



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

1/9/2020

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

RE: Letter of Action: Approval- The Vineyards Unit No. 6 – ZB1905721 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 12/9/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0000332 on 1/9/2020. 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,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

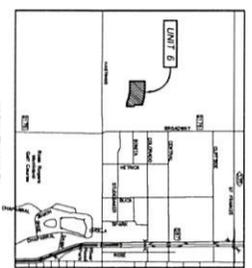
Brady D. Kendrick
Planner II

BLK 2 AB+M

SEC 191

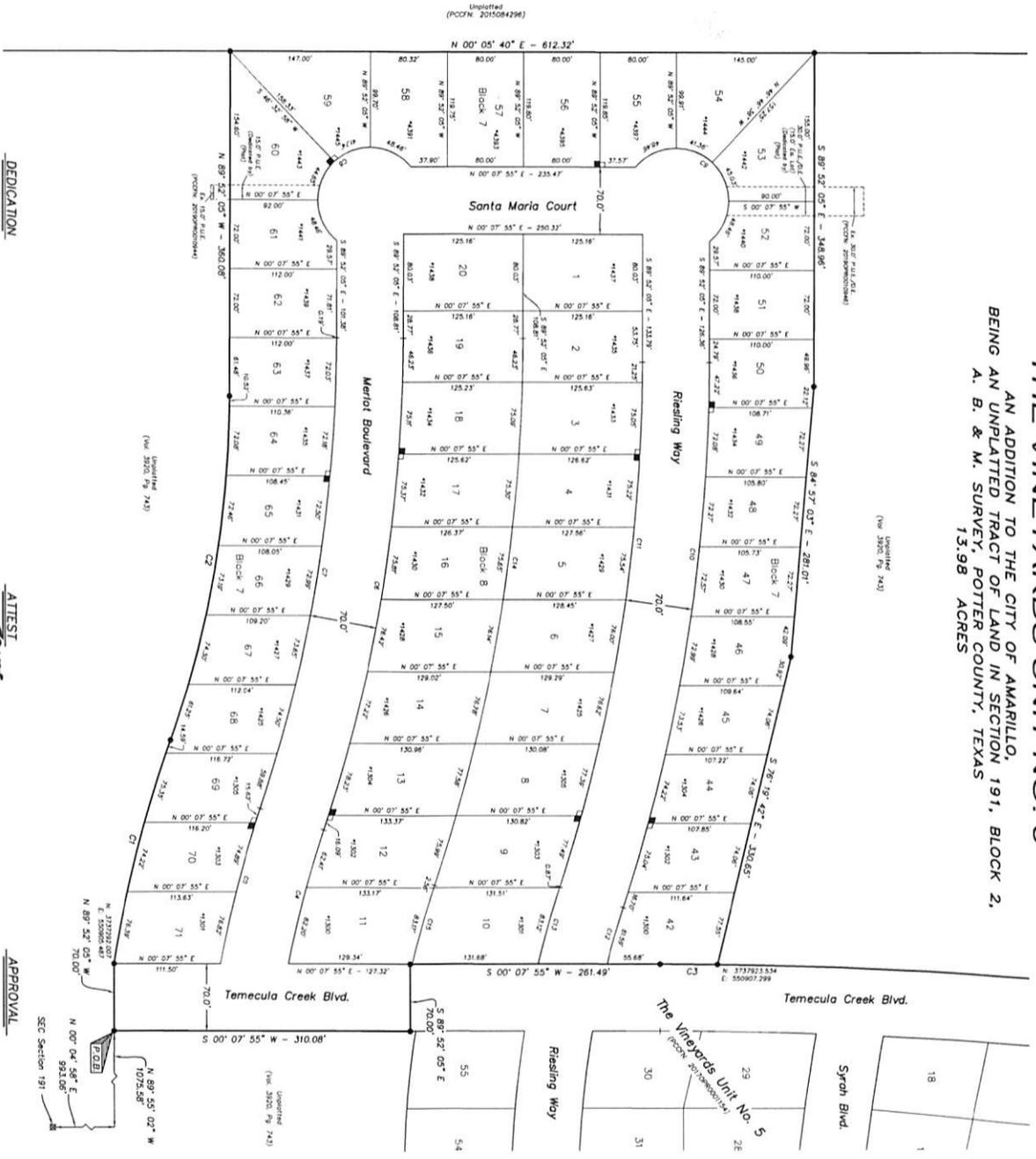
M-8

CENSUS TRACT: 1134.00
 GRANITE ADDRESS: CITY OF AMARILLO
 601 S. BOWMAN ST.
 AMARILLO, TEXAS 79101



- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
 - = 1/2" IRON ROD W/ YELLOW CAP FOUND
 - = IRON ROD FOUND W/ YELLOW CAP
 - = PUBLIC UTILITY EASEMENT
 - DE = EASEMENT
 - DE = EASEMENT ASSIGNED BY THE CITY OF AMARILLO (Subject to Change Without Notice)
 - = ADDRESS ASSIGNED BY THE CITY OF AMARILLO
 - = 6" S.P.S. & S.L. TRANSFORMER EASEMENT
 - = 5" S.P.S. & S.L. TRANSFORMER EASEMENT
 - S.P.S. = SOUTHWESTERN PUBLIC SERVICE
 - S.L. = SOUTHWESTERN BELL COMPANY
 - S.L. = SOUTHWESTERN BELL COMPANY

Curve No.	Begin	End	Curve Station	Curve Length
C1	242.36	123.00	107.25 02° 55' 55" E	200.23
C2	242.36	109.00	107.25 02° 55' 55" E	200.23
C3	61.72	503.00	7° 45' 02" S	61.72
C4	61.72	503.00	7° 45' 02" S	61.72
C5	144.42	123.00	7° 45' 02" S	144.42
C6	144.42	123.00	7° 45' 02" S	144.42
C7	503.00	1047.00	18° 27' 54" E	503.00
C8	503.00	1047.00	18° 27' 54" E	503.00
C9	144.42	123.00	18° 27' 54" E	144.42
C10	144.42	123.00	18° 27' 54" E	144.42
C11	503.00	1047.00	18° 27' 54" E	503.00
C12	503.00	1047.00	18° 27' 54" E	503.00
