

OVERLOOK WEST, LOTS 207 THROUGH 320, AN ADDITION TO THE CITY OF WOLFORTH, LUBBOCK COUNTY, TEXAS

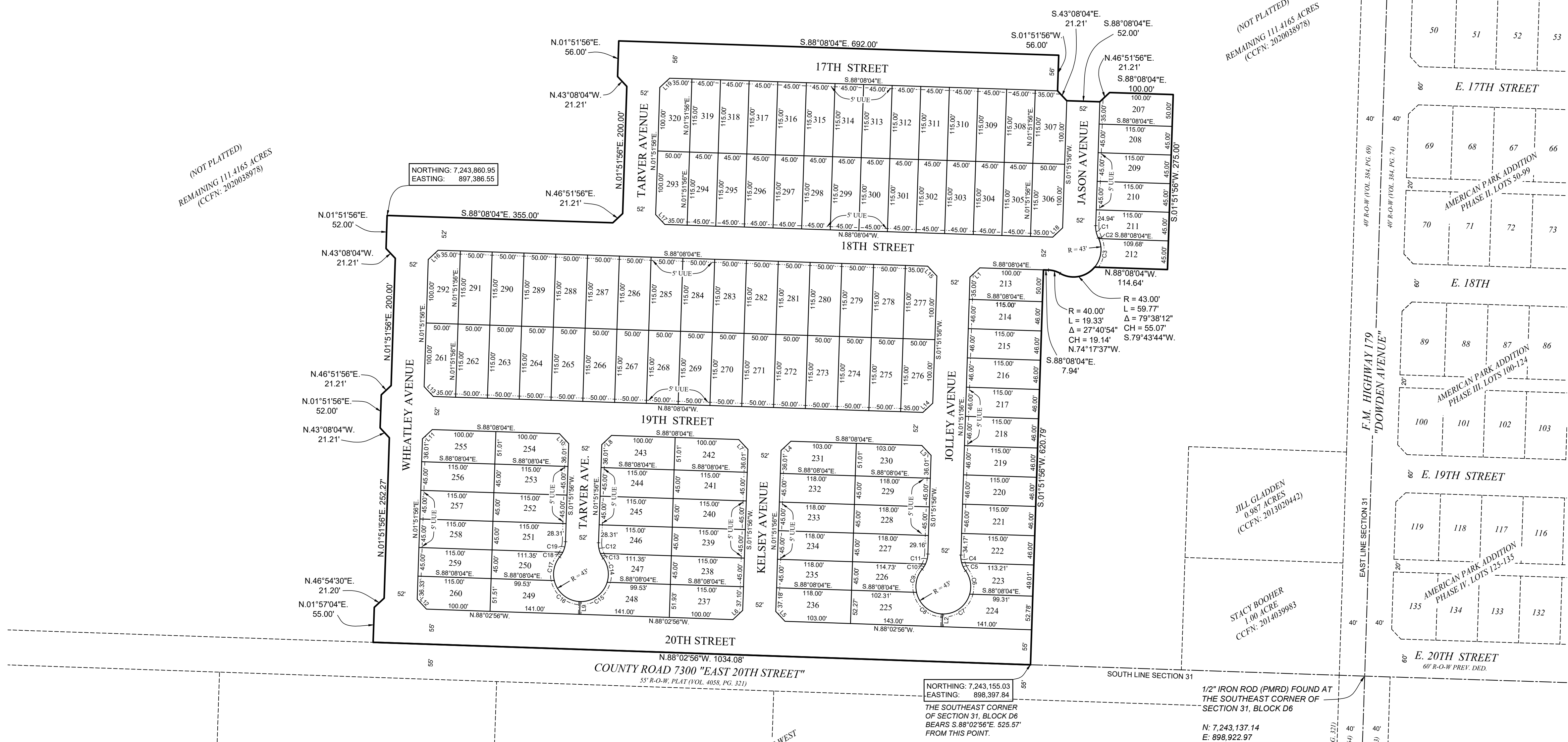


VICINITY MAP
NOT TO SCALE

- NOTES:
- SCALE 1" = 100'.
 - 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 THIS FINAL PLAT.
 - 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, PAYING 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.
 - IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF WOLFORTH REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYWAYS.
- DRE = DRAINAGE EASEMENT.
PAE = PEDESTRIAN ACCESS EASEMENT.
R-O-W = RIGHT-OF-WAY.
UUE = UNDERGROUND UTILITY EASEMENT.
CM = CONTROL MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT AND DEDICATION NUMBER.
BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH BEARINGS IS -01° 55' 06.48". THE COMBINED SCALE FACTOR IS 0.99974709.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE.
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 _____
CITY SECRETARY _____



(NOT PLATTED)
REMAINING 111.4165 ACRES
(CCFN: 2020038975)

(NOT PLATTED)
REMAINING 111.4165 ACRES
(CCFN: 2020038975)

JILL GLADDEN
0.987 ACRES
(CCFN: 2015020442)

