



DEVELOPMENT SERVICES  
808 S BUCHANAN ST  
AMARILLO TX 79101  
(806) 378-5263

10/9/2017

Jerry Danforth  
City of Amarillo - Facilities  
509 SE 7<sup>th</sup> Ave  
Amarillo, Texas 79105

**RE: Letter of Action: Approval- Plemons Addition Unit No. 22 Final Plat Application**

Mr. Danforth,

The City of Amarillo has approved the above Final Plat on 10/9/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0014963 on 10/9/2017. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Jeffrey.English@amarillo.gov](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I





# FILED and RECORDED

Instrument Number: 2017OPR0014963

Filing and Recording Date: 10/09/2017 03:28:29 PM Pages: 7 Recording Fee: \$51.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive style.

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Julie Smith, County Clerk  
Potter County, Texas

***DO NOT DESTROY - This document is part of the Official Public Record.***

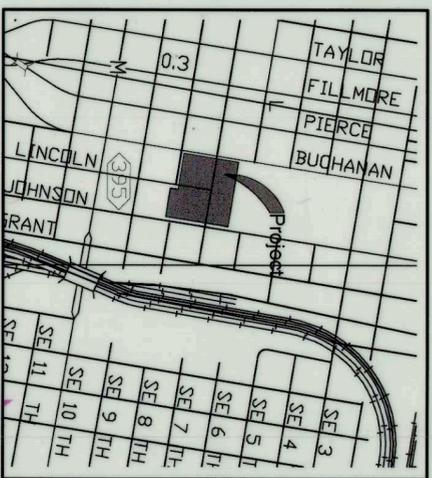
levans

*Ret to:*

AMARILLO CITY  
PO BOX 1971  
AMARILLO, TX 79105

Re: 20170PR0014963

- 1.) This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0530C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the related F.E.M.A. F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5.) Dedicated Public Areas
  - a. 15,013 square feet Water and Sanitary Sewer Easement dedicated by this plat.
  - b. 15,013 square feet Drainage Easement dedicated by this plat.
  - c. 11,381 square feet Public right-of-way dedicated by this plat.



**Dedication**

The State of Texas  
County of Potter

Know all men by these presents:  
That, **The City of Amarillo**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, replatted and designated as **Plemons Addition Unit No. 22**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 28 day of September, 2017.

City of Amarillo,  
Jared Miller, City Manager  
509 S.E. Seventh Avenue  
Amarillo, Texas 79105  
(806) 378-3000

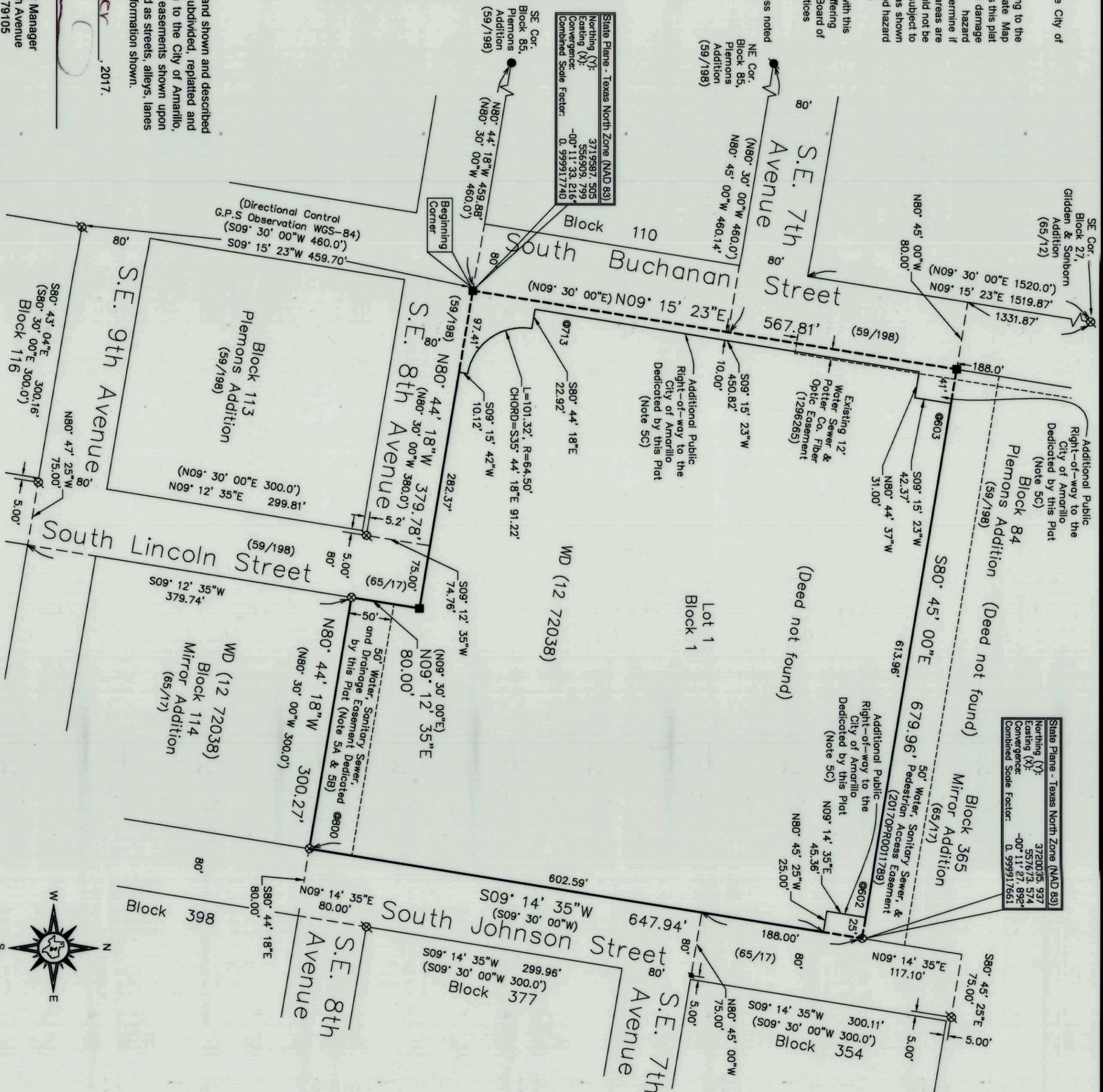
**Notary Attest**

State of Texas  
County of Potter

Before me, the undersigned authority on this day personally appeared **City of Amarillo**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 28 day of September, 2017.