C13	144.42	123.00	18° 27' 54" E	144.42
C14	144.42	123.00	18° 27' 54" E	144.42
C15	503.00	1047.00	18° 27' 54" E	503.00



THE VINEYARDS UNIT NO. 6
 AN ADDITION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 191, BLOCK 2,
 A. B. & M. SURVEY, POTTER COUNTY, TEXAS
 13.98 ACRES

- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
 2. ACCORDING TO THE F.L.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 48379C0300C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON SAID FLOOD INSURANCE RATE MAP.
 3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GNS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES GRID TO GROUND SCALE FACTOR: 1.0002597
 4. THERE SHALL BE NO ACCESS FROM TEMECULA CREEK BOULEVARD TO ADJUTING LOTS.
 5. ALL LOTS ARE LOCATED WITHIN A PD BOUNDARY.
 6. AREA OF RIGHT-OF-WAY REDUCED: PUE/DEE: 2.771 SF, PUE/E: 1.390 SF

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 KNOW ALL MEN BY THESE PRESENTS
 THAT I, KRISTINA ANN RHODES, NOTARY PUBLIC, DO HEREBY CERTIFY AND RECORD THAT THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, KRISTINA ANN RHODES, NOTARY PUBLIC, AND DECLARED THAT THE UNDERSIGNED HAS FULL AND COMPLETE POWER AND AUTHORITY TO EXECUTE AND SIGN THIS INSTRUMENT, AND THAT THE SIGNATURES AND COORDINATES HEREIN EMPLOYED ON THIS INSTRUMENT ARE TRUE AND CORRECT. I HAVE REVIEWED THE INSTRUMENT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE LAWS AND CONSTITUTION OF THE STATE OF TEXAS.

WITNESSED MY HAND AND SEAL OF AUTHORITY
 KRISTINA ANN RHODES
 NOTARY PUBLIC STATE OF TEXAS
 DATE OF 01/09/2020

ATTEST

STATE OF TEXAS X
 COUNTY OF POTTER X
 KRISTINA ANN RHODES
 NOTARY PUBLIC STATE OF TEXAS
 COM. EXPIRES 7/10/20
 DATE OF 01/09/2020

