



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

8/10/2020

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

**RE: Letter of Action: Approval – West Plains High School Unit No. 1 – ZB2002879 Final Plat**

The City of Amarillo has approved the above Final Plat on 8/10/2020. The filing information for this plat will be provided once received from Randall County. Enclosed you will find a copy of your approved 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](mailto:Jason.Taylor@amarillo.gov) or 806.378.5255.

Sincerely,

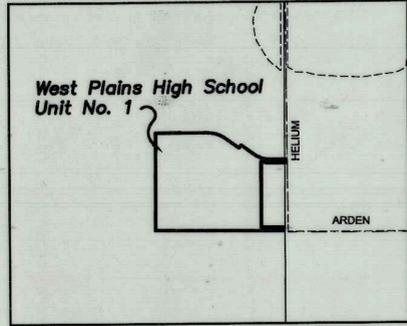
A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin blue rectangular border.

Jason Taylor  
Planner I

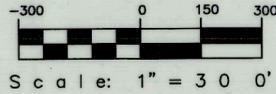
CENSUS TRACT: #217.04  
 GRANTEE ADDRESS: CITY OF AMARILLO  
 601 S. BUCHANAN ST.  
 AMARILLO, TEXAS 79101  
 RANDALL COUNTY ROAD & BRIDGE DEPT.  
 P.O. BOX 1336  
 AMARILLO, TEXAS 79015

# West Plains High School Unit No. 1

An Suburban Subdivision to the City of Amarillo, being an unplatted tract of land in Section 73, Block 9, B. S. & F. Survey, Randall County, Texas  
 61.94 ACRES



