



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

Che Shadle
OJD Engineering, LP
2420 Lakeview Drive
Amarillo, Texas 79109

RE: Letter of Action: Approval – Longhorn Addition Unit No. 8 - ZB2002875 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 8/11/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020016153 on 8/11/2020. 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,

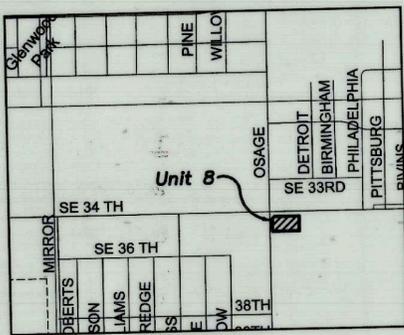
A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick
Planner II

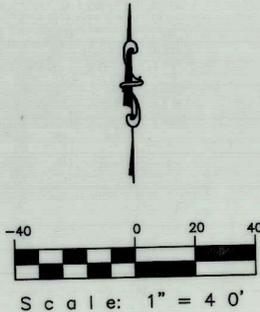
CENSUS TRACT: #220.02
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 601 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101

Longhorn Addition Unit No. 8

An addition to the City of Amarillo, being an unplatted tract of land out of
 Section 140, Block 2, A. B. & M. Survey, Randall County, Texas
 1.32 Acres



Vicinity Map
 A.P. No. P-14
 (Not to Scale)



LEGEND

- P.O.B. = POINT OF BEGINNING
- * = ADDRESS (Assigned by the City of Amarillo)
 (Subject to Change Without Notice)
- = 1/2" IRON ROD SET WITH A YELLOW CAP
- = GOLLADAY CAP FOUND
- ◐ = H.H. CAP FOUND

DEDICATION

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS
 COUNTY RANDALL)
 THAT CHARLES LEARD, OWNER OF CPL BLL HOLDINGS, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS LONGHORN ADDITION UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 7 DAY OF August, 2020.

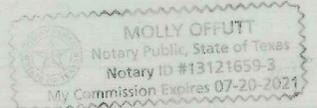
CHARLES LEARD, OWNER
 CPL BLL HOLDINGS
 P.O. BOX 2281
 AMARILLO, TEXAS 79159
 (806) 584-4236

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES LEARD, OWNER OF CPL BLL HOLDINGS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 7 DAY OF August, 2020.

NOTARY PUBLIC : STATE OF TEXAS
 Comm. Expires 7-20-21



NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0090E & No. 48381C0095E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS ARE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE
4. DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. AREA OF WATER LINE EASEMENT DEDICATED BY THIS PLAT: 5,087 SQUARE FEET; AREA OF RIGHT-OF-WAY EASEMENT DEDICATED BY PLAT: 2,437 SQUARE FEET.

LEGAL DESCRIPTION

FIELD NOTES for a 1.32 acre tract of land out of the northwest quarter of Section 140, Block 2, A. B. & M. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap set on the south right-of-way line of S.E. 34th Avenue which bears S. 89° 49' 24" E. a distance of 55.00 feet and S. 00° 08' 11" W. a distance of 60.00 feet from the calculated northwest corner of said Section 140 for the most northerly northwest corner of this tract.

THENCE S. 89° 49' 24" E., along said south right-of-way line, a distance of 296.74 feet to a 1/2" iron rod with a yellow cap set on said south right-of-way line for the northeast corner of this tract.

THENCE S. 00° 08' 11" W. a distance of 180.00 feet to a 1/2" iron rod with a yellow cap set for the southeast corner of this tract.

THENCE N. 89° 49' 24" W. a distance of 321.74 feet to a 1/2" iron rod with a yellow cap set on the east right-of-way line of S. Osage Street for the southwest corner of this tract.

THENCE N. 00° 08' 11" E., along said east right-of-way line, a distance of 154.98 feet to a 1/2" iron rod with a yellow cap set on said east right-of-way line of S. Osage Street for the most westerly northwest corner of this tract.

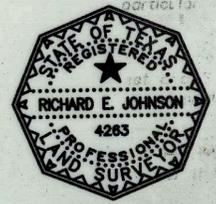
THENCE N. 45° 07' 49" E., along said east right-of-way line, a distance of 35.36 feet to the place of BEGINNING and containing 1.32 acres (57,600 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 7th DAY OF August, 2020.

Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

CHAIRMAN [Signature] DATE 8-11-20

FILED OF RECORD

8-11-20 Potter
 DATE COUNTY
202006153
 Clerk's File No.

Longhorn Addition Unit No. 8
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60'	Firm No. 10090900	DRAWN BY: JA
DATE: June 2020		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER