



DEVELOPMENT SERVICES

509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

11/5/2015

Michael Hughes
ROSS-CX LLC
Wellington Sq Bldg B Suite 100
1616 S Kentucky
Amarillo TX 79102

RE: Letter of Action: Approval- Air Park Unit No. 23 – ZB1501789 Final Plat

Mr. Hughes,

The City of Amarillo has approved the above Final Plat on 10/13/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1282695 on 10/23/2015. 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 cris.valverde@amarillo.gov or 806/378-4223.

Sincerely,

A handwritten signature in dark ink that reads 'CRIS VALVERDE' followed by a stylized initial or mark.

Cris Valverde
Senior Planner

D-199



BIK2 AB+M

SEC 154

D-13

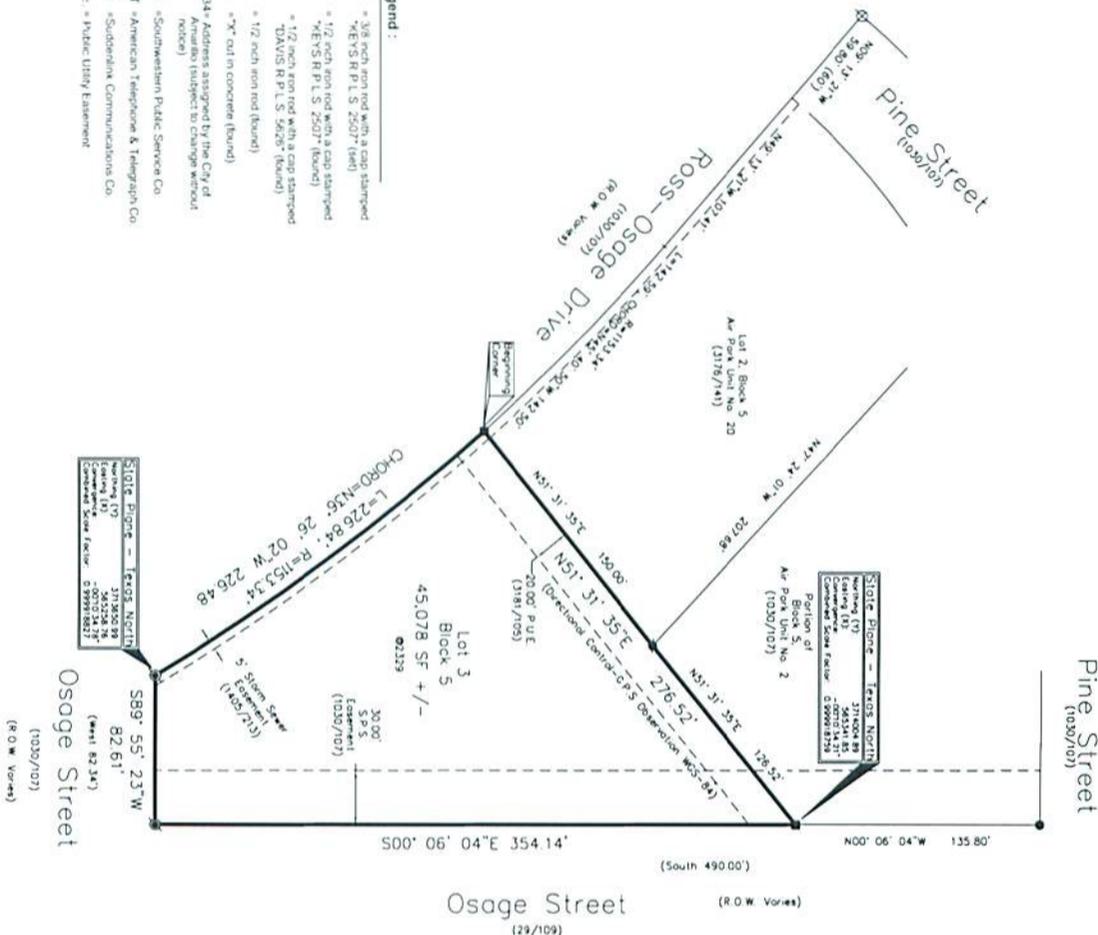
Census Tract No. 106
 Air Rpt No. 0-13

Grantor's Address:
 P.O. Box 1971
 Amarillo, Texas 79109-1971



Legend:

