



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

2/17/2020

Che Shadle
OJD Engineering, LP
2420 Lakeview Dr.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval – P-19-100 Sleepy Hollow Unit No. 116 - ZB1905700 Final Plat

The City of Amarillo has approved the above Final Plat on 2/17/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020002857 on 2/14/2020. 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 Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

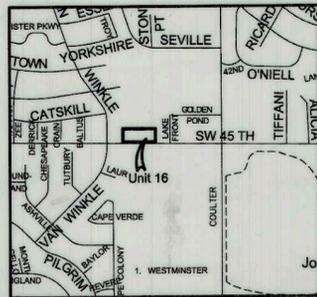
A handwritten signature in blue ink, appearing to read 'Jason Taylor', written over a light blue horizontal line.

Jason Taylor
Planner I

CENSUS TRACT: #218.04
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 806 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101

SLEEPY HOLLOW UNIT NO. 116

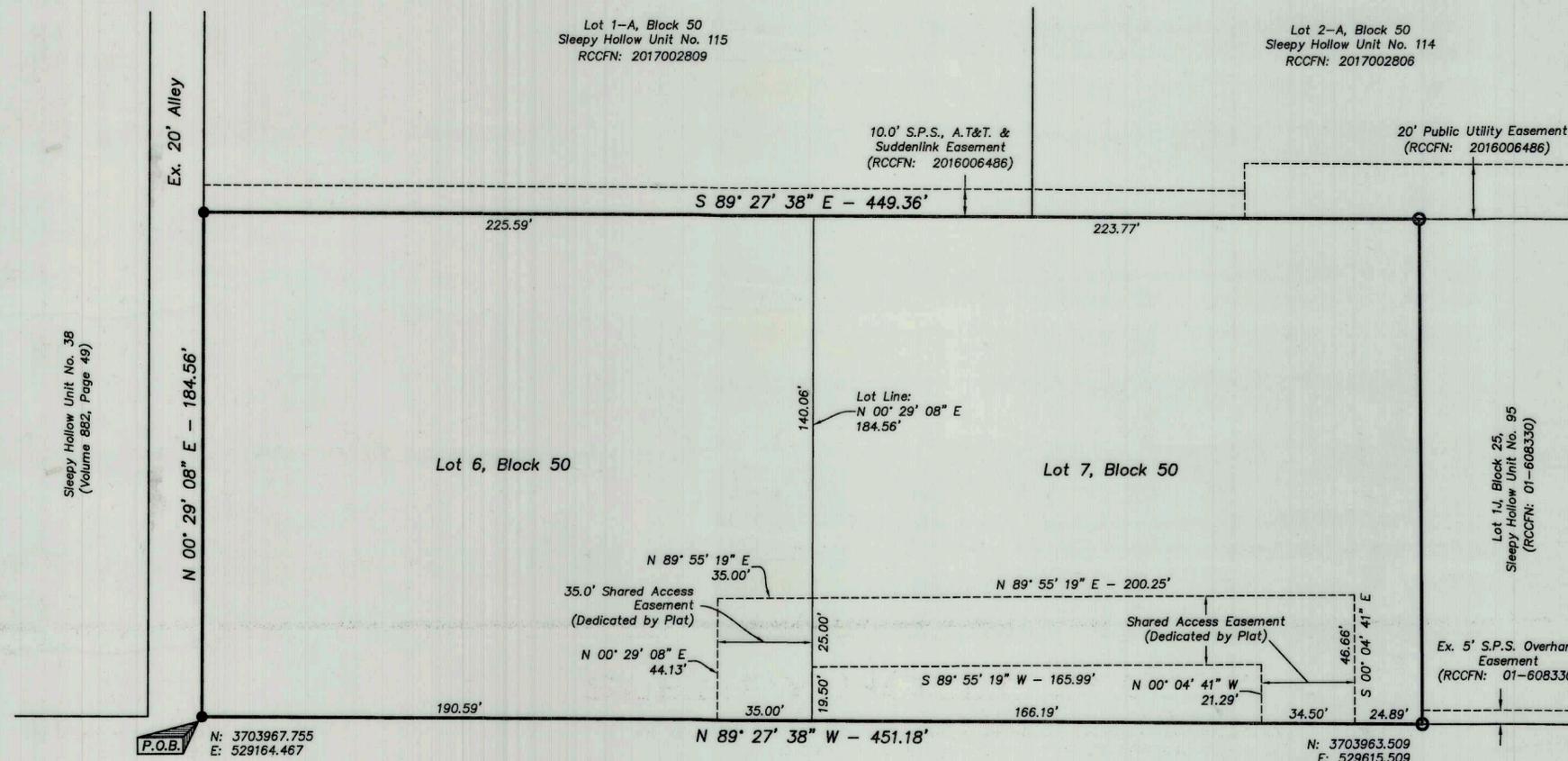
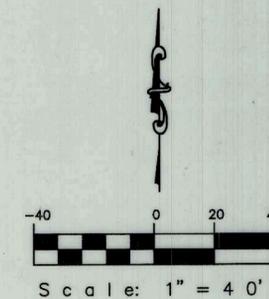
AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 6 AND LOT 7, BLOCK 50,
 SLEEPY HOLLOW UNIT NO. 112, IN SECTION 41, BLOCK 9,
 B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
 1.91 ACRES



