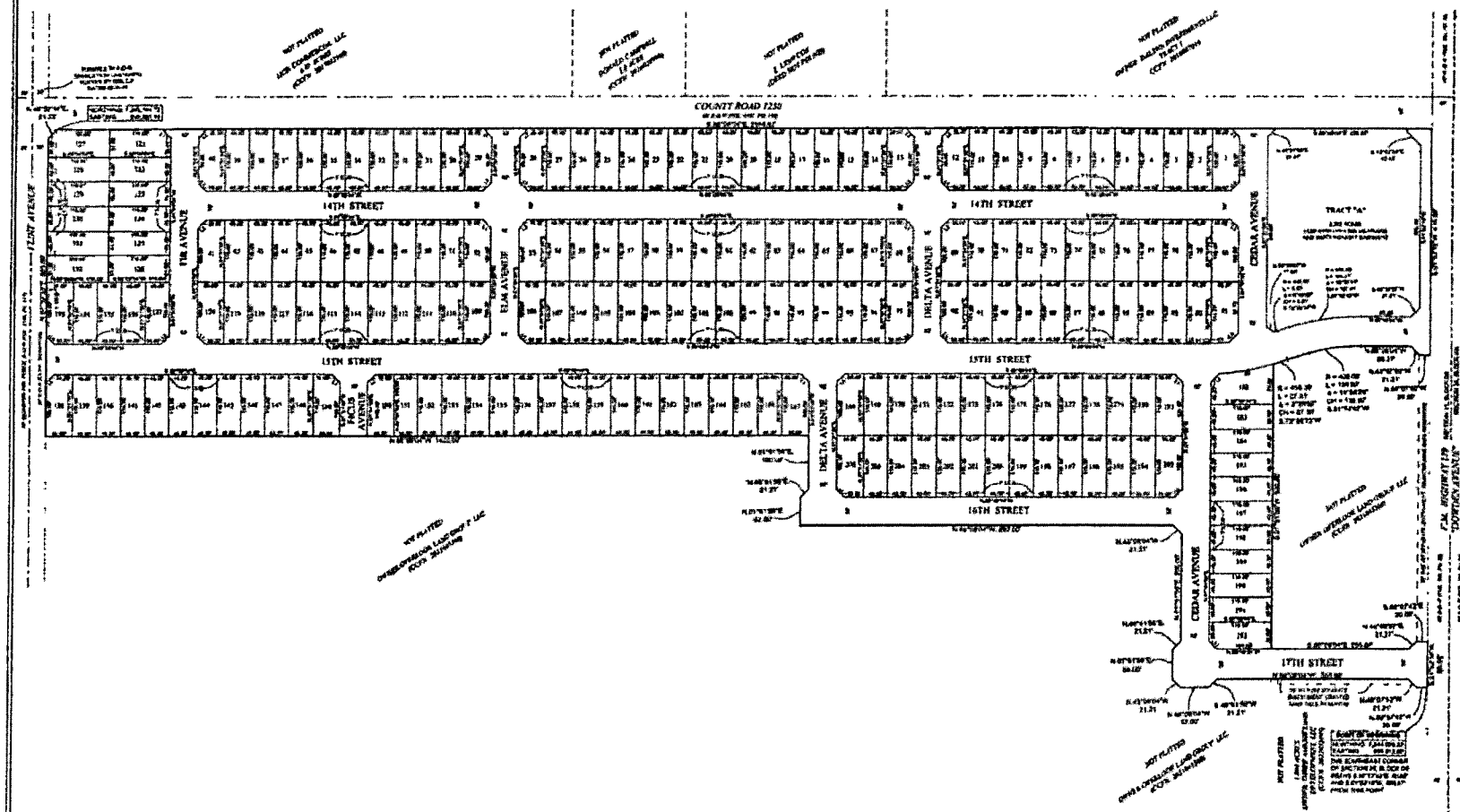
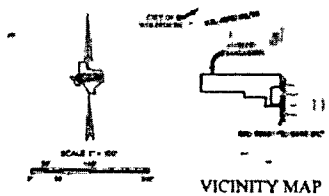
OVERLOOK WEST,

LOTS 1 THROUGH 206 AND TRACT "A",

AN ADDITION TO THE CITY OF WOLFFORTH,
LUBBOCK COUNTY, TEXAS

(PLAT WAS RECORDED IN COUNTY CLERK'S FILE NUMBER [illegible] OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)





VICINITY MAP
NOT TO SCALE

NOTES

1. HEAVY LINES INDICATE PLAT LIMITS.
2. ALL STREETS, ALLEYS AND EASEMENTS WITHIN PLAT LIMITS ARE HEREBY 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 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 13.08.005 OF THE CITY OF WOLFFORTH CODE OF ORDINANCES.
5. ANY RELOCATION OR REMOVAL OF EXISTING FACILITIES SHALL BE THE SURROUNDING EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THE FINAL PLAT.
6. ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND CONTRACTS DEDICATED 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 SAIT 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, PLANTS OR SURFACES OF THE EASEMENT NOT ESTABLISHED 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 POINTS OF WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE THOSE EASEMENTS.
9. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY DRAINAGE DESIGN MANUAL AND SECTION 3.28.020 OF THE CITY WOLFFORTH CODE OF ORDINANCES.
10. UNDERGROUND UTILITY EASEMENTS, AS CONTAINED OF ANY LINES, SHALL ALLOW FOR SECONDARY SURFACE APPURTENANCES. ALL SURFACE APPURTENANCES SHALL BE LOCATED AT THE SAME LOT LINE SO AS NOT TO HINDER PEDESTRIAN AND/OR VEHICULAR ACCESS.

DRE = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
U.E. = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)
S.E. = SEWER LINE EASEMENT
W.E. = WATER LINE EASEMENT
C.E. = CONTROL EASEMENT
P.O.B. = PHYSICAL MONUMENT OF RECORD (SIGNIFY).
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
P.C.D. = COUNTY CLERK'S PLAT AND DEDICATION NUMBER

BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF BEGINNING LOCATED AT NORTHING 7,244,231.48 AND EASTING [illegible]. THE CONVERGENCE ANGLE TO TRUE NORTH IS [illegible] AND THE COMBINED SCALE FACTOR IS [illegible].

DISTANCES SHOWN HEREON ARE AT SURFACE IN U.S. SURVEY FEET.

THESE PLAT LIMITS CONTAIN [illegible] ACRES.

DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT OF SAME DATE HEREWITH.

APPROVED THIS 9th DAY OF April, A.D. 20[illegible]
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
THAT I, NORRIS STEVENS, 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 #4234
LUBBOCK, TEXAS

SURVEYED: AUGUST 17, 2020

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SURVEYOR: AMD Engineering, LLC
[illegible] Street, Suite 100
Lubbock, TX 79401
Phone: 806-771-[illegible]
Fax: 806-771-[illegible]
TBPELS Reg. # [illegible]
Surveying - Engineering - Integrity

PROPERTY OWNER: [illegible] LAND GROUP, LLC
ADDRESS: [illegible] LUBBOCK, TEXAS [illegible]
PHONE: 806-797-[illegible]
CIP ID NUMBER: [illegible]

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