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.
 DATE OF 01/09/2020

LEGAL DESCRIPTION

FIELD NOTES for a 13.98 acre tract of land out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.
 BEGINNING at 1/2" iron rod set with a yellow cap which bears N. 00° 04' 55" E. a distance of 993.16 feet and N. 89° 52' 02" W. a distance of 1072.50 feet from an iron rod set with a yellow cap located at the southeast corner of said Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.
 THENCE N. 89° 52' 02" W. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.
 THENCE continuing in a northerly direction along said curve with a radius equal to 1067.00 feet, a long chord bearing of N. 80° 00' 02" W. and a long chord distance of 1067.00 feet, to a 1/2" iron rod set with a yellow cap for a corner of this tract.
 THENCE N. 80° 00' 02" W. a distance of 300.00 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.
 THENCE N. 00° 00' 00" E. a distance of 612.32 feet to a 1/2" iron rod set with a yellow cap for the northeast corner of this tract.
 THENCE S. 89° 52' 02" E. a distance of 348.98 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.
 THENCE S. 84° 57' 02" E. a distance of 281.01 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.
 THENCE S. 76° 12' 42" E. a distance of 330.63 feet to a 1/2" iron rod set with a yellow cap on the west right-of-way line of Temecula Creek Blvd. for a corner of this tract.
 THENCE S. 76° 12' 42" E. a distance of 330.63 feet to a 1/2" iron rod set with a yellow cap on the east right-of-way line of Temecula Creek Blvd. for a corner of this tract.
 THENCE S. 00° 00' 00" E. a distance of 310.08 feet to a 1/2" iron rod set with a yellow cap for the most easterly northeast corner of this tract.
 THENCE S. 00° 00' 00" E. a distance of 310.08 feet to the place of BEGINNING and containing 13.98 acres (0.2910 square feet) of land.

CERTIFICATION

I, KRISTINA ANN RHODES, 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 OR UNDER MY CLOSE PERSONAL SUPERVISION AND STAMPED BY ME OR BY OTHERS UNDER MY CLOSE PERSONAL SUPERVISION.

Kristina Ann Rhodes
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4283
 DATE OF 01/09/2020



THE VINEYARDS UNIT No. 6
 AN ADDITION TO THE CITY OF AMARILLO

FILED OF RECORD
 01/09/2020
 POTTER COUNTY
 20200PR0000332

APP
 P-19-106
 HC

FILED and RECORDED

Instrument Number: 2020OPR0000332

Filing and Recording Date: 01/09/2020 03:24:36 PM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

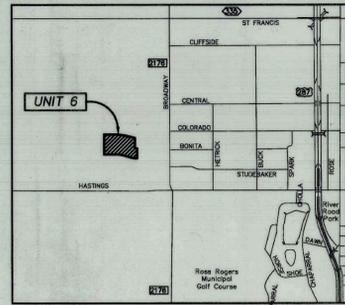
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 2020OPR0000332

JK
AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

CENSUS TRACT: #134.00
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 801 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101



VICINITY MAP
 A.P. No. M-8

THE VINEYARDS UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 191, BLOCK 2,
 A. B. & M. SURVEY, POTTER COUNTY, TEXAS
 13.98 ACRES

