



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

11/27/2019

Daryl R. Furman, R.P.L.S.  
Furman Land Surveyors, Inc.  
3501 S. Georgia St., Suite "D"  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- The Colonies Unit No. 73 – ZB1905702 - Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 11/12/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019019961 on 11/12/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

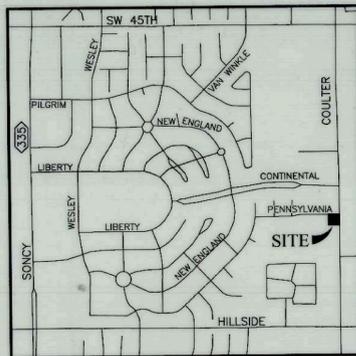
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

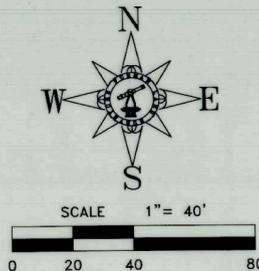
A handwritten signature in blue ink that reads 'Brady D. Kendrick'. The signature is written in a cursive, flowing style.

Brady D. Kendrick  
Planner II



**VICINITY MAP**

NOT TO SCALE



**LEGEND:**

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 5/8" IRON ROD W/CAP FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF TERRANT  
KNOW ALL MEN BY THESE PRESENTS  
THAT THE UNDERSIGNED, MATT JAMESEN FOR CJ REAL ESTATE, L.L.C. BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS THE COLONIES UNIT NO. 73, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 6<sup>th</sup> DAY OF November, 2019.

*Matt Jamesen*  
MATT JAMESEN  
FOR CJ REAL ESTATE, L.L.C.  
3825 CAMP BOWIE BLVD.  
FORT WORTH, TEXAS 76107

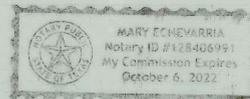
**ATTEST**

THE STATE OF TEXAS  
COUNTY OF TERRANT  
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MATT JAMESEN.

THIS 6<sup>th</sup> DAY OF November, 2019.

*Mary Echevarria*  
MARY ECHEVARRIA  
NOTARY PUBLIC, STATE OF TEXAS



**NOTES**

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0070E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) PER THE CITY OF AMARILLO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, "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 SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY. COMMON AREAS ARE LOCATED BETWEEN PROPERTY LINES AND BACK OF CURBS UNLESS SHOWN OTHERWISE."

**DESCRIPTION**

A 30,100+/- Square Foot tract of land situated in Section 40, Block 9, B.S. & F. Survey, Randall County, Texas, being a portion of that certain 28.734 acre tract of land described in that certain instrument recorded under Clerk's File No. 01 23541 of the Official Public Records of Randall County, Texas, said 30,100+/- Square Foot tract of land having been surveyed on the ground on August 28, 2019 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the intersection of the West Right-of-Way line of Coulter Street as conveyed by that certain instrument recorded in Volume 1607, Page 184 of the Deed Records of Randall County, Texas and the South Right-of-Way line of Pennsylvania Drive as dedicated by the plat of The Colonies Unit No. 27, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2007011726 of the Official Public Records of Randall County, Texas, for the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (4263) found at the intersection of said Coulter Street and the North Right-of-Way line of said Pennsylvania Drive bears N. 00° 14' 47" W. 73.00 feet;

THENCE S. 00° 14' 47" E. (Base line) 171.90 feet along the West Right-of-Way line of said Coulter Street to a 1/2 inch iron rod with cap (4263) found for the Northeast corner of Bassett Addition Unit No. 1, an addition to the City of Amarillo according to the map or plat thereof recorded in Volume 903, Page 224 of the Deed Records of Randall County, Texas, same being the Southeast corner of this tract of land;

THENCE N. 89° 45' 45" W. 174.79 feet along the North line of said Bassett Addition Unit No. 1 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southwest corner of this tract of land, from whence a 1/2 inch iron rod found for the most South Southeast corner of said The Colonies Unit No. 27 bears N. 89° 45' 45" W. 414.14 feet;

THENCE N. 00° 14' 49" W. 173.61 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South Right-of-Way line of said Pennsylvania Drive for the Northwest corner of this tract of land;

