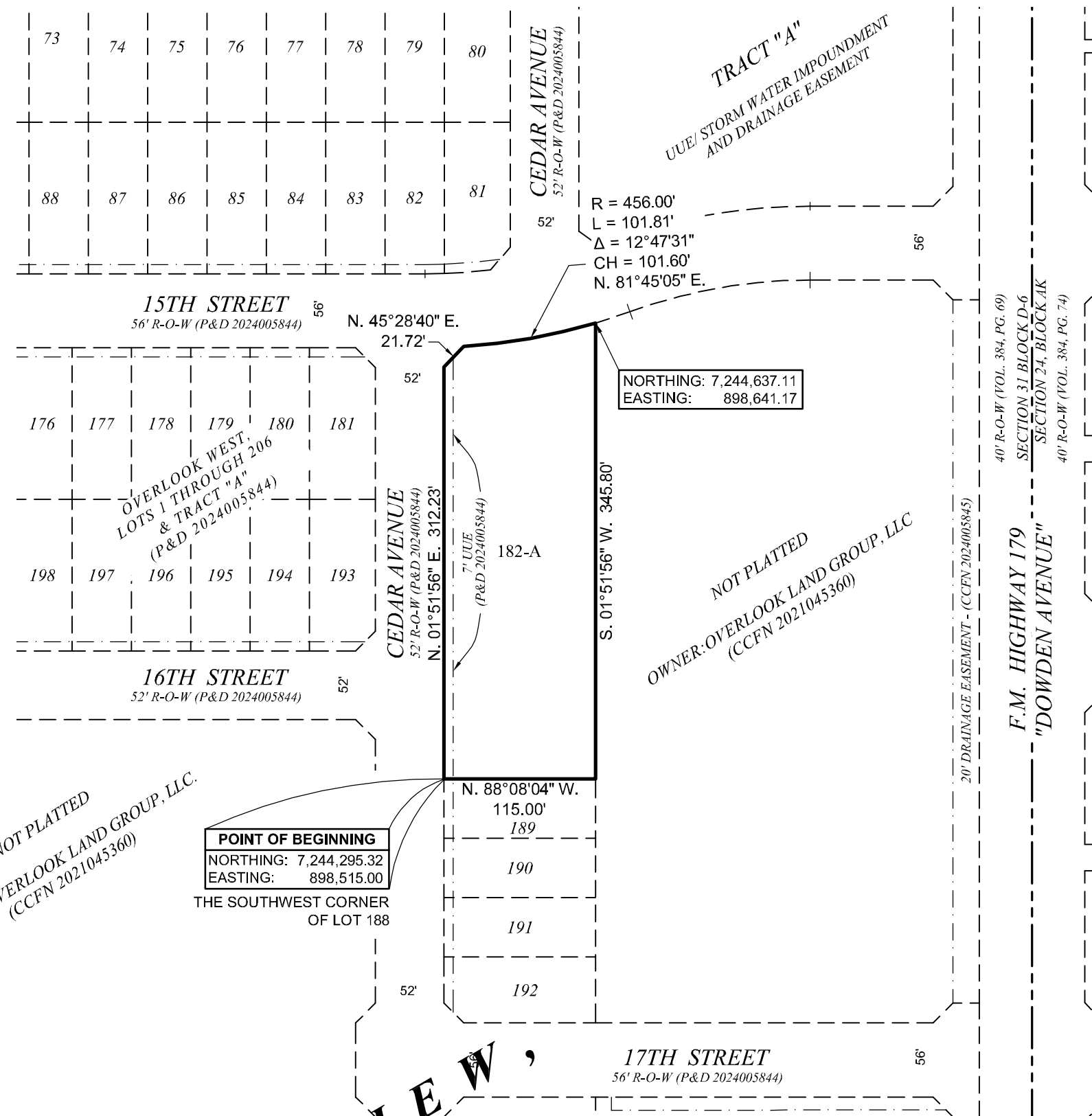
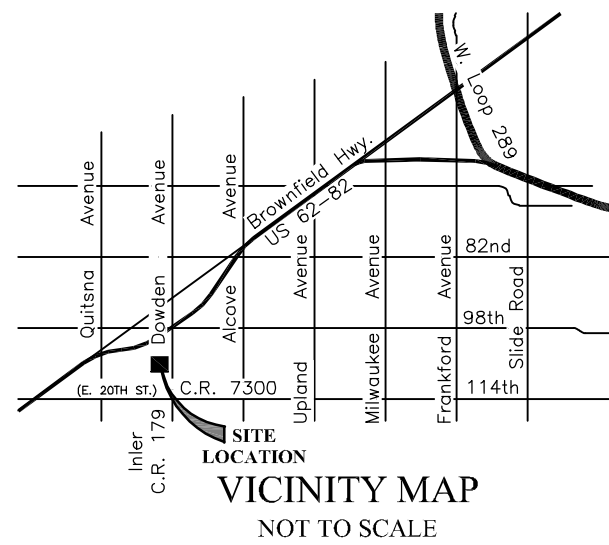


