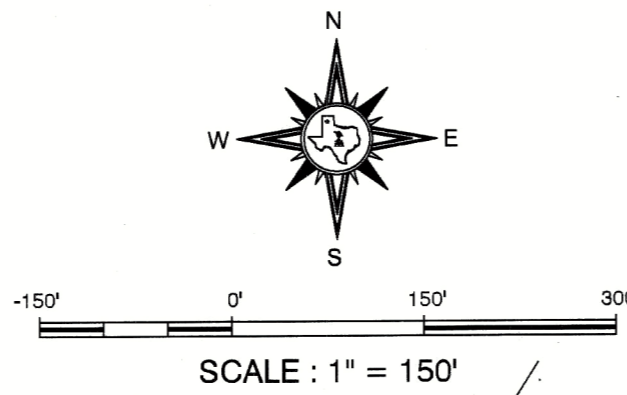
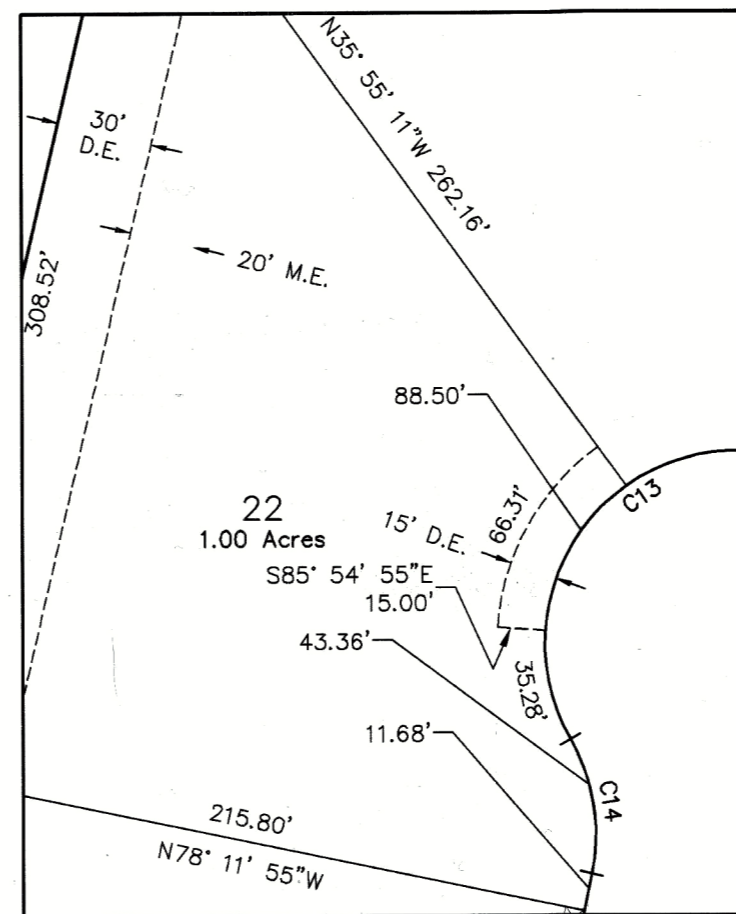


