



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

1/27/2020

Daryl Furman
Furman Surveying
3501 S Georgia St. Suite D
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-116: I40 and Lakeside Subdivision Unit 6 - ZB1907079
Final Plat**

The City of Amarillo has approved the above Final Plat on 1/27/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0001079 on 1/24/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

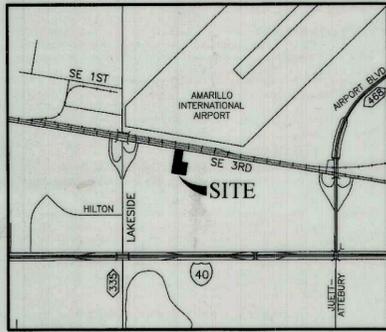
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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 or 806.378.5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a rectangular box.

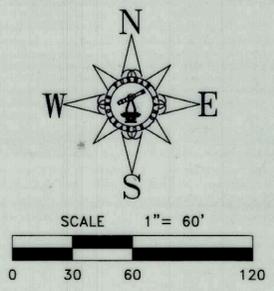
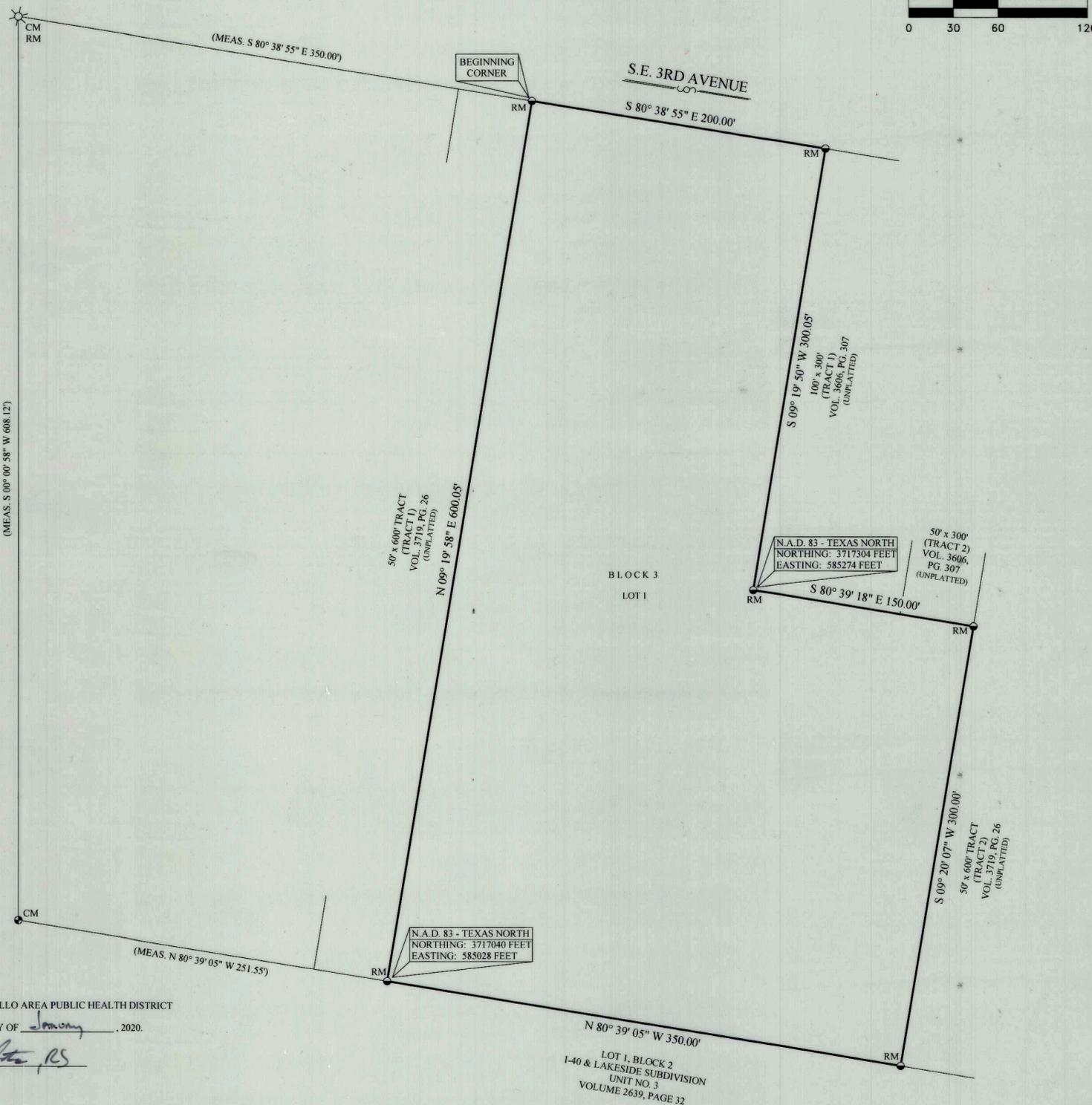
Jason Taylor
Planner I



VICINITY MAP
NOT TO SCALE

LEGEND:

- ☼ 1-1/4" IRON PIPE FND
- 1/2" IRON ROD W/CAP FND (4157)
- 1/2" IRON ROD FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- RM RECORD MONUMENT
- CM CONTROL MONUMENT



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. 48375C0553C, 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) 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 LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.
- 4) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3,605 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION

A 3.79+- acre tract of land in Section 74, Block 2, A.B.&M. Survey, Potter County, Texas out of a 13.10 acre tract of land described in that certain instrument recorded in Volume 879, Page 611 of the Deed Records of Potter County, Texas, same being those certain tracts of land described in that certain instrument recorded under Clerk's File No. 1297767 of the Official Public Records of Potter County, Texas, said 3.79+- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on October 11, 2019 and being described by metes and bounds as follows:

COMMENCING at a 1-1/4 inch iron pipe found as called for in the South Right-of-Way line of S.E. 3rd Avenue, as monumented on the ground, at the Northwest corner of said 13.10 acre tract of land, from whence a 1/2 inch iron rod found for the Southwest corner of said 13.10 acre tract of land bears S. 00° 00' 58" W. (Base line) 608.12 feet;

THENCE S. 80° 38' 55" E. 350.00 feet along said South Right-of-Way line of S.E. 3rd Avenue, as monumented on the ground, to a 1/2 inch iron rod with cap (4157) found as called for at the Northeast corner of a 50 foot x 600 foot tract of land designated as Tract 1 in that certain instrument recorded in Volume 3719, Page 26 of the Official Public Records of Potter County, Texas, same being the Northwest and BEGINNING CORNER of this tract of land;

THENCE S. 80° 38' 55" E. 200.00 feet continuing along said South Right-of-Way line of S.E. 3rd Avenue, as monumented on the ground, to a 1/2 inch iron rod with cap (4157) found as called for at the Northwest corner of that certain 100 foot x 300 foot tract of land designated as Tract 1 in that certain instrument recorded in Volume 3606, Page 307 of the Official Public Records of Potter County, Texas, same being the most North Northeast corner of this tract of land;

THENCE S. 09° 19' 50" W. 300.05 feet along the West line of said Tract 1 to a 1/2 inch iron rod with cap (4157) found as called for at the Southwest corner of said Tract 1, same being an interior corner of this tract of land;

THENCE S. 80° 39' 18" E. 150.00 feet along the South line of said Tract 1 and along the South line of that certain 50 foot x 300 foot tract of land designated as Tract 2 in that certain instrument recorded in Volume 3606, Page 307 of the Official Public Records of Potter County, Texas, to a 1/2 inch iron rod with cap (4157) found as called for at the Southeast corner of said Tract 2 and being in the West line of a 50 foot x 600 foot tract of land designated as Tract 2 in that certain instrument recorded in Volume 3719, Page 26 of the Official Public Records of Potter County, Texas, same being the most East Northeast corner of this tract of land;

THENCE S. 09° 20' 07" W. 300.00 feet along the West line of said Tract 2 to a 1/2 inch iron rod with cap (4157) found as called for in a North line of Lot 1, Block 2 of I-40 & Lakeside Subdivision Unit No. 3, an addition to the City of Amarillo according to the map or plat thereof recorded in Volume 2639, Page 32 of the Official Public Records of Potter County, Texas for the Southeast corner of this tract of land;

THENCE N. 80° 39' 05" W. 350.00 feet along the North line of said Lot 1 to a 1/2 inch iron rod with cap (4157) found as called for at the Southeast corner of the aforementioned 50 foot x 600 foot tract of land designated as Tract 1 in Volume 3719, Page 26, same being the Southwest corner of this tract of land;

THENCE N. 09° 19' 58" E. 600.05 feet along the East line of said Tract 1 to the PLACE OF BEGINNING and containing 3.79 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, IVAN RODOLFO CERA, BEING THE PRESENT OWNER 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 I-40 & LAKESIDE SUBDIVISION UNIT NO. 6, 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 22 DAY OF JANUARY, 2020.

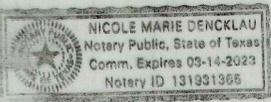
IVAN RODOLFO CERA
1710 N. MIRROR ST.
AMARILLO, TEXAS 79107

ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY IVAN RODOLFO CERA.
THIS 22 DAY OF JANUARY, 2020.

Nicole Marie Dencklau
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.
ON THIS 24th DAY OF JANUARY, 2020.

[Signature]
DESIGNATED CITY OFFICIAL

APPROVAL
APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT
ON THIS 24th DAY OF JANUARY, 2020.

[Signature]
HEALTH OFFICER

LOT 1, BLOCK 2
I-40 & LAKESIDE SUBDIVISION
UNIT NO. 3
VOLUME 2639, PAGE 32



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 11TH DAY OF OCTOBER, 2019.

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

**I-40 & LAKESIDE
SUBDIVISION
UNIT NO. 6**

AN ADDITION TO
THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 74, BLOCK 2
A.B. & M. SURVEY
POTTER COUNTY, TEXAS
3.79± 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
CHASE ROME, SIT
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. 1925284 FILE NO. T-12
DRAWING NO. P:\SUB 19\POTTER\T-12\1925284\1925284

FILED OF RECORD
1/24/20
(DATE)
20200PR0001079
POTTER (COUNTY)
CLERK'S FILE NO.

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