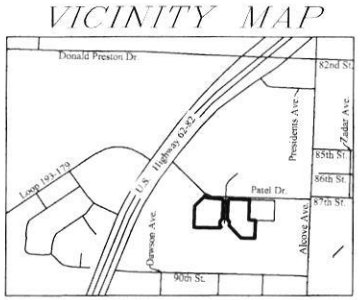
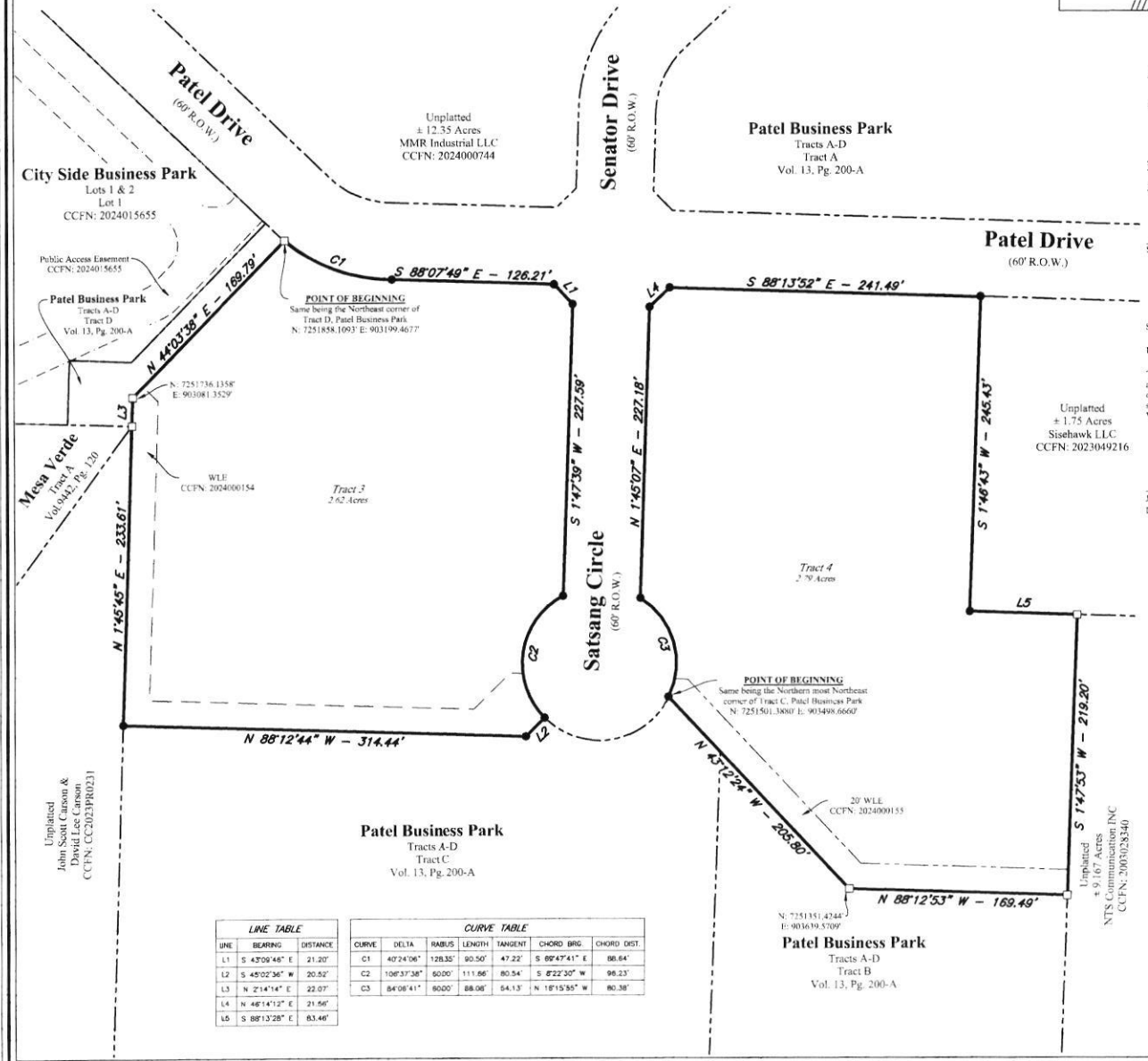
Tracts 3 & 4

Cityside Business Park Addition,

an addition to the City of Wolfforth, Lubbock County, Texas





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°09'48" E	21.20'
L2	S 45°02'36" W	20.52'
L3	N 2°14'14" E	22.07'
L4	N 46°14'12" E	21.56'
L5	S 88°13'28" E	83.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	40°24'06"	128.35'	90.50'	47.22'	S 69°47'41" E	88.64'
C2	106°37'38"	60.00'	111.66'	80.54'	S 8°22'30" W	96.23'
C3	84°08'41"	60.00'	88.08'	54.13'	N 18°15'55" W	80.38'

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.

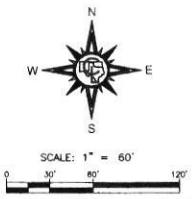
_____
Justin Cantwell RPLS 6331
Date: April 17, 2026

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 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 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.
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 hereon was prepared from the result of an on the ground survey of the property shown hereon, 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 663.13.
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 SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications.
13. Blanket solid waste collection easement as required for service within the plat limits is herein granted.
14. Bearings and Coordinate values shown hereon 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.

LEGEND

□	– Set 1/2" Iron Rod with Cap – "CEC 10194378"
●	– Found 1/2" Iron Rod
———	– Plat Limits
———	– Lot Line
———	– 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



FINAL PLAT

Tracts 3 & 4
Cityside Business Park Addition
Section 25, Block AK,
Abstract 246, G RR Co. Survey,
Wolfforth, Lubbock County, Texas

Total ± 5.41 Acres **April 17, 2026**

OWNER
Tyler Gentry
1500 Broadway, Suite 203, Lubbock, Tx 79401

CENTERLINE ENGINEERING & CONSULTING, LLC
CENTERLINE ENGINEERING & CONSULTING, LLC.
8314 Upland Avenue, Lubbock, Texas 79424
(806) 470-0588
TBPE Reg. No. F-15713
TBPLS Reg. No. 10194378

25-10-1827 - FP