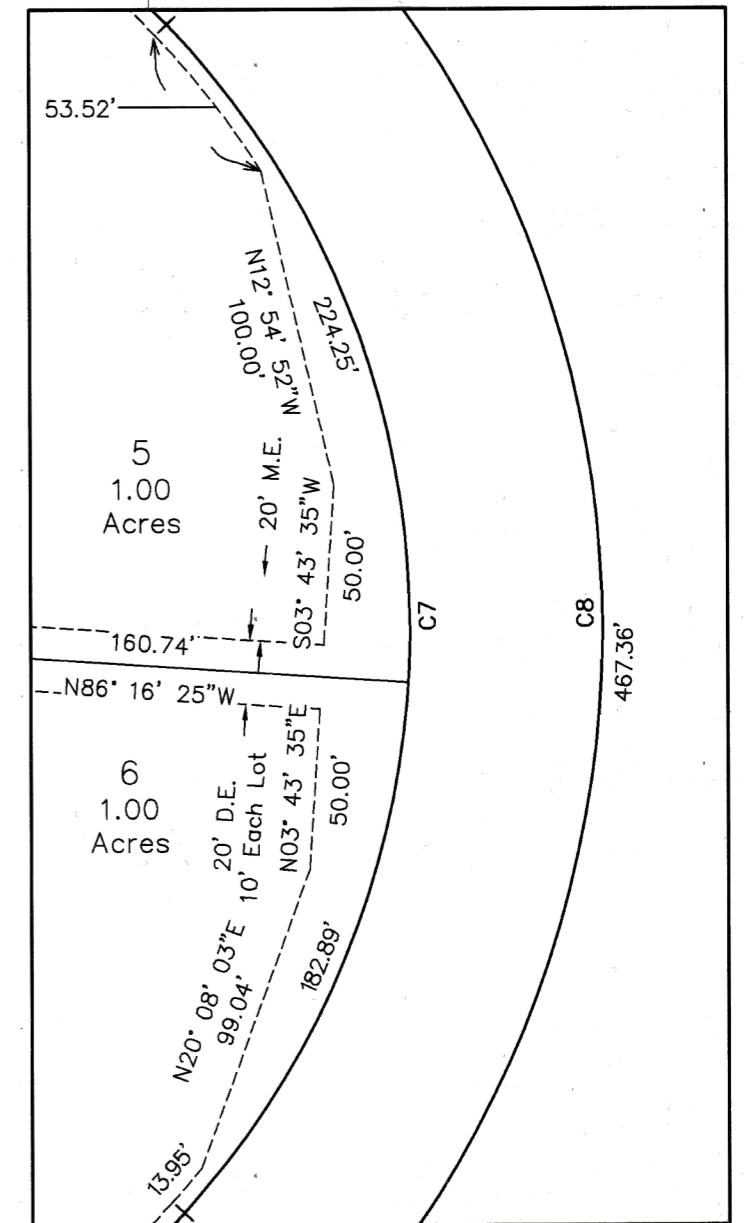
Drainage Easement Detail "C"
Scale: 1" = 60'



State Plane - Texas North Zone (NAD 83)
 Northing (Y): 3733063.23
 Easting (X): 526081.76
 Convergence: -00° 15' 08.333"
 Scale Factor: 0.999915578



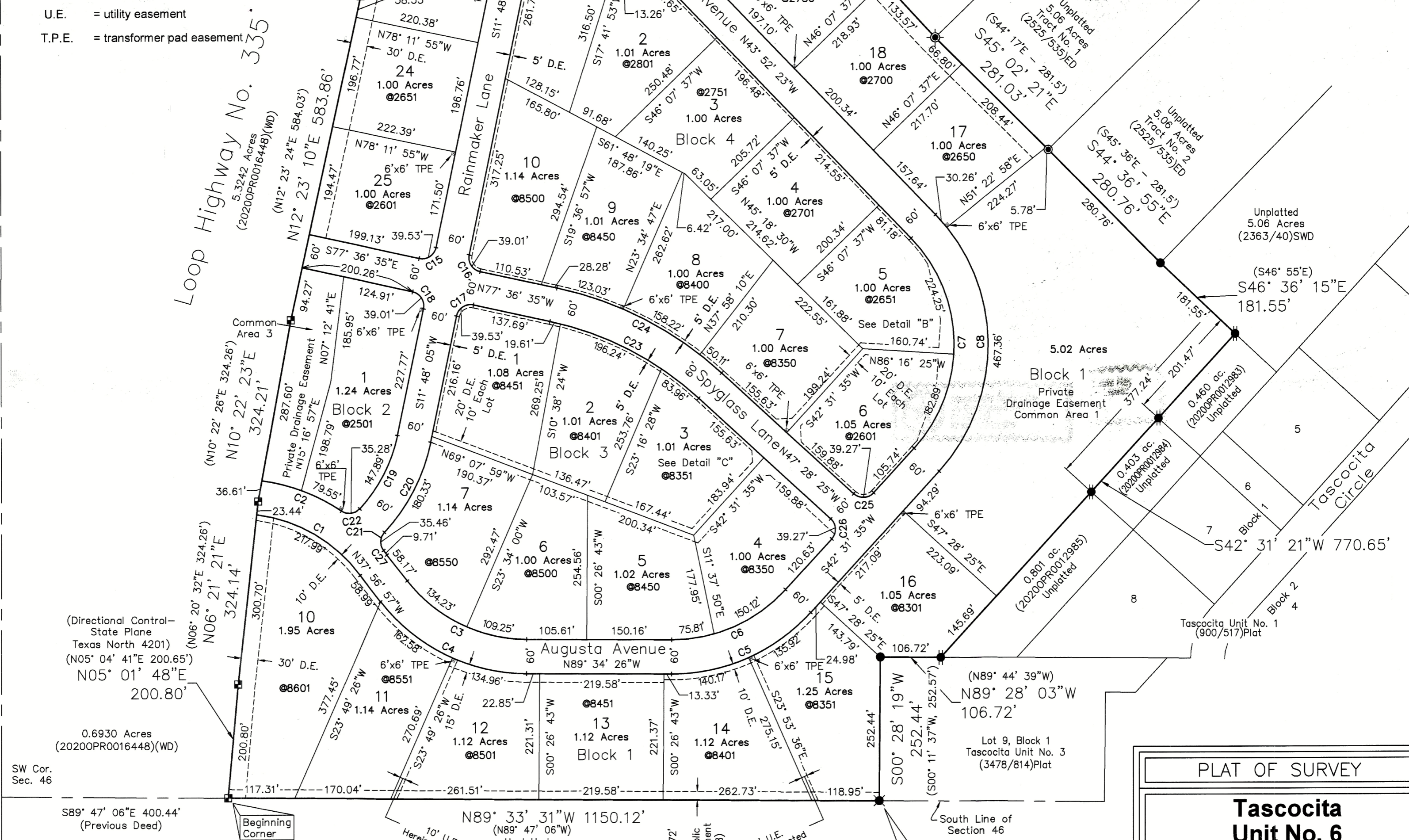
Drainage Easement Detail "A"
Scale: 1" = 60'



Drainage Easement Detail "B"
Scale: 1" = 60'

Legend :

- = 3/8" iron rebar w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rebar w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rebar w/cap stamped "FURMAN R.P.L.S. 5374" (found)
- = 3/8" iron rebar w/cap stamped "HBD" (found)
- = 1/2" iron pipe (found)
- = 1/2" iron rebar (found)
- = 3" brass cap stamped "Texas Department of Transportation" (found)
- = 1" galvanized iron pipe (found)
- = 2" steel fence post (found)
- = 5/8" iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument" (found)
- ⊠ = 6'x6' Transformer Pad Easement
- @1234 = Addresses assigned by the City of Amarillo (Subject to change without notice).
- (/) = Instrument recording in County Clerks Office
- D.E. = private drainage easement
- U.E. = utility easement
- T.P.E. = transformer pad easement



Loop Highway No. 335

PLAT OF SURVEY

Tascocita Unit No. 6

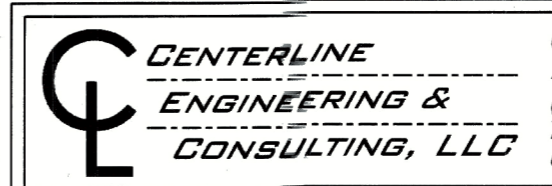
A Suburban Subdivision
to the City of Amarillo
being a replat of the remaining portion of
Lot 1, Block 4, Tascocita Unit No. 2, and a
unplatted tract of land,
in Section 46, Block 9, B. S. & F. Survey,
Potter County, Texas
52.50± Acres

State Plane - Texas North Zone (NAD 83)
 Northing (Y): 3730817.61
 Easting (X): 526753.85
 Convergence: -00° 15' 04.169"
 Scale Factor: 0.999921747

Filed of Record :
 3-5-24 date Potter county
 20240PR002550
 County Clerk File No.

