



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

September 16, 2020

David Miller
Atlas Land Surveying LLC
PO Box 51994
Amarillo, Texas 79159

RE: Letter of Action: Approval – Pinkerton Acres Unit No. 1 – ZB2003821 - Final Plat

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 9/15/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020019211 on 9/15/2020. 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,

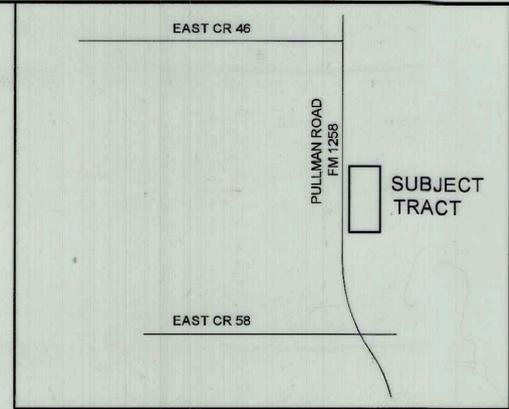
A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick
Planner II

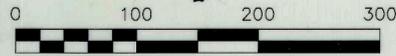
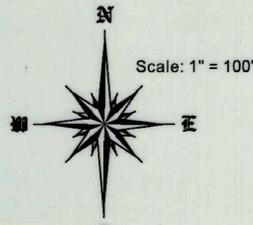
PINKERTON ACRES UNIT No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN SECTION 55, BLOCK 2,
A. B. & M. SURVEY, RANDALL COUNTY, TEXAS

5.40 ACRES



VICINITY MAP
NOT TO SCALE



LEGEND

- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- CM = CONTROL MONUMENT
- RM = RECORD MONUMENT
- ⊙ = MAG NAIL SET
- ⊙ (with dot) = 1/2" IRON ROD with ALUMINUM CAP FOUND
- (with dot) = 5/8" IRON ROD "RPLS 5437" SET
- ⊙ (with cross) = 3/8" IRON ROD "KEYS RPLS 2507" FOUND
- ⊙ (with dot) = 1/2" IRON ROD FOUND
- = MAG NAIL FOUND

DESCRIPTION

A 5.40 acre tract of land situated in Section 55, Block 2, A. B. & M. Survey, Randall County, Texas, being out of a 77.381 acre tract of land as conveyed in that certain Warranty Deed of record under Clerk's File Number 2020014571 of the Official Public Records of Randall County, Texas, said 5.40 acre tract of land being described by metes and bounds as follows:

BEGINNING at a mag nail found for the Southwest corner of said 77.381 acre tract, whence a 1/2 iron rod with an aluminum cap found for the Northwest corner of said Section 55 bears North 00 degrees 04 minutes 25 seconds East, a distance of 4435.21 feet;

THENCE North 00 degrees 04 minutes 25 seconds East, a distance of 726.24 feet to a mag nail set;

THENCE South 89 degrees 55 minutes 35 seconds East, a distance 323.91 feet to a 5/8 inch iron rod "RPLS 5437" set;

THENCE South 00 degrees 04 minutes 25 seconds West, a distance of 726.27 feet to a 5/8 inch iron rod "RPLS 5437" set;

THENCE North 89 degrees 55 minutes 17 seconds West, a distance of 323.91 feet to the POINT OF BEGINNING.

OWNER'S ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF RANDALL §

KNOWN ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, JUSTIN G. APPLING, GREG APPLING AND BRENDA APPLING, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS PINKERTON ACRES UNIT No. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 10th DAY OF September, 2020.

JUSTIN G. APPLING
1107 CABERNET WAY
AMARILLO, TEXAS 79124

GREG APPLING
6629 ST. MORITZ DR.
OSAGE BEACH, MO 65065

BRENDA APPLING
6629 ST. MORITZ DR.
OSAGE BEACH, MO 65065

ATTEST

STATE OF TEXAS §
COUNTY OF Potter §

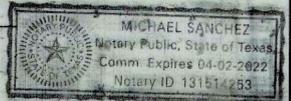
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUSTIN APPLING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 10th DAY OF September, 2020.

Michael Sanchez
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-02-22



ATTEST

STATE OF Texas §
COUNTY OF Potter §

KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG APPLING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 10th DAY OF September, 2020.

Michael Sanchez
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-02-22



ATTEST

STATE OF Texas §
COUNTY OF Potter §

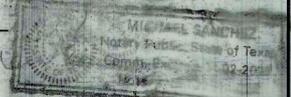
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRENDA APPLING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 10th DAY OF September, 2020.