Vicinity Map  
 A.P. No. G-16

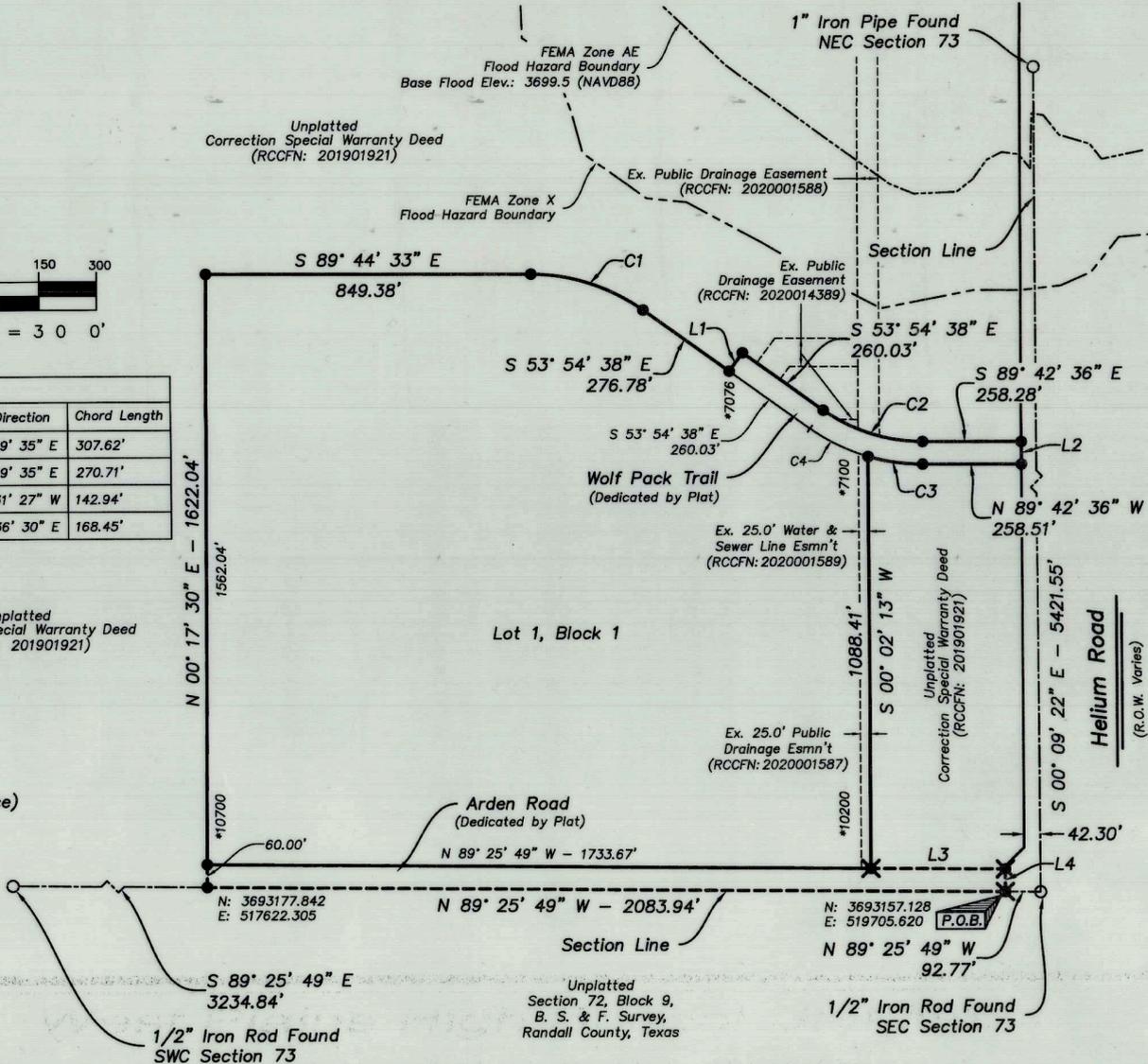


Line Table			Curve Table					
Line No.	Length	Direction	Curve No.	Delta	Radius	Length	Chord Direction	Chord Length
L1	60.00'	N 36° 05' 22" E	C1	35° 49' 55"	500.00'	312.69'	S 71° 49' 35" E	307.62'
L2	60.00'	S 0° 01' 57" W	C2	35° 49' 55"	440.00'	275.17'	S 71° 49' 35" E	270.71'
L3	350.52'	S 89° 25' 49" E	C3	16° 26' 11"	500.00'	143.44'	N 81° 31' 27" W	142.94'
L4	60.00'	S 0° 31' 53" W	C4	19° 23' 44"	500.00'	169.26'	S 63° 36' 30" E	168.45'

### LEGEND

- X = 1/2" Iron Rod Set w/ Yellow Cap
- = 1/2" Iron Rod Found w/ Yellow Cap
- P.O.B. = Point of Beginning
- #### = Address Range (Subject to Change Without Notice)

Unplatted Correction Special Warranty Deed (RCCFN: 201901921)



### NOTES

- THIS PLAT DOES LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0065E, 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.
- BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE 4201.
- COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
- AREA OF RIGHT-OF-WAY DEDICATED BY PLAT:  
 ARDEN ROAD: 125,044 SF; WOLF PACK TRAIL: 48,732 SF

### LEGAL DESCRIPTION

FIELD NOTES for a 61.94 acre tract of land out of Section 73, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap on the south line of said Section 73 on the west right-of-way line of Helium Road which bears N. 89° 25' 49" W. a distance of 92.77 feet from a 1/2" iron rod found at the southeast corner of said Section 73 for the southeast corner of this tract.

THENCE N. 89° 25' 49" W. along said south section line, a distance of 2083.94 feet to a 1/2" iron rod found with a yellow cap on said south section line which bears S. 89° 25' 49" E. a distance of 3234.84 feet from a 1/2" iron rod found at the southwest corner of said Section 73 for the southwest corner of this tract.

THENCE N. 00° 17' 30" E., at a distance of 60.00 feet pass a 1/2" iron rod found with a yellow cap, a total distance of 1622.04 feet to a 1/2" iron rod found with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 44' 33" E. a distance of 849.38 feet to a 1/2" iron rod found with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 500.00 feet, a long chord bearing of S. 71° 49' 35" E. and a long chord distance of 307.62 feet, a curve length of 312.69 feet to a 1/2" iron rod found with a yellow cap at the end of said curve for a corner of this tract.

