



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

11/26/2019

Kevin Brown
Hagar Brown & Dorsey Land Surveyors
4713 S. Western Street
Amarillo, Texas 79109

RE: Letter of Action: Approval- The Colonies Unit No. 72 – ZB1904284 - Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 11/13/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019020697 on 11/25/2019. 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.

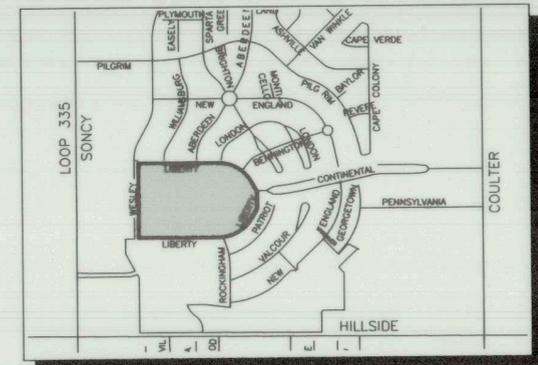
Sincerely,

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

Brady Kendrick
Planner II

THE COLONIES UNIT NO. 72

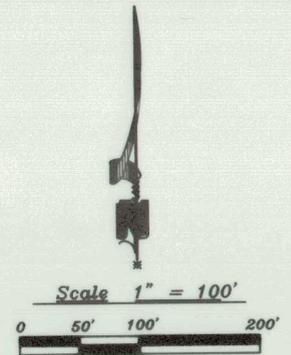
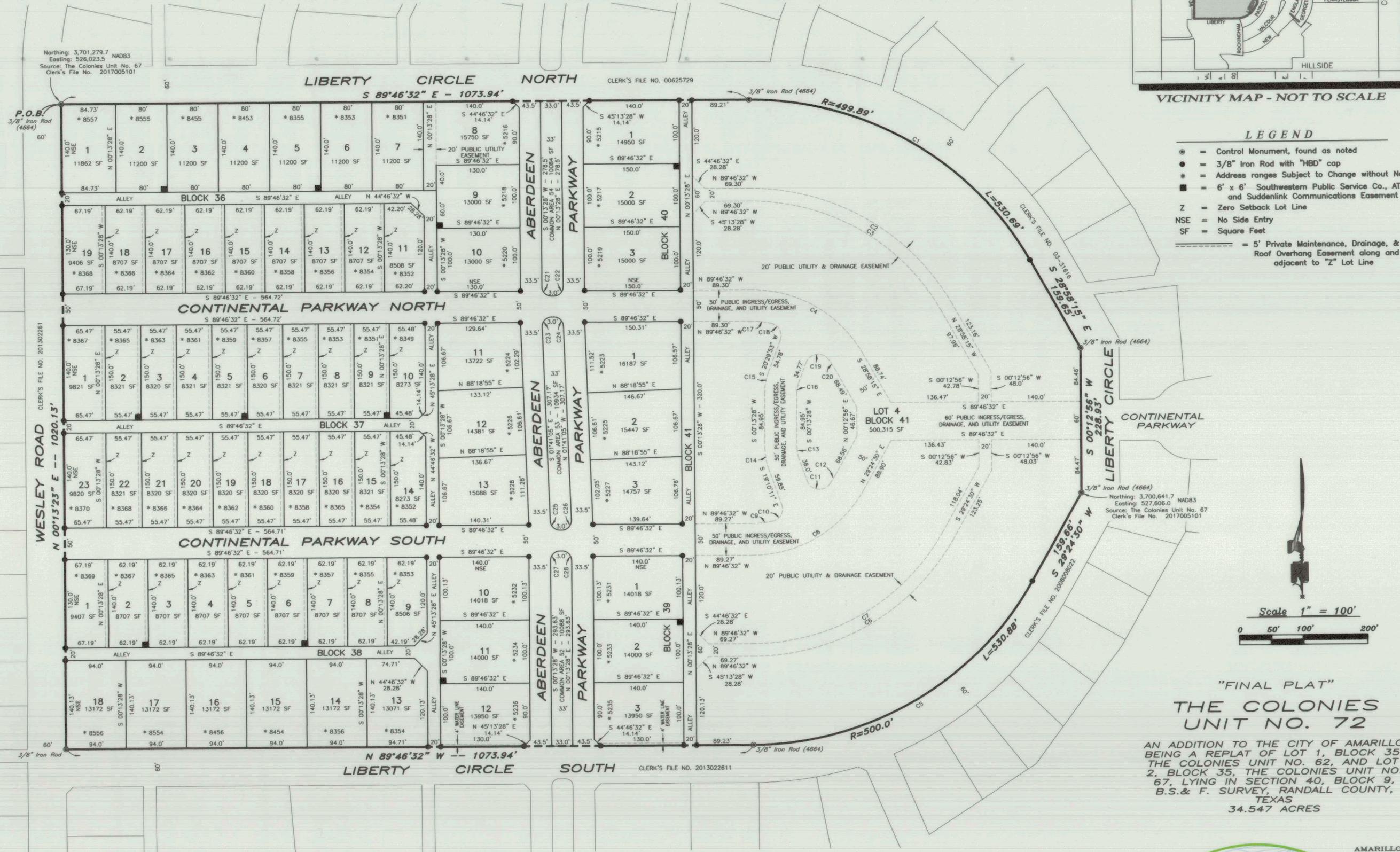
AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 1, BLOCK 35, THE COLONIES UNIT NO. 62,
AND LOT 2, BLOCK 35, THE COLONIES UNIT NO. 67,
IN SECTION 40, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
34.547 Acres



