



DEVELOPMENT SERVICES  
808 S BUCHANAN ST  
AMARILLO TX 79101  
(806) 378-5263

12/16/2019

Cindy Reasoner  
Cornerstone Land Surveying  
4109 S.W. 33<sup>rd</sup> Ave.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-114: City View Estates Unit No. 18 - ZB1905737 Final Plat**

The City of Amarillo has approved the above Final Plat on 12/16/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019022019 on 12/13/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

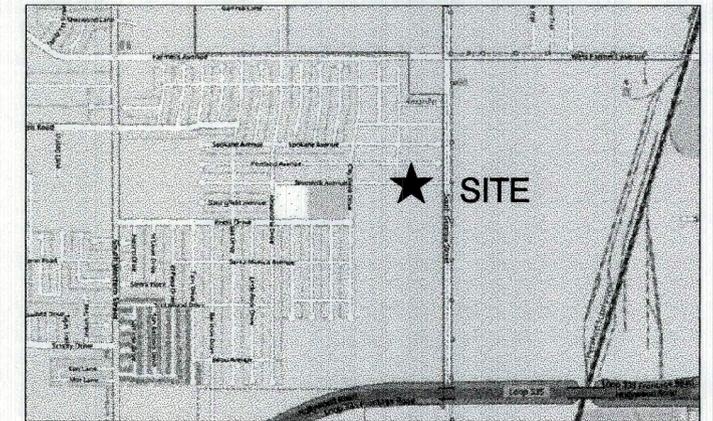
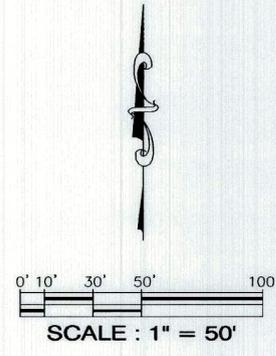
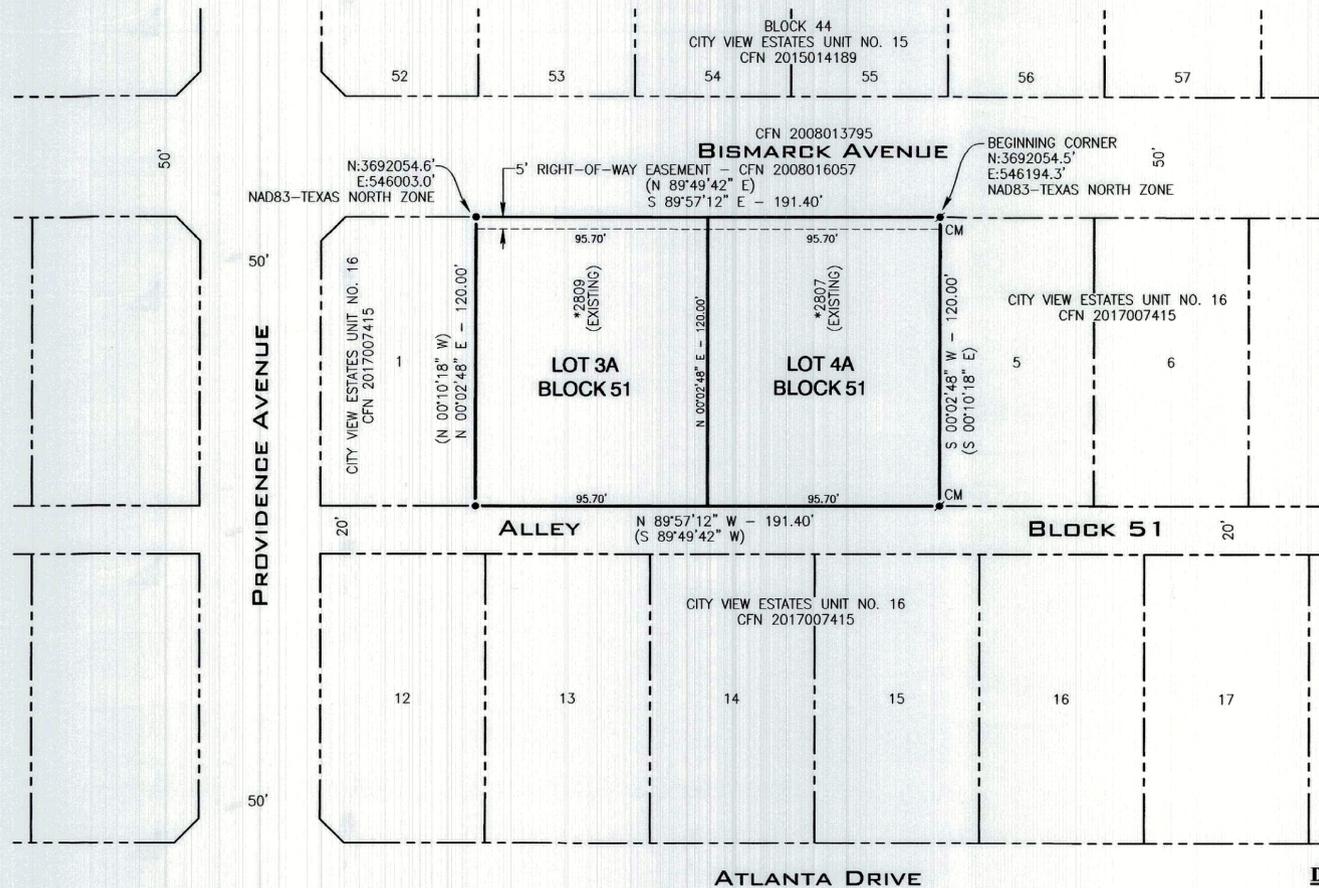
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Jason.Taylor@amarillo.gov](mailto:Jason.Taylor@amarillo.gov) or 806.378.5255.

