DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

12/9/2019

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

RE: Letter of Action: Approval- Ridgeview Medical Center Unit No. 27 – ZB1905732 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 12/5/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0016521 on 12/6/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

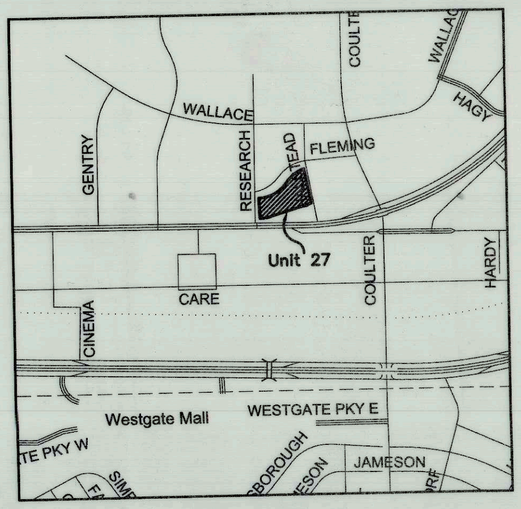
Sincerely,

Brady D. Kendrick
Planner II

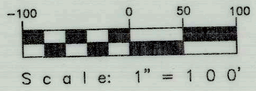
RIDGEVIEW MEDICAL CENTER UNIT NO. 27

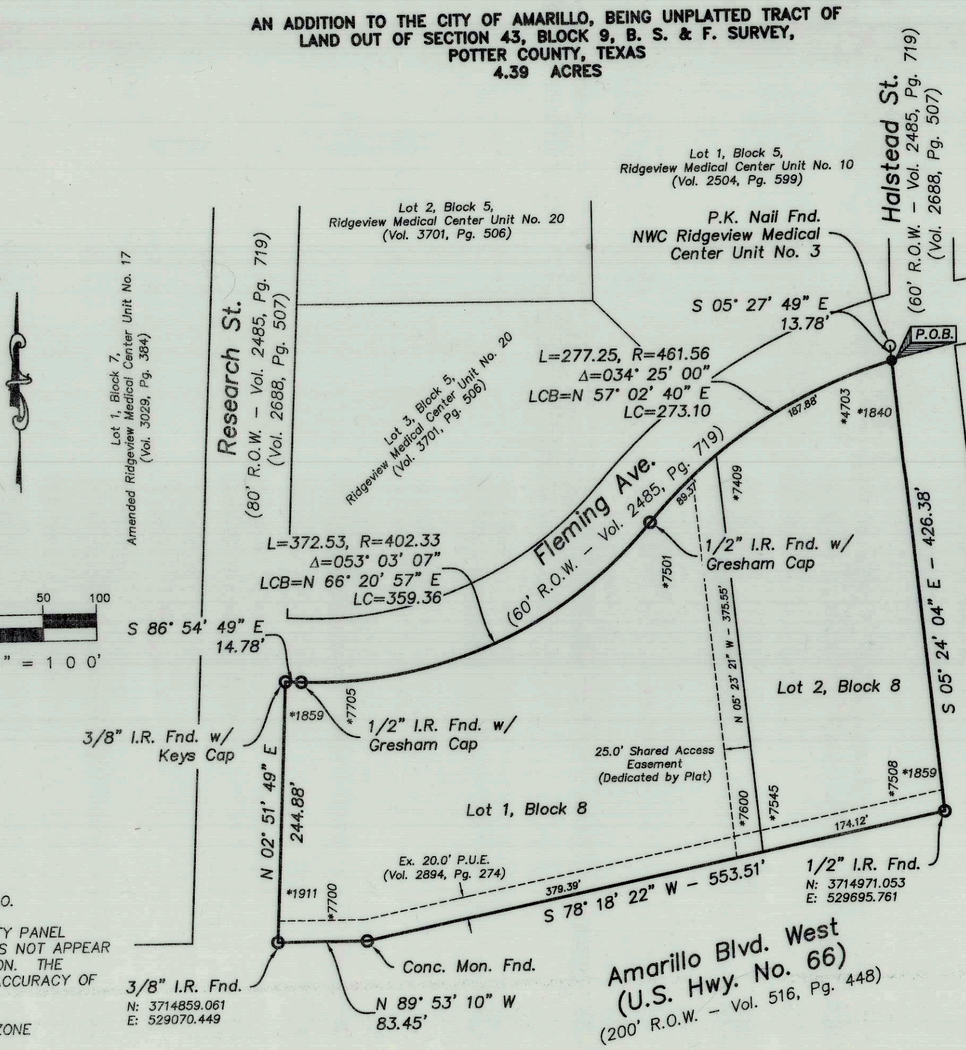
CENSUS TRACT: #117
GRANTEES ADDRESS: CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

AN ADDITION TO THE CITY OF AMARILLO, BEING UNPLATTED TRACT OF LAND OUT OF SECTION 43, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
4.39 ACRES



Vicinity Map
(AP NO. 1-12)





LEGAL DESCRIPTION

FIELD NOTES for a 4.39 acre tract of land out of Sections 43, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap at the intersection of the south right-of-way line of Fleming Ave. and the west right-of-way line of Halstead St. which bears S. 05° 27' 49" E. a distance of 13.78 feet from a P.K. Nail found at the northwest corner of Ridgeview Medical Center Unit No. 3 for the northeast corner of this tract.

THENCE S. 05° 24' 04" E., along said west right-of-way line, a distance of 426.38 feet to a 1/2" iron rod found at the intersection of said west right-of-way line and the north right-of-way line of Amarillo Blvd. West (U.S. Hwy. No. 66) for the southeast corner of this tract.

THENCE S. 78° 18' 22" W., along said north right-of-way line, a distance of 553.51 feet to a concrete monument found on said north right-of-way line for a corner of this tract.

THENCE N. 89° 53' 10" W., continuing along said north right-of-way line, a distance of 83.45 feet to a 3/8" iron rod found at the intersection of said north right-of-way line and the east right-of-way line of Research St. for the southwest corner of this tract.

THENCE N. 02° 51' 49" E., along said east right-of-way line, a distance of 244.88 feet to a 3/8" iron rod found with a Keys Cap at the intersection of said east right-of-way line and said south right-of-way line of Fleming Ave. for the northwest corner of this tract.

THENCE S. 86° 54' 49" E., along said south right-of-way line, a distance of 14.78 feet to a 1/2" iron rod found with a Gresham Cap on said south right-of-way line at the beginning of a curve to the left for a corner of this tract.

THENCE in a northeasterly direction along said curve with a radius equal to 402.33 feet, a long chord bearing of N. 66° 20' 57" E. and a long chord distance of 359.36 feet, a curve length of 372.53 feet to a 1/2" iron rod found with a Gresham Cap on said south right-of-way line at the end of said curve same being at the beginning of a curve to the right for a corner of this tract.

THENCE continuing in a northeasterly direction along said curve with a radius equal to 461.56 feet, a long chord bearing of N. 57° 02' 40" E. and a long chord distance of 273.10 feet, a curve length of 277.25 feet to the place of BEGINNING and containing 4.39 acres (191,227 square feet) of land.

LEGEND

- ● = 1/2" IRON ROD SET W/ YELLOW CAP
- O = CORNER FOUND AS NOTED
- * = ADDRESS (Assigned by the City of Amarillo) (Subject to Change Without Notice)

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. 48375C0510C, 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 BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. COORDINATES SHOWN ARE GRID COORDINATES.

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 3rd DAY OF December, 2019.

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

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER)(

THAT LLANO CONSTRUCTION COMPANY, L.L.C., A LIMITED LIABILITY COMPANY, ACTING THROUGH ITS MEMBER, JOSH LANGHAM, 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 RIDGEVIEW MEDICAL CENTER UNIT NO. 27, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 3rd DAY OF December, 2019.

JOSH LANGHAM, MEMBER
LLANO CONSTRUCTION COMPANY, L.L.C.
7639 HILLSIDE RD., STE. 300
AMARILLO, TEXAS 79119

ATTEST

STATE OF TEXAS

COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH LANGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 3rd DAY OF December, 2019.

Kristina Rhodes

NOTARY PUBLIC STATE OF Tx

Comm. Expires 7/16/20

KRISTINA ANN RHODES
NOTARY PUBLIC
ID# 126591-05
State of Texas
Comm. Exp.

APPROVAL

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

DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FILED OF RECORD
12-6-19 DATE
POTTER COUNTY
2019OPR0016521
CLERK'S FILE No.

RIDGEVIEW MEDICAL CENTER UNIT NO. 27
AN ADDITION TO THE CITY OF AMARILLO

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

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER