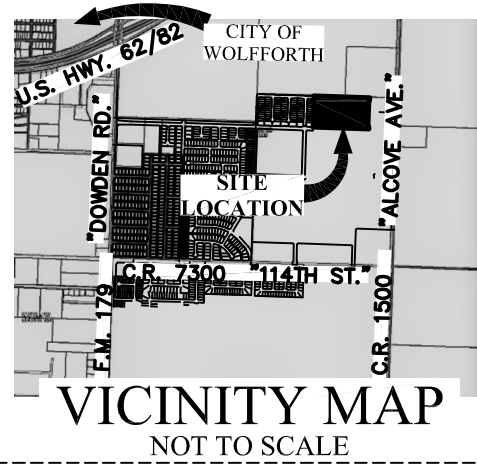


# THE OVERLOOK AT ALCOVE, LOTS 85 THROUGH 168, AN ADDITION TO THE CITY OF WOLFFORTH, LUBBOCK COUNTY, TEXAS



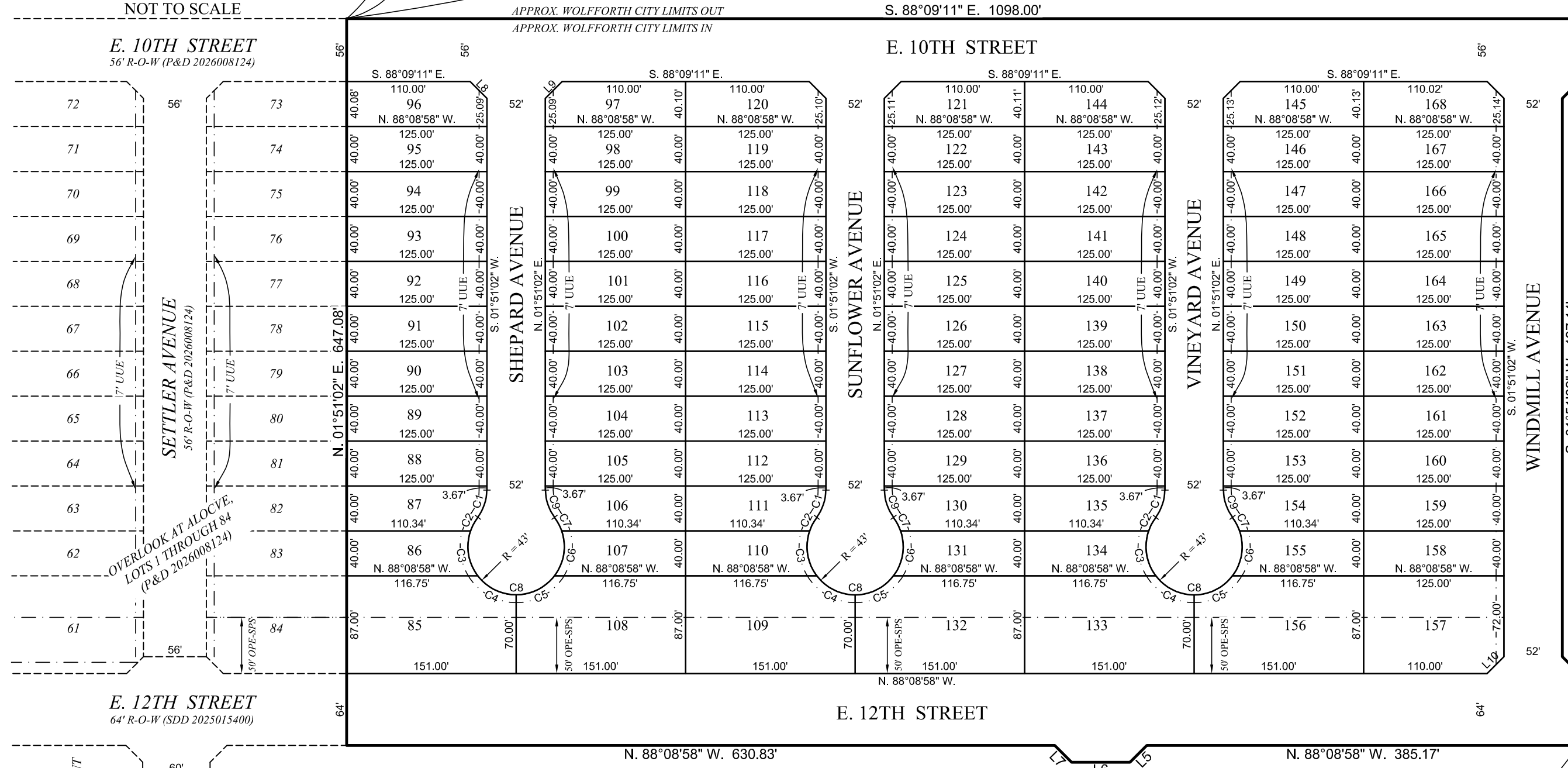
THE NORTHEAST CORNER OF SECTION 24, BLOCK AK BEARS N. 01°51'02" E. 2119.02' AND S. 88°07'38" E. 1575.84'

**POINT OF BEGINNING**  
NORTHING: 7,246,180.01  
EASTING: 902,728.85

NOT PLATTED  
REMAINDER OF 122.3661 ACRES  
OWNER: LINDA LEE WENDLANDT ET AL.  
(CCFN 2022044189 & 2022044190)

NOT PLATTED  
21.1758 ACRES  
OWNER: M2D2, LLC.  
(CCFN 2019011016)

APPROX. WOLFFORTH CITY LIMITS OUT  
APPROX. WOLFFORTH CITY LIMITS IN



WLF (CCFN 2024048436)

NOT PLATTED  
REMAINDER OF 163.410 ACRES  
OWNER: OVERLOOK LAND GROUP, LLC.  
(CCFN 2021040422)

- 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 WOLFFORTH CODE OF ORDINANCES.
  - THE STREET FRONTAGE PROVIDING PRIMARY ACCESS TO ANY DOUBLE FRONTAGE RESIDENTIAL LOT SHALL BE THE LESSER DESIGNATION OF THE (2) STREETS INVOLVED 39.04.009(D).
  - 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 15.08.095 OF THE CITY OF WOLFFORTH 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 "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 WOLFFORTH CODE OF ORDINANCES.
  - UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APPURTENANCES. ALL SURFACE APPURTENANCES SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT TO INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.

CCFN = COUNTY CLERK'S FILE NUMBER  
P&D = COUNTY CLERK'S PLAT AND DEDICATION NUMBER  
DRE = DRAINAGE EASEMENT  
R-O-W = RIGHT-OF-WAY  
OPE = OVERHEAD POWER LINE EASEMENT  
SPS = SOUTHWESTERN PUBLIC SERVICE CO.  
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE  
WLE = WATER LINE EASEMENT  
UUE = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)

ALL CORNERS ARE MONUMENTED WITH A 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: 7,245,217.57 AND EASTING: 899,519.77. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 54' 46.24" AND THE COMBINED SCALE FACTOR IS 0.99974921.  
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.  
THESE PLAT LIMITS CONTAIN 16.15 ACRES OF LAND.  
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

NORTHING: 7,245,497.98  
EASTING: 903,805.11

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, LANDON MERRITT, 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 WOLFFORTH, TEXAS.

**PLAT FOR REVIEW**  
3/19/2026 @ 2:40 PM

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466  
LUBBOCK, TEXAS

SURVEYED: DATE

PLAT LIMITS LINE TABLE

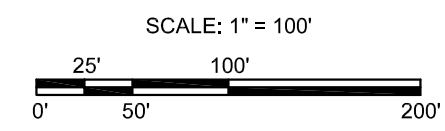
LINE	BEARING	DISTANCE
L1	S. 01°50'49" W.	56.00'
L2	S. 46°50'56" W.	21.21'
L3	S. 43°08'58" E.	21.21'
L4	S. 01°51'02" W.	64.00'
L5	S. 46°51'02" W.	21.21'
L6	N. 88°08'58" W.	52.00'
L7	N. 43°08'58" W.	21.21'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L8	S. 43°09'04" E.	21.21'
L9	N. 46°50'56" E.	21.21'
L10	S. 46°51'02" W.	21.21'

RADIUS POINT TABLE

RADIUS POINT	NORTHING	EASTING
RP1	7,245,705.42	902,864.56
RP2	7,245,695.67	903,166.33
RP3	7,245,685.92	903,468.09



NOT PLATTED  
16.50 ACRES  
OWNER: FRESHMAN INDEPENDENT SCHOOL DISTRICT  
(CCFN 2024048789)

NOT PLATTED  
REMAINDER OF 163.410 ACRES  
OWNER: OVERLOOK LAND GROUP, LLC.  
(CCFN 2021040422)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	RADIUS POINTS
C1	40.00'	26.06'	37°19'40"	25.60'	S. 20°30'52" W.	-
C2	43.00'	13.75'	18°19'37"	13.70'	S. 30°00'53" W.	RP1,RP2,RP3
C3	43.00'	42.18'	56°12'16"	40.51'	S. 07°15'04" E.	RP1,RP2,RP3
C4	43.00'	39.62'	52°47'47"	38.24'	S. 61°45'05" E.	RP1,RP2,RP3
C5	43.00'	39.62'	52°47'47"	38.24'	N. 65°27'09" E.	RP1,RP2,RP3
C6	43.00'	42.18'	56°12'16"	40.51'	N. 10°57'07" E.	RP1,RP2,RP3
C7	43.00'	13.75'	18°19'37"	13.70'	N. 26°18'49" W.	RP1,RP2,RP3
C8	43.00'	191.12'	254°39'19"	68.39'	S. 88°08'58" E.	RP1,RP2,RP3
C9	40.00'	26.06'	37°19'40"	25.60'	N. 16°48'48" W.	-

SECTION 24, BLOCK AK, H.E. & W.T. RR. CO., ABSTRACT NO. 885

**AMD** CIVIL ENGINEERING  
LAND SURVEYING

AMD Engineering, LLC Phone: 806-771-5976  
6515 68th Street, Suite 300 Fax: 806-771-7625  
Lubbock, TX 79424 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: 251099

MDA  
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