Sincerely,

A handwritten signature in black ink that reads 'Jason Taylor'. The signature is written in a cursive, flowing style.

Jason Taylor, B.S.  
Planner I



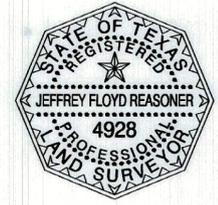
- LEGEND:**
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
  - = 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507" (found)
  - = 3/8 inch iron rod (found)
  - CM = controlling monument
  - CFN = Clerk's File No.
  - \*1234 = address assigned by the City of Amarillo and subject to change without notice

**NOTES**

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0090E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, N.A.D. 83, Texas North Zone.
5. This plat is subject to aviation height restrictions. Therefor an aviation clear zone easement with a maximum building height elevation of 4,800 feet M.S.L. has been filed in accordance with this plat.

**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 24th day of October, 2019.



*Jeffrey Floyd Reasoner*  
Jeffrey Floyd Reasoner  
Registered Professional Land Surveyor  
Texas Registration No. 4928

**APPROVAL**

Approved by the Planning and Zoning Commission for the City of Amarillo, Texas.

Dated this 9th day of December, 2019.

*Al Penix*  
Chairman

FILED OF RECORD:  
12/13/19 RANDALL  
DATE COUNTY  
2019022019  
CLERK'S FILE NO.

**DESCRIPTION**

A 0.527 acre tract of land being Lots 2, 3 and 4, Block 51, City View Estates Unit No. 16, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2017007415 of the Official Public Records of Randall County, Texas, and said 0.527 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the northeast corner of said Lot 4;

Thence S. 00°02'48" W., 120.00 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the southeast corner of said Lot 4;

Thence N. 89°57'12" W., 191.40 feet along the south lines of said Lots 4, 3 and 2 to a 3/8 inch iron rod, found at the southwest corner of said Lot 2;

Thence N. 00°02'48" E., 120.00 feet to a 3/8 inch iron rod, found at the northwest corner of said Lot 2;

Thence S. 89°57'12" E., 191.40 feet along the north lines of said Lots 2, 3 and 4 and the south right-of-way line of Bismarck Avenue to the **POINT OF BEGINNING**.

**DEDICATION**

The State of Texas §  
County of Randall §  
Know all men by these presents:

That, Orlin Beteta - managing member for PAZ Custom Homes LLC, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **City View Estates Unit No. 18**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 6 day of December, 2019.

*Orlin Beteta*  
Orlin Beteta - managing member  
PAZ Custom Homes LLC  
313 N. Buchanan Street  
Amarillo, Texas 79107

**GRANTEE'S ADDRESS:**  
City of Amarillo  
601 S. Buchanan Street  
Amarillo, TX 79101

**DEDICATION**

The State of Texas §  
County of Randall §  
Know all men by these presents:

That, Brandon Kincaid and Jessica Kincaid, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **City View Estates Unit No. 18**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 6th day of December, 2019.

*Brandon Kincaid*  
Brandon Kincaid  
2809 Bismarck Avenue  
Amarillo, Texas 79118

*Jessica Kincaid*  
Jessica Kincaid  
2809 Bismarck Avenue  
Amarillo, Texas 79118

**NOTARY ATTEST**

The State of Texas §  
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Brandon Kincaid and Jessica Kincaid**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 6th day of December, 2019.



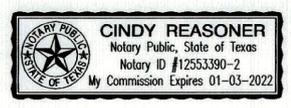
*Cindy Reasoner*  
Notary Public

**NOTARY ATTEST**

The State of Texas §  
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Orlin Beteta**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 6th day of December, 2019.



*Cindy Reasoner*  
Notary Public

**CITY VIEW ESTATES UNIT NO. 18**

AN ADDITION TO THE CITY OF AMARILLO,  
BEING A REPLAT OF LOTS 2, 3 AND 4,  
BLOCK 51 CITY VIEW ESTATES UNIT NO. 16,  
IN SECTION 231, BLOCK 2, A. B. & M. SURVEY,  
RANDALL COUNTY, TEXAS.  
0.527 ACRES



**CORNERSTONE LAND SURVEYING**  
4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500