Vicinity Map
 A.P. No. I-14
 (Not to Scale)

LEGEND

- = 1/2" Iron Rod Found w/ Yellow Cap
- = 1/2" Iron Rod Found
- * = Address (Subject to Change Without Notice)
- A.T.&T. = American Telephone & Telegraph
- S.P.S. = Southwestern Public Service
- P.O.B. = Point of Beginning



LEGAL DESCRIPTION

FIELD NOTES for a tract of land being a replat of Lot 6 and Lot 7, Block 50, Sleepy Hollow Unit No. 112, City of Amarillo, Randall County, Texas, and more particularly described by as follows:

BEGINNING at a 1/2" iron rod found with a yellow cap at the southwest corner of said Lot 6 for the southwest corner of this tract.

THENCE N. 00° 29' 08" E. a distance of 184.56 feet to a 1/2" iron rod found with a yellow cap at the northwest corner of said Lot 6 for the northwest corner of this tract.

THENCE S. 89° 27' 38" E. a distance of 449.36 feet to a 1/2" iron rod found at the northeast corner of said Lot 7 for the northeast corner of this tract.

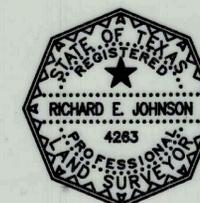
THENCE S. 00° 04' 41" E. a distance of 184.57 feet to a 1/2" iron rod found at the southeast corner of said Lot 7 same being on the north right-of-way line of S.W. 45th Avenue for the southeast corner of this tract.

THENCE N. 89° 27' 38" W, along said north right-of-way line, a distance of 451.18 feet to the place of BEGINNING and containing 1.91 acres (83,100 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 6TH DAY OF NOVEMBER 2019.



Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4283

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. 483810070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. 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

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 13TH DAY OF November, 2019.

[Signature]
 DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

DEDICATION

STATE OF TEXAS X
 COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT MONAGHAN PROPERTIES, L.L.C., A LIMITED LIABILITY COMPANY, ACTING THROUGH ITS OWNER, TIM MONAGHAN, 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 SLEEPY HOLLOW UNIT NO. 116, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 6TH DAY OF NOV 2019.

Tim Monaghan

TIM MONAGHAN, OWNER
 MONAGHAN PROPERTIES, L.L.C.
 7606 S.W. 45th AVE.
 AMARILLO, TEXAS 79119
 (806) 352-4243

ATTEST

STATE OF TEXAS
 COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM MONAGHAN, 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 6TH DAY OF November, 2019.

Kristina Rhodes

NOTARY PUBLIC STATE OF TEXAS
 Comm. Expires 7-16-20



FILED OF RECORD

2/14/20
 DATE
 COUNTY

2020002857
 CLERK'S FILE No.

SLEEPY HOLLOW UNIT NO. 116
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 40'	FIRM NO. 10090900	DRAWN BY: JA
DATE: Sept. 2019		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER