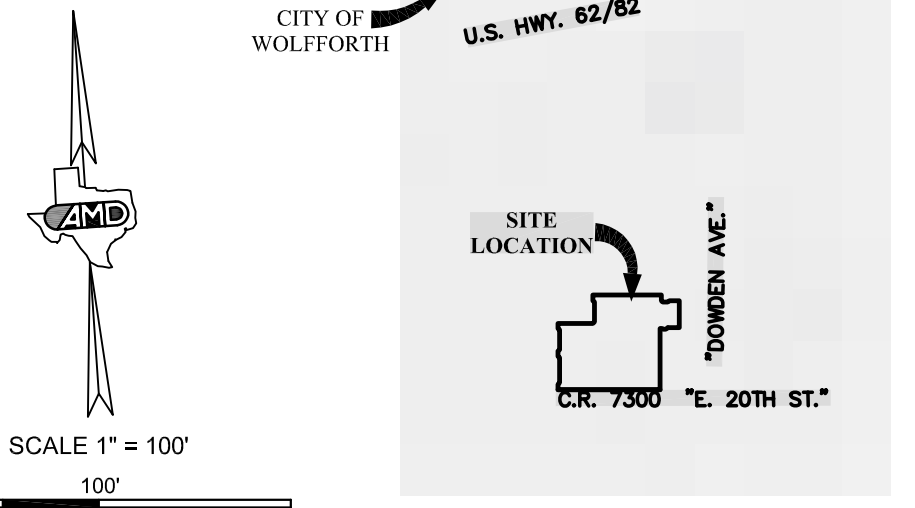


OVERLOOK WEST, LOTS 207 THROUGH 310, AN ADDITION TO THE CITY OF WOLFORTH, LUBBOCK COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

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 UNLESS AN EXCEPTION IS PROVIDED BY THE CITY COUNCIL POLICY OR BY THE CITY OF WOLFORTH CODE OF ORDINANCES.
- 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 PROVISIONS OF SECTION 15.08.095 OF THE CITY OF WOLFORTH CODE OF ORDINANCES.
- ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
- 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 "TO BE DEDICATED 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 CITY DRAINAGE DESIGN MANUAL AND SECTION 3.09.020 OF THE CITY OF WOLFORTH CODE OF ORDINANCES.
- UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APURTENANCES. ALL SURFACE APURTENANCES SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.

CCFN = COUNTY CLERK'S FILE NUMBER
P&D = PLAT AND DEDICATION NUMBER (CCFN)
DRE = DRAINAGE EASEMENT
PAE = PEDESTRIAN ACCESS EASEMENT
R-O-W = RIGHT-OF-WAY
LUE = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)
WLE = WATERLINE EASEMENT

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: 7,242,211.128 AND EASTING: 896,342.744. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 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 21.415 ACRES.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

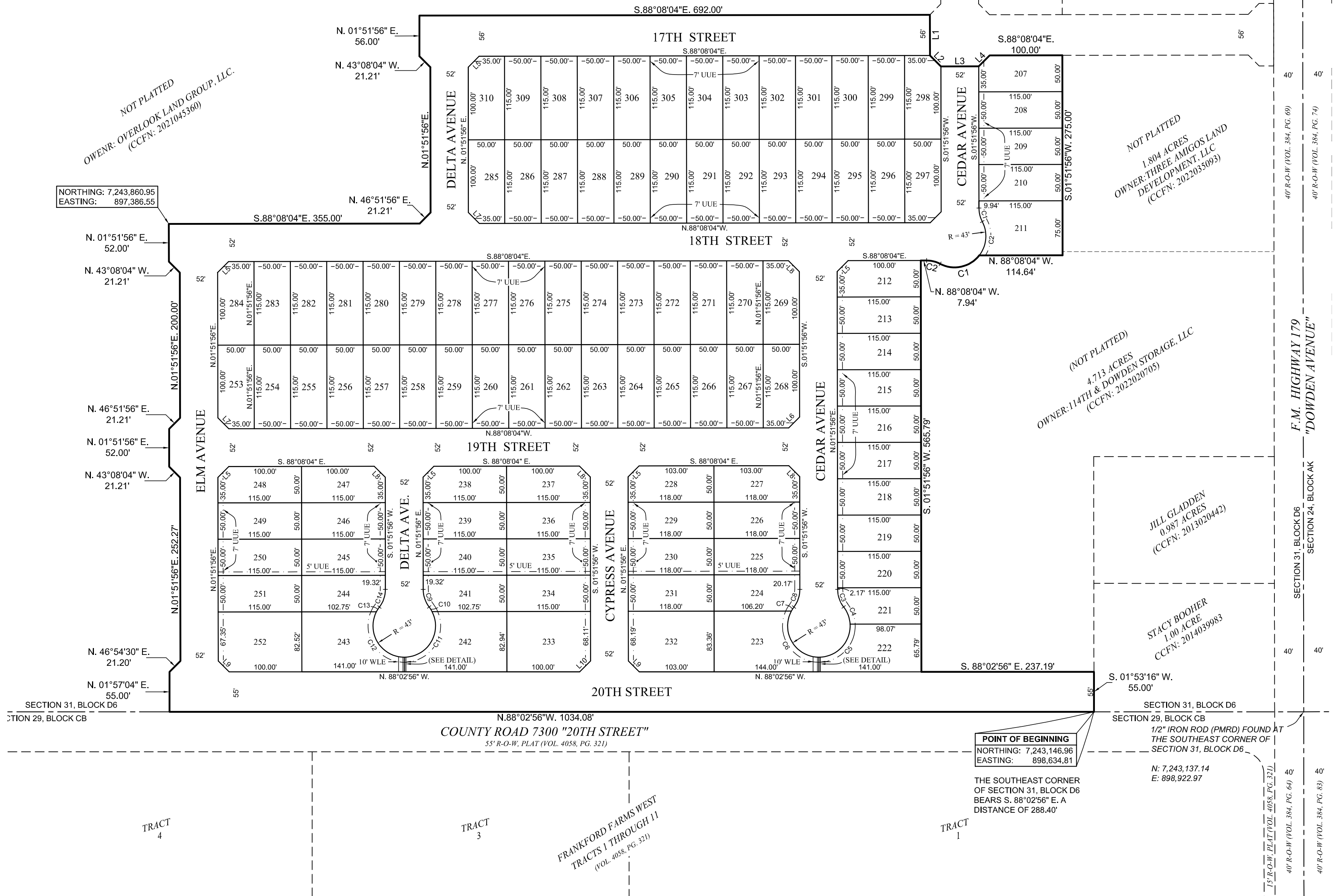
APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS.

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 WOLFORTH, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS
SURVEYED: XXXXXX XX, 2022

AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5876
Fax: 806-771-7825
TBPELS Reg. # 10178500
Accuracy - Efficiency - Integrity
PROPERTY OWNER: OVERLOOK LAND GROUP, LLC.
ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453
PHONE: 806-761-7928
JOB NUMBER: 210960
B.A.M./J.M.
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LINE	BEARING	DISTANCE
L1	S. 01°51'56" W.	56.00'
L2	S. 43°08'04" E.	21.21'
L3	S. 88°08'04" E.	52.00'
L4	N. 46°51'56" E.	21.21'
L5	N. 46°51'56" E.	21.21'
L6	S. 46°51'56" W.	21.21'
L7	N. 43°08'04" W.	21.21'
L8	S. 43°08'04" E.	21.21'
L9	N. 43°05'30" W.	21.23'
L10	S. 46°54'30" W.	21.20'
L11	S. 01°51'56" W.	252.35'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	40.00'	19.33'	27°40'55"	19.14'	N.11°58'30"W.
C2	43.00'	49.33'	65°43'36"	46.67'	S.07°02'50"W.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C3	40.00'	26.06'	37°19'54"	25.60'	N.16°47'47"W.
C4	43.00'	25.52'	34°00'01"	25.14'	N.18°27'43"W.
C5	43.00'	70.04'	93°19'38"	62.55'	N.45°12'07"E.
C6	43.00'	88.91'	118°27'59"	73.90'	S.28°54'04"E.
C7	43.00'	6.65'	8°51'40"	6.64'	N.34°45'46"E.
C8	40.00'	26.06'	37°19'40"	25.60'	N.20°31'46"E.
C9	40.00'	26.06'	37°19'40"	25.60'	N.16°47'54"W.
C10	43.00'	7.60'	10°07'49"	7.59'	N.30°23'49"W.
C11	43.00'	87.96'	117°11'51"	73.40'	N.33°16'01"E.
C12	43.00'	87.96'	117°11'51"	73.40'	S.29°32'08"E.
C13	43.00'	7.60'	10°07'49"	7.59'	N.34°07'42"E.
C14	40.00'	26.06'	37°19'40"	25.60'	N.20°31'46"E.

POINT OF BEGINNING
NORTHING: 7,243,146.96
EASTING: 898,634.81
THE SOUTHEAST CORNER OF SECTION 31, BLOCK D6 BEARS S. 88°02'56" E. A DISTANCE OF 288.40'

12" IRON ROD (PMRD) FOUND AT THE SOUTHEAST CORNER OF SECTION 31, BLOCK D6
N: 7,243,137.14
E: 898,922.97