- = 3/8 inch iron rod with a cap stamped "KEYS R P.L.S. 2507" (1961)
- = 1/2 inch iron rod with a cap stamped "KEYS R P.L.S. 2507" (found)
- = 1/2 inch iron rod with a cap stamped "DAVIS R P.L.S. 5629" (found)
- = 1/2 inch iron rod (found)
- = "X" out in concrete (found)
- ⊗ = 12" x 12" Address assigned by the City of Amarillo (subject to change without notice)
- SFS = Southwestern Public Service Co
- ATI = American Telephone & Telegraph Co
- SLD = Suddenlink Communications Co
- P.U.E. = Public Utility Easement



STATE PLAT - TEXAS NORTH	
Survey (Y)	2174024 88
County (X)	0000000 00
Section (Z)	0000000 00
Cornered Scale Factor	0.99998733
Survey Date	08/28/2015
Surveyor	0000000 00

STATE PLAT - TEXAS NORTH	
Survey (Y)	2174024 88
County (X)	0000000 00
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Cornered Scale Factor	0.99998733
Survey Date	08/28/2015
Surveyor	0000000 00

Filed of Record:
 10-23-15
 date
 1282695
 Volume & Page No

Robert Keys & Associates
 1803327 1182
 Email: rka@rkaassociates.com
 4423 W. 43rd Avenue, Amarillo, Texas 79109-5405
 Phone: (806) 432-1182
 www.rkaassociates.com

Air Park Unit No. 23
 being a re-plat of a portion of Block 5,
 Air Park Unit No. 2,
 an addition to the City of Amarillo,
 in Section 154, Block 2, A. B. & M. Survey,
 Potter County, Texas
 1.03 ± Acres



APP

P-15-54

JS

BIK2AB+m

SEC154

D-13

Census Tract No. ????
AP Map No. ????

Notes

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No 48375C0530C, effective, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

Description

A 45,078 square foot (1.03 acre) tract of land situated in Block 5 of Air Park Unit No. 2, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1030, Page 107 of the Deed Records of Potter County, Texas, and surveyed on the ground by Robert Keys and Associates on the 22nd day of July, 2015 and the 28th day of August, 2015 and said tract of land being described by means and bounds as follows:

BEGINNING at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract and the most southerly corner of Lot 2, Block 5 of Air Park Unit No. 20, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3176, Page 141 of the Official Public Records of Potter County, Texas, from whence an "X" cut in concrete, found at the most southerly corner of Lot 1A, Block 3, Air Park Unit No. 7, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1275, Page 99 of the Deed Records of Potter County, Texas, bears Northwesterly along a curve to the left with a radius of 1153.34 feet, an arc distance of 142.59 feet and a chord of N. 45.40' 50" W., 142.50 feet and N. 09.13' 21" W., 167.21 feet.

Thence N. 51.31' 35" E., (Direction Control - GPS Observation WGS 84), at 150.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly corner of said Lot 2, a total distance of 276.52 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the northeast corner of said Block 5 of Air Park Unit No. 2 bears N. 00.06' 04" W., 135.80 feet.

Thence S. 00.06' 04" E., 354.14 feet along the east line of said Block 5 and the westerly right of way line of Osage Street, as dedicated by Glenwood Addition, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 29, Page 109 of the Deed Records of Potter County, Texas, to a 1/2 inch iron rod with a cap stamped "DAVIS 5626", found at the southeast corner of this tract of land.

Thence S. 89.55' 23" W., 82.61 feet along the north right of way line of Osage Street, as shown on said Air Park Unit No. 2 (actual dedication not found) to a 1/2 inch iron rod with a cap stamped "DAVIS 5626", found at the southeast corner of this tract of land and same being on a curve to the left, with a radius of 1153.34 feet.

