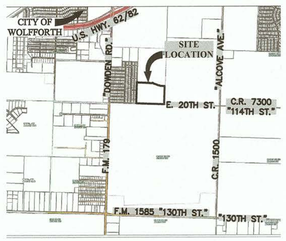
VOL 17 PAGE 27-B VOL 17 PAGE 27-A

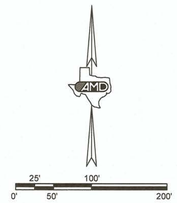
THE OVERLOOK,

LOTS 1 THROUGH 122,

AN ADDITION TO THE CITY OF WOLFFORTH,
LUBBOCK COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



NOTES:
SCALE 1" = 100'.

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 AN EXCEPTION IS PROVIDED BY THE CITY COUNCIL POLICY OR BY THE CITY OF 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 15.08.095 OF THE CITY OF WOLFFORTH CODE OF ORDINANCES.
5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO 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, 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 CITY DRAINAGE DESIGN MANUAL AND SECTION 3.09.020 OF THE OF WOLFFORTH CODE OF ORDINANCES.
10. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF WOLFFORTH REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS.

AEE = ATMOS ENERGY EASEMENT. NO FENCES SHALL BE BUILT ACROSS THIS EASEMENT AND NO TREES SHALL BE PLANTED WITHIN THIS EASEMENT.
DRE = DRAINAGE EASEMENT.
GLE = GAS LINE EASEMENT - ATMOS (VOL. 627 PG. 491).
R-O-W = RIGHT-OF-WAY.
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
SLE = SEWER LINE EASEMENT.
TPE = 4'X6' (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC), AS INDICATED BY SYMBOL ⊠
UUE = UNDERGROUND UTILITY EASEMENT.
WLE = WATERLINE EASEMENT (CITY OF WOLFFORTH WATER LINE EASEMENT FOR SINGLE WATER LINE).
CM = CONTROL MONUMENT.
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
CCFN = COUNTY CLERK'S FILE NUMBER.
P&D = PLAT AND DEDICATION NUMBER.

BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH BEARINGS IS -01° 54' 46.24" AND THE COMBINED SCALE FACTOR IS 0.99974921. DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.

THERE PLAT LIMITS CONTAIN 26.241 ACRES.

DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

A PORTION OF THIS SURVEYED PROPERTY LIES WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA". THE BOUNDARIES OF THESE AREAS ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOT THIS SURVEYOR. FEMA FLOOD HAZARD MAPS ARE ON FILE IN THE BUILDING INSPECTION OFFICE, CITY HALL, WOLFFORTH, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

APPROVED THIS 4th DAY OF April, 20 22,
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, 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 WOLFFORTH, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS

SURVEYED: MARCH 9, 2022

STATE OF TEXAS REGISTERED NORRIS STEVENS 4339 PROFESSIONAL LAND SURVEYOR
3-23-2022

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, Tx 79424

CIVIL ENGINEERING
LAND SURVEYING
Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

PROPERTY OWNER: OVERLOOK LAND GROUP, LLC,
ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453
PHONE: 806-781-7928 CAD/ELS
JOB NUMBER: 20397