Michael Sanchez
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-02-22

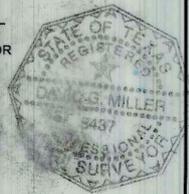


CERTIFICATE

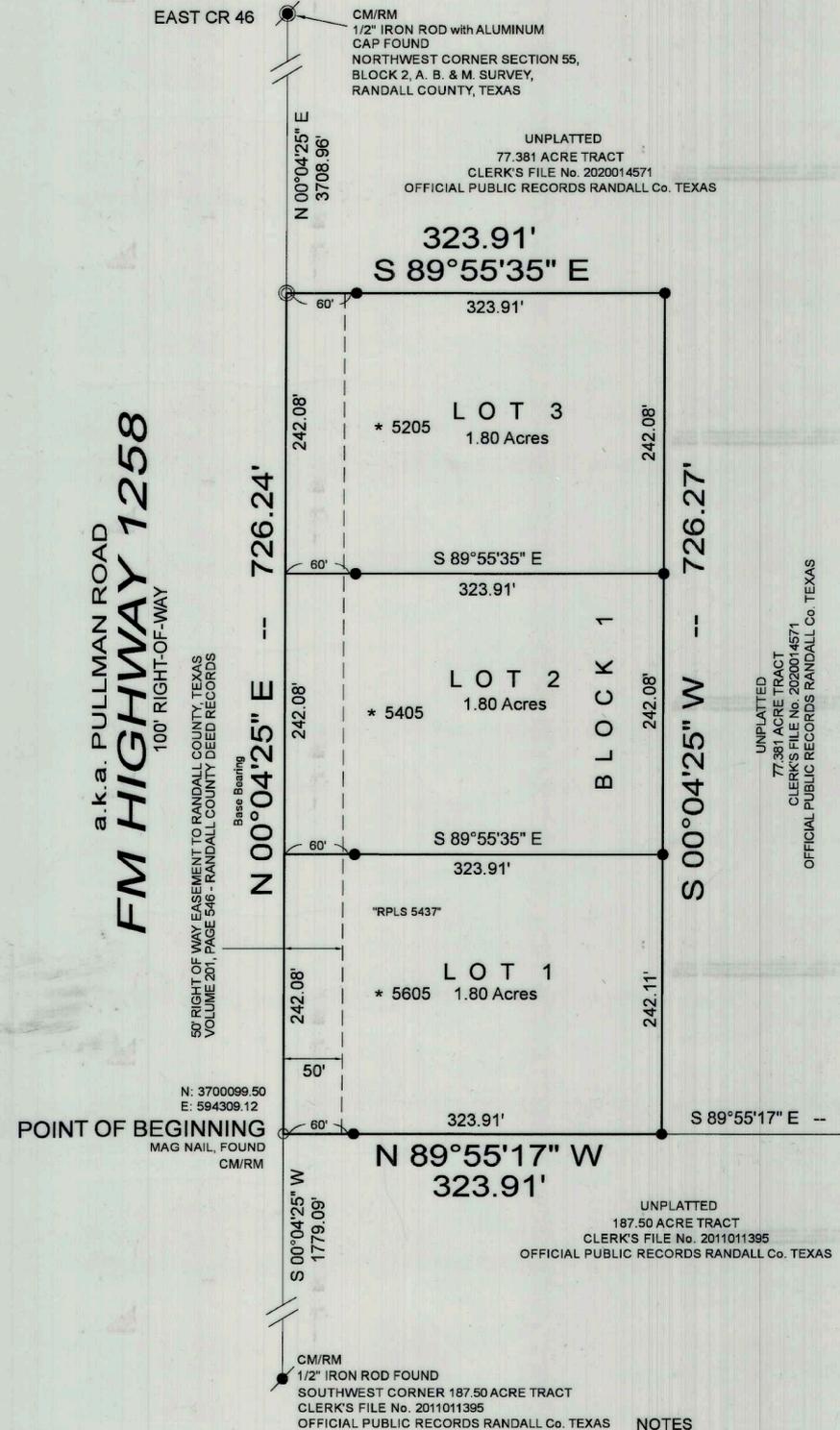
I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION; AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 24TH DAY OF AUGUST, 2020.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

ATLAS
LAND SURVEYING LLC
707 N Taylor Suite B • Amarillo, Texas • 79107
P.O. Box 51994 • Amarillo, Texas • 79159
806-654-0295
Firm # 10194242



a.k.a. PULLMAN ROAD
FM HIGHWAY 1258
100' RIGHT-OF-WAY



GRANTEE'S ADDRESS
CITY OF AMARILLO
601 S BUGHANAN STREET
AMARILLO, TEXAS 79101
RANDALL COUNTY ROAD DEPARTMENT
301 W HIGHWAY 60
CANYON, TEXAS 79015

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381 C0115E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
2. THIS PLAT IS WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
3. COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.000244
4. 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. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

APPROVAL

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

THIS 15th DAY OF September, 2020.

OFFICIAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

THIS 15th DAY OF SEPTEMBER, 2020.

HEALTH OFFICIAL

FILED OF RECORD

9-15-2020
2020019211
RANDALL COUNTY
COUNTY CLERK FILE NUMBER