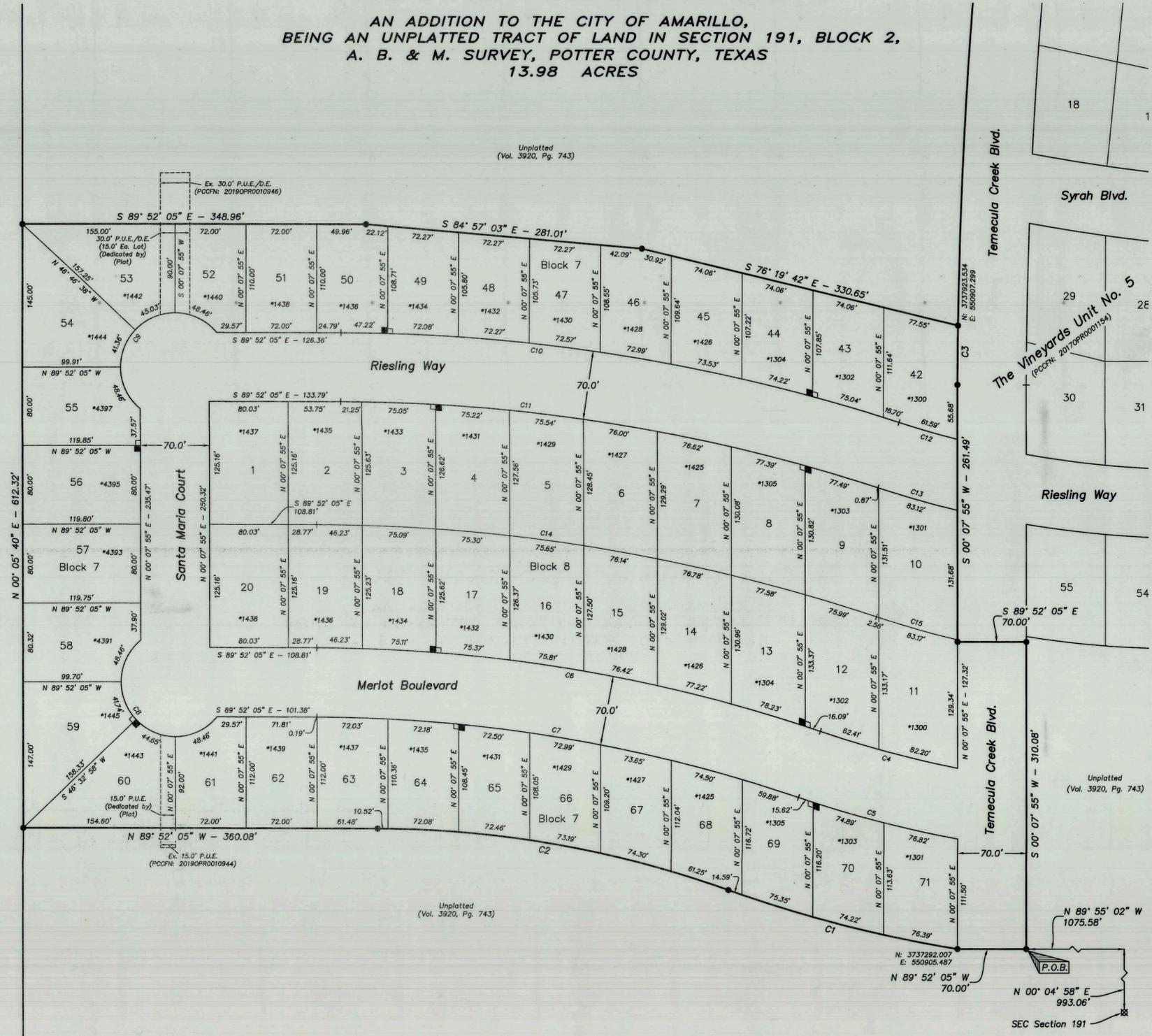
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 (Vol. 3920, Pg. 743)

LEGEND

- = 1/2" IRON ROD W/ YELLOW CAP SET
- = 1/2" IRON ROD W/ YELLOW CAP FOUND
- ⊗ = IRON ROD FOUND W/ APEX CAP
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO
 (Subject to Change Without Notice)
- = 6'x6' S.P.S. & S.L. TRANSFORMER EASEMENT
- = 5'x5' S.B.C. EASEMENT
- S.P.S. = SOUTHWESTERN PUBLIC SERVICE
- S.B.C. = SOUTHWESTERN BELL COMPANY
- S.L. = SUDDENLINK

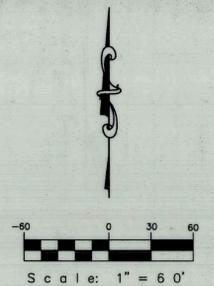
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	240.56'	1323.00'	10° 25' 05"	N 75° 32' 30" W	240.23'
C2	363.80'	1067.00'	19° 32' 08"	N 80° 06' 02" W	362.04'
C3	60.12'	5035.00'	0° 41' 03"	S 0° 28' 26" W	60.12'
C4	144.62'	1135.00'	7° 18' 01"	S 75° 03' 10" E	144.52'
C5	167.34'	1205.00'	7° 57' 23"	S 75° 22' 52" E	167.20'
C6	520.48'	1615.00'	18° 27' 54"	S 80° 38' 08" E	518.23'
C7	497.92'	1545.00'	18° 27' 54"	S 80° 38' 08" E	495.77'
C8	183.31'	55.00'	190° 57' 27"	N 44° 52' 05" W	109.50'
C9	183.31'	55.00'	190° 57' 27"	N 45° 07' 55" E	109.50'
C10	576.61'	1830.00'	18° 03' 11"	S 80° 50' 30" E	574.23'
C11	554.55'	1760.00'	18° 03' 11"	S 80° 50' 30" E	552.28'
C12	61.59'	965.00'	3° 39' 25"	S 73° 38' 36" E	61.59'
C13	83.99'	1035.00'	4° 38' 58"	S 74° 08' 23" E	83.97'
C14	578.76'	1795.84'	18° 27' 55"	S 80° 38' 08" E	576.26'
C15	85.74'	954.16'	5° 08' 54"	S 73° 58' 36" E	85.71'