Grantee's Address:
 City of Amarillo
 601 S. Buchanan Street
 Amarillo, Texas 79101

Grantee's Address:
 Potter County Road and Bridge
 2419 E. Willow Creek Drive
 Amarillo, Texas 79108



CENTERLINE ENGINEERING & CONSULTING, LLC.
 7106 S. Bell Street, Amarillo, Texas 79109
 (806) 352-1782
 TBPE Reg. No. F-16713, TBPLS Reg. No. 10194378
 OKLAHOMA CA NO. 8646

Description

Notes

A 52.50 acre tract of land being a portion of Section 46, Block 9, B.S. & F. Survey, Potter County, Texas described in that certain Warranty Deed recorded in Volume 360, Page 377 of the Deed Records of Potter County, Texas and a portion of Lot 1, Block 4, Tascocita Unit No. 2, a suburban subdivision, according to the recorded map or plat thereof, of record in Volume 2681, Page 216 of Official Public Records of Potter County, Texas, surveyed on the ground by Robert Keys and Associates on this 22nd and 28th days of January and 1st day of February, 2021 and said tract of land being further described by metes and bounds as follows:

- Commencing at the southwest corner of said Section 46;
Thence S. 89° 47' 06" E., 400.44 feet (previous deed) along the south line of said Section 46 to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at the southwest and BEGINNING CORNER of this tract of land;
Thence N. 05° 01' 48" E., (Directional Control State Plane Texas North 4201), 200.80 feet along the easterly right-of-way line of Loop Highway No. 335 and a 0.6930 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020OPR0016448 of the Official Public Records of Potter County, Texas to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at a jog corner of this tract of land and same being in the north line of said Lot 1, Block 4;
Thence N. 06° 21' 21" E., 324.14 feet along the easterly right-of-way line of Loop Highway No. 335 and a 5.3242 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020OPR0016448 of the Official Public Records of Potter County, Texas to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at a jog corner of this tract of land;
Thence N. 10° 22' 23" E., 324.21 feet along the easterly right-of-way line of said Loop Highway No. 335 to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at a jog corner of this tract of land;
Thence N. 12° 23' 10" E., 583.86 feet along the easterly right-of-way line of said Loop Highway No. 335 to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at a jog corner of this tract of land;
Thence N. 13° 17' 29" E., 469.74 feet along the easterly right-of-way line of said Loop Highway No. 335 to a 5/8 inch iron rebar with aluminum cap stamped "Texas Department of Transportation ROW Monument"; found at a jog corner of this tract of land;
Thence N. 19° 50' 41" E., 391.49 feet along the easterly right-of-way line of said Loop Highway No. 335 to a 3 inch brass cap stamped "Texas Department of Transportation"; found at the most northerly corner of this tract of land and same being the most westerly corner of a 10.489 acre tract of land described in that certain Warranty Deed recorded in Volume 4306, Page 15 of the Official Public Records of Potter County, Texas;
Thence S. 37° 37' 14" E., 63.04 feet along a southwesterly line of said 10.489 acre tract of land to 1/2 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507"; found at a jog corner of this tract of land;
Thence S. 38° 51' 58" E., 281.65 feet along a southwesterly line of said 10.489 acre tract of land to 1/2 inch iron pipe, found at a jog corner of this tract of land;
Thence S. 40° 06' 16" E., 281.62 feet along a southwesterly line of said 10.489 acre tract of land to 1/2 inch iron pipe, found at a jog corner of this tract of land and same being the most westerly corner of a 4.699 acre tract of land described in that certain Warranty Deed recorded in Volume 2491, Page 107 of the Official Public Records of Potter County, Texas;
