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

12/12/2019

M.K. McEntire
Geospatial Data Inc.
3501 S. Georgia St., Suite A
Amarillo, Texas 79109

RE: Letter of Action: Approval- Mirror Addition Unit No. 30 – ZB1907068 - Final Plat

Mr. McEntire,

The City of Amarillo has approved the above Final Plat on 12/11/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0016686 on 12/11/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

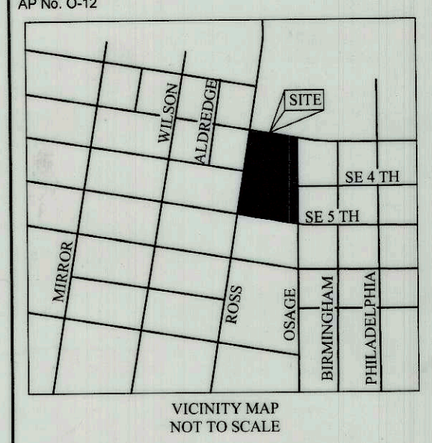
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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

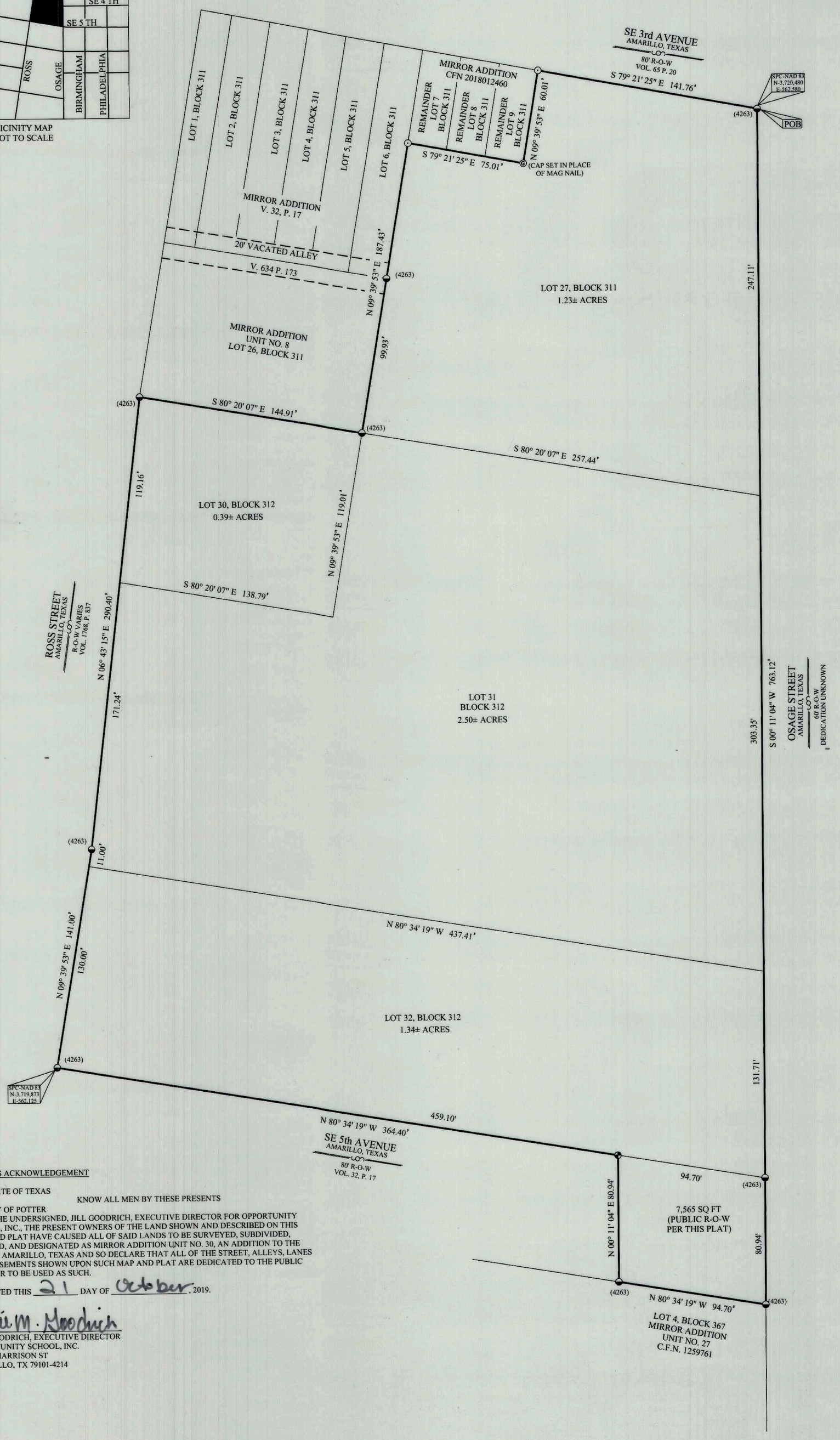
2010 CENSUS TRACT # 110
AP No. O-12



VICINITY MAP
NOT TO SCALE

LEGEND:

POB	POINT OF BEGINNING	©	1/2" IRON ROD W/CAP SET STAMPED "GDI AMARILLO"
CFN	CLERKS FILE NUMBER		3/8" IRON ROD W/ CAP FND
CM	CONTROL MONUMENT		1/2" IRON ROD FND
RM	REFERENCE MONUMENT		1/2" IRON ROD W/ CAP FND
(XXXX)	NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN	⊙	MAG NAIL FND AS CALLED FOR IN FILED DESCRIPTION
*XXX	ADDRESS (PROVIDED BY THE CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)		



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. 48375C0530C, 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) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 7,565 SQ. FT.

