



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

3/21/2019

Cindy Reasoner  
Capstone Land Surveying  
4109 S.W. 33<sup>rd</sup> Avenue  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – Lackey Acres Unit No. 1 – ZB1900073 Final Plat**

The City of Amarillo has approved the above Final Plat on 2/25/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019003306 on 2/28/2019. 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 [Bradley.Kiewiet@amarillo.gov](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

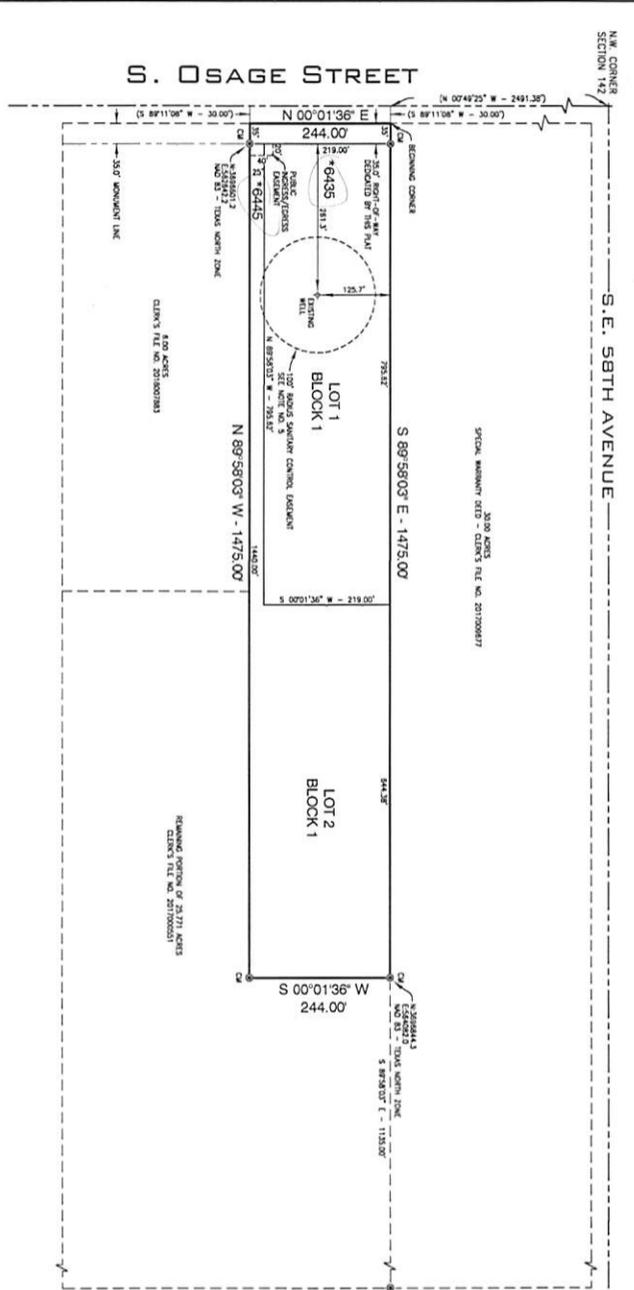
Brad Kiewiet  
Planner I

BLK 2 AB+M

SEC 142

P-16

CENSUS TRACT NO. 022002  
AP No. P-16



**DESCRIPTION**

An 8242 acre tract of land out of a 14000 acre tract of land, according to that certain Warranty Deed recorded in Volume 1457, Page 400 of the Deed Records of Randall County, Texas, situated in Section 142, Block 2, A.B. & M. Survey, Randall County, Texas, and said 8242 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at the northeast corner of this tract of land, same being the southwest corner of a 30.00 acre tract of land, being a portion of the 14000 acre tract of land, as shown on the plat of said 14000 acre tract of land, Official Public Records of Randall County, Texas, and said 30.00 acre tract of land being described by metes and bounds as follows:

Thence S 89°48'03" E., at 34.00 feet pass a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found in reference, continuing for a total distance of 1475.00 feet to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northeast corner of this tract of land, from whence a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southeast corner of said 30.00 acre tract of land bears S 89°28'03" E., 1135.00 feet;

Thence S 00°01'36" W., 244.00 feet to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southeast corner of this tract of land;

Thence N 89°28'03" W., at 1400.00 feet pass a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found in reference, continuing for a total distance of 1475.00 feet to the southwest corner of this tract of land;

Thence N 00°01'36" E., 244.00 feet along the west line of said 1400.00 acre tract of land to the **POINT OF BEGINNING**.

**DEDICATION**

The State of Texas §  
County of Randall §  
Know all men by these presents

That, Brian Lackey, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **LAKKEY AGRES UNIT NO. 1**, a subdivision subject to the City of Amarillo, Texas, and said lands to be dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 21 day of February, 2019  
BY: *[Signature]*  
Brian Lackey  
P.O. Box 31116  
Amarillo, Texas 79120

**NOTARY ATTEST**

The State of Texas §  
County of Randall §



Notary Public  
*[Signature]*  
Cindy Reasoner  
21st day of February, 2019

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

Given under my hand and seal of authority on this 21st day of February, 2019.



**NOTES**

- This plat does not lie within the Eastern portion of the City of Amarillo, Texas.
- This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Flood Nos. 48381C0095E & 4831C0090E dated June 4, 2010.
- Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.13).
- Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
- Sanitary Control Easement:  
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site subsurface sewage disposal system may be constructed hereafter, no future water well will be approved that is cased from the regulating authority, subsurface sewage disposal system shall be approved from the regulating authority, excepting, no future on-site subsurface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
- The area being dedicated by this plat to the public in street right of way is 5,840 square feet.
- This plat is subject to existing height restrictions. Therefore an aviation clear zone easement with a maximum building height elevation of 4,350 feet M.S.L. has been filed in accordance with this plat.

**APPROVALS:**

Approved by the City-County Health Department:  
Date: Feb 25, 2019 Health Officer: *[Signature]*  
Approved by the City of Amarillo:  
Date: 2-25-19 by: *[Signature]* **Chairman**  
**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 20th day of January, 2019.



*[Signature]*  
Alan Thompson  
Title: Registered Professional Land Surveyor  
Texas Registration No. 4928

FILED OFFREC'D: RANDALL COUNTY CLERK'S FILE NO. 2019003306  
DATE: 2/28/19

**LAKKEY AGRES UNIT NO. 1**  
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS  
SITUATED IN SECTION 142, BLOCK 2,  
RANDALL COUNTY, TEXAS.  
B.262 ACRES



**CORNERSTONE LAND SURVEYING**  
4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
(800) 352-9193 • info@stonesurvey.com • Firm Reg. No. 10009500

APP

P-19-06

HC

**Christina McMurray**

Tax Assessor/Collector  
PO Box 997  
Canyon, TX 79015-0997



**Tax Certificate**

Property Account Number:  
**R200142070200**

Statement Date: 01/28/2019  
Owner: LACKEY BRIAN  
Mailing PO BOX 31116  
Address: AMARILLO, TX 791201116

Property Location: 0006445 S OSAGE ST  
Legal: SECT 142 A B & M|LOT BLOCK 0002|1475FT X  
244FT TR BEG|30FT E & 2490FT S OF|NW COR OF  
SECT

TAX CERTIFICATE FOR ACCOUNT : R200142070200  
AD NUMBER: R200142070200  
GF NUMBER: CORNERSTONE  
CERTIFICATE NO : 1981363

DATE : 1/28/2019 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 142 A B & M|LOT BLOCK 0002|1475FT X  
244FT TR BEG|30FT E & 2490FT S OF|NW COR OF  
SECT  
0006445 S OSAGE ST  
8.26 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

PROPERTY OWNER

LACKEY BRIAN  
PO BOX 31116  
AMARILLO TX 791201116

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 8.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$7,622.00**

CURRENT VALUES			
LAND MKT VALUE:	\$59,820	IMPROVEMENT :	\$408,151
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$467,971	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200142070200

CERTIFIED BY:   
Authorized agent of Randall County

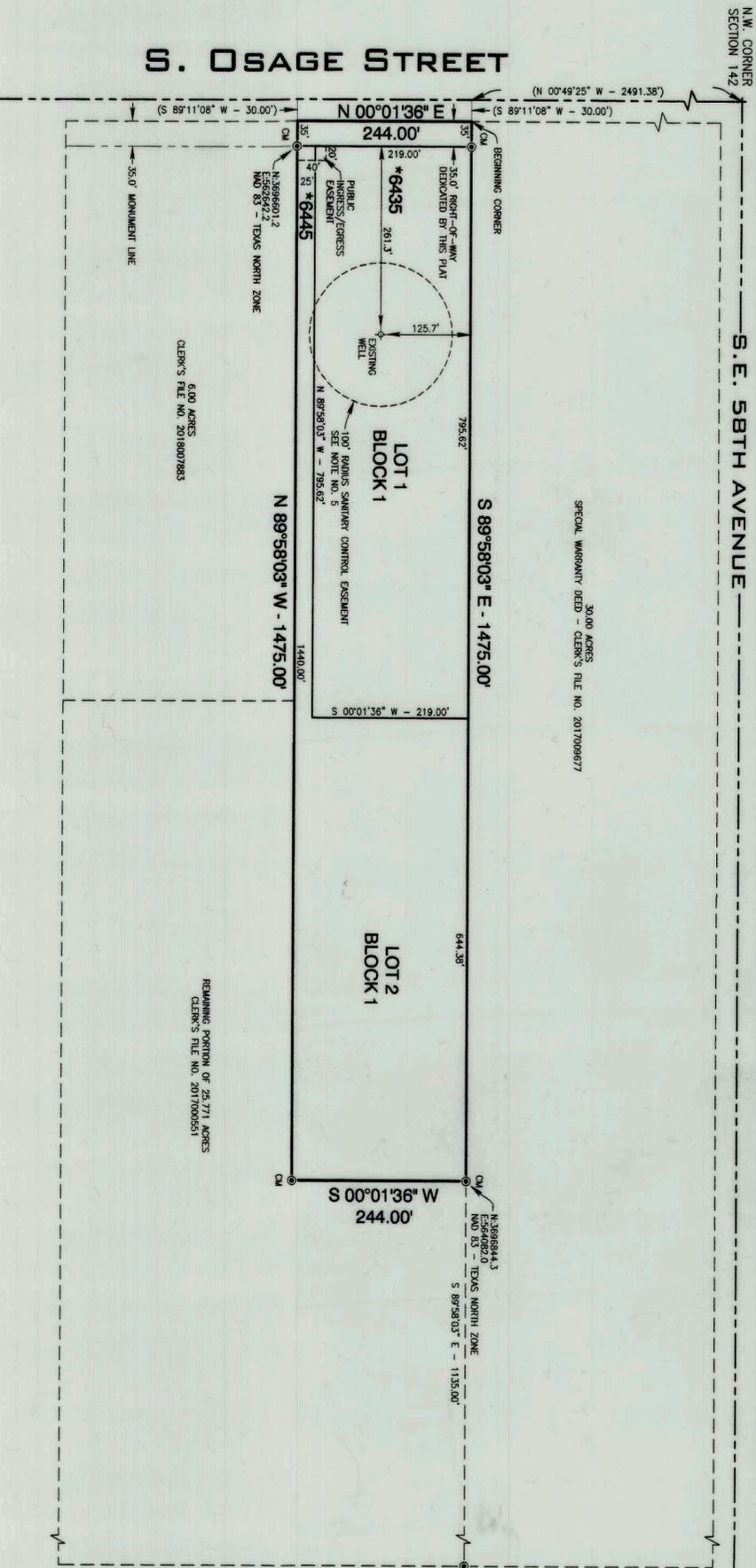
# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

2019003306  
02/28/2019 04:46 PM  
Fee: 48.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
PLAT



**DESCRIPTION**

An 8.262 acre tract of land out of a 140.00 acre tract of land, according to that certain Warranty Deed recorded in Volume 1457, Page 400 of the Deed Records of Randall County, Texas, situated in Section 142, Block 2, A. B. & M. Survey, Randall County, Texas, and said 8.262 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at the northwest corner of this tract of land, same being the southwest corner of a 30.00 acre tract of land, according to that certain Special Warranty Deed recorded under Clerk's File No. 2017009677 of the Official Public Records of Randall County, Texas, from whence the northwest corner of said Section 142 bears S. 89°11'08\"/>

