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

1/27/2020

Cindy Reasoner
Cornerstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, Texas 79109

RE: Letter of Action: Approval- Osage Acres Unit No. 8 – ZB1907518 - Final Plat

Ms. Reasoner,

The City of Amarillo has approved the above Final Plat on 1/23/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020001508 on 1/24/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

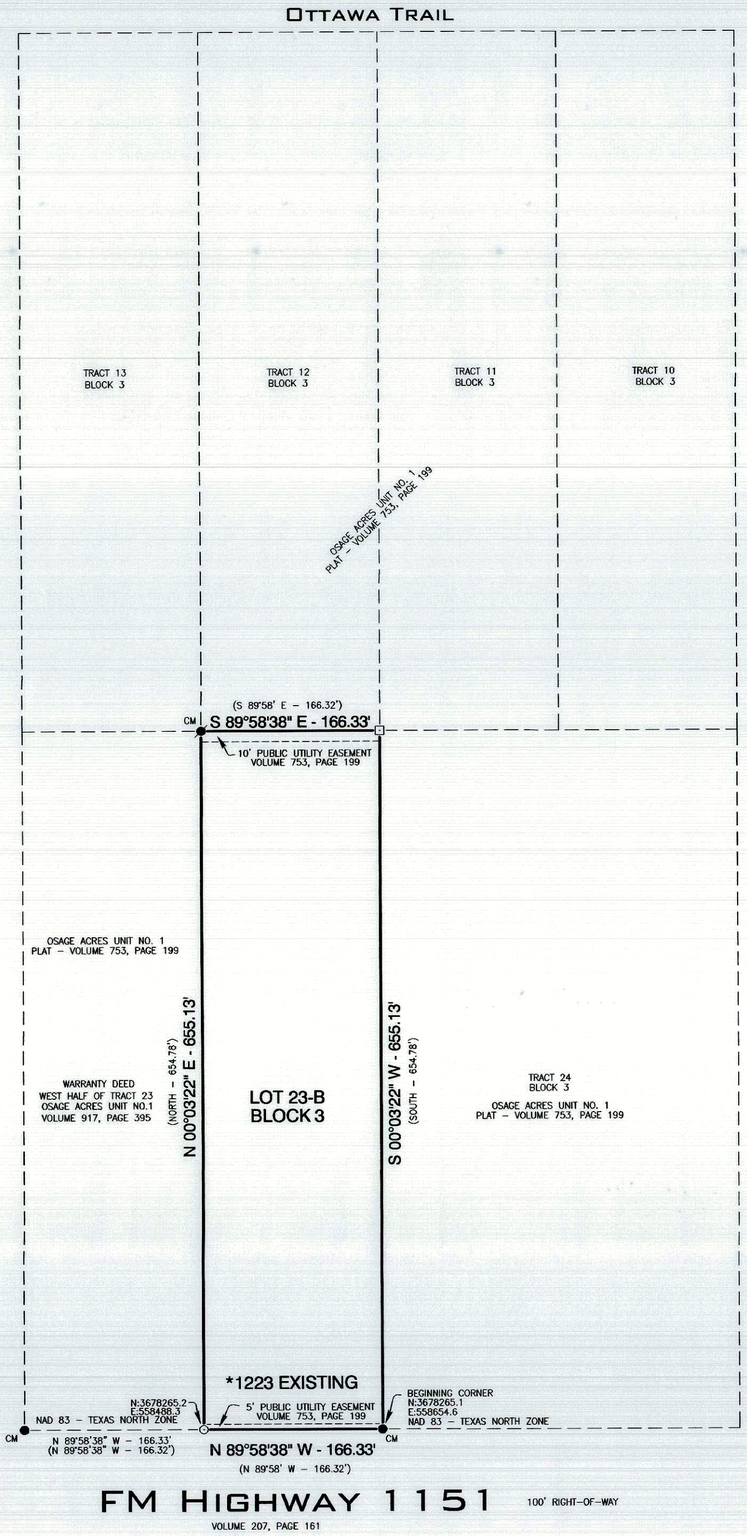
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

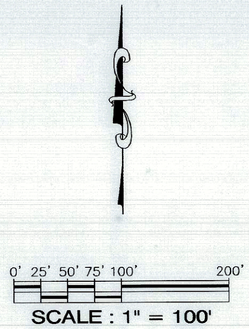
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

