



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

7/14/2020

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

RE: Letter of Action: Approval – Timber Creek I-27 Business Park Unit No. 2 – ZB1907549 Final Plat

The City of Amarillo has approved the above Final Plat on 7/14/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020013378 on 7/13/2020. 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,

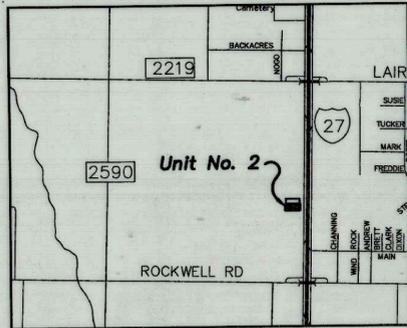
A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a light blue rectangular box.

Jason Taylor
Planner I

CENSUS TRACT: #217.04
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 801 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101
 RANDALL COUNTY ROAD & BRIDGE DEPT.
 P.O. BOX 1336
 AMARILLO, TEXAS 79015

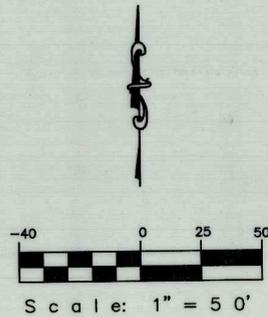
Timber Creek I-27 Business Park Unit No. 2

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



Vicinity Map

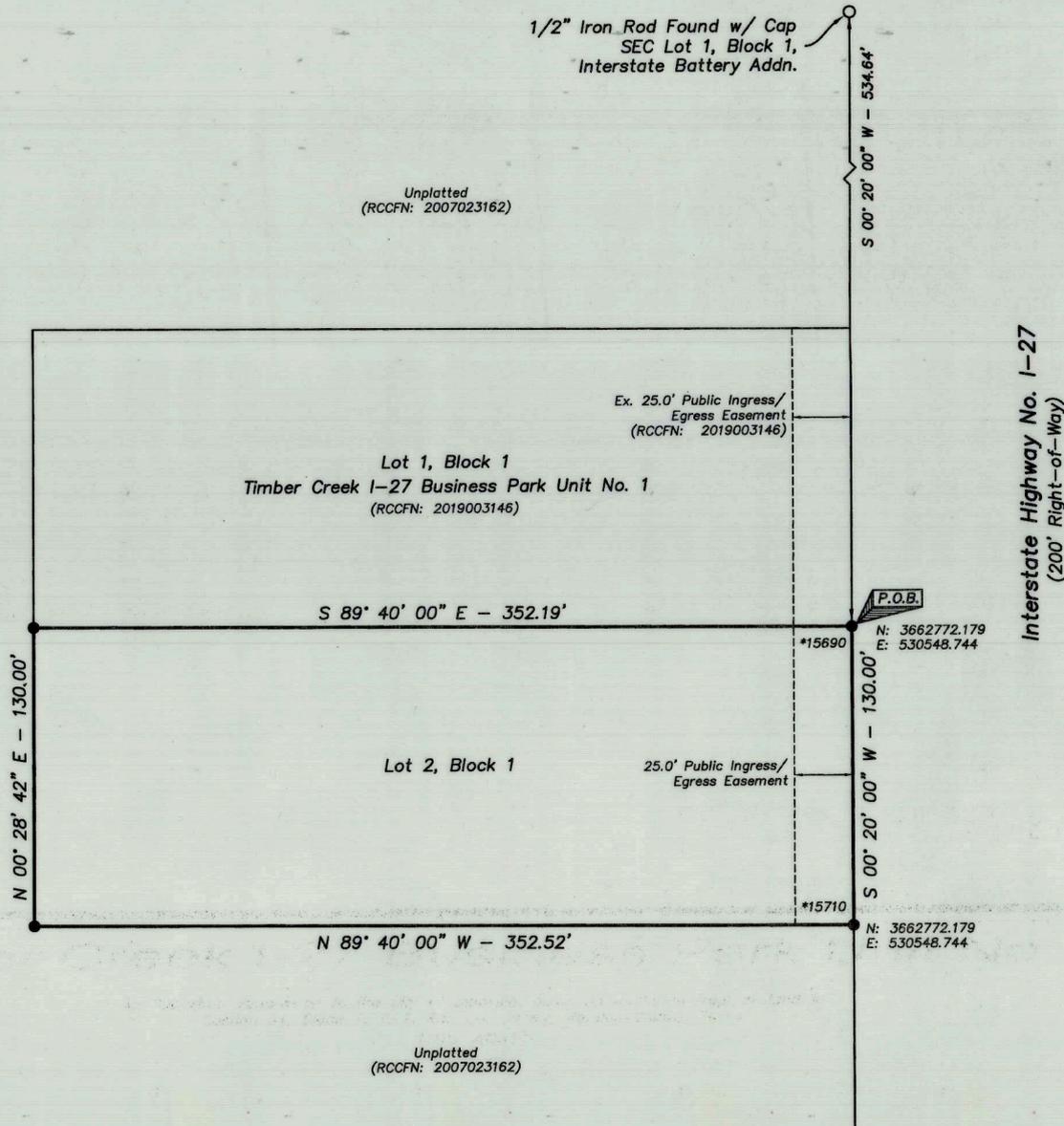
A.P. No. I-22
 (Not to Scale)



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)

Unplatted
 (RCCFN: 2007023162)



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. 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. T. R.R. Co. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found 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 534.64 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 found 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 found 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 found with a yellow cap for the northwest corner of this tract.

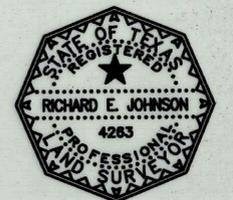
THENCE S. 89° 40' 00" E. a distance of 351.86 feet to the place of BEGINNING and containing 1.05 acres (45,807 square feet) of land.

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 2nd DAY OF July, 2020.

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 13th DAY OF July, 2020.

[Signature]
 DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

[Signature] 7/13/2020
 REGISTERED SANITARIAN DATE

DEDICATION

STATE OF TEXAS)
 COUNTY OF RANDALL)

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. 2, 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 2nd DAY OF July, 2020.

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

ATTEST

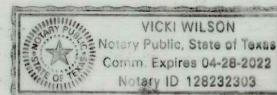
STATE OF TEXAS
 COUNTY OF POTTER

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 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 2nd DAY OF July, 2020.

Vicki Wilson
 NOTARY PUBLIC : STATE OF TX
 Comm. Expires 4-28-2022



FILED OF RECORD

7-13-20 RANDALL
 DATE COUNTY
 2020013378
 Clerk's File No.

Timber Creek I-27 Business Park Unit No. 2
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

SCALE: 1" = 50'	Firm No. 10090900	DRAWN BY: JA
DATE: February 2020		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER