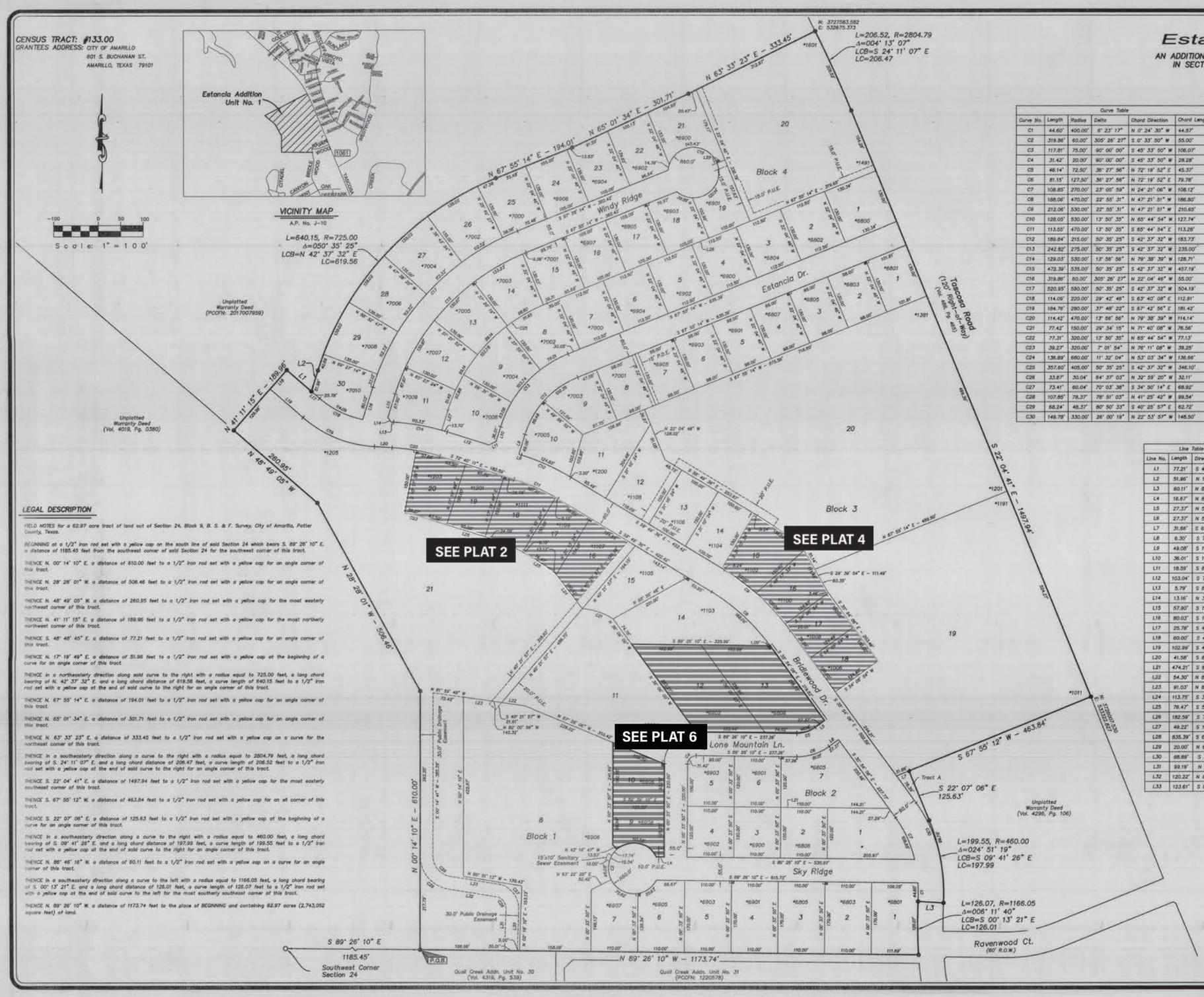
Estancia Addition Unit No. 1

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
62.97 ACRES

CENSUS TRACT: #133.00
GRANTEES ADDRESS: CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

VICINITY MAP
A.P. No. J-10

Scale: 1" = 100'



Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.60'	400.00'	6° 23' 17"	N 0° 24' 30" W	44.57'
C2	319.86'	60.00'	305° 26' 27"	S 0° 33' 50" W	55.00'
C3	117.81'	75.00'	90° 00' 00"	S 45° 33' 50" W	106.07'
C4	31.42'	20.00'	90° 00' 00"	S 45° 33' 50" W	28.28'
C5	46.14'	72.50'	36° 27' 56"	N 72° 19' 52" E	45.37'
C6	81.15'	127.50'	36° 27' 56"	N 72° 19' 52" E	79.78'
C7	108.85'	270.00'	23° 05' 59"	N 24° 21' 06" W	108.12'
C8	188.06'	470.00'	22° 55' 31"	N 47° 21' 51" W	186.80'
C9	212.06'	530.00'	22° 55' 31"	N 47° 21' 51" W	210.65'
C10	128.05'	530.00'	13° 50' 35"	N 65° 44' 54" W	127.74'
C11	113.53'	470.00'	13° 50' 35"	S 65° 44' 54" E	113.28'
C12	189.84'	215.00'	50° 35' 25"	S 42° 37' 32" W	183.73'
C13	242.82'	275.00'	50° 35' 25"	S 42° 37' 32" W	235.00'
C14	129.03'	530.00'	13° 58' 56"	N 79° 38' 39" W	128.71'
C15	472.39'	535.00'	50° 35' 25"	S 42° 37' 32" W	457.19'
C16	319.86'	60.00'	305° 26' 27"	N 22° 04' 46" W	55.00'
C17	520.95'	590.00'	50° 35' 25"	S 42° 37' 32" W	504.19'
C18	114.09'	220.00'	29° 42' 46"	S 63° 40' 08" E	112.81'
C19	184.76'	280.00'	37° 48' 22"	S 87° 42' 56" E	181.42'
C20	114.42'	470.00'	13° 58' 56"	N 79° 38' 39" W	114.14'
C21	77.42'	150.00'	29° 34' 15"	N 71° 40' 08" W	76.56'
C22	77.31'	320.00'	13° 50' 35"	N 65° 44' 54" W	77.13'
C23	39.27'	320.00'	7° 01' 54"	N 76° 11' 08" W	39.25'
C24	136.89'	680.00'	11° 32' 04"	N 53° 03' 34" W	136.66'
C25	357.60'	405.00'	50° 35' 25"	S 42° 37' 32" W	346.10'
C26	33.87'	30.04'	64° 37' 03"	N 32° 59' 20" W	32.11'
C27	73.41'	60.04'	70° 03' 38"	S 34° 50' 14" E	68.92'
C28	107.85'	78.37'	78° 51' 03"	N 41° 25' 42" W	99.54'
C29	68.24'	48.37'	80° 50' 33"	S 40° 25' 57" E	62.72'
C30	149.78'	330.00'	26° 00' 19"	N 22° 53' 57" W	148.50'

Line Table		
Line No.	Length	Direction
L1	77.21'	S 48° 48' 45" E
L2	51.96'	N 17° 19' 49" E
L3	60.11'	N 86° 46' 16" W
L4	16.67'	N 89° 26' 10" W
L5	27.37'	N 54° 05' 54" E
L6	27.37'	N 54° 05' 54" E
L7	31.66'	S 67° 55' 50" W
L8	6.30'	S 72° 40' 11" E
L9	49.08'	S 17° 19' 49" W
L10	36.01'	S 17° 19' 49" W
L11	18.59'	S 62° 49' 11" W
L12	103.04'	S 72° 40' 11" E
L13	5.79'	S 86° 37' 07" E
L14	13.16'	N 34° 18' 41" W
L15	57.90'	S 17° 19' 49" W
L16	80.03'	S 17° 19' 49" W
L17	25.78'	S 48° 48' 45" E
L18	60.00'	S 41° 11' 15" W
L19	102.99'	S 48° 48' 45" E
L20	41.58'	S 86° 37' 07" E
L21	474.21'	S 89° 26' 10" E
L22	54.30'	N 82° 00' 56" W
L23	91.03'	N 82° 00' 56" W
L24	113.75'	S 37° 20' 35" E
L25	76.47'	S 58° 49' 36" E
L26	182.59'	S 72° 40' 11" E
L27	49.22'	S 17° 19' 49" W
L28	835.39'	S 67° 55' 14" W
L29	20.00'	N 67° 50' 51" E
L30	88.89'	S 2° 18' 10" W
L31	99.19'	N 2° 18' 10" E
L32	120.22'	N 80° 51' 13" W
L33	123.61'	S 80° 51' 13" E

LEGAL DESCRIPTION

FIELD NOTES for a 62.97 acre tract of land out of Section 24, Block 9, B. S. & F. Survey, City of Amarillo, Potter County, Texas.

BEGINNING at a 1/2" iron rod set with a yellow cap on the south line of said Section 24 which bears S. 89° 26' 10" E. a distance of 1185.45 feet from the southwest corner of said Section 24 for the southwest corner of this tract.

THENCE N. 00° 14' 10" E. a distance of 610.00 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 28° 28' 01" W. a distance of 506.46 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 48° 49' 05" W. a distance of 260.95 feet to a 1/2" iron rod set with a yellow cap for the most westerly northwest corner of this tract.

THENCE N. 41° 11' 15" E. a distance of 189.96 feet to a 1/2" iron rod set with a yellow cap for the most northerly northwest corner of this tract.

THENCE S. 48° 48' 45" E. a distance of 77.21 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 17° 19' 49" E. a distance of 51.96 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve for an angle corner of this tract.

THENCE in a northeasterly direction along said curve to the right with a radius equal to 725.00 feet, a long chord bearing of N. 42° 37' 32" E. and a long chord distance of 619.56 feet, a curve length of 640.15 feet to a 1/2" iron rod set with a yellow cap at the end of said curve to the right for an angle corner of this tract.

THENCE N. 67° 55' 14" E. a distance of 194.01 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 65° 01' 34" E. a distance of 301.71 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 63° 33' 23" E. a distance of 333.45 feet to a 1/2" iron rod set with a yellow cap on a curve for the northeast corner of this tract.

THENCE in a southeasterly direction along a curve to the right with a radius equal to 2804.79 feet, a long chord bearing of S. 24° 11' 07" E. and a long chord distance of 206.47 feet, a curve length of 206.52 feet to a 1/2" iron rod set with a yellow cap at the end of said curve to the right for an angle corner of this tract.

THENCE S. 22° 04' 41" E. a distance of 1497.94 feet to a 1/2" iron rod set with a yellow cap for the most easterly southeast corner of this tract.

THENCE S. 67° 55' 12" W. a distance of 463.84 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE S. 22° 07' 06" E. a distance of 125.63 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve for an angle corner of this tract.

THENCE in a southeasterly direction along a curve to the right with a radius equal to 460.00 feet, a long chord bearing of S. 09° 41' 26" E. and a long chord distance of 197.99 feet, a curve length of 199.55 feet to a 1/2" iron rod set with a yellow cap at the end of said curve to the right for an angle corner of this tract.

THENCE N. 86° 46' 16" W. a distance of 60.11 feet to a 1/2" iron rod set with a yellow cap on a curve for an angle corner of this tract.

THENCE in a southeasterly direction along a curve to the left with a radius equal to 1166.05 feet, a long chord bearing of S. 00° 13' 21" E. and a long chord distance of 126.01 feet, a curve length of 126.07 feet to a 1/2" iron rod set with a yellow cap at the end of said curve to the left for the most southerly southeast corner of this tract.

THENCE N. 89° 26' 10" W. a distance of 1173.74 feet to the place of BEGINNING and containing 62.97 acres (2,743,052 square feet) of land.

LEGEND

● = 1/2" iron rod set w/ a yellow cap
* = Address (Subject to Change Without Notice)
PUE = Public Utility Easement
P.O.B. = Point of Beginning
P.D.E. = Private Drainage Easement
6'x6' S.P.S. Easement — 5'x5' S.B.C. & S.L. Easement

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. 48375C0510G, DATED JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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.

3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507

4. TRACT A AND LOT 21 SHALL BE MAINTAINED BY THE ESTANCIA ADDITION HOME OWNER'S ASSOCIATION.

5. A PRIVATE PERPETUAL DRAINAGE EASEMENT, RUNNING WITH THE LAND, IS ASSIGNED TO ALL LOTS. SAID EASEMENT SHALL BE DEFINED AS BEING TEN (10.0) ALONG THE REAR LOT LINES AND FIVE (5.0) FEET ALONG THE SIDE LOT LINES.

6. THE AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT: 334,068 SQUARE FEET. THE AREA OF PUBLIC EASEMENTS DEDICATED BY THIS PLAT: 277,273 SQUARE FEET.

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER X

THAT ESTANCIA DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, ACTING THROUGH ITS MANAGER, JOE WATKINS, HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS ESTANCIA ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 16th DAY OF Sept. 2019.

JOE WATKINS, MANAGER,
ESTANCIA DEVELOPMENT, LLC
P.O. BOX 52100
AMARILLO, TX 79159
(806) 467-9600

ATTEST

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON 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 16th DAY OF Sept. 2019.

NOTARY PUBLIC STATE OF TEXAS

Comm. Expires _____

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 SEPTEMBER 2019.

STATE OF TEXAS
RICHARD E. JOHNSON
4263
REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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

CHAIRMAN

DATE 9-9-19

FILED OF RECORD
9/11/2019 Potter
DATE COUNTY
2019OPR0012056
CLERK'S FILE No.

Estancia Addition Unit No. 1
AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS

SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: HM/JA
DATE: July 2019		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. Box 543
Wellington, Texas 79095

Sheet 1 of 1