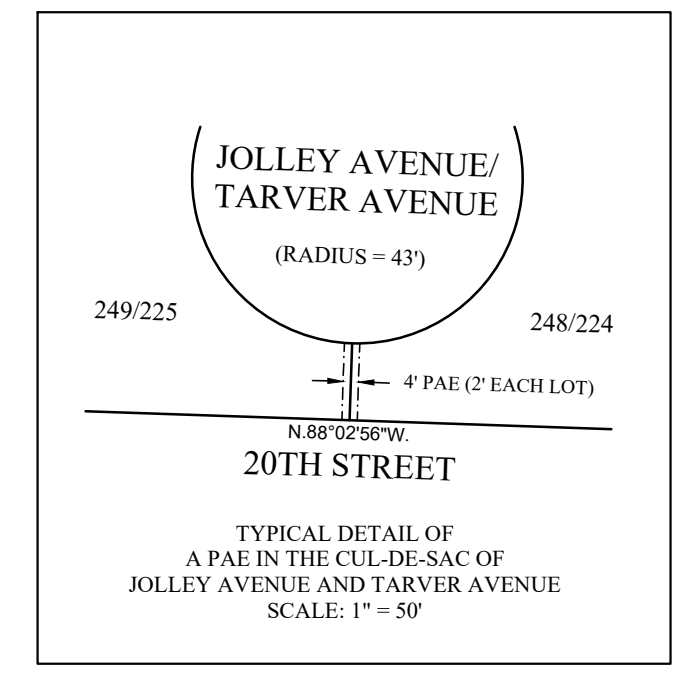
STACY BOOHER
1.00 ACRE
(CCFN: 2014039983)

1/2" IRON ROD (PMRD) FOUND AT
THE SOUTHEAST CORNER OF
SECTION 31, BLOCK D6
BEARS S.88°02'56"E. 525.57'
FROM THIS POINT.

N: 7,243,137.14
E: 898,922.97

NOT PLATTED
BETENBOUGH HOMES, L.L.C.
(CCFN: 2020031251)

| LINE | BEARING | DISTANCE | CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|------|---------------|----------|-------|--------|------------|-------------|--------------|---------------|
| L1 | N.46°51'56"E. | 21.21' | C1 | 40.00' | 19.33' | 27°40'54" | 19.14' | N.11°58'31"W. |
| L2 | N.01°51'56"E. | 20.08' | C2 | 43.00' | 1.65' | 2°11'58" | 1.65' | N.24°42'59"W. |
| L3 | S.43°08'04"E. | 21.21' | C3 | 43.00' | 47.68' | 63°31'38" | 45.27' | N.08°08'49"E. |
| L4 | N.46°51'56"E. | 21.21' | C4 | 40.00' | 12.01' | 17°12'26" | 11.97' | N.06°44'17"W. |
| L5 | N.43°05'30"W. | 21.23' | C5 | 40.00' | 14.05' | 20°07'13" | 13.97' | N.25°24'07"W. |
| L6 | S.46°54'30"W. | 21.20' | C6 | 43.00' | 38.64' | 51°28'57" | 37.35' | N.09°43'15"W. |
| L7 | S.43°08'04"E. | 21.21' | C7 | 43.00' | 56.92' | 75°50'43" | 52.86' | N.53°56'35"E. |
| L8 | N.46°51'56"E. | 21.21' | C8 | 43.00' | 56.92' | 75°50'43" | 52.86' | S.50°12'42"E. |
| L9 | N.01°51'56"E. | 20.07' | C9 | 43.00' | 38.64' | 51°28'57" | 37.35' | S.13°27'08"W. |
| L10 | S.43°08'04"E. | 21.21' | C10 | 40.00' | 9.77' | 13°59'34" | 9.74' | S.32°11'49"W. |
| L11 | N.46°51'56"E. | 21.21' | C11 | 40.00' | 16.29' | 23°20'06" | 16.18' | S.13°31'59"W. |
| L12 | N.43°05'30"W. | 21.23' | C12 | 40.00' | 17.21' | 24°39'19" | 17.08' | N.10°27'43"W. |
| L13 | N.43°08'04"W. | 21.21' | C13 | 40.00' | 8.85' | 12°40'21" | 8.83' | N.29°07'33"W. |
| L14 | S.46°51'56"W. | 21.21' | C14 | 43.00' | 39.51' | 52°38'34" | 38.13' | N.09°08'27"W. |
| L15 | S.43°08'04"E. | 21.21' | C15 | 43.00' | 56.05' | 74°41'06" | 52.17' | S.54°31'23"W. |
| L16 | N.46°51'56"E. | 21.21' | C16 | 43.00' | 56.05' | 74°41'06" | 52.17' | N.50°47'31"W. |
| L17 | N.43°08'04"W. | 21.21' | C17 | 43.00' | 39.51' | 52°38'34" | 38.13' | S.12°52'19"W. |
| L18 | S.46°51'56"W. | 21.21' | C18 | 40.00' | 8.85' | 12°40'21" | 8.83' | S.32°51'26"W. |
| L19 | N.46°51'56"E. | 21.21' | C19 | 40.00' | 17.21' | 24°39'19" | 17.08' | S.14°11'36"W. |



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 CONTROLS SHOWN HEREON
WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH
THE SUBDIVISION REGULATIONS OF THE CITY OF WOLFORTH, TEXAS.

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

PLAT FOR RECORD
3/7/22

AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5876
Fax: 806-771-7925
TBPELS Reg. # 10178500
Accuracy - Efficiency - Integrity
PROPERTY OWNER: OVERLOOK LAND GROUP, L.L.C.
ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453
PHONE: 806-761-7928
JOB NUMBER: 210960
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