

GENERAL NOTES:

Plat Scale : 1" = 100'

1. Heavy lines indicate plat limits.
2. All streets, sidewalks, 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 exception is provided by the City Council or by the Wolforth 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 Wolforth, Texas and the provision of section 36.09.095 of the Wolforth 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 service 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/s 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. 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 Wolforth Drainage Design Manual and section 3.09.020 of the Wolforth Code of Ordinances.
10. A public pedestrian access easement is dedicated herein for persons traversing along the adjacent public parkway and right to enter onto such adjacent private property for the purpose of crossing any driveway to such public parkway. Such easement is limited to those portions of the as-constructed driveways and sidewalks or walks which may extend outside public right-of-way onto private property and which are constructed for the continuance of the accessible routes across the back of the driveway. This easement applies to existing and any future driveway entrances as constructed.
11. All corners are 1/2" iron rods with blue plastic cap inscribed "OJD ENG" set unless otherwise indicated on the plat and description.
12. A public access easement for drainage easement (DRE), and underground utility easement (UUE) over Tract E is dedicated herein for public use.
13. Tract G contains an existing water well site and this Plat is subject to the Owner's Reservation of Groundwater Rights and Easements by as Document No. 2022029264, which are licensed to the Iron Horse Property Owners Association, Inc. by Document No. 2022042688, both referring to Official Public Records of Lubbock County, Texas.
14. The property is subject to the following Documents recorded in the Official Public Records of Lubbock County, Texas:

The original Declaration of CCRs, Document No. 2019037169;

First Amended Declaration of CCRs, Document No. 2021025218;

Supplemental Declaration to First Amended Declaration of CCRs, Document No. 2022027222; and

Amendment to First Amended Declaration of CCRs, Document No. 2022030998.

15. To find NAVD88 elevations add 3300' feet.

16. Tract F has no specified use.

SURVEY CONTROL:

47.073 Acres in plat limits.
Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, (2011, epoch 2010.0)
Distances shown are surface, U.S. survey feet.
Description of these plat limits are on a separate document of same certification date herewith.

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 parcels or rights-of-way). Record documents 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.

Owner: Wolforth Land Company/Iron Horse, LLC
Address: 1020 E. Levee, Suite 130
Dallas, TX 75207
Contact: Briggs Montgomery
Phone: 214-373-0318

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

APPROVED _____ MAYOR OR
MAYOR PRO TEM

ATTEST _____ CITY SECRETARY

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
that I, Richard E. Johnson, Registered
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby
certify that I did cause to be surveyed
on the ground the tract of land shown on this plat and the corner
monuments indicated hereon were properly place under my supervision.

IN WITNESS THEREOF, my hand and seal, this the 8th day of December,
A.D., 2022.



Richard E. Johnson

Richard E. Johnson
Registered Professional
Land Surveyor #4263

Iron Horse Addition
Lots 177 thru 372 and Tracts E-G
Section 32, Block A-K, G. Ry. Co. Survey, Lubbock County, Texas.

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: REJ	CHECKED BY:
DATE: 10/14/21			

OJD Engineering, LLC
Consulting Engineers & Surveyors

P.O. Box 543 Wellington, TX 79095 806-447-2503 Firm No. 10090900	2420 Lakeview Drive Amarillo, TX 79109 806-352-7117	328 E. Hwy 62 Unit #1 Wolforth, TX 79382 806-791-2300 Firm No. 10090900
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JOB NUMBER