



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- Grand Avenue Estates Unit No. 6 – ZB1905709 - Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 10/24/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019020696 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,

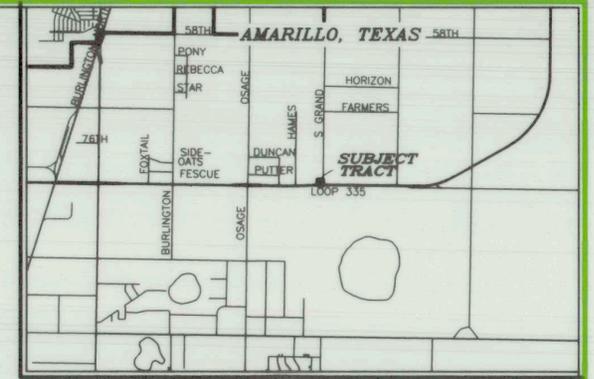
A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner II

CENSUS TRACT : 220
A.P. NO. P-17

GRAND AVENUE ESTATES UNIT NO. 6

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
IN SECTION 143, BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS
3.745 ACRES



Vicinity Map - No Scale

DEDICATION

State of Texas)
County of Randall)

That, Art Mendoza, President of The Event Center at Grand, LLC, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Grand Avenue Estates Unit No. 6, a suburban subdivision to the City of Amarillo, Texas, and do declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 21st Day of October, 2019

Art Mendoza
Art Mendoza, President
The Event Center at Grand, LLC.
6917 Silverbell Lane
Amarillo, Texas 79124
806-336-8271

ATTEST

State of TEXAS
County of RANDALL

Before me the undersigned authority on this day personally appeared Art Mendoza, 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 21st Day of October, 2019

Notary Public State of Texas
Comm. Expires May 16, 2023



APPROVAL:

Approved by *[Signature]* the designated official for the City of Amarillo, on this 21st day of October 2019

[Signature]
designated official

APPROVAL:

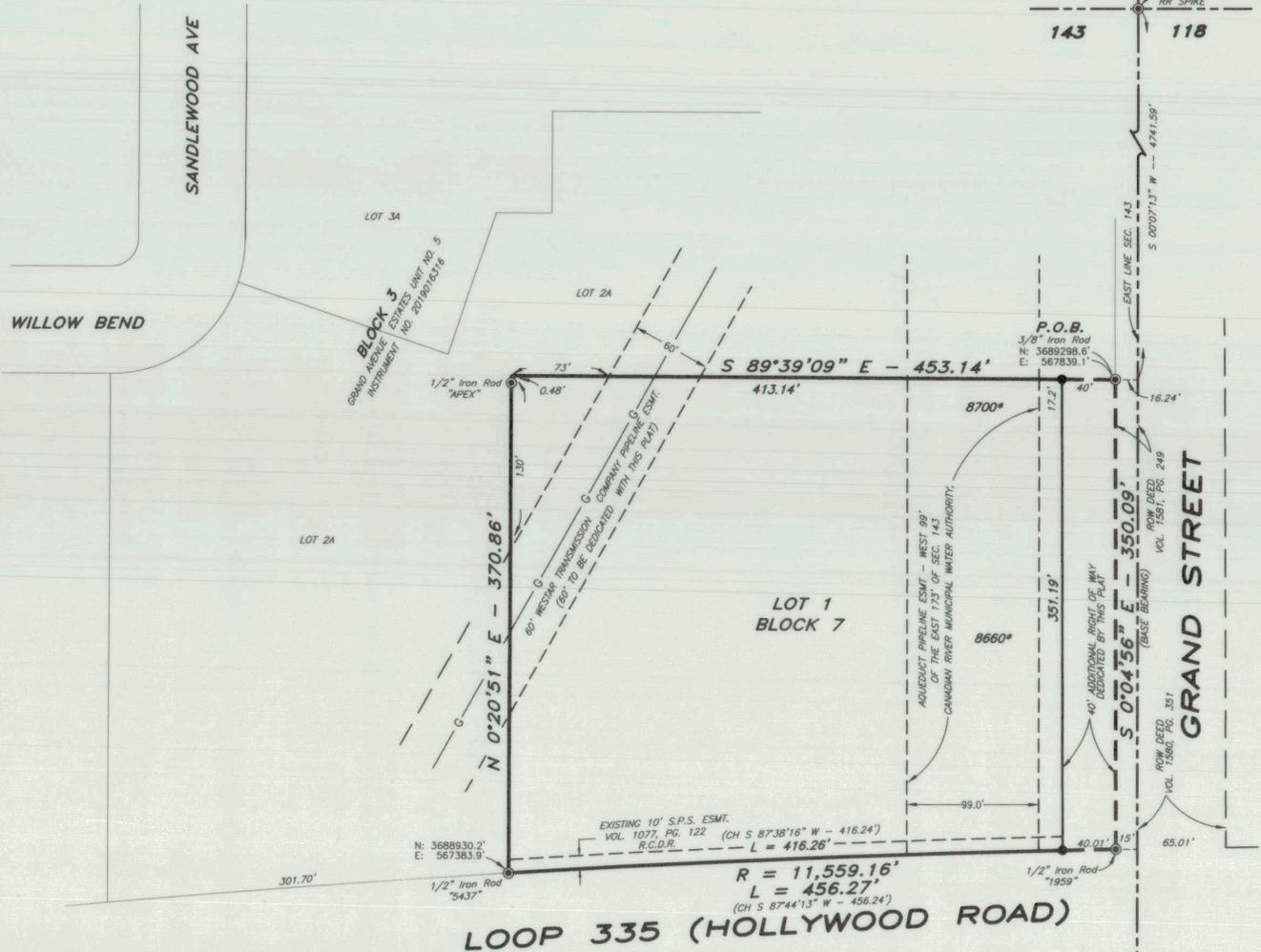
Approved by the Bi-City County Health Department.

