

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

July 6, 2010

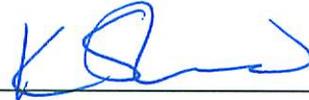
TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-11 Teresa D'Ann Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land in Section 184, Block 2, AB&M Survey, Randall County Texas.

DEVELOPER: Mark Meister

The Planning and Zoning Commission approved the above-mentioned plat on June 28, 2010. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2010010597 on June 30, 2010. Please post your records accordingly.



Kelley Shaw, Planning Director



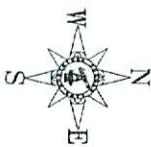
BLOCK 2 AB & M

SECTION 184

M-15



- LEGEND:
- 1" LINE: 1" REPRESENTS 100 FEET
 - 2" LINE: 2" REPRESENTS 200 FEET
 - 3" LINE: 3" REPRESENTS 300 FEET
 - 4" LINE: 4" REPRESENTS 400 FEET
 - 5" LINE: 5" REPRESENTS 500 FEET
 - 6" LINE: 6" REPRESENTS 600 FEET
 - 7" LINE: 7" REPRESENTS 700 FEET
 - 8" LINE: 8" REPRESENTS 800 FEET
 - 9" LINE: 9" REPRESENTS 900 FEET
 - 10" LINE: 10" REPRESENTS 1000 FEET
 - 12" LINE: 12" REPRESENTS 1200 FEET
 - 15" LINE: 15" REPRESENTS 1500 FEET
 - 20" LINE: 20" REPRESENTS 2000 FEET
 - 25" LINE: 25" REPRESENTS 2500 FEET
 - 30" LINE: 30" REPRESENTS 3000 FEET
 - 35" LINE: 35" REPRESENTS 3500 FEET
 - 40" LINE: 40" REPRESENTS 4000 FEET
 - 45" LINE: 45" REPRESENTS 4500 FEET
 - 50" LINE: 50" REPRESENTS 5000 FEET
 - 55" LINE: 55" REPRESENTS 5500 FEET
 - 60" LINE: 60" REPRESENTS 6000 FEET
 - 65" LINE: 65" REPRESENTS 6500 FEET
 - 70" LINE: 70" REPRESENTS 7000 FEET
 - 75" LINE: 75" REPRESENTS 7500 FEET
 - 80" LINE: 80" REPRESENTS 8000 FEET
 - 85" LINE: 85" REPRESENTS 8500 FEET
 - 90" LINE: 90" REPRESENTS 9000 FEET
 - 95" LINE: 95" REPRESENTS 9500 FEET
 - 100" LINE: 100" REPRESENTS 10000 FEET



- NOTES:
- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS
 - 2) THIS PLAT DOES NOT WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0003-A, DATED JULY 19, 1982, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR
 - 3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS
 - 4) NO DIRECT VEHICULAR ACCESS FROM S.W. 46TH AVENUE/HARDIN DRIVE WILL BE ALLOWED TO LOT 21, BLOCK 2, NO DIRECT VEHICULAR ACCESS FROM S.W. 45TH AVENUE WILL BE ALLOWED TO LOT 41, BLOCK 2
 - 5) FLOOD ZONE ELEVATION BASED ON NGS-SNAVD 88

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 28 DAY OF June, 2010.

FILED OF RECORD

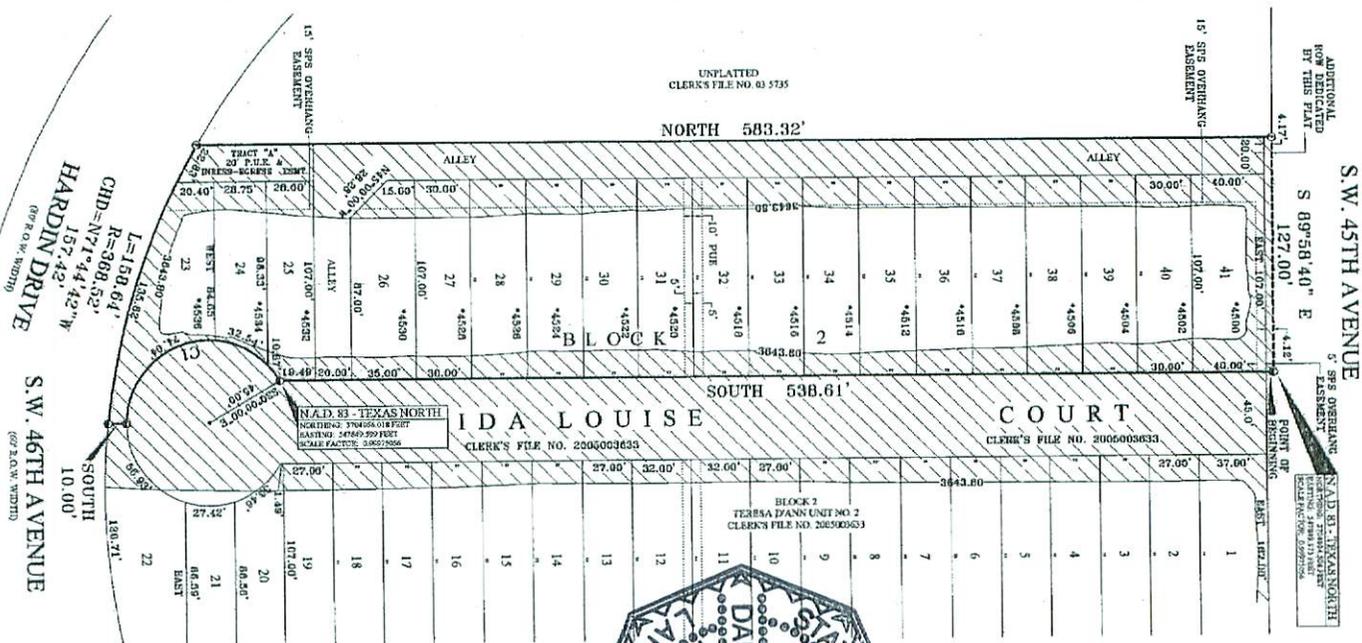
6-30-10

2010000597

Randa II

CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS
CITY OF AMARILLO
1000 W. 10TH
AMARILLO, TEXAS 79105-1971



CURVE TABLE

CURVE	LENGTH	RADIUS	CROSS BEARING	LENGTH
C1	117.00'	45.00'	315.00' 00" E	98.53'

DISCUSSION

A 1.764-acre tract of land situated in Section 184, Block 2, A.B. & M. Survey, Randall County, Texas, further being a portion of that certain 10.207 +/- acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 03-5715 of the Official Public Records of Randall County, Texas, said 1.764-acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on December 21, 2009 and being described by metes and bounds as follows:

BERGSHANNING a 1/4 inch iron rod with cap stamped "FURMAN R.E.S. 5374" found as called for at the Northwest corner of Tract 17 Ann Unit No. 2 an addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof of record under County Clerk File No. 2003000433 of the Official Public Records of Randall County, Texas, same being at the intersection of the West right-of-way line of Ida Louise Court (as dedicated by said plat of Tract 17 Ann Unit No. 2) and the South monumented right-of-way line of S.W. 46th Avenue, and also being the most Northerly Northwest corner of the aforesaid tract of land.

THENCE SOUTH (true) 538.61 feet along the West right-of-way line of said Ida Louise Court to a 1/4 inch iron rod with cap stamped "FURMAN R.E.S. 5374" found as called for at the beginning of a curve to the left whose center point bears S. 39° 00' 00" E. 45.00 feet.

THENCE Southeastern along said curve to the left an arc distance of 117.00 feet with a chord bearing S. 1° 00' 00" E., a distance of 86.93 feet to a 3/8 inch iron rod with cap stamped "FURMAN R.E.S. 5374" found at the most Eastern Northwest corner of this tract of land.