Description

FIELD NOTES for a 5.64 acre tract of land being a plat of all of Block 311 less Lots 1 thru 6, less Lot 26, less a 60' easement, and the remaining portion of Block 312 and vacated S.E. 4th Avenue plus alley's plus 94.7 feet on east line and less right-of-way on west line and portions of Sections 155 and 156, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap inscribed "RPLS 4263" (such type cap and rod hereafter referred to as an OJD Cap) found on the south right-of-way line of S.E. 3rd Avenue and the west right-of-way line of Osage Street for the northeast corner of this tract.

THENCE S. 00° 11' 04" W., along said west right-of-way, at 682.17 feet pass a yellow cap found on said west right-of-way and the north right-of-way line of S.E. 5th Avenue, a total distance of 763.12 feet to an OJD Cap found on the south right-of-way line of said S.E. 5th Avenue for the southeast corner of this tract.

THENCE N. 80° 34' 19" W., along said south right-of-way, a distance of 94.70 feet to an OJD Cap found for the most southerly southwest corner of this tract.

THENCE N. 00° 11' 04" E. a distance of 80.94 feet to an OJD Cap found on said north right-of-way line for an ell corner of this tract.

THENCE N. 80° 34' 19" W., along said north right-of-way, a distance of 364.40 feet to an OJD Cap found on said north right-of-way and the east right-of-way of Ross Street for the most westerly southwest corner of this tract.

THENCE N. 09° 39' 53" E., along said east right-of-way, a distance of 141.00 feet to an OJD Cap found on said east right-of-way line for an angle corner of this tract.

THENCE N. 06° 43' 15" E., continuing along said east right-of-way, a distance of 290.40 feet to an OJD Cap found on said east right-of-way for the most westerly northwest corner of this tract.

THENCE S. 80° 20' 07" E. a distance of 144.91 feet to an OJD Cap found for an ell corner of this tract.

THENCE N. 09° 39' 53" E. a distance of 187.43 feet to a MAG nail set for a corner of this tract.

THENCE S. 79° 21' 25" E. a distance of 75.01 feet to a MAG nail set for a corner of this tract.

THENCE N. 09° 39' 53" E. a distance of 60.01 feet to a MAG nail set on said south right-of-way line of said S.E. 3rd Avenue for the most northerly northwest corner of this tract.

THENCE S. 79° 21' 25" E., along said south right-of-way, a distance of 141.76 feet to the place of BEGINNING and containing 5.64 acres (245,485 square feet) of land.

Legal description is verbatim per deed as recorded in Clerk's File No. 2018OPR0013067, Official Public Records, Potter County, Texas.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, JILL GOODRICH, EXECUTIVE DIRECTOR FOR OPPORTUNITY SCHOOL, INC., 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 MIRROR ADDITION UNIT NO. 30, 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 21 DAY OF October, 2019.

Jill M. Goodrich
JILL GOODRICH, EXECUTIVE DIRECTOR
OPPORTUNITY SCHOOL, INC.
1100 S. HARRISON ST
AMARILLO, TX 79101-4214

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JILL GOODRICH THIS 21 DAY OF October, 2019.

Charlotte Tucker
NOTARY PUBLIC, STATE OF TEXAS

CHARLOTTE TUCKER
Notary ID # 131316798
Expires October 18, 2021

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

APPROVAL

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

ON THIS 11th DAY OF December, 2019.

DESIGNATED CITY OFFICIAL

FILED OF RECORD

12-11-19 (DATE) POTTER (COUNTY)

2019OPR0016686
CLERK'S FILE NO.

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 1ST DAY OF JULY, 2019.

STATE OF TEXAS REGISTERED M.K. McENTIRE 5718 PROFESSIONAL LAND SURVEYOR

M.K. McEntire - RPLS 5718

MIRROR ADDITION
UNIT NO. 30

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF BLOCK 311, MIRROR AND HOLLAND ADDITIONS, THE REMAINING PORTION OF BLOCK 312, MIRROR ADDITION, AND AN UNPLATTED TRACT OF LAND IN SECTIONS 155 AND 156, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS

GDI Geospatial Data, Inc.
ENGINEERING • SURVEYING
GIS • ENVIRONMENTAL
BEYONDMAPPING.COM

Surveying & GIS Division
M.K.McEntire, RPLS - Noah C. Huntington, RPLS

3501 S. Georgia, Suite A
Amarillo, Texas 79109
Phone: 806.467.3777
Firm Registration #: F-10194246

PROJECT NO. E19-160 PLAT
G:\PROJECTS\2019\E19-160\Opportunity School\SURVEY\