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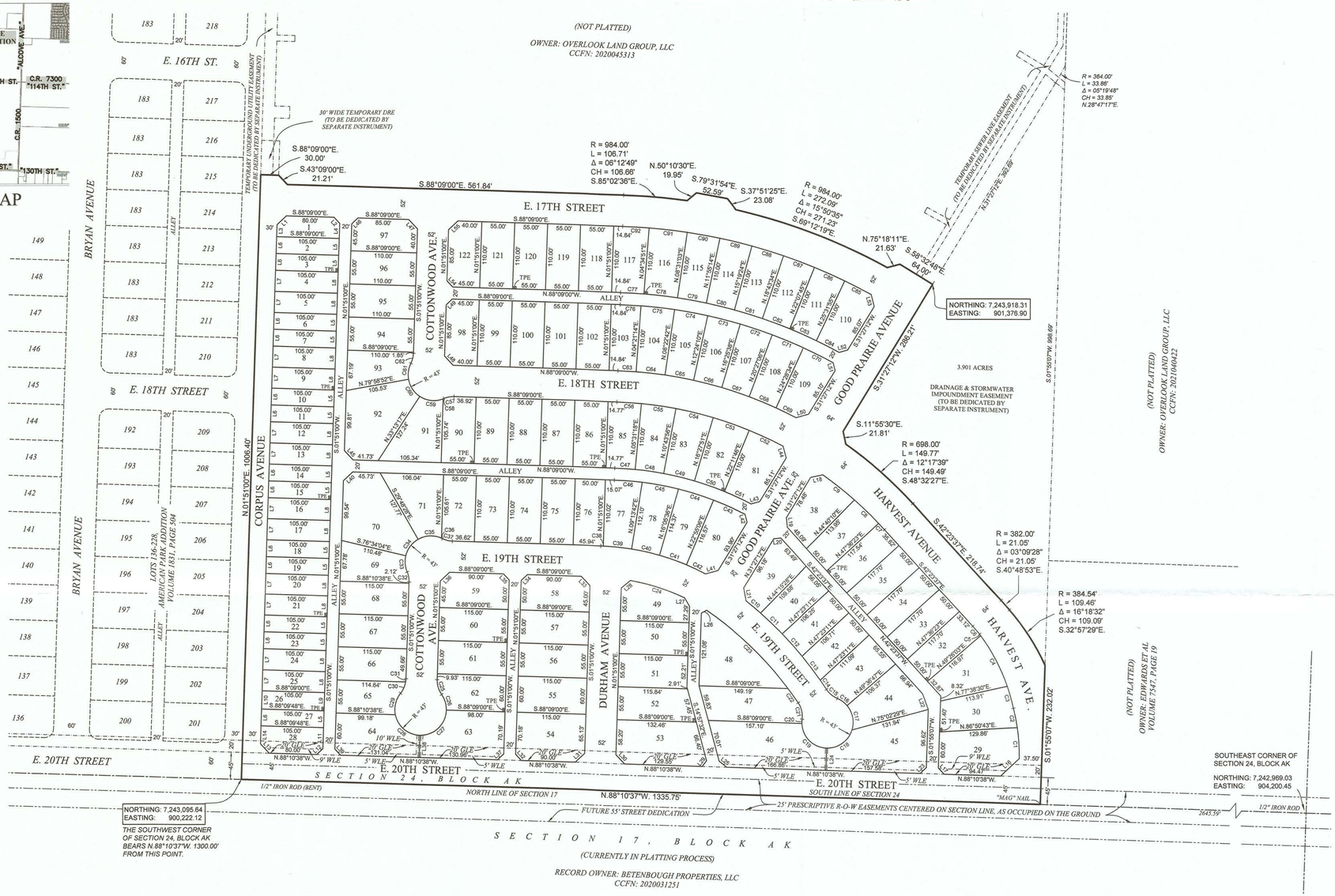
P:\2020\20397- THE OVERLOOK\SURVEYING\DRAWING\PHASE 1\20397-THE OVERLOOK, LOTS 1 THRU 122 -FINAL PLAT (3-21-22).dwg, 3/23/2022 09:57:49