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 (Vol. 3920, Pg. 743)



LEGAL DESCRIPTION

FIELD NOTES for a 13.98 acre tract of land out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at 1/2" iron rod set with a yellow cap which bears N. 00° 04' 58" E. a distance of 993.06 feet and N. 89° 55' 02" W. a distance of 1075.58 feet from an iron rod found with a cap stamped "Apex" at the southeast corner of said Section 191 for the southeast corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE in a northwesterly direction along a curve with a radius equal to 1323.00 feet, a long chord bearing of N. 75° 32' 30" W. and a long chord distance of 240.23 feet, a curve length of 240.56 to a 1/2" iron rod set with a yellow cap at the end of said curve same being at the beginning of a curve to the left for a corner of this tract.

THENCE continuing in a northwesterly direction along said curve with a radius equal to 1067.00 feet, a long chord bearing of N. 80° 06' 02" W. and a long chord distance of 362.04 feet, a curve length of 363.80 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 360.08 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 05' 40" E. a distance of 612.32 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 52' 05" E. a distance of 348.96 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 84° 57' 03" E. a distance of 281.01 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 76° 19' 42" E. a distance of 330.65 feet to a 1/2" iron rod set with a yellow cap on the west right-of-way line of Temecula Creek Blvd. for the most northerly northeast corner of this tract.

THENCE in a southwesterly direction along said right-of-way line along a curve to the left with a radius equal to 5035.00 feet, a long chord bearing of S. 00° 28' 26" W. and a long chord distance of 60.12 feet, a curve length of 60.12 feet to a 1/2" iron rod set with a yellow cap at the end of said curve on said right-of-way line for a corner of this tract.

THENCE S. 00° 07' 55" W. continuing along said right-of-way line, a distance of 261.49 feet to a 1/2" iron rod set with a yellow cap on said right-of-way line for a corner of this tract.

THENCE S. 89° 52' 05" E. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for the most easterly northeast corner of this tract.

THENCE S. 00° 07' 55" W. a distance of 310.08 feet to the place of BEGINNING and containing 13.98 acres (609,105 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 3rd DAY OF December 2019.



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

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, MAP NUMBER 48375C0390C, 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. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
4. THERE SHALL BE NO ACCESS FROM TEMECULA CREEK BOULEVARD TO ADJUTING LOTS.
5. ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.
6. AREA OF RIGHT-OF-WAY DEDICATED: 161,921 SF.
 AREA OF EASEMENTS DEDICATED: PUE/DE's: 2,721 SF; PUE's: 1,390 SF.

DEDICATION

STATE OF TEXAS)
 KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER)
 THAT THOMAS W. NIELSEN, MANAGER OF AMARILLO VINEYARDS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES 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 3rd DAY OF December 2019.

Thomas W. Nielsen
 THOMAS W. NIELSEN, MANAGER
 AMARILLO VINEYARDS, LLC
 1204 SHIRAZ BLVD.
 AMARILLO, TX 79106
 (817) 843-9123

ATTEST

STATE OF Texas
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS W. NIELSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON 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 Ann Rhodes
 KRISTINA ANN RHODES
 NOTARY PUBLIC
 STATE OF TEXAS
 Comm. Expires 7/10/20

APPROVAL

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

Al Parker
 CHAIRMAN
 DATE 12-9-19

FILED OF RECORD

1-9-2020 POTTER COUNTY
 DATE
2020 OPR000332
 VOLUME PAGE

THE VINEYARDS UNIT No. 6
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60' Firm No. 10090900 DRAWN BY: JA
 DATE: October 2019 FILE NAME:
 OJD Engineering, L.P. 806-447-2503
 Consulting Engineers & Surveyors P.O. Box 543
 Wellington, Texas 79095
 DRAWING NUMBER