



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

6/16/2020

Richard E. Johnson
OJD Engineering, LP
2420 Lakeview Drive
Amarillo, Texas 79109

RE: Letter of Action: Approval- Wedgewood Addition Unit No. 1 – ZB2001552 - Final Plat

Mr. Johnson,

The City of Amarillo has approved the above Final Plat on 6/8/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020011118 on 6/15/2020. 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,

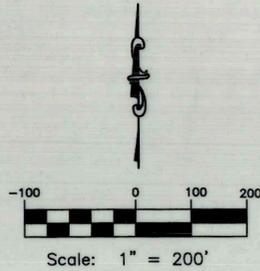
A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick
Planner II

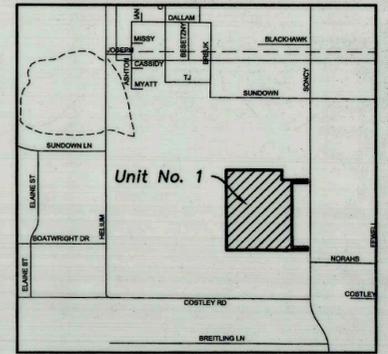
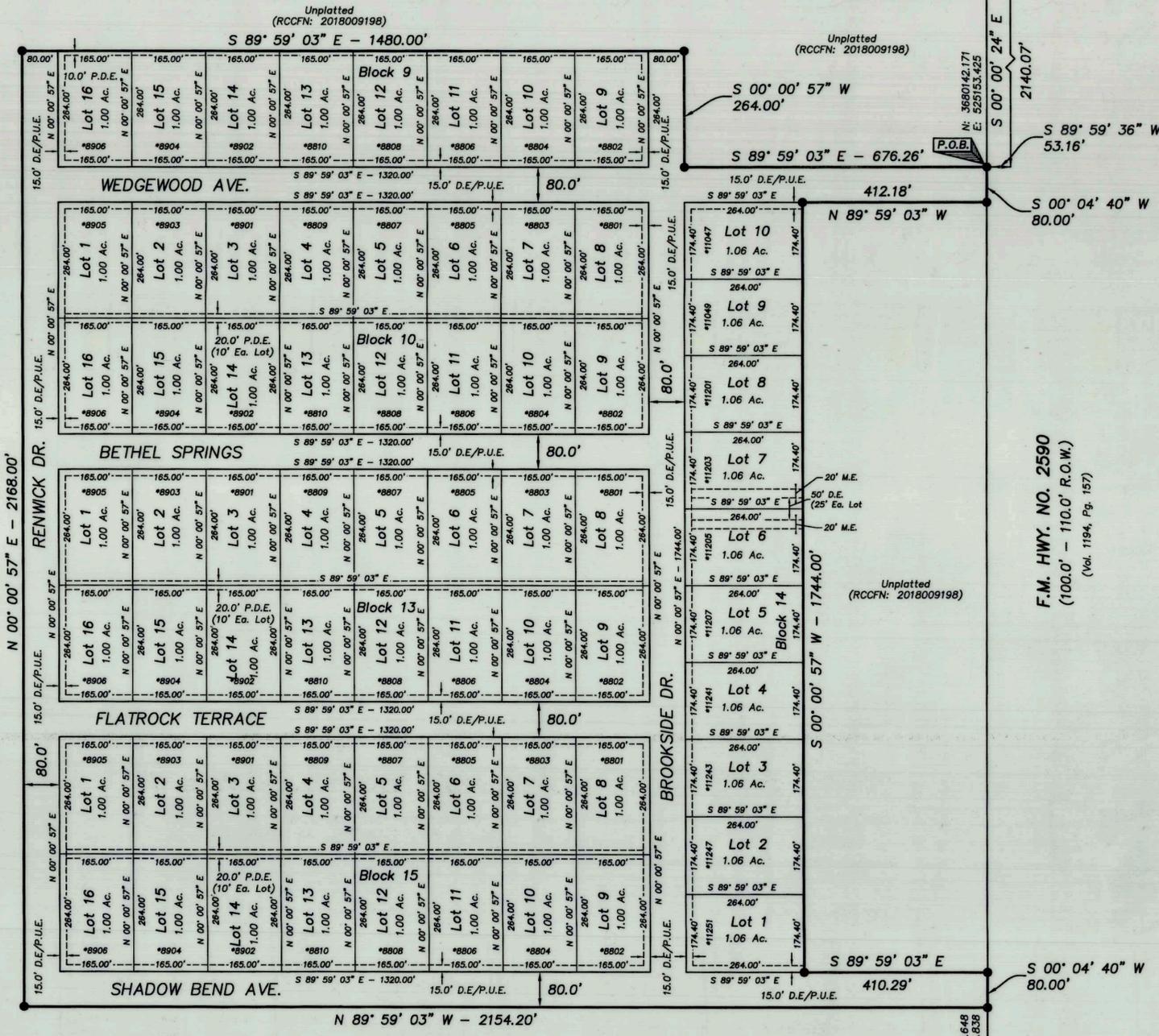
CENSUS TRACT: #217.04
 GRANTEE ADDRESS: CITY OF AMARILLO
 601 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101
 RANDALL COUNTY ROAD & BRIDGE DEPT.
 301 W. HIGHWAY 60
 CANYON, TEXAS 79015

Wedgewood Addition Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 67,
 BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
 86.71 ACRES



- LEGEND**
- = 1/2" Iron Rod w/ a Yellow Cap Set
 - = 1/2" Iron Rod Found
 - P.U.E. = Public Utility Easement
 - D.E. = Public Drainage Easement
 - M.E. = Public Maintenance Easement
 - P.D.E. = Private Drainage Easement
 - * = Address (Assigned by the City of Amarillo)
 (Subject to Change Without Notice)



Vicinity Map
 A.P. No. H-19
 (Not to Scale)

Unplatted
 (RCCFN: 2018009198)

Unplatted
 (RCCFN: 2018009198)

NEC Section 67

P.O.B.

