



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

8/28/2019

Che Shadle
OJD Engineering, LP
2420 Lakeview Drive
Amarillo, TX 79109

RE: Letter of Action: Approval- Centerport Unit No. 8 – ZB1903344 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 8/12/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0010501 on 8/12/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner I



BLK 2 AB+M

SEC 72

T-10

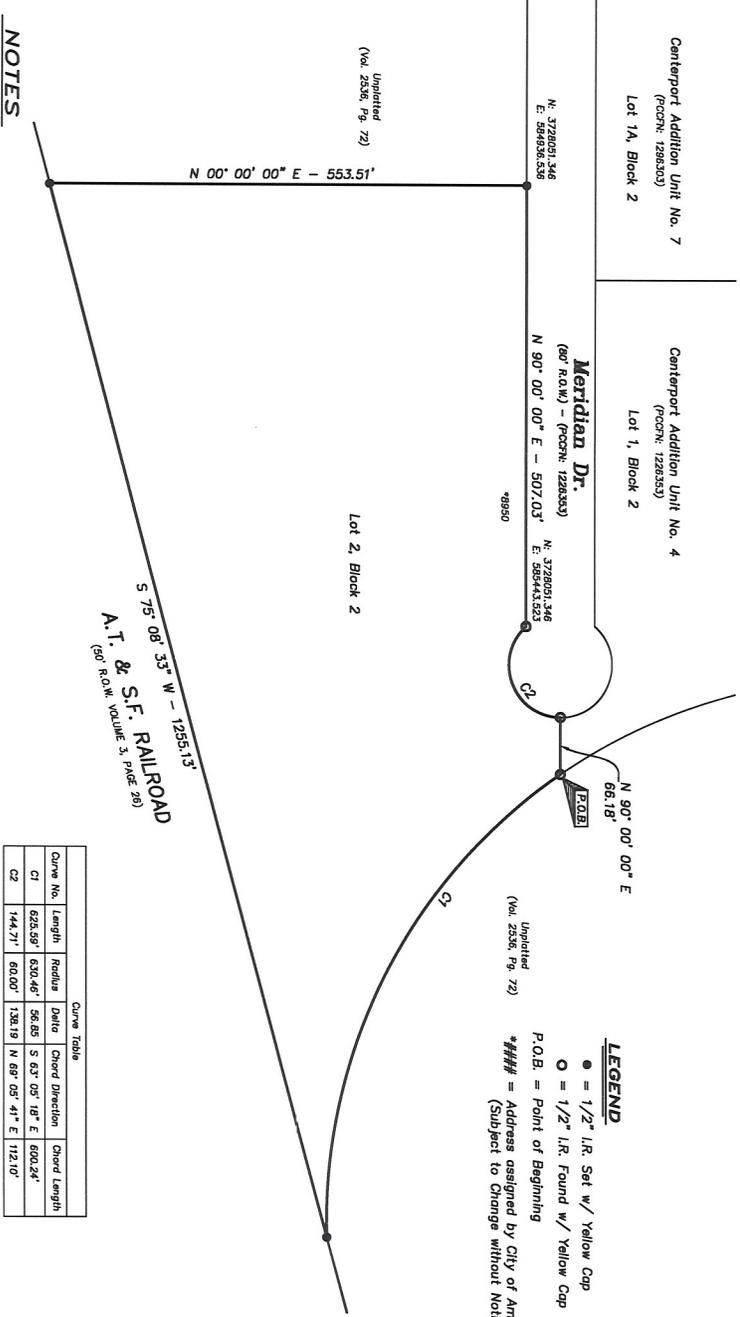
CENSUS TRACT: #144.01
 GRANTEES ADDRESS:
 601 S. BIRCHMAN ST.
 AMARILLO, TEXAS 79101

Centerport Addition Unit No. 8

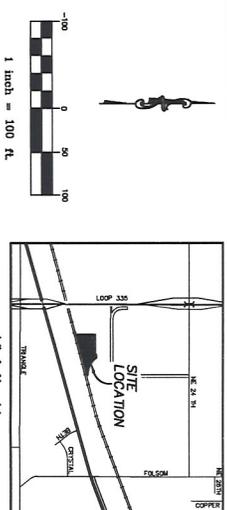
an Addition to the City of Amarillo, being an unplatted tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas, 9.09 ACRES