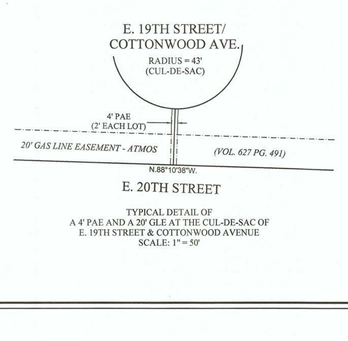
LINE	BEARING	DISTANCE
L1	N.46°51'00"E.	21.21'
L2	S.43°09'00"E.	14.14'
L3	N.01°51'00"E.	20.00'
L4	S.01°51'00"W.	21.00'
L5	S.01°51'00"W.	28.00'
L6	N.01°51'00"E.	28.00'
L7	N.01°51'00"E.	35.00'
L8	S.01°51'00"W.	35.00'
L9	S.01°51'00"W.	30.30'
L10	N.01°51'00"E.	30.30'
L11	S.46°51'00"W.	35.00'
L12	N.43°09'00"E.	21.21'
L13	N.01°51'00"E.	30.00'
L14	N.01°51'00"E.	30.00'
L15	S.46°47'41"W.	42.41'
L16	N.43°07'45"W.	14.13'
L17	N.77°36'05"E.	20.65'
L18	N.05°48'19"W.	15.99'
L19	N.84°31'47"E.	12.01'
L20	N.10°18'26"W.	44.38'
L21	S.20°14'15"E.	21.78'
L22	S.46°52'11"W.	14.15'
L23	N.01°49'22"E.	37.00'
L24	N.51°34'09"W.	18.05'
L25	N.62°00'18"E.	9.95'
L26	S.20°40'40"E.	18.89'
L27	N.50°27'36"E.	19.84'
L28	S.38°25'50"W.	11.93'
L29	N.43°09'46"W.	21.21'
L30	S.46°52'11"W.	21.22'
L31	N.43°09'46"W.	14.14'
L32	S.43°09'00"E.	21.21'
L33	N.46°51'00"E.	14.14'
L34	S.43°09'00"E.	14.14'
L35	N.46°51'00"E.	21.21'
L36	S.46°51'00"W.	14.15'
L37	N.01°49'22"E.	37.00'
L38	N.43°09'46"W.	14.14'
L39	N.46°51'00"E.	21.21'
L40	S.76°14'52"W.	21.66'
L41	S.15°17'20"E.	13.71'
L42	S.74°48'37"W.	14.52'
L43	S.15°02'48"E.	20.69'
L44	N.43°09'00"W.	21.21'
L45	N.46°51'00"E.	14.14'
L46	S.43°09'00"E.	21.21'
L47	N.43°09'00"W.	21.21'
L48	N.46°51'00"E.	14.14'
L49	S.74°49'03"W.	21.81'
L50	S.14°52'07"E.	13.81'
L51	S.75°09'48"W.	14.46'
L52	S.14°48'40"E.	20.78'
L54	N.43°09'00"W.	14.14'
L55	N.46°51'00"E.	21.21'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	312.50'	51.57'	9°27'18"	51.51'	S.03°41'31"E.
C2	312.50'	32.90'	6°01'56"	32.89'	S.11°28'08"E.
C3	315.00'	37.78'	6°52'21"	37.76'	S.15°35'39"E.
C4	315.00'	95.58'	17°23'09"	95.22'	S.27°43'24"E.
C5	315.00'	3.11'	0°33'58"	3.11'	S.36°41'58"E.
C6	318.00'	17.53'	3°09'28"	17.52'	S.40°48'53"E.
C7	634.00'	14.38'	1°17'58"	14.38'	S.43°02'36"E.
C8	634.00'	55.98'	5°03'33"	55.96'	S.45°13'21"E.
C9	634.00'	67.37'	6°05'19"	67.34'	S.51°47'47"E.
C10	641.87'	31.69'	2°49'44"	31.69'	N.49°59'13"W.
C11	641.87'	50.17'	4°28'41"	50.15'	N.46°20'01"W.
C12	641.87'	50.00'	4°27'53"	50.00'	N.41°51'44"W.
C13	641.87'	50.22'	4°28'59"	50.21'	N.37°23'18"W.
C14	641.87'	18.54'	1°39'18"	18.54'	N.34°18'10"W.
C15	40.00'	23.81'	34°05'55"	23.46'	N.50°32'29"W.
C16	43.00'	20.43'	27°13'02"	20.23'	N.53°58'55"W.
C17	43.00'	43.29'	57°40'35"	41.48'	N.11°32'06"W.
C18	43.00'	55.93'	74°31'10"	52.07'	N.54°33'47"E.
C19	43.00'	64.07'	85°21'59"	58.30'	S.45°29'38"E.
C20	43.00'	7.21'	9°36'12"	7.20'	S.01°59'27"W.
C21	40.00'	28.64'	41°01'40"	28.03'	S.13°43'18"E.
C22	589.87'	29.08'	2°49'30"	29.08'	S.35°38'53"E.
C23	589.87'	189.60'	18°25'00"	188.79'	S.45°16'08"E.
C24	348.00'	95.16'	15°40'00"	94.86'	S.71°51'42"E.
C25	40.00'	26.06'	37°19'40"	25.60'	N.16°48'50"W.
C26	43.00'	27.76'	36°59'09"	27.28'	N.16°59'06"W.
C27	43.00'	67.78'	90°18'54"	60.98'	N.46°39'55"E.
C28	43.00'	57.45'	76°33'08"	53.27'	S.49°54'04"E.
C29	43.00'	38.13'	50°48'09"	36.89'	S.13°46'35"W.
C30	40.00'	20.79'	29°39'14"	20.47'	S.24°21'02"W.
C31	40.00'	5.36'	7°40'26"	5.35'	S.05°41'12"W.
C32	40.00'	17.30'	24°47'02"	17.17'	S.10°32'31"E.
C33	43.00'	27.29'	36°21'59"	26.84'	S.04°45'03"E.
