DEVELOPMENT SERVICES
808 S. BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

4/14/2016

Matt Thomas
517 N. Polk St
Amarillo, TX 79107

RE: **Letter of Action: Approval- Strawberry Fields Unit No. 4 Final Plat**

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 3/28/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016005029 on 3/30/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

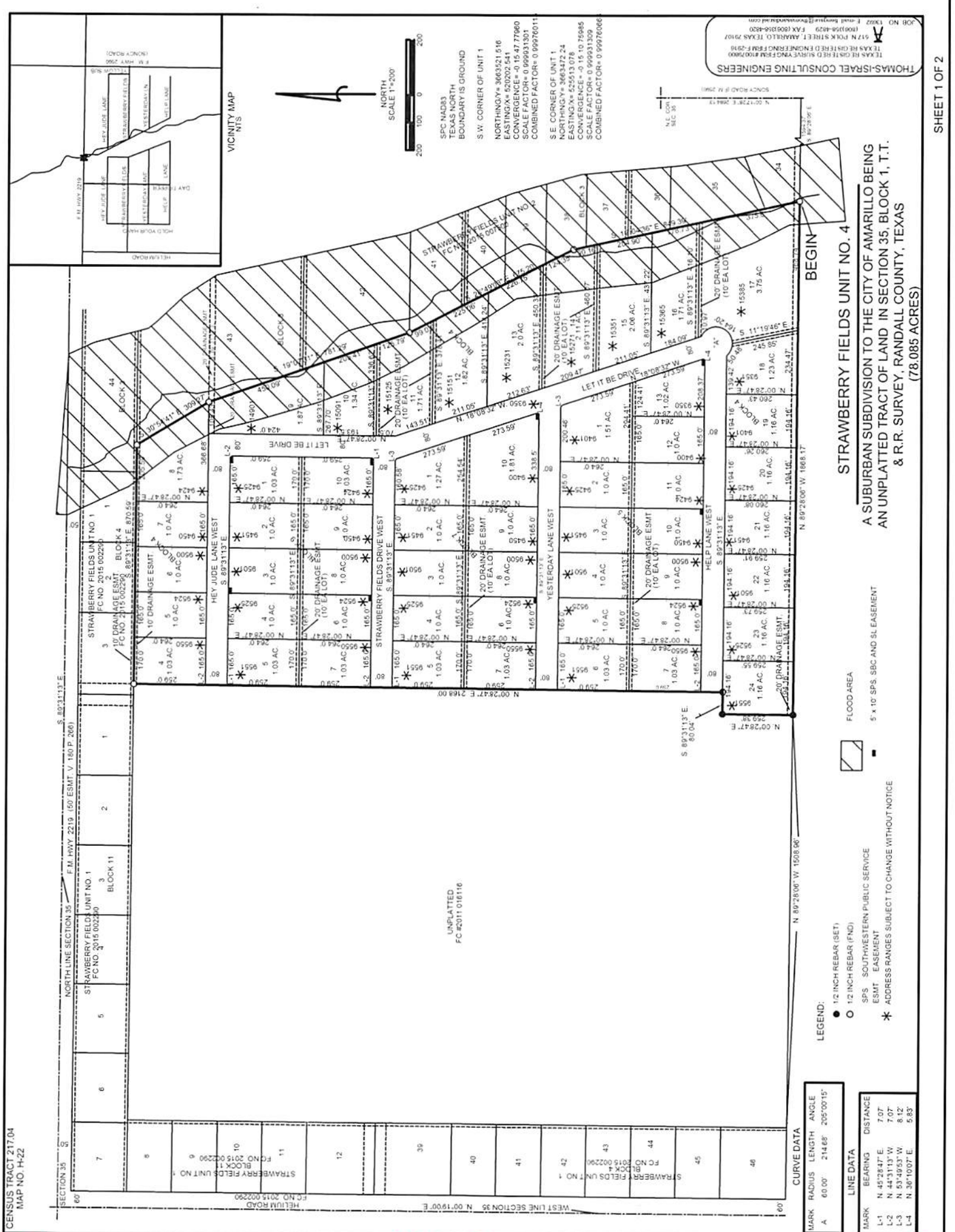
Sincerely,

Laura Bergey

Laura Bergey
Current Planner I

2016005029 PLAT Total Pages: 4

BIK I TTRR SEC 35 H-22



APP P-16-23 JS

CENSUS TRACT 217.04
MAP NO. H-22

DESCRIPTION:

A **78.085 ACRE** TRACT OF LAND BEING AN UNPLATTED TRACT ALL OUT OF THE NORTH PART OF **SECTION 35, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS**, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND WITH CAP STAMPED "CEI 2601" FOR THE SOUTHEAST CORNER OF THIS TRACT, AND BEING THE SOUTHWEST CORNER OF LOT 34, BLOCK 3, STRAWBERRY FIELDS UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, FILED OF RECORD UNDER CLERK'S FILE NO. 2015007500, AND FROM WHENCE THE NORTHEAST CORNER OF SECTION 35 AND THE NORTHWEST CORNER OF SECTION 34, T.T. R.R. COMPANY SURVEY BEARS S. 89°28'06" E. 1594.37 FEET, AND N. 00°17'28" E. 2684.13 FEET;

THENCE N. 89°28'06" W., 1868.17' FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "CEI 2601" FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHENCE THE SOUTHEAST CORNER OF LOT 46, BLOCK 4, STRAWBERRY FIELDS UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS FILED OF RECORD UNDER CLERK'S FILE NO. 2015002290 BEARS N. 89°28'06" W., 1508.96 FEET;

THENCE N. 00°28'47" E., 259.38 FEET TO 1/2 INCH REBAR SET WITH CAP STAMPED "CEI 2601" FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°31'13" E., 80.04 FEET TO 1/2 INCH REBAR SET WITH CAP STAMPED "CEI 2601" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE N. 00°28'47" E., 2168.00 FEET TO 1/2 INCH REBAR FOUND WITH NO CAP;

THENCE S. 89°31'13" E., 870.59 FEET TO 1/2 INCH REBAR FOUND WITH CAP STAMPED CEI 2601" FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF SAID STRAWBERRY FIELDS UNIT NO. 2;

THENCE S. 30°54'41" E., ALONG THE WEST LINE OF SAID STRAWBERRY FIELDS UNIT NO. 2, 309.27 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "CEI 2601";

THENCE S. 19°07'31" E., ALONG THE WEST LINE OF SAID STRAWBERRY FIELDS UNIT NO. 2, 781.29 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "CEI 2601";

THENCE S. 26°49'03" E., ALONG THE WEST LINE OF SAID STRAWBERRY FIELDS UNIT NO. 2, 675.20 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "CEI 2601";

THENCE S. 12°04'36" E., ALONG THE WEST LINE OF SAID STRAWBERRY FIELDS UNIT NO. 2, 849.39 FEET TO **THE PLACE OF BEGINNING**.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 26TH DAY OF FEBRUARY,2016.

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS
REGISTERED
CLYDE E. ISRAEL
2601
PROFESSIONAL
LAND SURVEYOR

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
301 W. HWY 60
CANYON, TEXAS 79015

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)(

THAT JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR INC. BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS STRAWBERRY FIELDS UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THE 24 DAY OF March, 2016.

Jonathan Lair

JONATHAN LAIR, INC.
PRESIDENT
#1 HUNSLEY HILLS BLVD.
CANYON, TEXAS 79015
(806) 670-7771

ATTEST:
STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF March, 2016.

Anissa Elaine Clary

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES: October 1, 2018

ANISSA E. CLARY
Notary Public, State of Tex
My Commission Expir
October 01, 2018

APPROVAL:

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

DATE: 3-28-2016 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

MARCH 28, 2016 DATE

HEALTH OFFICER

FILED OF RECORD

3-30-16 DATE RANDALL COUNTY

20160005029 FILE CLERK NO.

NOTE:

A PORTION OF THIS PLAT IS WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48381C0215E DATED JUNE, 4, 2010.