Centerport Addition Unit No. 7
 (PROCN: 1286303)
 Lot 1A, Block 2

Centerport Addition Unit No. 4
 (PROCN: 1286353)
 Lot 1, Block 2



LEGEND
 ● = 1/2" I.R. Set w/ Yellow Cap
 ○ = 1/2" I.R. Found w/ Yellow Cap
 P.O.B. = Point of Beginning
 ### = Address assigned by City of Amarillo (Subject to Change without Notice)



LEGAL DESCRIPTION

FIELD NOTES for a 9.09 acre tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:
 BEGINNING at a 1/2" iron rod found with a yellow cap at the southeast corner of Lot 1, Block 2, Centerport Addition Unit No. 4, for the northeast corner of this tract.
 THENCE in a southeasterly direction along a curve to the left with a radius equal to 630.46 feet, a long chord bearing of S. 63° 05' 18" E, and a long chord distance of 600.24 feet, a curve length of 625.46 feet to a 1/2" iron rod set with a yellow cap on the north right-of-way line of the A.T. & S.F. Railroad for the southeast corner of this tract.
 THENCE S. 75° 08' 33" W, along said north right-of-way line, a distance of 1255.13 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line for the southwest corner of this tract.
 THENCE N. 00° 00' 00" E, a distance of 553.51 feet to a 1/2" iron rod set with a yellow cap on the south right-of-way line of Meridian Drive for the northeast corner of this tract.
 THENCE N. 90° 00' 00" E, along said south right-of-way line, a distance of 507.03 feet to a 1/2" iron rod found with a yellow cap on said south right-of-way line for a corner of this tract.
 THENCE in a northeasterly direction continuing along said south right-of-way line and along a curve to the left with a radius equal to 60.00 feet, a long chord bearing of N. 69° 05' 41" E, and a long chord distance of 112.10 feet, a curve length of 144.71 feet to a 1/2" iron rod found with a yellow cap on said curve for a corner of this tract.
 THENCE N. 90° 00' 00" E, a distance of 66.18 feet to the place of BEGINNING and containing 9.09 acres (385,782 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME OR FROM A PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.
 THIS 31st DAY OF July, 2019.



Richard E. Johnson
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 42653

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL, 48370C055, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN HEREON. HOWEVER, THIS PLAT WITHIN THE CITY OF AMARILLO IS SUBJECT TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE 4201.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.000094
5. THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,750 FEET M.A.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 AMARILLO MORNING, LLC, acting through its manager, HENRY GRAMM, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS CENTERPORT ADDITION UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL DESIGNERS SHOWN UPON SAID PLAT AND WHO ARE HEREBY DESIGNATED TO THE PUBLIC FOREVER TO BE USED AS SHOWN AND EXECUTED THIS 31st day of July, 2019.

HENRY GRAMM, MANAGER
 AMARILLO MORNING, LLC
 1801 FIFTH AVENUE, STE. 300
 BRINKMAN, TX 79103
 (202) 380-1061

ATTEST

KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF POTTER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY GRAMM, MANAGER, AMARILLO MORNING, LLC, 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 31st DAY OF July, 2019.

NOTARY PUBLIC STATE OF TEXAS
 Comm. Expires 7/16/20

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.
 8-12-19

FILED OF RECORD

8/13/19
 20190PR0010501
 POTTER COUNTY
 CLERK'S FILE NUMBER

Centerport Addition Unit No. 8

AN ADDITION TO THE CITY OF AMARILLO
 SCALE 1" = 100'
 DATE: February 2019
 DRAWN BY: JA
 FILE NAME:
 OJD Engineering, LP.
 Consulting Engineers & Surveyors
 808-47-2503
 504 East Ave.
 Wellington, Texas 79088
 DRAWING NUMBER

APP

P-19-66

Hce

FILED and RECORDED

Instrument Number: 2019OPR0010501

Filing and Recording Date: 08/12/2019 04:28:33 PM Pages: 3 Recording Fee: \$35.00

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.