C34	43.00'	35.09'	46°45'35"	34.13'	S.38°48'44"W.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C35	43.00'	40.60'	54°05'52"	39.11'	S.87°14'28"W.
C36	43.00'	1.76'	2°20'42"	1.76'	N.64°32'15"W.
C37	40.00'	17.30'	24°47'07"	17.17'	N.75°45'27"W.
C38	400.00'	4.09'	0°34'51"	4.09'	N.87°51'35"W.
C39	400.00'	47.46'	6°47'51"	47.43'	N.84°10'14"W.
C40	400.00'	47.93'	6°51'55"	47.90'	N.77°20'21"W.
C41	400.00'	47.85'	6°49'30"	47.82'	N.70°29'39"W.
C42	400.00'	35.21'	5°02'39"	35.20'	N.64°33'34"W.
C43	510.00'	57.81'	6°29'42"	57.78'	S.65°50'24"E.
C44	510.00'	61.44'	6°54'09"	61.40'	S.72°32'18"E.
C45	510.00'	61.54'	6°54'49"	61.50'	S.79°26'48"E.
C46	510.00'	46.70'	5°14'48"	46.68'	S.85°31'37"E.
C47	530.00'	33.97'	3°40'19"	33.96'	N.86°18'51"W.
C48	530.00'	48.20'	5°12'38"	48.18'	N.81°52'23"W.
C49	530.00'	53.02'	5°43'55"	53.00'	N.76°24'06"W.
C50	530.00'	53.02'	5°43'55"	53.00'	N.70°40'11"W.
C51	530.00'	49.62'	5°21'51"	49.60'	N.65°07'18"W.
C52	640.00'	62.39'	5°35'09"	62.37'	S.65°00'36"E.
C53	640.00'	64.03'	5°43'55"	64.00'	S.70°40'11"E.
C54	640.00'	64.03'	5°43'55"	64.00'	S.76°24'06"E.
C55	640.00'	58.20'	5°12'38"	58.18'	S.81°52'23"E.
C56	640.00'	41.02'	3°40'19"	41.01'	S.86°18'51"E.
C57	40.00'	17.30'	24°47'02"	17.17'	N.79°27'29"E.
C58	43.00'	1.43'	1°54'19"	1.43'	N.88°01'07"E.
C59	43.00'	40.71'	54°15'00"	39.21'	S.83°54'13"E.
C60	43.00'	35.09'	46°45'35"	34.13'	S.33°23'55"E.
C61	43.00'	27.51'	36°39'09"	27.04'	S.08°18'27"W.
C62	40.00'	17.30'	24°47'02"	17.17'	S.14°14'30"W.
C63	692.00'	30.24'	2°30'15"	30.24'	N.86°53'53"W.
C64	692.00'	48.61'	4°01'28"	48.60'	N.83°38'02"W.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C65	692.00'	48.61'	4°01'28"	48.60'	N.79°36'34"W.
C66	692.00'	48.61'	4°01'28"	48.60'	N.75°35'06"W.
C67	692.00'	48.61'	4°01'28"	48.60'	N.71°33'38"W.
C68	692.00'	48.61'	4°01'28"	48.60'	N.67°32'10"W.
C69	692.00'	37.26'	3°05'05"	37.25'	N.63°58'54"W.
C70	802.00'	55.65'	3°58'33"	55.64'	S.63°32'09"E.
C71	802.00'	56.33'	4°01'28"	56.32'	S.67°32'10"E.
C72	802.00'	56.33'	4°01'28"	56.32'	S.71°33'38"E.
C73	802.00'	56.33'	4°01'28"	56.32'	S.75°35'06"E.
C74	802.00'	56.33'	4°01'28"	56.32'	S.79°36'34"E.
C75	802.00'	56.33'	4°01'28"	56.32'	S.83°38'02"E.
C76	802.00'	35.05'	2°30'15"	35.05'	S.86°53'53"E.
C77	822.00'	39.18'	2°43'51"	39.18'	N.86°47'06"W.
C78	822.00'	56.48'	3°56'13"	56.47'	N.83°27'03"W.
C79	822.00'	48.82'	3°24'10"	48.81'	N.79°46'51"W.
C80	822.00'	48.82'	3°24'10"	48.81'	N.76°22'41"W.
C81	822.00'	48.82'	3°24'10"	48.81'	N.72°58'31"W.
C82	822.00'	48.82'	3°24'10"	48.81'	N.69°34'21"W.
C83	822.00'	48.82'	3°24'10"	48.81'	N.66°10'10"W.
C84	822.00'	42.94'	2°59'36"	42.94'	N.62°58'17"W.
C85	932.00'	49.31'	3°01'53"	49.31'	S.82°57'58"E.
C86	932.00'	55.35'	3°24'10"	55.34'	S.86°10'10"E.
C87	932.00'	55.35'	3°24'10"	55.34'	S.89°34'21"E.
C88	932.00'	55.35'	3°24'10"	55.34'	S.72°58'31"E.
C89	932.00'	55.35'	3°24'10"	55.34'	S.76°22'41"E.
C90	932.00'	55.35'	3°24'10"	55.34'	S.79°46'51"E.
C91	932.00'	54.04'	3°19'13"	54.03'	S.83°27'03"E.
C92	932.00'	44.42'	2°43'51"	44.42'	S.86°47'06"E.





TYPICAL DETAIL OF
A 4' PAE AND A 20' GLE AT THE CUL-DE-SAC OF
E. 19TH STREET & COTTONWOOD AVENUE
SCALE: 1" = 50'