Thence Northwesterly, 226.84 feet along said curve, the west line of said Block 5 and the east right of way line of Ross Osage Drive, as dedicated by said Air Park Unit No. 2, with a chord of N. 36.26' 02" W., 226.48 feet to the **POINT OF BEGINNING**

Dedication

The State of Texas §
County of Potter §
Know all men by these presents:

That, Ross-CX, LLC, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Air Park Unit No. 23 an addition 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, unless noted as existing with the recording information shown.

Executed this 6th day of October, 2015.

Michael Hughes
Michael Hughes, Member of
Ross-CX, LLC
Wellington Square Bldg. B Ste 100
1616 S. Kentucky Street
Amarillo, Texas 79109
(806) 679-3700

Approval

Approved by Designated Official for the City of Amarillo, Texas, this 13 day of October, 2015.

APR
Assistant City Manager/Development Services

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information 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 22nd day of July, 2015 and the 28th day of August, 2015.



RE Keys
Registered Professional Land Surveyor

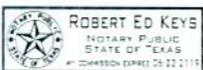
Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Michael Hughes, Member of Ross-CX, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 6th day of Oct., 2015.

RE Keys
Notary Public in and For the State of Texas
My commission expires 6-18-19



Air Park Unit No. 23,
being a re-plat of a portion of Block 5, Air Park Unit No. 2, an addition to the City of Amarillo, in Section 154, Block 2, A, B, & M. Survey, Potter County, Texas
1.03 ± Acres

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Filed of Record :
10-23-15 Potter
Date County
1282695
Volume - Page No

Page 2 of 2

Robert Keys & Associates
RK and surveying mapping land planning
(806) 352-1782 Email: rk@keysurveying.com
4423 S.W. 45th Avenue Amarillo, Texas 79109-5405
Firm No. 10034400 www.keysurveying.com

APP

P-15-54

JS

FILED and RECORDED

Instrument Number: 1282695

Filing and Recording Date: 10/23/2015 03:51:14 PM Pages: 4 Recording Fee: \$39.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

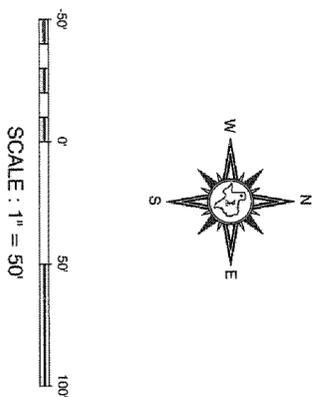


A handwritten signature in cursive script that reads "Julie Smith".

