



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

2/27/2019

Che Shadle
OJD Engineering, LP
2420 Lakeview Dr
Amarillo, Texas 79109

RE: Letter of Action: Approval – Timber Creek I-27 Business Park Unit No. 1 – ZB1900075 Final Plat

The City of Amarillo has approved the above Final Plat on 2/20/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019003146 on 2/26/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

KRISTINA ANN RHODES
 ID# 126581055
 State of Texas
 Comm. Exp. 07-16-2020

SLK1 TPR

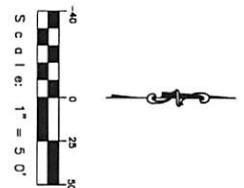
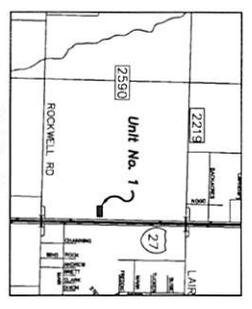
SEC 34

I-22

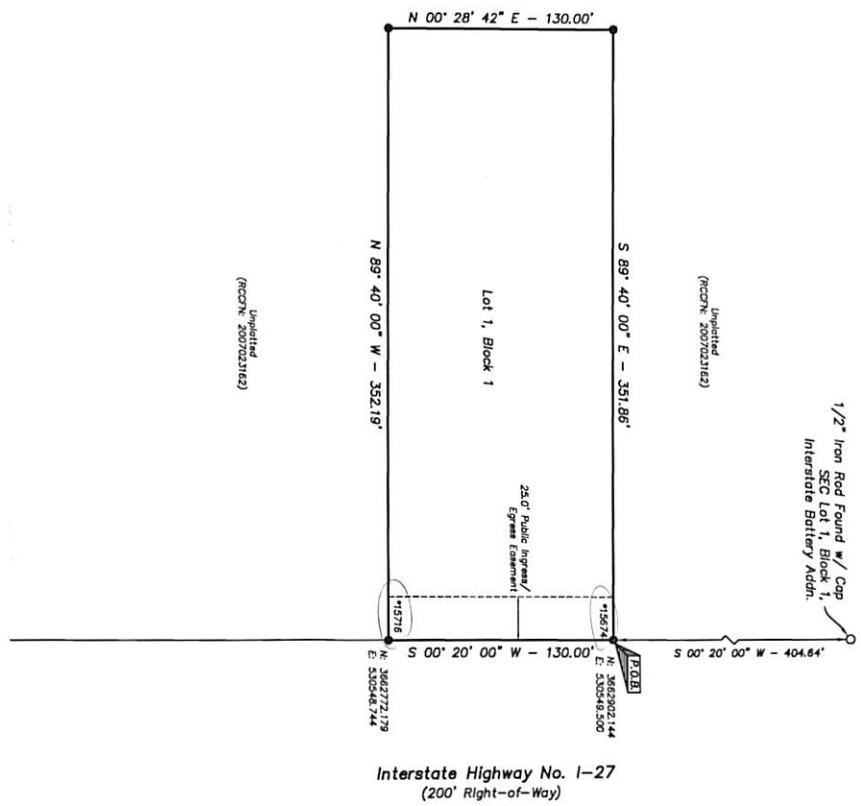
CORNER TRACT #21704
 CITY OF AMARILLO
 AMARILLO, TEXAS 79110

Timber Creek I-27 Business Park Unit No. 1

An Suburban Subdivision to the City of Amarillo, being an unimproved tract of land in
 Section 34, Block 1, T. 11 N., R. 16 W., Randall County, Texas
 1.05 ACRES



- LEGEND**
- = 1/2" Iron Rod Found w/ Yellow Cap
 - = 1/2" Iron Rod Found w/ Cap
 - P.O.B. = Point of Beginning
 - *** = Address Range (Subject to Change Without Notice)



1/2" Iron Rod Found w/ Cap
 SEC Lot 1, Block 1
 Interstate Battery Addn.

NOTES

1. THIS PLAT DOES LIE WITHIN THE E.I.T. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48310220C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE FLOOD INSURANCE RATE MAP UPON WHICH THIS PROPERTY IS BASED, RESPONSIBILITY FOR THE ACCURACY OF THE F.E.A. MAP UPON WHICH THIS CONDUIT IS BASED, TEXAS NORTH ZONE 4201.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE 4201.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. SANITARY CONTROL EASEMENT: 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 WELL IS TO BE DRILLED OR EXISTING WELLS ARE TO BE DEEPER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE A MINIMUM OF 10 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE SIDE PROPERTY LINES. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STRAWBERRY, NON-STRAWBERRY OR FRUIT/VEGETABLE OR OTHER AGRICULTURAL PURPOSES.

LEGAL DESCRIPTION

FIELD NOTES for a 1.05 acre tract of land out of Section 34, Block 1, T. 11 N., R. 16 W., Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap on the west right-of-way line of Interstate Highway No. 1-27 which bears S. 00° 20' 00" W. a distance of 404.64 feet from a 1/2" iron rod found a cap at the southeast corner of 1, Block 1, Interstate Battery Addition, for the northeast corner of this tract.

THENCE S. 00° 20' 00" W., along said west right-of-way line, a distance of 130.00 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 89° 40' 00" W., a distance of 352.19 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 28' 42" E. a distance of 130.00 feet to a 1/2" iron rod set with a yellow cap for the northeast corner of this tract.

THENCE S. 89° 40' 00" E. a distance of 351.86 feet to the place of BEGINNING and containing 1.05 acres (45,764 square feet) of land.

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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15th DAY OF February 2019.

Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263



APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS, THIS 15th DAY OF February 2019.

[Signature]
 DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

APPROVED BY THE B-CITY-COUNTY HEALTH DEPARTMENT
 REGISTERED SURVEYOR

[Signature]
 DATE: February 2019

DEDICATION

STATE OF TEXAS X

COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS THAT THE LOCATION, LOCATION, LOCATION, LTD., ACTING THROUGH ITS OWNER, PAUL P. FIELDS BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESCRIBED AS THIRER CREEK I-27 BUSINESS PARK UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL SAID LAND IS HEREBY DEDICATED TO THE PUBLIC AND DO DECLARE THAT ALL SAID LAND IS HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 15th DAY OF February 2019.

[Signature]
 PAUL P. FIELDS
 2201 PARAMOUNT BLVD., STE 200
 AMARILLO, TEXAS 79109
 (800) 372-2222

ATTEST

COUNTY OF POTTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL P. FIELDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 15th DAY OF February 2019.

[Signature]
 NOTARY PUBLIC - STATE OF TEXAS
 Comm. Expires 7/1/20

FILED OF RECORD

2/16/19
 2019003146
 RANDALL COUNTY
 Clerk's File No.

Timber Creek I-27 Business Park Unit No. 1
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

DATE: February 2019
 SCALE: 1" = 50'
 FROM NO. 10000000
 SHEET NO. 3A
 FILE NAME

OID Engineering, L.P.
 Consulting Engineers & Surveyors
 808-417-3153
 P.O. BOX 543
 WELJINGTON, TX 79095
 DRAWING NUMBER

App

P-19-08

HA

Christina McMurray

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R758034025050

Statement Date: 02/21/2019
Owner: THE LOCATION LOCATION
Mailing LOCATION LTD
Address: 2501 PARAMOUNT BLVD STE 200
AMARILLO, TX 791091707

Property Location: 0015520 IH 27
Legal: SECT 34 TYLER TAP|LOT BLOCK 0001|IRREG
TR BEG 193 FT W|& 2651 FT N OF SE COR|OF
SECT

TAX CERTIFICATE FOR ACCOUNT : R758034025050
AD NUMBER: R758034025050
GF NUMBER: JD ENGINEERING
CERTIFICATE NO : 1992098

DATE : 2/21/2019 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
SECT 34 TYLER TAP|LOT BLOCK 0001|IRREG
TR BEG 193 FT W|& 2651 FT N OF SE COR|OF
SECT
0015520 IH 27
30.57 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

THE LOCATION LOCATION LOCATION LTD
2501 PARAMOUNT BLVD STE 200
AMARILLO TX 791091707

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE \$61.08

CURRENT VALUES			
LAND MKT VALUE:	\$3,393	IMPROVEMENT :	\$0
AG LAND VALUE:	\$325,549	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$328,942	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758034025050

CERTIFIED BY :

Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019003146

02/26/2019 04:46 PM

Fee: 48.00

Susan B. Allen, County Clerk

Randall County, Texas

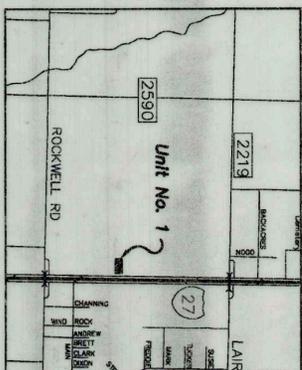
PLAT

GENESIS TRACT #21704
 601 S. BISHAM ST.
 AMARILLO, TEXAS 79101
 P.O. BOX 1238
 AMARILLO, TEXAS 79205

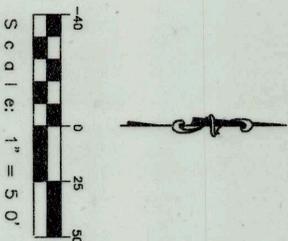
RAMBLER COUNTY ROAD & BRIDGE DEPT.
 P.O. BOX 1238
 AMARILLO, TEXAS 79205

Timber Creek I-27 Business Park Unit No. 1

An Suburban Subdivision to the City of Amarillo, being an unplatted tract of land in Section 34, Block 1, T. 1, R. 6E, Co. Survey, Randall County, Texas, 1.05 ACRES