[Signature] 10/25/19
Health Officer Date

GRANTEES ADDRESS:

City of Amarillo
601 S. Buchanan
Amarillo, Texas 79101

Randall County Road Department
301 W. Hwy. 60
Canyon, Texas 79015



LEGEND

- = 3/8" Iron Rod set with HBD cap
- ⊙ = Control Monument found as noted.

PROPERTY DESCRIPTION:

A 3.745 acre tract of land out of a 222.04 acre tract of land as conveyed in that certain Warranty Deed with Vendor's Lien to Grantor of record in Volume 1706, Page 90 of the Deed Records of Randall County, Texas, situated in Section 143, Block 2, A. B. & M. Survey, Randall County, Texas, said 3.745 acre tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with yellow cap stamped "RPLS 4664" found for the Southeast corner of Lot 3, Block 3, Grand Avenue Estates Unit No. 1, a suburban subdivision to the City of Amarillo, recorded in Volume 1810, Page 234 of the Deed Records of Randall County, Texas, being in the West monumented right of way line of Grand Street;

THENCE South 00 degrees 04 minutes 56 seconds East, a distance of 350.09 feet to a 1/2" iron rod with cap marked "Furman 1959" found, the beginning of a non-tangent curve to the left having a radius of 11559.16 feet;

THENCE Southwesterly along said curve to the left, an arc length of 456.27 feet, with a chord bearing and a distance of South 87 degrees 38 minutes 16 seconds West, 4556.24 feet to a 1/2 inch iron rod with a green plastic cap stamped "RPLS 5437" found for the Southwest corner of this tract of land, being the Southeast corner of Lot 2, Block 3 of said Grand Avenue Estates Unit No. 1;

THENCE North 00 degrees 20 minutes 51 seconds East, along the East line of said Lot 2, Block 3, a distance of 370.86 feet to a point whence a 1/2 inch iron rod with a cap found bears South 02 degrees 08 minutes West - 0.48', the Northwest corner of this tract of land, and the Northeast corner of said Lot 2, Block 3;

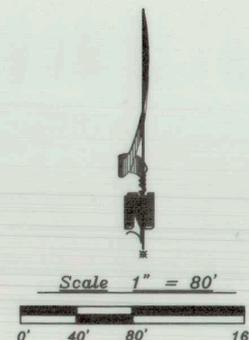
THENCE South 89 degrees 39 minutes 09 seconds East, along the South line of said Lot 3, Block 3, a distance of 453.14 feet to the POINT OF BEGINNING.

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 21st Day of October, 2019

[Signature]
K.C. Brown, R.P.L.S.
Texas Reg. No. 4664



NOTES

- This plat is within the Amarillo ETJ.
 - This plat does not lie within a flood hazard area according to the Federal Flood Insurance Rate Map Community Panel No. 48381C0235E Dated June 4, 2010. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. Map upon which this opinion is based.
 - Canadian River Municipal Water Authority Restrictions and Limitations:
 - (A) Any construction across crossings will require protective structures be placed at the aqueduct crossings.
 - (B) No permanent structures will be allowed within aqueduct easement. Rights to construct any and all buildings, reservoirs, or other structures upon the easement are restricted.
 - (C) No earth or dirt may be removed from or placed within the easement without permission.
 - (D) Grading plans and drainage facilities must be submitted and approved so that minimum and maximum coverage allowances for the aqueduct will not be violated.
- Note: The restrictions and limitations listed in note 3 may not be a complete list.
- There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed, conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual lot basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments, locations of existing water wells and sewerage systems on, or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
 - This plat is subject to Aviation Height Hazard Restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 4,800 feet MSL has been filed in accordance with this plat.
 - "*" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
 - Coordinates shown are relative to the Texas Coordinate System, North Zone, NAD83.

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IN SECTION 143, BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS
3.745 ACRES

FILED OF RECORD

11-25-19 Randall

Date County

2019020696

File Clerk's No.



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

HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6084
Texas Firm No: 10027301

Sheet: 1 of 1 Plat No. A7087P Drawn By: J. Pringle