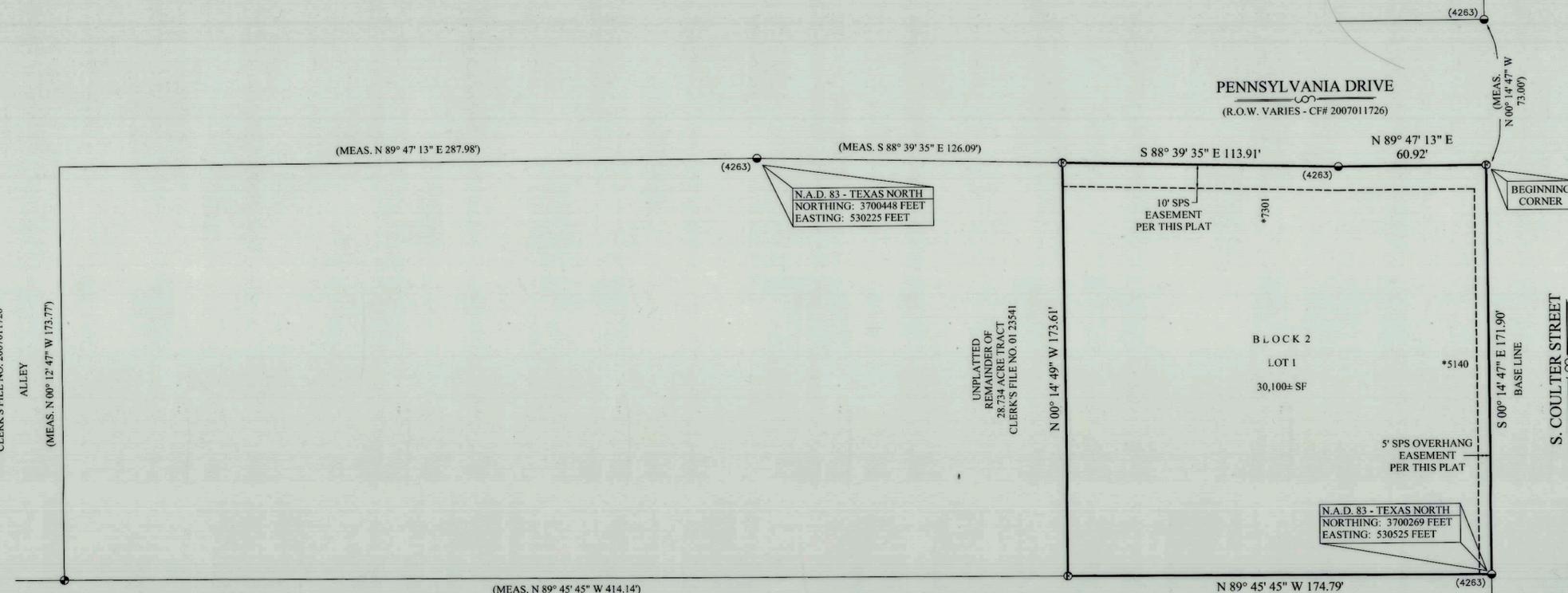
THENCE S. 88° 39' 35" E. 113.91 feet along the South Right-of-Way line of said Pennsylvania Drive to a 1/2 inch iron rod with cap (4263) found for a corner of this tract of land;

THENCE N. 89° 47' 13" E. 60.92 feet along the South Right-of-Way line of said Pennsylvania Drive to the POINT OF BEGINNING and containing 30,100 Square Feet of land, more or less.

**THE COLONIES UNIT NO. 73**

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 40, BLOCK 9 B.S. & F. SURVEY RANDALL COUNTY, TEXAS 0.69± ACRES

**FURMAN LAND SURVEYORS, INC.**  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO  
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS  
TEXAS FIRM #10092400 & 10092401  
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248  
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482  
PROJECT NO. 1924898P FILE NO. I-15  
DRAWING NO. P:\SUB 19\RANDALL\I-15\1924898\1924898P



**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.

ON THIS 12<sup>th</sup> DAY OF November, 2019.

*[Signature]*  
DESIGNATED CITY OFFICIAL

**CERTIFICATE**

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 28TH DAY OF AUGUST, 2019.



*[Signature]*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

**FILED OF RECORD**

11-12-2019  
(DATE)

2019019961  
CLERK'S FILE NO.

RANDALL  
(COUNTY)

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
601 S. BUCHANAN ST.  
AMARILLO, TEXAS 79101