Julie Smith, County Clerk
Potter County, Texas

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

Ret to: levans

Re: 20190PR0010502

CITY/PLANNING DEPT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

CENSUS TRACT: #144.01
 GRANITEES ADDRESS: CITY OF AMARILLO
 801 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101

Centerport Addition Unit No. 8

an Addition to the City of Amarillo, being an unplatted tract
 of land out of Section 72, Block 2, A. B. & M. Survey,
 Potter County, Texas.
 9.09 ACRES

Centerport Addition Unit No. 7
 (P.O.C.N: 1296303)
 Lot 1A, Block 2

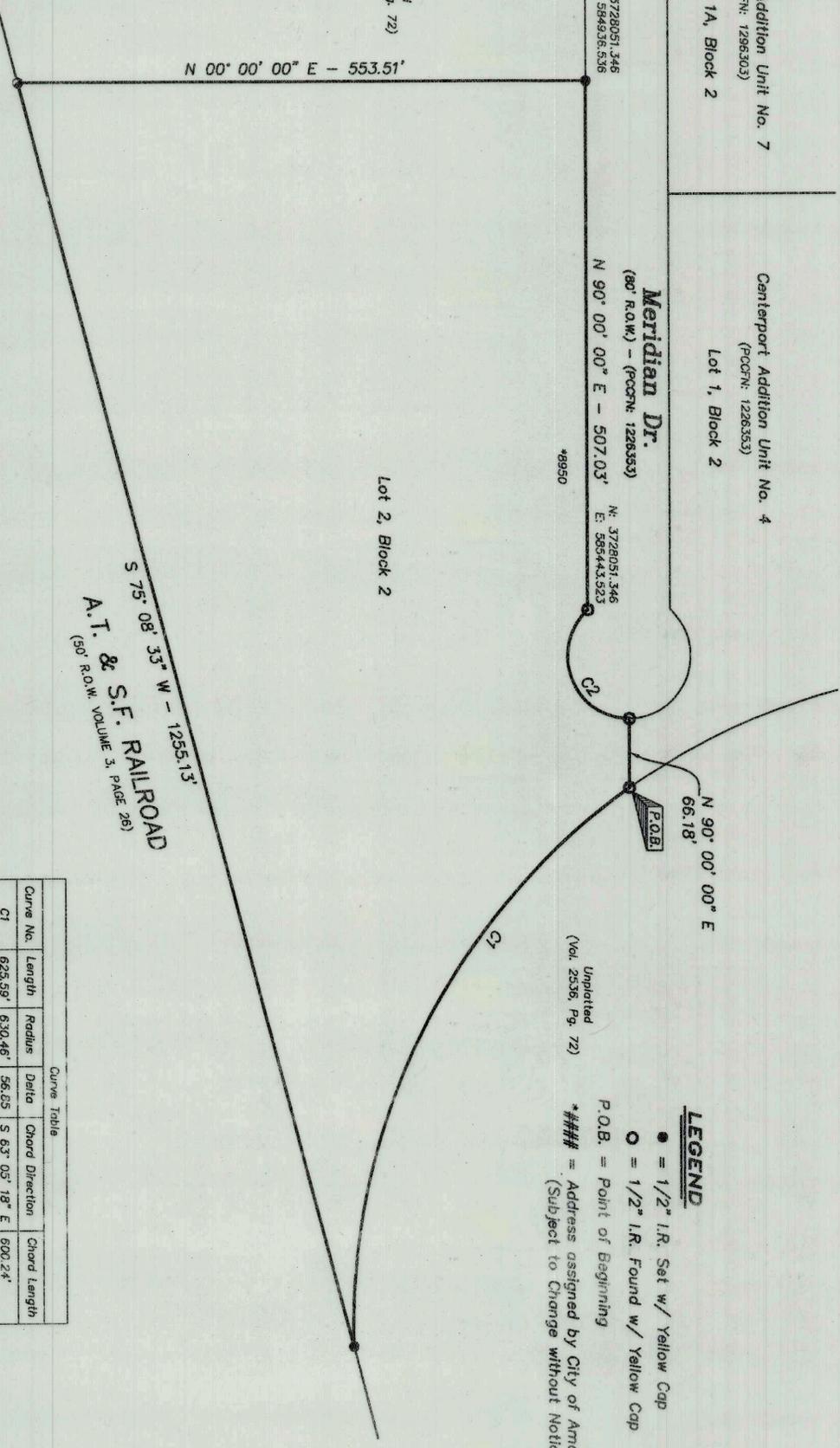
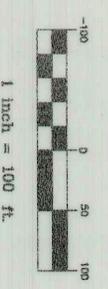
Centerport Addition Unit No. 4
 (P.O.C.N: 1226353)
 Lot 1, Block 2