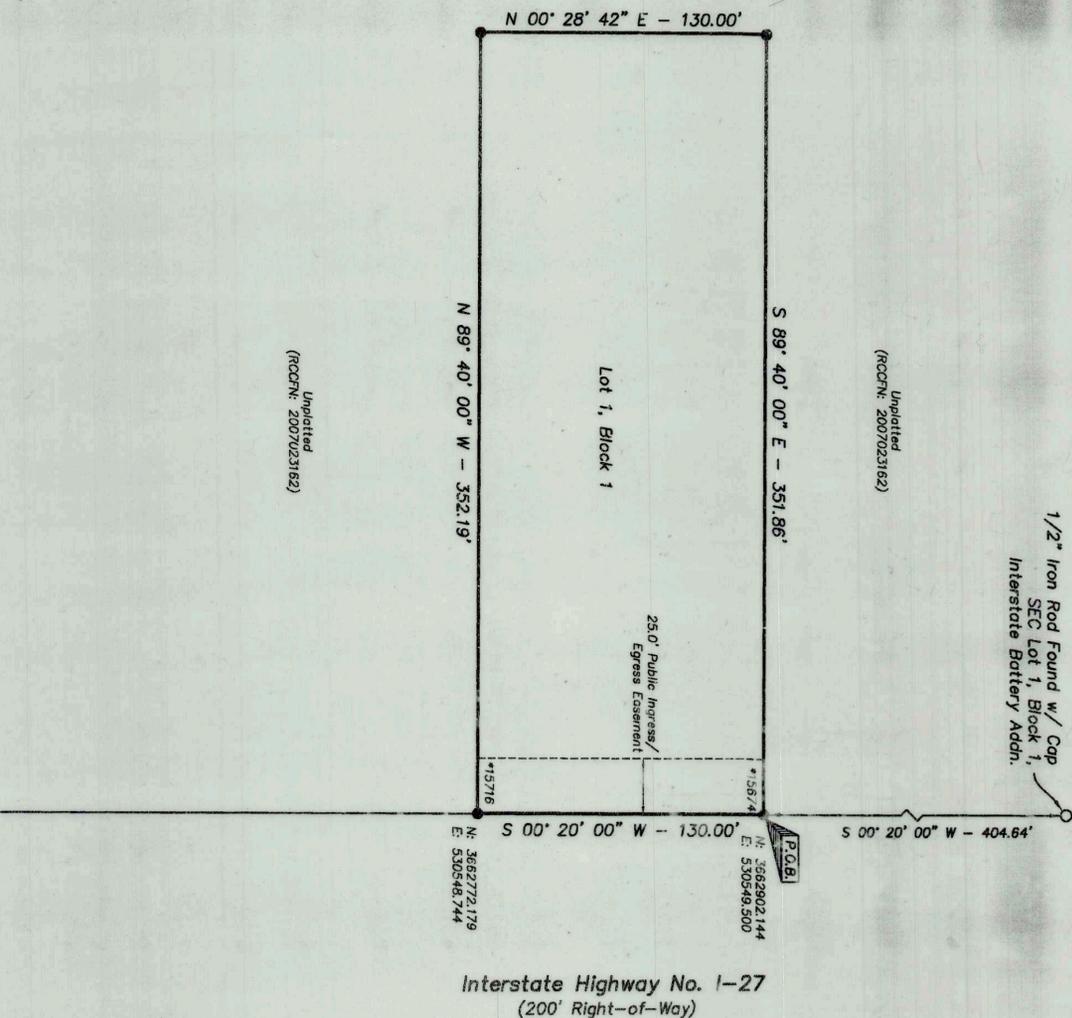


Vicinity Map
 A.P. No. I-22
 (Not to Scale)



LEGEND

- = 1/2" Iron Rod Found w/ Yellow Cap
- = 1/2" Iron Rod Found w/ Cap
- P.O.B. = Point of Beginning
- #### = Address Range (Subject to Change Without Notice)



NOTES

1. THIS PLAT DOES LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0220C, EFFECTIVE DATE 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 SHOWN ARE BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE 4201.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. SANITARY CONTROL EASEMENT: 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 LOCATIONS WILL BE A MINIMUM OF 10 FEET FROM THE FRONT PROPERTY LINE AND 50 FEET FROM THE SIDE PROPERTY LINES. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD OR PROPRIETARY ON-SITE SEWERAGE FACILITIES.

LEGAL DESCRIPTION

FIELD NOTES for a 1.05 acre tract of land out of Section 34, Block 1, T. 1, R. 6E, Co. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap on the west right-of-way line of Interstate Highway No. I-27 which bears S. 00° 20' 00" W. a distance of 404.64 feet from a 1/2" iron rod found with a cap at the southeast corner of Lot 1, Block 1, Interstate Battery Addition, for the northeast corner of this tract.

THENCE S. 00° 20' 00" W. along said west right-of-way line, a distance of 130.00 feet to a 1/2" iron rod set with a yellow cap for the southeast corner of this tract.

THENCE N. 89° 40' 00" W. a distance of 352.19 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 28' 42" E. a distance of 130.00 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

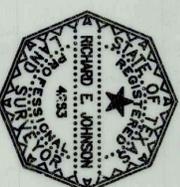
THENCE S. 89° 40' 00" E. a distance of 351.86 feet to the place of BEGINNING and containing 1.05 acres (45,764 square feet) of land.

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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15 DAY OF February, 2019.

Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1283



APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

Richard E. Johnson
 REGISTERED SANITARIAN
 DATE Feb 25, 2019

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 15 DAY OF February, 2019.

Richard E. Johnson
 DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

ATTEST

STATE OF TEXAS

COUNTY OF POTTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL P. FIELDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO 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 15 DAY OF February, 2019.

Christi Drake
 NOTARY PUBLIC : STATE OF TEXAS
 Comm. Expires 7/16/20

DEDICATION

STATE OF TEXAS X

COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS THAT THE LOCATION, LOCATION, LOCATION, LTD. ACTING THROUGH ITS OWNER, PAUL P. FIELDS BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS TIMBER CREEK I-27 BUSINESS PARK UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 15 DAY OF February, 2019.

Paul P. Fields
 PAUL P. FIELDS
 2501 PARAMOUNT BLVD., STE. 200
 AMARILLO, TEXAS 79109
 (806) 372-2222

FILED OF RECORD

2/16/19 DATE
 2019003146 Clerk's File No.



Timber Creek I-27 Business Park Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

SCALE: 1" = 50'	DRAWN BY: JA
DATE: February 2019	FILE NAME:
FROM NO. 10090900	DRAWING NUMBER

QED Engineering, L.P.
 Consulting Engineers & Surveyors
 906-447-2503
 P.O. BOX 543
 WELLSFORD, TX 79095