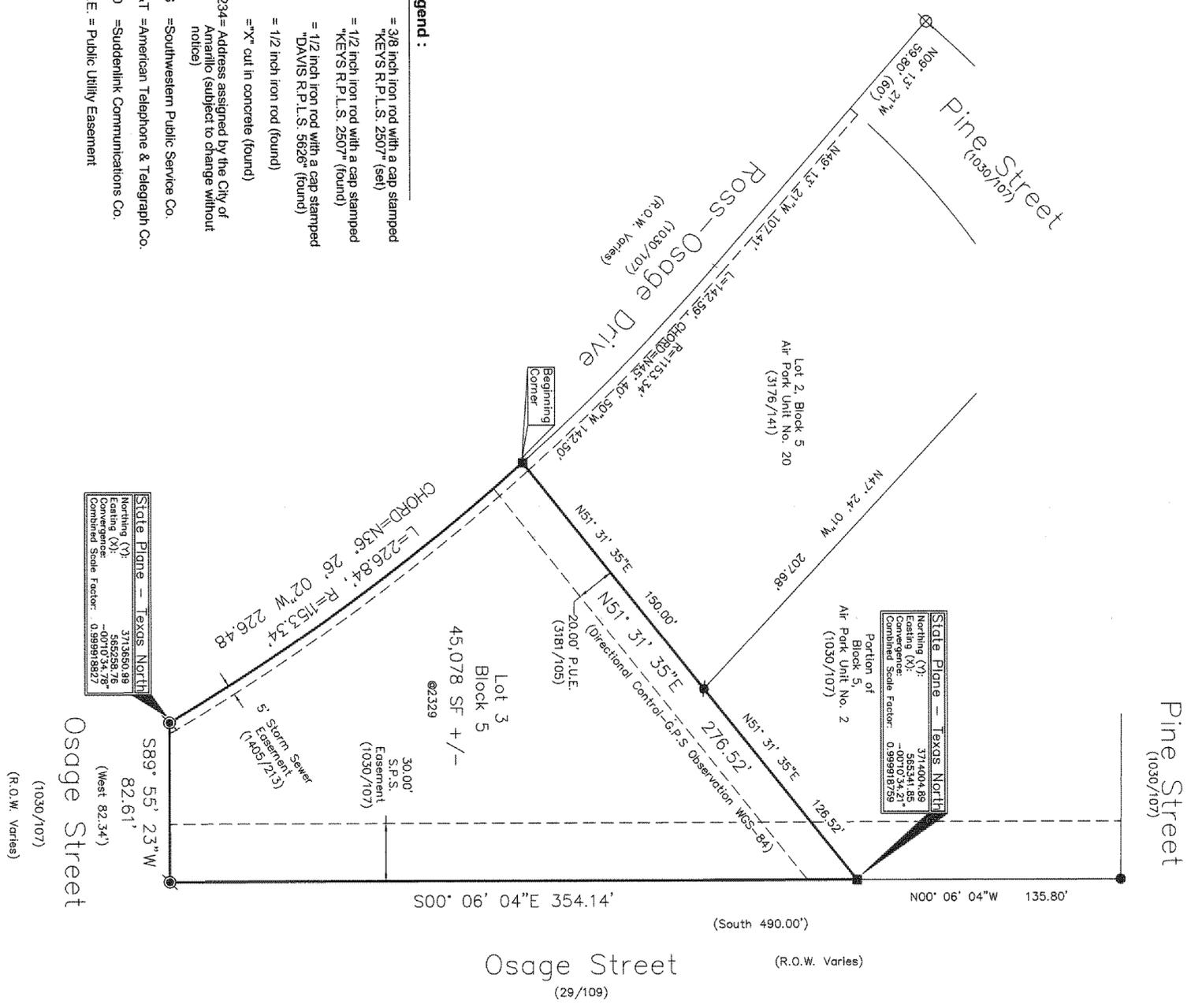
Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

msmith



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Vicinity Map

Filed of Record :

10-23-15

Potter county

1282695

Volume & Page No.

Air Park Unit No. 23

being a re-plot of a portion of Block 5,
Air Park Unit No. 2,
an addition to the City of Amarillo,
in Section 154, Block 2, A. B. & M. Survey,
Potter County, Texas
1.03 ± Acres

Robert Keys & Associates
land surveying
mapping
site planning

(806) 352-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keysurveying.com

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

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Thence N. 51 31' 35" E., (Directional Control - GPS Observation WGS-84), at 150.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly corner of said Lot 2, a total distance of 276.52 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the northeast corner of said Block 5 of Air Park Unit No. 2 bears N. 00 06' 04" W., 135.80 feet;

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Executed this 6th day of OCTOBER, 2015.

Michael Hughes
Michael Hughes, Member of
Ross-CX, LLC
Wellington Square Bldg. B Ste. 100
1616 S. Kentucky Street
Amarillo, Texas 79109
(806) 679-3700

Approval

Approved by Designated Official for the City of Amarillo, Texas, this 13th day of OCTOBER, 2015.

Robert E. Keys
Assistant City Manager Development Services

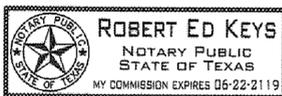
Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Michael Hughes, Member of Ross-CX, LLC, 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 herein expressed.

Given under my hand and seal of office this 6th day of OCTOBER, 2015.

Robert E. Keys
Notary Public in and For the State of Texas
My commission expires: 6-12-19



Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information 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 22nd day of July, 2015 and the 28th day of August, 2015.



Robert E. Keys
Registered Professional Land Surveyor

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