VICINITY MAP - NOT TO SCALE

Northing: 3,701,279.7 NAD83
Easting: 526,023.5
Source: The Colonies Unit No. 67
Clerk's File No. 2017005101

- ### LEGEND
- ⊙ = Control Monument, found as noted
 - = 3/8" Iron Rod with "HBD" cap
 - * = Address ranges Subject to Change without Notice
 - = 6' x 6' Southwestern Public Service Co., AT&T, and Suddenlink Communications Easement
 - Z = Zero Setback Lot Line
 - NSE = No Side Entry
 - SF = Square Feet
 - = 5' Private Maintenance, Drainage, & Roof Overhang Easement along and adjacent to "Z" Lot Line



"FINAL PLAT" THE COLONIES UNIT NO. 72

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 1, BLOCK 35,
THE COLONIES UNIT NO. 62, AND LOT
2, BLOCK 35, THE COLONIES UNIT NO.
67, LYING IN SECTION 40, BLOCK 9,
B.S. & F. SURVEY, RANDALL COUNTY,
TEXAS
34.547 ACRES

GRANTEES ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
11-25-19 RANDALL
Date County
2019020697
Clerk's File No.

HBD
Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 10027300

hbd2@hbdsurveyors.us

HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-8084
Texas Firm No. 10027301

Sheet: 1 of 2 | Plat No. A11001PI.dwg | Drawn By: J. Pringle

THE COLONIES UNIT NO. 72
AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 1, BLOCK 35, THE COLONIES UNIT NO. 62,
AND LOT 2, BLOCK 35, THE COLONIES UNIT NO. 67,
IN SECTION 40, BLOCK 9, B.S.& F. SURVEY, RANDALL COUNTY, TEXAS
34.547 Acres

DEDICATION

State of Texas)
County of Randall)

That Barrett Saikowski, the owner of the land shown and described on this plat have caused all of said land to be surveyed, subdivided and designated as THE COLONIES UNIT NO. 72, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 8th Day of November, 2019

Barrett Saikowski
Barrett Saikowski
#4 Reserve Court
Amarillo, Texas 79124
(806) 640-4933

ATTEST

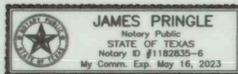
State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Barrett Saikowski, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office

On This 8th Day of November, 2019

James Pringle
Notary Public State of Texas



APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas on this 13th day of Nov, 2019

Ad Parker 11-13-19
Chairman Date

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	530.69'	499.89	60°49'35"	S 59°22'50" E	506.12'
C2	382.05'	360.0'	60°48'17"	S 59°22'24" E	364.37'
C3	360.82'	340.0'	60°48'17"	N 59°22'24" W	344.13'
C4	212.25'	200.0'	60°48'17"	S 59°22'24" E	202.43'
C5	530.88'	500.0'	60°50'02"	N 59°48'14" E	506.29'
C6	382.12'	360.0'	60°48'58"	S 59°48'59" W	364.43'
C7	360.89'	340.0'	60°48'58"	N 59°48'59" E	344.19'
C8	212.29'	200.0'	60°48'58"	N 59°48'59" E	202.46'
C9	31.87'	150.0'	12°10'20"	S 84°08'18" W	31.81'
C10	33.94'	20.0'	97°13'19"	N 29°26'29" E	30.01'
C11	43.46'	20.0'	124°30'47"	N 81°25'34" W	35.40'
C12	18.09'	150.0'	6°54'32"	N 32°51'46" E	18.08'
C13	16.92'	50.0'	19°23'39"	S 09°28'21" E	16.84'
C14	33.85'	100.0'	19°23'39"	S 09°28'21" E	33.69'
C15	35.38'	100.0'	20°16'25"	S 10°21'41" W	35.20'
C16	17.69'	50.0'	20°16'25"	N 10°21'41" E	17.60'
C17	31.52'	150.0'	12°02'18"	N 83°45'23" W	31.46'
C18	34.29'	20.0'	98°14'07"	S 28°37'10" E	30.24'
C19	43.04'	20.0'	123°18'11"	S 82°08'59" W	35.20'
C20	18.92'	150.0'	7°13'41"	S 32°35'05" E	18.91'
C21	23.56'	15.0'	90°00'00"	N 44°46'32" W	21.21'
C22	23.56'	15.0'	90°00'00"	N 45°13'28" E	21.21'
C23	24.06'	15.0'	91°54'33"	S 44°16'11" W	21.56'
C24	23.06'	15.0'	88°05'27"	S 45°43'49" E	20.86'
C25	23.06'	15.0'	88°05'27"	N 45°43'49" W	20.86'
C26	24.06'	15.0'	91°54'33"	N 44°16'11" E	21.56'
C27	23.56'	15.0'	90°00'00"	S 45°13'28" W	21.21'
C28	23.56'	15.0'	90°00'00"	S 44°46'32" E	21.21'