THENCE S. 53° 54' 38" E. a distance of 276.78 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE N. 36° 05' 22" E. a distance of 60.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 53° 54' 38" E. a distance of 260.03 feet to a 1/2" iron rod found with a yellow cap at the beginning of a curve to the left for a corner of this tract.

THENCE in a southeasterly direction along a curve to the left with a radius equal to 440.00 feet, a long chord bearing of S. 71° 49' 35" E. and a long chord distance of 270.71 feet, a curve length of 275.17 feet to a 1/2" iron rod found with a yellow cap at the end of said curve for a corner of this tract.

THENCE S. 89° 42' 36" E. a distance of 258.28 feet to a 1/2" iron rod found with a yellow cap on said west right-of-way line of said Helium Road for the northeast corner of this tract.

THENCE S. 0° 01' 57" W., along said west right-of-way line, a distance of 60.00 feet to a 1/2" iron rod found with a yellow cap on said west right-of-way line for a corner of this tract.

THENCE N. 89° 42' 36" W. a distance of 258.51 feet to a 1/2" iron rod found with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 500.00 feet, a long chord bearing of N. 81° 31' 27" W. and a long chord distance of 142.94 feet, a curve length of 143.44 feet to a 1/2" iron rod found with a yellow cap on said curve for a corner of this tract.

THENCE S. 00° 02' 13" W. a distance of 1088.41 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 89° 25' 49" E. a distance of 350.52 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line of said Helium Road for a corner of this tract.

THENCE S. 0° 31' 53" W., along said right-of-way line, a distance of 60.00 feet to the place of BEGINNING and containing 61.94 acres (2,698,295 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 5<sup>th</sup> DAY OF August, 2020.



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

### APPROVAL

APPROVED BY, THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 11 DAY OF Aug, 2020.

*Richard E. Johnson*  
 CHAIRMAN

### DEDICATION

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF RANDALL X

THAT CANYON I.S.D., ACTING THROUGH ITS SUPERINTENDENT, DARRYL FLUSCHE, 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 WEST PLAINS HIGH SCHOOL UNIT NO. 1, A SUBURBAN SUBDIVISION TO CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 5<sup>th</sup> DAY OF August, 2020.

*Darryl Flusche*  
 DARRYL FLUSCHE, SUPERINTENDENT, CANYON I.S.D.  
 3301 N. 23rd St.  
 CANYON, TEXAS 79015  
 (806) 677-2800

### ATTEST

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRYL FLUSCHE, 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 5<sup>th</sup> DAY OF August, 2020.

*Amanda Nicholle Carleton*  
 Amanda Nicholle Carleton  
 Notary Public, State of Texas  
 Notary ID #13158340-0  
 My Commission Expires 05-25-2022

Comm. Expires 5-25-2022

### DEDICATION

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF RANDALL X

THAT HELIUM HOPE DEVELOPMENT LLC, ACTING THROUGH ITS MANAGER, WILLIAM A. ATTEBURY, 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 WEST PLAINS HIGH SCHOOL UNIT NO. 1, A SUBURBAN SUBDIVISION TO CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 5<sup>th</sup> DAY OF August, 2020.

*William A. Attebury*  
 WILLIAM A. ATTEBURY, MANAGER, HELIUM HOPE DEVELOPMENT LLC  
 P.O. BOX 8211  
 AMARILLO, TEXAS 79114  
 (806) 355-8253

### ATTEST

STATE OF TEXAS  
 COUNTY OF Randall  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM A. ATTEBURY, 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 5 DAY OF August, 2020.

*DeAnn Isbell*  
 DeAnn Isbell  
 Notary Public, State of Texas  
 Notary ID #459844-0  
 My Commission Expires 09-07-2023

Comm. Expires 09-07-2023

### FILED OF RECORD

8-11-20 RANDALL COUNTY  
 DATE COUNTY  
 2020016154  
 Clerk's File No.

## West Plains High School Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

SCALE: 1" = 300'	Firm No. 10090900	DRAWN BY: JA
DATE: August 2020		FILE NAME:
<b>OJD Engineering, L.P.</b> Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79085
		DRAWING NUMBER