THENCE SOUTH 10.00 feet to a 1/4 inch iron rod with cap stamped "FURMAN R.E.S. 5374" found as called for at the most Southeastly Southwest corner of said Tract 17 Ann Unit No. 2, same being the Southeast corner of this tract of land, further being in the monumented North right-of-way lines of S.W. 46th Avenue/Hardin Drive and also being the beginning of a curve to the right whose center point bears N. 0° 55' 20" E., 368.32 feet.

THENCE Northwest along said curve to right same being the North right-of-way line of said S.W. 46th Avenue/Hardin Drive an arc distance of 1158.61 feet with a chord bearing N. 7° 14' 42" W., a distance of 17.97 feet to a 1/4 inch iron rod with cap stamped "FURMAN R.E.S." set at the Southeast corner of this tract of land.

THENCE NORTH 583.32 feet to a 1/4 inch iron rod with cap stamped "FURMAN R.E.S." set at the Northwest corner of this tract of land, same being in the South right-of-way line of said S.W. 45th Avenue.

THENCE S. 89° 58' 40" E. 127.00 feet along the South right-of-way line of said S.W. 45th Avenue to the POINT OF BEGINNING and containing 1.76 acres of land more or less.

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
TERESA D'ANN
UNIT NO. 3

EXECUTED THIS 28 DAY OF June, 2010.
MARK MEISTER, PRESIDENT
P.O. BOX 20005
AMARILLO, TEXAS 79114
(806) 457-1648

ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK MEISTER, PRESIDENT OF DOMINION HOMES, INC. THIS 28 DAY OF June, 2010.
Doreen Shannon
NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE
I, DOREEN SHANNON, CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT WAS PREPARED BY A REGISTERED SURVEYOR UNDER THE PROVISIONS OF THE SURVEYING ACT AS INDICATED, MY DIRECT SUPERVISOR'S SIGNATURE BEING FOUND AS INDICATED, AT ALL PERTINENT CORNERS ON THIS 28 DAY OF DECEMBER, 2009.

Daryl R. Furman, R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED

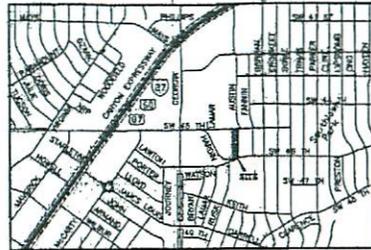
P-10-11

mw



PLAT 2010010597

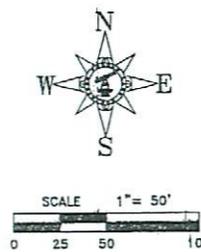
1 PG



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET WITH CAP STAMPED "FURMAN RPLS"
- 1/4" IRON ROD WITH CAP AND FIND
- REMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- FLOOD HAZARD AREA



NOTES:

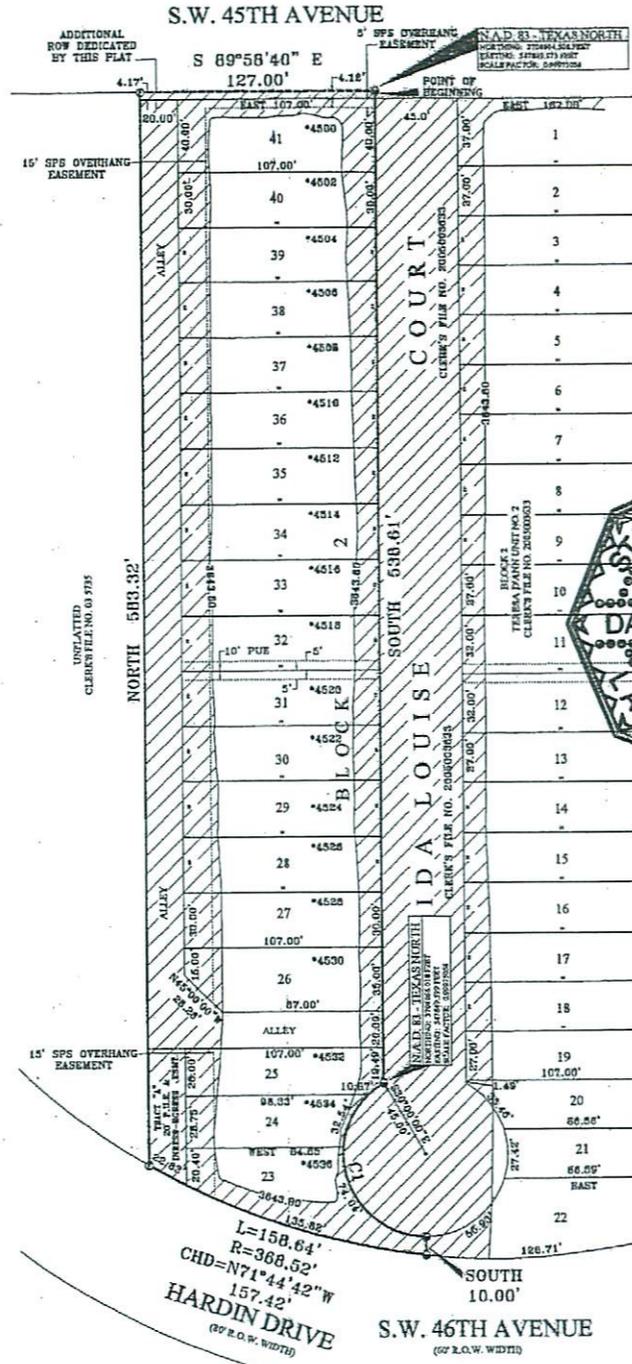
- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0033-A, DATED JULY 19, 1982, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.
- 4) NO DIRECT VEHICULAR ACCESS FROM S.W. 46TH AVENUE/HARDIN DRIVE WILL BE ALLOWED TO LOT 23, BLOCK 2. NO DIRECT VEHICULAR ACCESS FROM S.W. 45TH AVENUE WILL BE ALLOWED TO LOT 41, BLOCK 2.
- 5) FLOOD ZONE ELEVATION BASED ON NGS-NAVD 88.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 22 DAY OF June, 2010.

CHAIRMAN [Signature]
FILED OF RECORD
(DATE) (COUNTY)

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	LENGTH
C1	117.00'	45.00'	S16°00'00" E	88.93'

DESCRIPTION
A 1.76+- acre tract of land situated in Section 184, Block 2, A. B. & M. Survey, Randall County, Texas, further being a portion of that certain 10.207+- acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 03-5735 of the Official Public Records of Randall County, Texas, said 1.76+- acre tract of land having been surveyed on the ground by Furman Land Surveyors Inc. on December 21, 2009 and being described by notes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found as called for at the Northwest corner of Teresa D' Ann Unit No. 2 an addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof of record under County Clerk's File No. 2009003633 of the Official Public Records of Randall County, Texas, same being at the intersection of the West right-of-way line of Ida Louise Court (as dedicated by said plat of Teresa D' Ann Unit No. 2) and the South monumented right-of-way line of S.W. 45th Avenue, and also being the most Northerly Northeast corner of the herein described tract of land;

THENCE SOUTH (base line) 538.61 feet along the West right-of-way line of said Ida Louise Court to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found as called for at the beginning of a curve to the left whose center point bears S. 30° 00' 00" E. 45.00 feet;

THENCE Southwesterly along said curve to the left an arc distance of 117.00 feet with a chord bearing S. 15° 00' 00" E., a distance of 86.93 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found at the most Easterly Northeast corner of this tract of land;

THENCE SOUTH 10.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found as called for at the most Southerly Southwest corner of said Teresa D' Ann Unit No. 2, same being the Southeast corner of this tract of land, further being in the monumented North right-of-way lines of S.W. 46th Avenue/Hardin Drive and also being the beginning of a curve to the right whose center point bears N. 09° 53' 20" E., 368.52 feet;

THENCE Northwesterly along said curve to right same being the North right-of-way line of said S.W. 46th Avenue/Hardin Drive an arc distance of 158.64 feet with a chord bearing N. 71° 44' 42" W., a distance of 157.42 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land;

THENCE NORTH 583.32 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of this tract of land, same being in the South right-of-way line of said S.W. 45th Avenue;

THENCE S. 89° 58' 40" E., 127.00 feet along the South right-of-way line of said S.W. 45th Avenue to the POINT OF BEGINNING and containing 1.76 acres of land more or less.



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, MARK MEISTER, PRESIDENT OF DOMINION HOMES INC., 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 TERESA D' ANN UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, LANES, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 14th DAY OF June, 2010.

MARK MEISTER, PRESIDENT
DOMINION HOMES, INC.
P.O. BOX 20085
AMARILLO, TEXAS 79114
(906) 467-1648

TERESA D' ANN
UNIT NO. 3

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK MEISTER, PRESIDENT OF DOMINION HOMES, INC. THIS 14th DAY OF June, 2010.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 184,
BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS
1.76+ ACRES

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 21st DAY OF DECEMBER, 2009.

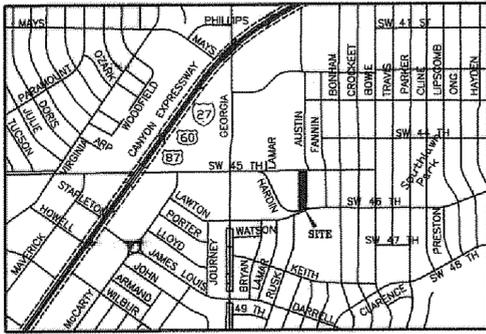
[Signature]
DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS	DANIEL B. FURMAN, RPLS
DONALD R. FURMAN, RPLS	CASEY A. MANN, RPLS
HEATHER LYNN LEMONS, RPLS	LONDON M. STOKES, RPLS
(806) 274-4245	(806) 324-1405
P.O. BOX 1418	P.O. BOX 454
AMARILLO, TX 79105	DUMAS, TEXAS 79029

PROJECT NO. 0910379 FILE NO. M-15
DRAWING NO. C:\SUB09\RANDALL\M-15\0910379

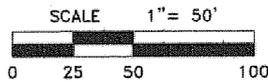
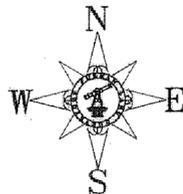


VICINITY MAP

NOT TO SCALE

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/FURMAN CAP END
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- FLOOD HAZARD AREA



NOTES:

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- 2) THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0033-A, DATED JULY 19, 1982, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
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- 5) FLOOD ZONE ELEVATION BASED ON NGS-NAVD 88.

APPROVAL

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

TEXAS, ON THIS 28 DAY OF JUNE, 2010.

CHAIRMAN

FILED OF RECORD

6/30/10
(DATE)

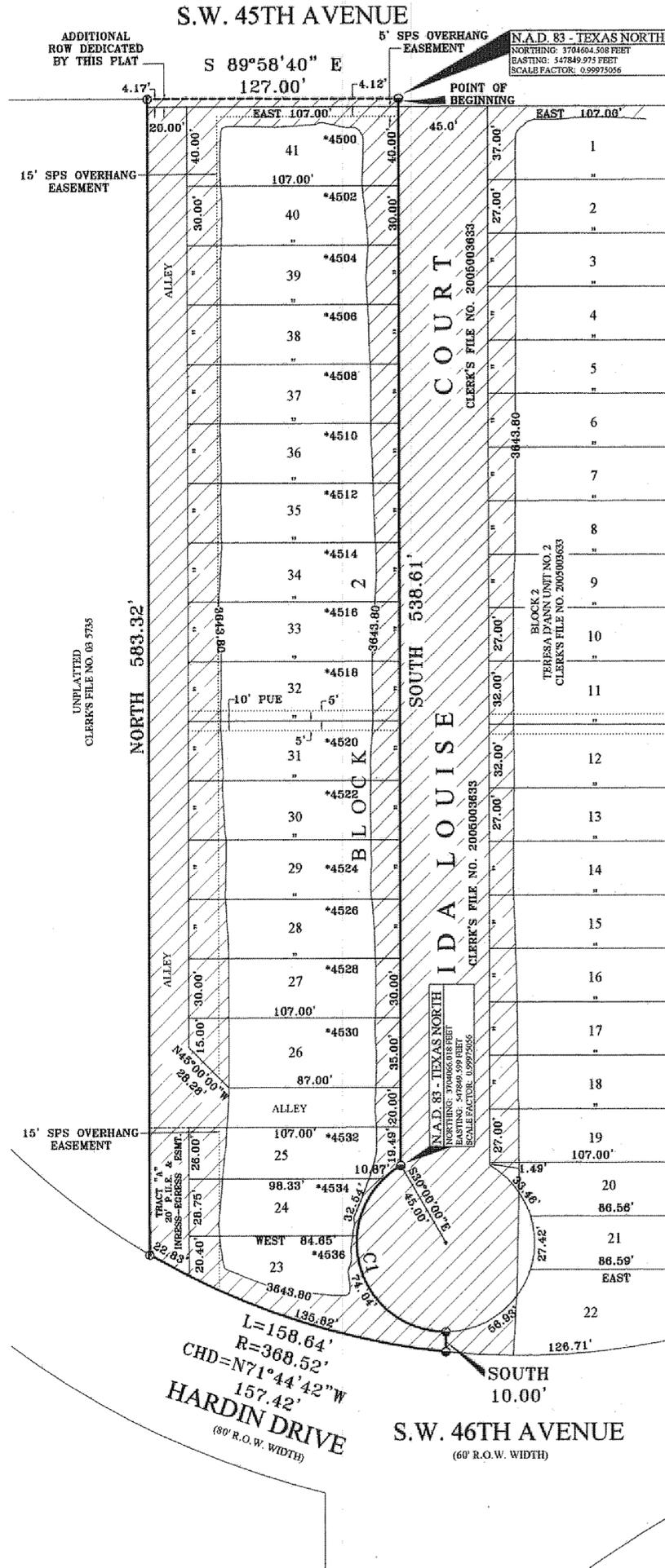
Randall
(COUNTY)

2010010597

CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971



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THENCE Southeasterly along said curve to the left an arc distance of 117.80 feet with a chord bearing S. 15° 00' 00" E., a distance of 86.93 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found at the most Easterly Northeast corner of this tract of land;

THENCE SOUTH 10.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found as called for at the most Southerly Southwest corner of said Teresa D' Ann Unit No. 2, same being the Southeast corner of this tract of land, further being in the monumented North right-of-way lines of S.W. 46th Avenue/Hardin Drive and also being the beginning of a curve to the right whose center point bears N. 05° 55' 20" E., 368.52 feet;

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OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, MARK MEISTER, PRESIDENT OF DOMINION HOMES INC., 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 TERESA D' ANN UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, LANES, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 14th DAY OF June, 2010.

MARK MEISTER, PRESIDENT
DOMINION HOMES, INC.
P.O. BOX 20085
AMARILLO, TEXAS 79114
(806) 467-1648

TERESA D' ANN
UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO,

BEING AN UNPLATTED TRACT OF LAND

SITUATED IN SECTION 184,
BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS

1.76± ACRES

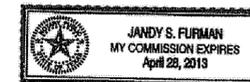
ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK MEISTER, PRESIDENT OF DOMINION HOMES, INC. THIS 14th DAY OF June, 2010.

Jandy Human
NOTARY PUBLIC, STATE OF TEXAS



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 21st DAY OF DECEMBER, 2009.



Daryl R. Furman R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LONDON M. STOKES, RPLS
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 0910379 FILE NO. M-15
DRAWING NO. C:\SUB09\RANDALL\M-15\0910379