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

11/27/2019

J.D. Davis
Davis Geomatics
616 N. Polk
Amarillo, Texas 79107

RE: Letter of Action: Approval- James Addition Unit No. 1 – ZB1905708 - Final Plat

Mr. Davis,

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. 2019020916 on 11/26/2019. 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.

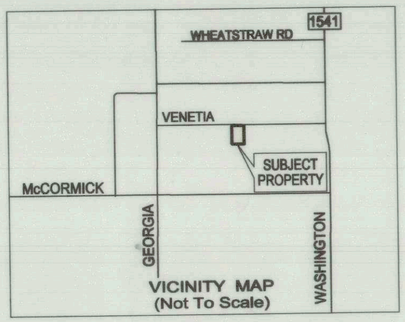
Sincerely,

Brady D. Kendrick
Planner II

CENSUS TRACT: # 217.03
A.P.: M-20

James Addition Unit No. 1

A suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 179, Block 2, A. B. & M. Survey, Randall County, Texas

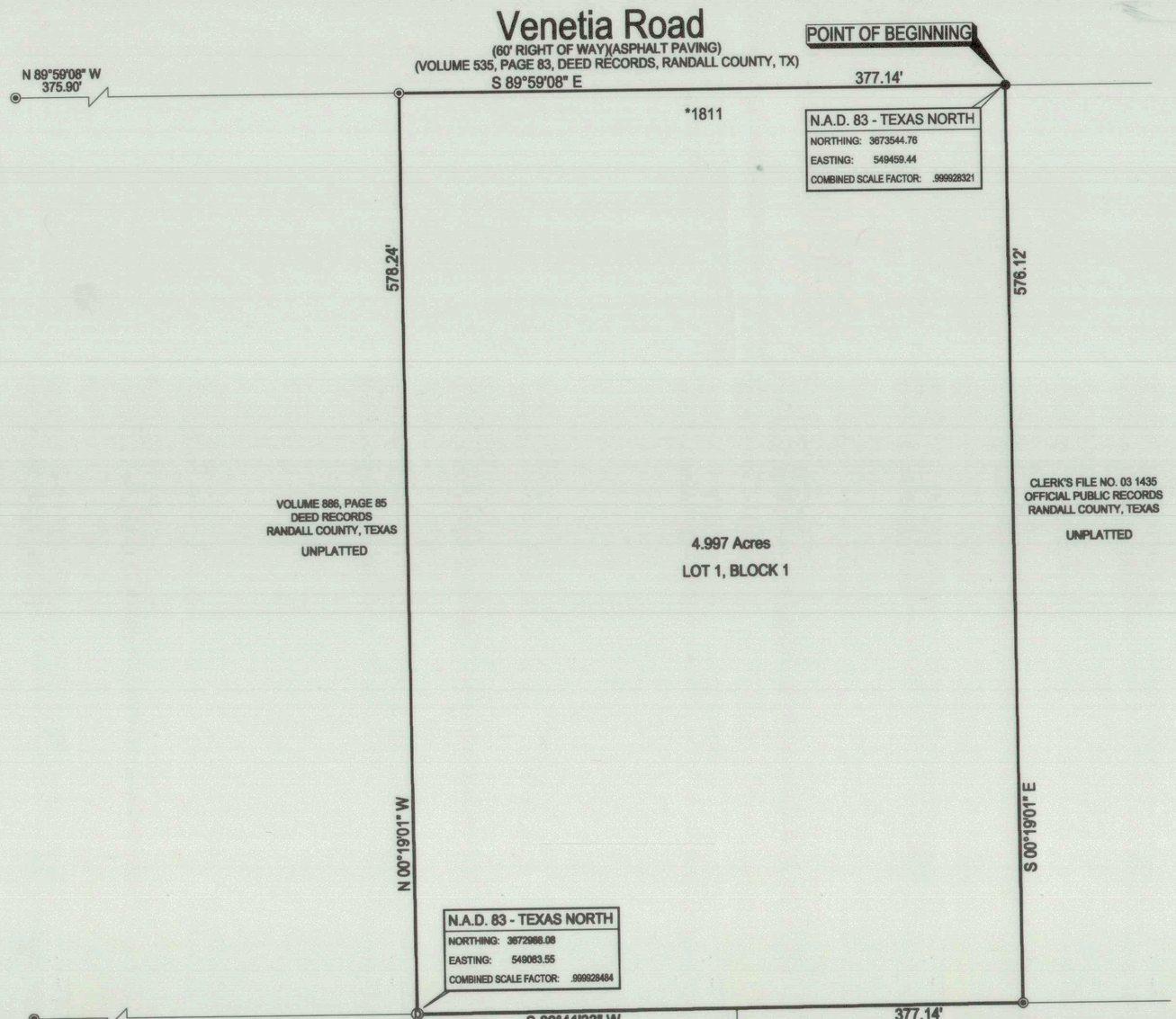


VICINITY MAP
(Not To Scale)

SCALE : 1" = 60'
60' 30' 0' 60'

LEGEND

- Ⓓ 1/2" x 2' REBAR WITH CAP STAMPED "DAVIS RPLS 5626" FOUND
- ● 1/2" REBAR WITH CAP FOUND
- ◉ 1/2" REBAR FOUND
- (100') RECORD MEASUREMENT
- *##### ADDRESS ASSIGNED BY THE CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE



LEGAL DESCRIPTION

A 4.997 acre tract of land out of Section 179, Block 2, A. B. & M. Survey, Randall County, Texas, same being a portion of a tract of land described as Parcel C in Volume 886, Page 85 of the Deed Records of Randall County, Texas, said 4.997 acre tract of land being described by metes and bounds as follows:

BEGINNING at a ½" rebar with a yellow plastic cap found at the Northeast corner of said Parcel C, same being a point on the South right-of-way line of Venetia Road;

THENCE S 00°19'01" E, bearings contained herein are based on true North as determined by GPS observations, along the East line of said Parcel C for a distance of 576.12 feet to a ½" rebar found at the Southeast corner of said Parcel C;

THENCE S 89°41'33" W, along the South line of said Parcel C, for a distance of 377.14 feet to a ½" X 24" rebar with a plastic cap stamped "DAVIS RPLS 5626" found whence a ½" rebar found at the Southwest corner of said Parcel C bears S 89°41'33" W, a distance of 375.63 feet;

THENCE N 00°19'01" W for a distance of 578.24 feet to a ½" rebar found on the North line of said Parcel C, same being the South right-of-way line of said Venetia Road, whence a ½" rebar found at the Northwest corner of said Parcel C bears N 89°59'08" W, a distance of 375.90 feet;

THENCE S 89°59'08" E along the North line of said Parcel C and the South right-of-way line of said Venetia Road for a distance of 377.14 feet to the POINT OF BEGINNING of this tract of land;

Said tract of land contains 4.997 acres of land as described.

NOTES

1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.

2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).

3) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.

4) 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 system 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 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 adjecent to this property are unknown and therefore cannot be shown on this survey plat.

5) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48381C0230E, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT, ON THIS 23rd DAY OF OCTOBER, 2019.

HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS , ON THIS 24th DAY OF October, 2019.

DESIGNATED OFFICIAL

GRANTEE'S ADDRESS

CITY OF AMARILLO
601 S. BUCHANAN STREET
AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD AND BRIDGE
301 WEST HIGHWAY 60
CANYON, TX 79015

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF RANDALL §

THAT LARRY D. JAMES, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS **JAMES ADDITION, UNIT 1**, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS 22nd DAY OF October, 2019

Owner - LARRY D. JAMES
1811 Venetia Rd
Amarillo, Texas, 79118-5716

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF RANDALL §

THAT CAROLE D. JAMES, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS **JAMES ADDITION, UNIT 1**, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS 22nd DAY OF October, 2019

Owner - CAROLE D. JAMES
1811 Venetia Rd
Amarillo, Texas, 79118-5716

ATTEST

STATE OF TEXAS §

COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY D. JAMES, 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 THEREIN EXPRESSED.

EXECUTED THIS 22nd DAY OF October, 2019

AMIE DAVIS
Notary Public, State of Texas
Notary ID #12516164-3
My Commission Expires 04-04-2023

NOTARY PUBLIC IN THE STATE OF TEXAS

ATTEST

STATE OF TEXAS §

COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAROLE D. JAMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 22nd DAY OF October, 2019

AMIE DAVIS
Notary Public, State of Texas
Notary ID #12516164-3
My Commission Expires 04-04-2023

NOTARY PUBLIC IN THE STATE OF TEXAS

FILE OF RECORD

11-26-19 (DATE) RANDALL (COUNTY)

2019020916
CLERK'S DOCUMENT NO.

STATE OF TEXAS §
COUNTY OF POTTER §

KNOW ALL MEN BY THESE PRESENTS, that I, J. D. Davis, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas

STATE OF TEXAS J. D. DAVIS 5626 PROFESSIONAL LAND SURVEYOR
11-26-19

DAVIS GEOMATICS

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS • PROFESSIONAL LAND SURVEYORS • CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4061, AMARILLO, TEXAS 79116 • 616 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.359.0886 • www.geopro.us • email: info@geopro.us
Texas Professional Surveying Firm Number 100828-00

DRAWN BY: S. Dorotik	DATE: 08-28-2019	FILE NO.: 19-08-073
SCALE: 1" = 60'		