Thence S. 41° 18' 13" E., 281.67 feet along the southwesterly line of said 4.699 acre tract of land to 3/8 inch iron rebar with a cap stamped "HBD"; found at a jog corner of this tract of land and same being the most westerly corner of Lot 1, Block 1, Tascocita Unit No. 5, a suburban subdivision, according to the recorded map or plat thereof, of record under Clerk's File No. 2020OPR0010534 of Official Public Records of Potter County, Texas;
Thence S. 42° 45' 43" E., 281.66 feet along the southwesterly line of said Lot 1, Block 1 to a 2 inch steel fence post, found at a jog corner of this tract of land and same being the most westerly corner of a 5.06 acre tract of land described as Tract No. 1 in that certain Exchange Deed recorded in Volume 2525, Page 535 of the Official Public Records of Potter County, Texas;
Thence S. 45° 02' 21" E., 281.03 feet along a southwesterly line of said 5.06 acre tract of land described as Tract No. 1 in that certain Exchange Deed recorded in Volume 2525, Page 535 of the Official Public Records of Potter County, Texas to 1 inch galvanized iron pipe, found at a jog corner of this tract of land and same being the most westerly corner of another 5.06 acre tract of land described as Tract No. 2 in that certain Exchange Deed recorded in Volume 2525, Page 535 of the Official Public Records of Potter County, Texas;
Thence S. 44° 36' 55" E., 280.76 feet along a southwesterly line of said 5.06 acre tract of land described as Tract No. 2 in that certain Exchange Deed recorded in Volume 2525, Page 535 of the Official Public Records of Potter County, Texas to 1/2 inch iron rebar, found at a jog corner of this tract of land and same being the most westerly corner of another 5.06 acre tract of land described in that certain Special Warranty Deed recorded in Volume 2363, Page 40 of the Official Public Records of Potter County, Texas;
Thence S. 46° 36' 15" E., 181.55 feet along a southwesterly line of said 5.06 acre tract of land described in that certain Special Warranty Deed recorded in Volume 2363, Page 40 of the Official Public Records of Potter County, Texas to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507"; found at the most easterly corner of this tract of land;
Thence S. 42° 31' 21" W., at 201.47 feet pass a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507"; found at the most westerly corner of a 0.460 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020OPR0012983 of the Official Public Records of Potter County, Texas, at 377.24 feet pass a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507"; found at the most westerly corner of a 0.403 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020OPR0012984 of the Official Public Records of Potter County, Texas, a total distance 770.65 feet along the most westerly line of a 0.801 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020OPR0012985 of the Official Public Records of Potter County, Texas to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507"; found at a jog corner of this tract of land and being on the north line of Lot 9, Block 1, Tascocita Unit No. 3, a suburban subdivision, according to the recorded map or plat thereof, of record in Volume 3478, Page 814 of Official Public Records of Potter County, Texas;
Thence N. 89° 28' 03" W., 106.72 feet to a 1/2 inch iron rebar, found at a jog corner of this tract of land and same being the northwest corner of said Lot 9;
Thence S. 00° 28' 19" W., 252.44 feet to a 1/2 inch iron rebar with a cap stamped "FURMAN R.P.L.S. 5437"; found, at the most southerly southeast corner of this tract of land and same being the southwest corner of said Lot 9;
Thence N. 89° 33' 31" W., 1150.12 feet along the south line of said Section 46 to the POINT OF BEGINNING.