**FRANCES HIBBS**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 08-19-2019  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971



**Certificate**

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 27th and 31st days of July, 2017.



Registered Professional Land Surveyor  
Job No. 20170723

**Description**

A 9.42 acre tract of land being all of Block 111 and a portion of Block 84, of Plemons Addition, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 59, Page 198 of the Deed Records of Potter County, Texas, all of Block 112 and a portion of Block 365, of Mirror Addition, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 65, Page 17, along with a portion of Vacated 7th Avenue, a portion of Vacated 8th Avenue, and a portion of Vacated Lincoln Street and Vacated Alleys in said Blocks 84, 111, 112 and 365, being a portion of those ten tracts of land described in that certain Special Warranty Deed to the City of Amarillo, recorded under Clerk's File No. 1272038 of the Official Public Records of Potter County, Texas and a portion of a tract of land, known as the City Hall tract (deed not found), all situated in Sections 165 and 170, Block 2, A. B. & M. Survey, Potter County, Texas, surveyed on the ground by Robert Keys & Associates on this 27th and 31st days of July, 2017, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of said Block 111, from whence an "X" cut in concrete, found at the northwest corner of Block 116 of said Plemons Addition, bears S. 09° 15' 23" W., (Directional Control GPS Observation WGS-84), 459.70 feet and from whence a 1/2 inch iron rod, found at the southeast corner of Block 85 of said Plemons Addition, bears N. 80° 44' 18" W., 459.88 feet;

Thence N. 09° 15' 23" E., along the east right-of-way line of Buchanan Street dedicated by said Plemons Addition, at 299.81 feet pass the northwest corner of said Block 111, at 379.81 feet pass the southwest corner of said Block 84, a total distance of 567.81 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence an "X" cut in concrete, found at the southeast corner of Block 27, Glidden & Sanborn Addition, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 65, Page 12 of the Deed Records of Potter County, Texas, bears N. 80° 45' 00" W., 80.00 feet and N. 09° 15' 23" E., 1331.87 feet;

Thence S. 80° 45' 00" E., 679.96 feet to an "X" cut in concrete, set at the northeast corner of this tract of land, from whence an "X" cut in concrete, found at a 5.00 foot by 5.00 foot offset to the northwest corner of Block 354 of said Mirror Addition bears N. 09° 14' 35" E., 117.10 feet and S. 80° 45' 25" E., 75.00 feet;

Thence S. 09° 14' 35" W., at 188.00 feet pass the southeast corner of said Block 365, at 288.00 feet pass the northeast corner of said Block 112, at 567.94 feet pass the southeast corner of said Block 112, a total distance of 647.94 feet to an "X" cut in concrete, set at the southeast corner of this tract of land and the northeast corner of Block 114 of said Mirror Addition, from whence an "X" cut in concrete, found at the southwest corner of Block 377 of said Mirror Addition bears S. 80° 44' 18" E., 80.00 feet and N. 09° 14' 35" E., 80.00 feet;

Thence N. 80° 44' 18" W., 300.27 feet to an "X" cut in concrete, set at the northwest corner of said Block 114 and the most southerly southwest corner of this tract of land, from whence an "X" cut in concrete, found at a 5 foot easterly offset to the northeast of Block 116 of said Plemons Addition, bears S. 09° 12' 35" W., 379.74 feet and N. 80° 47' 25" W., 75.00 feet;

Thence N. 09° 12' 35" E., 80.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of said Block 112, from whence an "X" cut in concrete, found at a 5.20 foot northerly by 5.00 foot easterly offset to the northeast of Block 113 of said Plemons Addition, bears N. 80° 44' 18" W., 75.00 feet and S. 09° 12' 35" W., 74.76 feet;

Thence N. 80° 44' 18" W., at 80.00 feet pass the southeast corner of said Block 111, a total distance of 379.78 feet, along the north right-of-way line of 8th Avenue as dedicated by said Plemons Addition to the **POINT OF BEGINNING**.

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 28 day of September, 2017.

Chairman

**Plemons Addition Unit No. 22**

An addition to the City of Amarillo, being a replat of a portion of Plemons Addition and Mirror Addition, out of Sections 165 & 170, Block 2, A. B. & M. Survey, Potter County, Texas  
9.42± Acres

**Robert Keys & Associates**  
land surveying  
land platting

(806) 352-1782 Email: rka@keysurveying.com  
7106 S. Dell Street, Amarillo, Texas 79106-7003  
www.keysurveying.com

- Legend:**
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
  - = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
  - = 1/2 inch iron rod (found)
  - = "X" cut in concrete (set)
  - = "X" cut in concrete (found)
  - ⊗ = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664" (found)
  - ⊘ = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (subject to change without notice)
  - ( / ) = instrument recording in County Clerks Office

Filed of Record:

10-9-17

20170PR0014963

Potter County Clerk File No.