Brady D. Kendrick
Planner II

CENSUS TRACT NO. 217.02
AP No. O-19





LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- = ½ inch iron rod with a cap stamped "R.P.L.S. 1939" (found)
- ● = ½ inch iron rod (found)
- ⊡ = fence post (found)
- *1234 = address assigned by the City of Amarillo subject to change without notice
- CM = controlling monument

DESCRIPTION

The East Half of Lot 23, Block 3, Osage Acres Unit No. 1, a suburban subdivision of the City of Amarillo out of Section 148, Block 2, A. B. & M. Survey, Randall, County, Texas, according to the map or plat thereof, recorded in Volume 753, Page 199 of the Deed Records of Randall County, Texas, and said East Half of Lot 23 being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod, found at the southeast corner of said Lot 23;

Thence N. 89°58'38" W., 166.33 feet along the north right-of-way line of FM 1151 and the south line of said Lot 23 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land, from whence a ½ inch iron rod, found at the southwest corner of said Lot 23 bears N. 89°58'38" W., 166.33 feet;

Thence N. 00°03'22" E., 655.13 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 1939", found at the northwest corner of the East Half of said Lot 23;

Thence S. 89°58'38" E., 166.33 feet along the north line of said Lot 23 to a point in a fence post, found for the northeast corner of said Lot 23;

Thence S. 00°03'22" W., 655.13 feet along the east line of said Lot 23 to the **POINT OF BEGINNING**.

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, The Lee and Dalana Peterson Family Partnership II, Ltd., 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 **Osage Acres Unit No. 8**, a suburban subdivision 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 14th day of January, 2020.

Lee Peterson – Partner
The Lee and Dalana Peterson Family Partnership II, Ltd., a Texas Partnership
PO Box 30699
Amarillo, Texas 79120-0699

NOTARY ATTEST

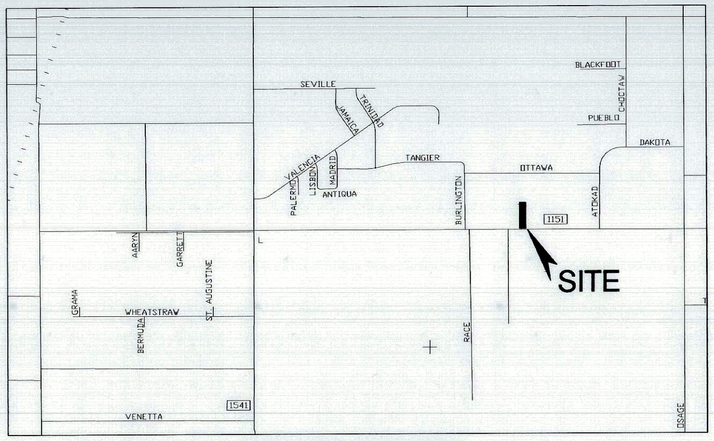
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Lee Peterson**, 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 14th day of January, 2020.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public



VICINITY MAP - NOT TO SCALE

NOTES

1. This plat does 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. 48381C0230E, 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, NAD 83, Texas North Zone.
5. Sanitary Control Easement:
   There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 foot to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
6. This plat is subject to aviation height restrictions. Therefor an aviation clear zone easement with a maximum building height elevation of 5,000 feet M.S.L. has been filed in accordance with this plat.

APPROVALS:

Approved by the Amarillo Area Public Health District:

Date: 1/14/2020 Health Officer: _____

Approved by the City of Amarillo's Designated Official:

Date: 1/23/2020 Designated Official: _____

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 made on the ground by me or by others under my direct supervision on the 13th day of December, 2019.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

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

FILED OF RECORD:
1-24-2020 RANDALL
DATE COUNTY
2020001508
COUNTY CLERKS FILE NO.

OSAGE ACRES UNIT NO. 8

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A RE-PLAT OF THE EAST HALF OF LOT 23, BLOCK 3,
OSAGE ACRES UNIT NO. 1,
SITUATED IN SECTION 148, BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS.
2.50 ACRES

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

GRANTEE'S ADDRESS:
Randall County Road & Bridge Department
301 W Hwy 60
Canyon, Tx 79015

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