ALL LOTS WITHIN THE FLOODPLAIN WILL REQUIRE A FLOODPLAIN PERMIT FROM RANDALL COUNTY PRIOR TO CONSTRUCTION.

THIS PLAT IS WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.

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 SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.

PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 473,732 SQ. FT.
DRAINAGE EASEMENT DEDICATED BY THIS PLAT: 160,513 SQ. FT.

STRAWBERRY FIELDS UNIT NO. 4

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS
(78.085 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED SURVEYING FIRM #100800
TEXAS REGISTERED ENGINEERING FIRM F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13902 E-mail: tiengineer@thomasandisrael.com

BIK1 TTRR SEC 35 H-22

ANNEX
THOMAS & ISRAEL ENGINE **T A X C E R T I F I C A T E** NO. 95392

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: JONATHAN LAIR INC
ADDRESS: 1 S HUNSLEY HILLS BLVD
CANYON TX 79015

PROPERTY DESCRIPTION
==========
SECT 35 TYLER TAP
LOT BLOCK 0001
N/2 OF SECT LESS
1.52AC ON E/L

PROPERTY ACCOUNT NUMBER: R 758 0350 0002.0 **TAXES FOR 2015 ARE $** 489.70
Acres: 316.1600 **Randall County Market Value:** 632,320
2015 Taxes WITHOUT Exemptions $ 11,074.70

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2015
TAX ASSESSOR/COLLECTOR

Christina McMurray 3/24/2016
DEPUTY DATE OF TAX CERTIFICATE FEE PAID $ 10.00

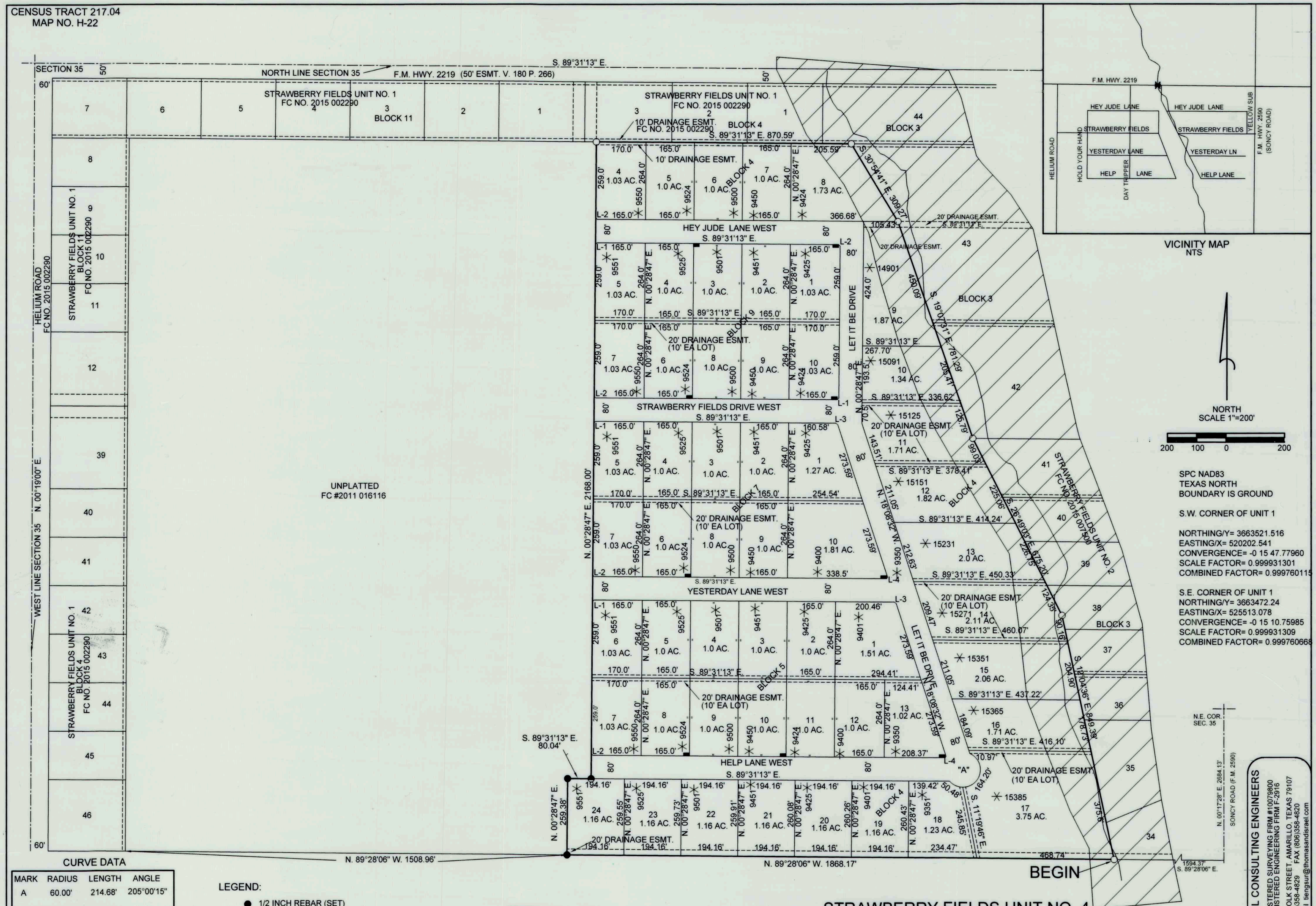
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016005029
03/30/2016 02:45 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 217.04
MAP NO. H-22



VICINITY MAP
NTS

NORTH
SCALE 1"=200'
200 100 0 200

SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

S.W. CORNER OF UNIT 1

NORTHING/Y= 3663521.516
EASTING/X= 520202.541
CONVERGENCE= -0 15 47.77960
SCALE FACTOR= 0.999931301
COMBINED FACTOR= 0.999760115

S.E. CORNER OF UNIT 1
NORTHING/Y= 3663472.24
EASTING/X= 525513.078
CONVERGENCE= -0 15 10.75985
SCALE FACTOR= 0.999931309
COMBINED FACTOR= 0.999760668

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
A	60.00'	214.68'	205°00'15"

LINE DATA

MARK	BEARING	DISTANCE
L-1	N. 45°28'47" E.	7.07'
L-2	N. 44°31'13" W.	7.07'
L-3	N. 53°49'53" W.	8.12'
L-4	N. 36°10'07" E.	5.83'

LEGEND:

- ● 1/2 INCH REBAR (SET)
- ○ 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE ESMT. EASEMENT
- ✳ ADDRESS RANGES SUBJECT TO CHANGE WITHOUT NOTICE
- FLOOD AREA
- 5' x 10' SPS, SBC AND SL EASEMENT

STRAWBERRY FIELDS UNIT NO. 4

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS
(78.085 ACRES)

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JOB NO. 13692 E-mail tengsur@thomasandisrael.com

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Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS
REGISTERED
CLYDE E. ISRAEL
2601
PROFESSIONAL
LAND SURVEYOR

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
301 W. HWY 60
CANYON, TEXAS 79015

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
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EXECUTED THE 24 DAY OF March, 2016.

Jonathan Lair
JONATHAN LAIR, INC.
PRESIDENT
#1 HUNSLEY HILLS BLVD.
CANYON, TEXAS 79015
(806) 670-7771

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COUNTY OF Potter

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Anissa Elaine Clary
NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

ANISSA E. CLARY
Notary Public, State of Texas
My Commission Expires
October 01, 2018

MY COMMISSION EXPIRES: October 1, 2018

APPROVAL:

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

DATE: 3-28-2016 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

MARCH 29, 2016 DATE

HEALTH OFFICER

FILED OF RECORD

3-30-16 DATE
RANDALL COUNTY
2016005029 FILE CLERK NO.

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(78.085 ACRES)

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