NOTES:

- This plat does not lie within the E.T.J. of the City of Amarillo.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48381C 0070E, effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
- Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"
- All properties designated as common areas and the operation and/or maintenance thereof, are the responsibility of the property owner, a property owner's association, or public improvement district. Common areas shall be available to the City of Amarillo and franchised utility companies for access by service vehicles, for the location of public utilities, for the surface drainage and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.
- This plat includes 228,185 square feet of dedicated public right of way and 128,574 square feet in dedicated public easements.

PROPERTY DESCRIPTION:

A 35.547 acre tract of land being all of Lot 1, Block 35, The Colonies Unit No. 62, an Addition to the City of Amarillo, Randall County, Texas, according to the plat thereof recorded under Clerk's File No. 2015014190, of the Official Public Records of Randall County, Texas, AND all of Lot 2, Block 35, The Colonies Unit No. 67, an Addition to the City of Amarillo, Randall County, Texas, according to the plat thereof recorded under Clerk's File No. 2017005101, of the Official Public Records of Randall County, Texas, said 35.547 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap marked "RPLS 4664" found for the Northwest corner of said Lot 2, Block 35;

THENCE South 89 degrees 46 minutes 32 seconds East, along the North line of said Lot 2, a distance of 1073.94 feet to a 3/8" iron rod with cap marked "RPLS 4664", found for the beginning of a curve to the right having a radius of 499.89 feet;

THENCE Southeasterly along said curve to the right, same being the North line of said Lot 2 and Lot 1, Block 35, an arc distance of 530.69 feet (Chord bearing - South 59 degrees 22 minutes 50 seconds East, 506.12 feet), to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE South 28 degrees 58 minutes 15 seconds East, along a Northeasterly line of said Lot 1, a distance of 159.65 feet to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE South 00 degrees 12 minutes 56 seconds West, along the East line of said Lot 1, a distance of 228.93 feet to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE South 29 degrees 24 minutes 30 seconds West, along a Southeasterly line of said Lot 1, a distance of 159.66 feet to a 3/8" iron rod with cap marked "RPLS 4664" found for the beginning of a curve to the right having a radius of 500.0 feet;

THENCE Southwesterly along said curve to the right, same being the South line of said Lot 1 and Lot 2, a distance of 530.88 feet (Chord bearing - South 59 degrees 48 minutes 14 seconds West, 506.29 feet) to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE North 89 degrees 46 minutes 32 seconds West, along the South line of said Lot 2, a distance of 1073.94 feet to a 3/8" iron rod found for the Southwest corner of said Lot 2;

THENCE North 00 degrees 13 minutes 23 seconds East, along the West line of said Lot 2, a distance of 1020.13 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed are of 35.547 acre of land.

CERTIFICATION:

I, K.C. Brown, 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 from a perimeter survey and staked on the ground by me or by others under my direct supervision.

This 8th Day of November, 2019

K.C. Brown
K.C. Brown, RPLS
Texas Reg. No. 4664



"FINAL PLAT"
THE COLONIES UNIT NO. 72

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 1, BLOCK 35, THE
COLONIES UNIT NO. 62, AND LOT 2, BLOCK 35, THE
COLONIES UNIT NO. 67, LYING IN SECTION 40, BLOCK
9, B.S.& F. SURVEY, RANDALL COUNTY, TEXAS
34.547 ACRES

FILED OF RECORD
11-25-19 RANDALL
Date 2019020697 County
Clerk's File No.