F.M. HWY. NO. 2590
 (100.0' - 110.0' R.O.W.)
 (Vol. 1194, Pg. 157)

Unplatted
 (RCCFN: 2018009198)

N: 3678238.648
 E: 525150.838

NOTES

1. THIS PLAT DOES 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. 48381C0205E, 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 BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
4. 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.
5. PRIVATE PERPETUAL DRAINAGE EASEMENTS, RUNNING WITH THE LAND, ARE ASSIGNED AS SHOWN ON THIS PLAT. LAND OWNER/S ARE RESPONSIBLE FOR MAINTENANCE OF THE PORTION OF THE PRIVATE DRAINAGE EASEMENTS LOCATED ON THEIR RESPECTIVE LOT. IN NO INSTANCE SHALL ANY OBSTRUCTIONS BE ALLOWED TO BE PLACED IN THE ABOVE EASEMENT THAT IMPEDES THE DRAINAGE FLOW.
6. AREA OF PUBLIC RIGHT-OF-WAY DEDICATED: 877,317 SQUARE FEET; AREA OF PUBLIC DRAINAGE EASEMENT DEDICATED: 12,450 SQUARE FEET; AREA OF 15' PUBLIC DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT DEDICATED: 224,520 SQUARE FEET; AREA OF PUBLIC MAINTENANCE EASEMENT DEDICATED: 9,960 SQUARE FEET.

Wedgewood Addition Unit No. 1
 A Suburban Subdivision to the City of Amarillo, Texas

SCALE: 1" = 200'	Firm No. 10090900	DRAWN BY: JA
DATE: May 2020		FILE NAME:
OJD Engineering, LP Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER 1 of 2

CENSUS TRACT: #217.04

GRANTEES ADDRESS: CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD & BRIDGE DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

Wedgewood Addition Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND IN SECTION 67,
BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
86.71 ACRES

LEGAL DESCRIPTION

FIELD NOTES for a 86.71 acre tract of land out of Section 67, Block 9, B. S. & F. 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 F.M. Highway No. 2590 which bears S. 00° 00' 24" E. a distance of 2140.07 feet and S. 89° 59' 36" W. a distance of 53.16 feet from the northeast corner of said Section 67 for the most easterly northeast corner of this tract.

THENCE S. 00° 04' 40" W., along said west right-of-way line, a distance of 80.00 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line for a corner of this tract.

THENCE N. 89° 59' 03" W. a distance of 412.18 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE S. 00° 00' 57" W. a distance of 1744.00 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE S. 89° 59' 03" E. a distance of 410.29 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line for a corner of this tract.

THENCE S. 00° 04' 40" W., along said west right-of-way line, a distance of 80.00 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line for the southeast corner of this tract.

THENCE N. 89° 59' 03" W. a distance of 2154.20 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 00' 57" E. a distance of 2168.00 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 59' 03" E. a distance of 1480.00 feet to a 1/2" iron rod set with a yellow cap for the most northerly northeast corner of this tract.

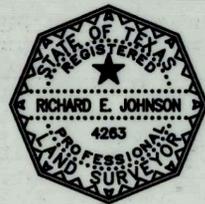
THENCE S. 00° 00' 57" W. a distance of 264.00 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE S. 89° 59' 03" E. a distance of 676.26 feet to the place of BEGINNING and containing 86.71 acres (3,777,093 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 5th DAY OF JUNE, 2020.



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

APPROVAL

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

Al P... 6-8-20
CHAIRMAN DATE

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

J. G. ... 6/10/2020
REGISTERED SANITARIAN DATE

DEDICATION

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL)

THAT TIM PORTER, PRESIDENT OF AXE DEVELOPMENT, LLC, 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 WEDGEWOOD ADDITION UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS, AND DO 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 5th DAY OF JUNE, 2020.

Tim Porter
TIM PORTER, PRESIDENT
AXE DEVELOPMENT, LLC
2302 10th AVE.
CANYON, TEXAS 79015
(806) 441-8099

ATTEST

STATE OF Texas

COUNTY OF Randall

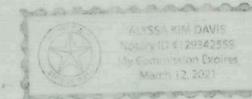
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM PORTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 5th DAY OF JUNE, 2020.

Adair
NOTARY PUBLIC STATE OF Texas

Comm. Expires 3/12/21



FILED OF RECORD

6-15-2020 RANDALL
DATE COUNTY
202001118
CLERK'S FILE No.

Wedgewood Addition Unit No. 1
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