Thence S. 89°58'03\"/>

Thence N. 89°58'03\"/>

**BEGINNING.** Thence N. 00°01'36\"/>

**DEDICATION**

The State of Texas §  
County of Randall § Know all men by these presents:

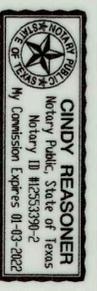
That, Brian Lackey, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Lackey Acres Unit No. 1**, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 21 day of February, 2019.  
 Brian Lackey  
 P.O. Box 31116  
 Amarillo, Texas 79120

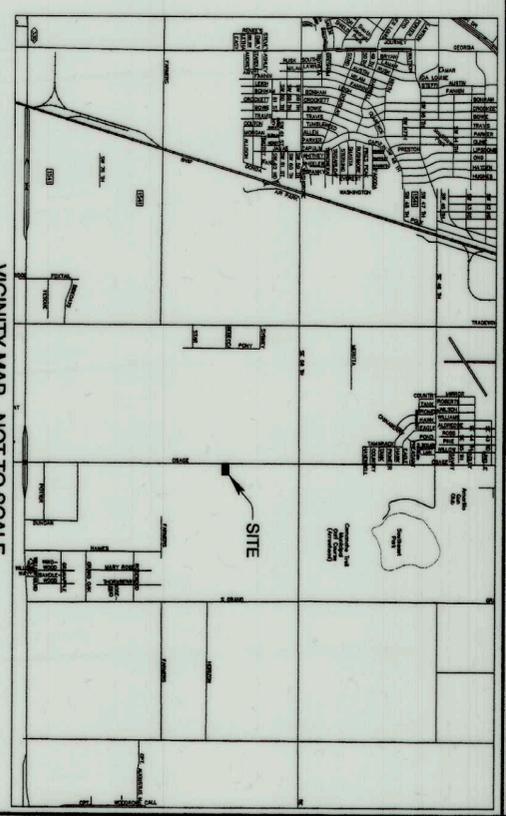
**NOTARY ATTEST**

The State of Texas §  
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Brian Lackey**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.  
 Given under my hand and seal of authority on this 21st day of February, 2019.



*Cindy Reasoner*  
 Notary Public



**NOTES**

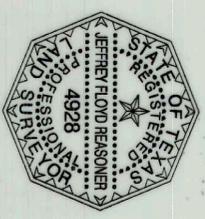
1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel Nos. 48381C0095E & 4831C0090E dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
5. Sanitary Control Easement:  
 There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
6. The area being dedicated by this plat to the public in street right of way is 8,540 square feet.
7. This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height elevation of 4,350 feet M.S.L. has been filed in accordance with this plat.

**APPROVALS:**

Approved by the Bi-City-County Health Department:  
 Date: Feb 25, 2019 Health Officer: [Signature]  
 Approved by the [Signature] for the City of Amarillo:  
 Date: 2-25-19 By: [Signature]

**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 23rd day of January, 2019.



*Jeffrey Floyd Reasoner*  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928

FILED OF RECORD: RANDALL COUNTY  
 DATE: 2/28/19  
 COUNTY CLERK'S FILE NO. 20190003306

**LACKEY ACRES UNIT NO. 1**

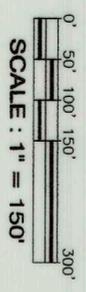
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
 SITUATED IN SECTION 142, BLOCK 2,  
 A. B. & M. SURVEY,  
 RANDALL COUNTY, TEXAS.  
 8.262 ACRES



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**GRANTEES ADDRESS**  
 City of Amarillo  
 601 S. Buchanan Street  
 Amarillo, Texas 79101

**GRANTEES ADDRESS**  
 Randall County Road & Bridge Department  
 P.O. Box 1336  
 Amarillo, Texas 79015



SCALE: 1" = 150'

- LEGEND:**
- ⊙ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" ("found")
  - \*1234 = address assigned by the City of Amarillo subject to change without notice
  - CM = controlling monument