- 1.) This plat does 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. 48375C0510C, 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.
5.) There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius around private water wells and a 150 foot radius around public water wells within which no sub-surface sewerage system may be constructed. Conversely no private water well location will be approved that is closer than 100 feet to a sub-surface sewerage system and no public water well location will be approved that is closer than 150 feet to a sub-surface sewerage system. Water well locations 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.
6.) Private perpetual drainage easements, running with the land, are assigned as shown on this plat. Land owner/s are responsible for maintenance of the portion of the above private drainage easement/s located on their respective lot. In no instance shall any obstructions be allowed to be placed in the above easement/s that impedes the drainage flow.
7.) Horizontal Datum is NAD 83: Texas State Plane Coordinate System North Zone (4201)
8.) All streets and improvements within the private right-of-way excluding private franchised utility company equipment are privately owned and maintained by the home owner's association. All private streets are to be constructed to city designated specifications and they shall be maintained in good conditions at all times. All private rights-of-way are designated as public utility easements and private drainage easements and they shall be available to public utilities and utility companies for installation and service of utility equipment, surface drainage, access by police and fire vehicles, solid waste vehicles, and any other purpose deemed necessary to perform public duty. Public entities shall be held harmless for damages caused to such property caused by its utility and vehicular access.

Dedication

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

That, Long Range, 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 Tascocita Unit No. 6 a suburban subdivision to the City of Amarillo, Texas, and have designated certain areas of land as private streets intended for use and maintenance by the landowners in Tascocita Unit No. 6 for ingress, egress, and other related activities. The private streets are not dedicated hereby for the use by the general public, but are reserved for the common use and enjoyment of the landowners of Tascocita Unit No. 6 and other authorized users as more fully provided in the declaration of covenants, conditions, and restrictions for Tascocita Unit No. 6.

Public ingress and egress easements are hereby created in respect to all private streets shown hereon for fire and casualty protection, for police and law enforcement purposes, and for health and sanitation protection, and notwithstanding anything to the contrary herein, expressed or implied, there is hereby granted on, under, and across all areas designated as private streets an easement or easements for utilities and drainage.

Executed this 29th day of February, 2024.

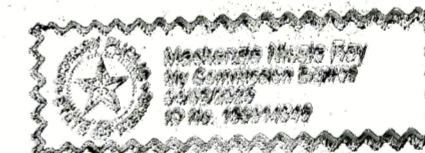
Craig N. Cooper
Craig Cooper, Owner
Long Range, LLC.,
19251 Saddleback
Amarillo, Texas 79119

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Craig Cooper, Owner of Long Range, 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 28th day of February, 2024.



Justin Cantwell
Notary Public in and For the State of Texas

My commission expires: 4-2-2025

Approval

Approved by the Amarillo Area Public Health District on this 18th day of March, 2024.

Health Officer

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 4th day of March, 2024.

Chairman

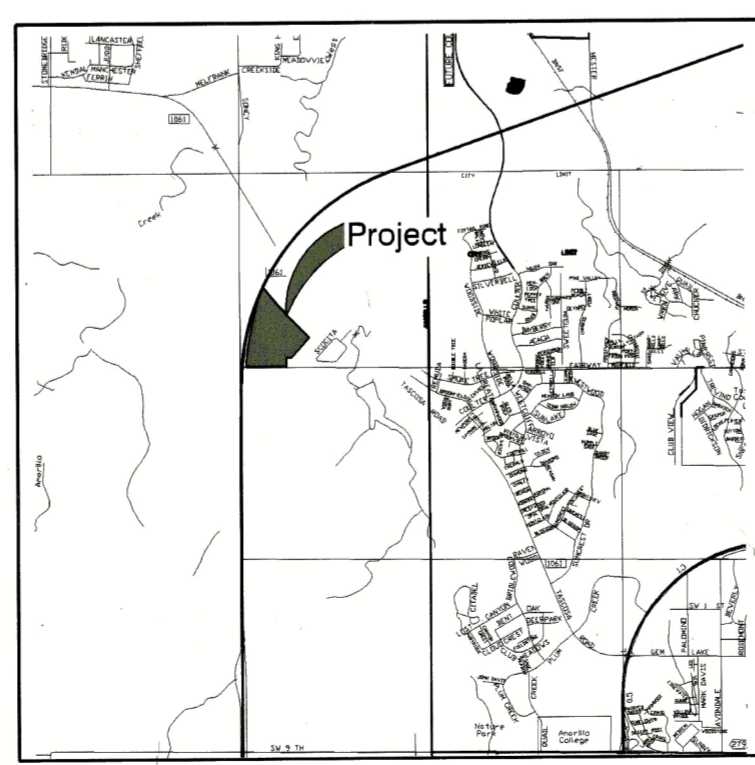
Certificate

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 4th of January 2024.

Registered Professional Land Surveyor
Job No. 22-05-5123



Table with 5 columns: Curve #, Delta, Length, Radius, Bearing, Chord. Contains 27 rows of curve data.



Filed of Record:
3-5-24 date
Potter county
2024OPR002550
County Clerk File No.

PLAT OF SURVEY
Tascocita Unit No. 6
A Suburban Subdivision to the City of Amarillo being a replat of the remaining portion of Lot 1, Block 4, Tascocita Unit No. 2, and a unplatted tract of land, in Section 46, Block 9, B. S. & F. Survey, Potter County, Texas 52.50± Acres

CENTERLINE ENGINEERING & CONSULTING, LLC.
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TBP Reg. No. F-16713, TBPLS Reg. No. 10194378
OKLAHOMA CA NO. 8646