OVERLOOK WEST, LOT 182-A,

A REPLAT OF LOTS 182 THROUGH 188 OF
OVERLOOK WEST, LOTS 1 THROUGH 206 AND
TRACT "A",

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

(PLAT PREVIOUSLY RECORDED IN COUNTY CLERK'S PLAT AND DEDICATION NUMBER 2024005844
OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)



NOTES:

- HEAVY LINES INDICATE PLAT LIMITS.
- ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
- NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT AND INFRASTRUCTURE AND FINAL DRAINAGE ANALYSIS ACCEPTANCE BY THE LUBBOCK CODE OF ORDINANCES.
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 37.01 OF THE LUBBOCK CODE OF ORDINANCES.
- 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.
- 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.
- 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.
- MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
- A BLANKET GARBAGE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED.
- A BLANKET UNDERGROUND UTILITY, TRANSFORMER PAD, AND SWITCHING ENCLOSURE EASEMENT IS HEREIN GRANTED WITHIN EACH INDIVIDUAL TRACT EXCLUSIVELY TO (UTILITY COMPANIES) AS REQUIRED FOR SERVICE WITHIN THAT INDIVIDUAL TRACT.
- A BLANKET UNDERGROUND UTILITY EASEMENT IS HEREIN GRANTED WITHIN EACH INDIVIDUAL TRACT EXCLUSIVELY TO AT&T, ATMOS ENERGY, NTS AND SUDDENLINK COMMUNICATIONS AS REQUIRED FOR SERVICE WITHIN THAT INDIVIDUAL TRACT.

- = FOUND 1/2" IRON ROD (PMRD)
- PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY
- CM = CONTROLLING MONUMENT
- CCFN = COUNTY CLERK'S FILE NUMBER
- P&D = COUNTY CLERK'S PLAT AND DEDICATION NUMBER
- R-O-W = RIGHT-OF-WAY
- SDD = STREET DEDICATION DEED
- UUE = UNDERGROUND UTILITY EASEMENT

ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD 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 NORTHING: 7,244,211.128 AND EASTING: 896,342.744. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)0°1' 55" 06.48" AND THE COMBINED SCALE FACTOR IS 0.99974709.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 0.8792 ACRES OF LAND.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

EITHER ALL OR A PORTION OF THIS SURVEYED PROPERTY LIES WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA". THESE BOUNDARIES ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOT THIS SURVEYOR. FLOOD HAZARD MAPS ARE ON FILE AT, CITY HALL, LUBBOCK, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

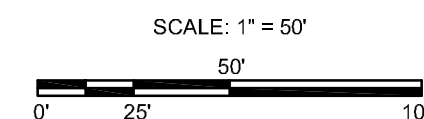
APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS

APPROVED:

MAYOR _____
ATTEST: _____
CITY SECRETARY _____

KNOW ALL MEN BY THESE PRESENTS:
THAT I, _____, 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 LUBBOCK, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # ####
LUBBOCK, TEXAS
SURVEYED: MONTH ##, 20##



SECTION 31 BLOCK D-6, W.T. RR. CO. SURVEY, ABST. NO. 435

	CIVIL ENGINEERING LAND SURVEYING
	AMD Engineering, LLC 6515 68th Street, Suite 300 Lubbock, TX 79424 Phone: 806-771-5976 Fax: 806-771-7625 TBPELS Reg. # 10178500
Accuracy - Efficiency - Integrity	
PROPERTY OWNER: OVERLOOK LAND GROUP, LLC, ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453 PHONE: 806-781-7928 JOB NUMBER: 240714	
©2024 ALL RIGHTS RESERVED	