Unplatted
 (Vol. 2536, Pg. 72)
 N: 3728051.346
 E: 5849356.536

Unplatted
 (Vol. 2536, Pg. 72)
 N: 3728051.346
 E: 5854433.523

Unplatted
 (Vol. 2536, Pg. 72)

LEGEND
 ● = 1/2" I.R. Set w/ Yellow Cap
 ○ = 1/2" I.R. Found w/ Yellow Cap
 P.O.B. = Point of Beginning
 *### = Address assigned by City of Amarillo
 (Subject to Change without Notice)



Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	625.59'	630.46'	56.65'	S 63° 05' 18" E	600.24'
C2	144.71'	60.00'	138.19'	N 69° 05' 41" E	112.10'

LEGAL DESCRIPTION
 FIELD NOTES for a 9.09 acre tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:
 BEGINNING at a 1/2" iron rod found with a yellow cap at the southeast corner of Lot 1, Block 2, Centerport Addition Unit No. 4, for the northeast corner of this tract.
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 THENCE N. 00° 00' 00" E, a distance of 553.51 feet to a 1/2" iron rod set with a yellow cap on the south right-of-way line of Meridian Drive for the northwest corner of this tract.
 THENCE N. 90° 00' 00" E, along said south right-of-way line, a distance of 507.03 feet to a 1/2" iron rod found with a yellow cap on said south right-of-way line for a corner of this tract.
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 THENCE N. 90° 00' 00" E, a distance of 66.18 feet to the place of BEGINNING and containing 9.09 acres (395,782 square feet) of land.

NOTES

1. THIS PLAN DOES NOT LIE WITHIN THE E.T.A. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE FEMA, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48370D0530, EFFECTIVE DATE JUNE 4, 2014, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAN LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSTATED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA, MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE 4201.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0000984
5. THIS PLAN IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,750 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAN.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 AMARILLO MORNING, LLC, ACTING THROUGH ITS MANAGER, HENRY GRAHAM, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAN HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS CENTERPORT ADDITION UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAN AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THIS 31st DAY OF July, 2019.

HENRY GRAHAM, MANAGER
 AMARILLO MORNING, LLC
 1801 FIFTH AVENUE, STE. 300
 BIRMINGHAM, AL 35203
 (205) 380-1061

APPROVAL

APPROVED BY THE PLANNING AND ZONING
 COMMISSION OF THE CITY OF AMARILLO

CHARMAN
 DATE 8-12-19

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY GRAHAM, MANAGER, AMARILLO MORNING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 31 DAY OF July, 2019.

NOTARY PUBLIC STATE OF TEXAS
 Comm. Expires 7/16/20



FILED OF RECORD

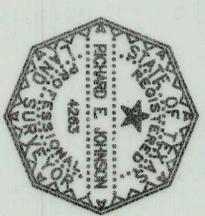
8-12-2019
 DATE
 POTTER COUNTY
 20190PR0010501
 CLIENT'S FILE NUMBER

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 31st DAY OF July, 2019.

RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263



Centerport Addition Unit No. 8

AN ADDITION TO THE CITY OF AMARILLO
 OLD Engineering, LP.
 Consulting Engineers & Surveyors
 806-447-2503
 804 East Ave.
 Wellington, Texas 79095
 DRAWING NO. 24
 FILE NAME:
 DATE: February 2019
 FORM NO. 17090900