



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

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

RE: Letter of Action: Approval – Timber Creek I-27 Business Park Unit No. 3 - ZB2002882 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 8/11/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020016340 on 8/13/2020. 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 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'S ADDRESS: CITY OF AMARILLO
 601 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. 3

A 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
 7.34 ACRES

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.
6. AREA OF DYLAN DRIVE R.O.W.: 40,667 SF; AREA OF DRAINAGE EASEMENT: 23,217 SF; AREA OF MAINTENANCE EASEMENT: 10,996 SF.

LEGAL DESCRIPTION

FIELD NOTES for a 7.34 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 on the west right-of-way line of Interstate Highway No. 1-27 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 404.64 feet to a 1/2" iron rod found with a yellow cap at the northeast corner of Lot 1, Block 1, Timber Creek I-27 Business Park Unit No. 1 for the most easterly southeast corner of this tract.

THENCE N. 89° 40' 00" W., along the north line of said Lot 1, a distance of 351.86 feet to a 1/2" iron rod found with a yellow cap at the northwest corner of said Lot 1 for an ell corner of this tract.

THENCE S. 00° 28' 42" W., a distance of 140.00 feet to a 1/2" iron rod set with a yellow cap for the most southerly southeast corner of this tract.

THENCE N. 89° 40' 00" W. a distance of 325.00 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 28' 42" E. a distance of 546.62 feet to a 1/2" iron rod found with a yellow cap at the southwest of said Lot 1, Block 1, Interstate Battery Addition for the northwest corner of this tract.

THENCE S. 89° 29' 58" E., along the south line of said Lot 1, a distance of 675.84 feet to the place of BEGINNING and containing 7.34 acres (319,848 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 10th 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 June, 2020.

Al Penick
 CHAIRMAN

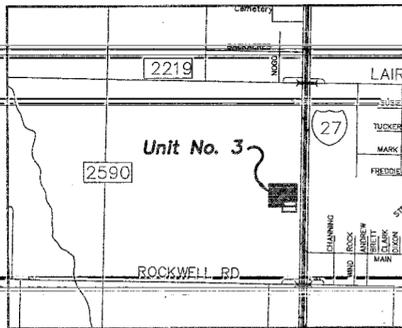
APPROVED BY AMARILLO AREA PUBLIC HEALTH DISTRICT

J. W. ...
 REGISTERED SANITARIAN

APR 16 2020
 DATE

FILED OF RECORD

8-13-20 RANDALL COUNTY
 DATE
 20200816340
 Clerk's File No.



Vicinity Map

A.P. No. 1-22
 (Not to Scale)



Scale: 1" = 80'

Line No.	Direction	Length
L1	N 0° 27' 23" E	287.01'
L2	N 44° 31' 12" W	5.51'
L3	N 89° 29' 58" W	240.78'
L4	S 89° 29' 58" E	249.06'
L5	S 44° 31' 12" E	22.07'
L6	S 0° 28' 42" W	295.25'

LEGEND

- = 1/2" Iron Rod Found w/ Yellow Cap
- = 1/2" Iron Rod Found w/ Yellow Cap
- ⊗ = 1/2" Iron Rod Found
- P.O.B. = Point of Beginning
- D.E. = Drainage Easement
- M.E. = Maintenance Easement
- #### = Address Range (Subject to Change Without Notice)

DEDICATION

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL)

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. 3, A SUBURBAN SUBDIVISION 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 10th DAY OF August, 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.

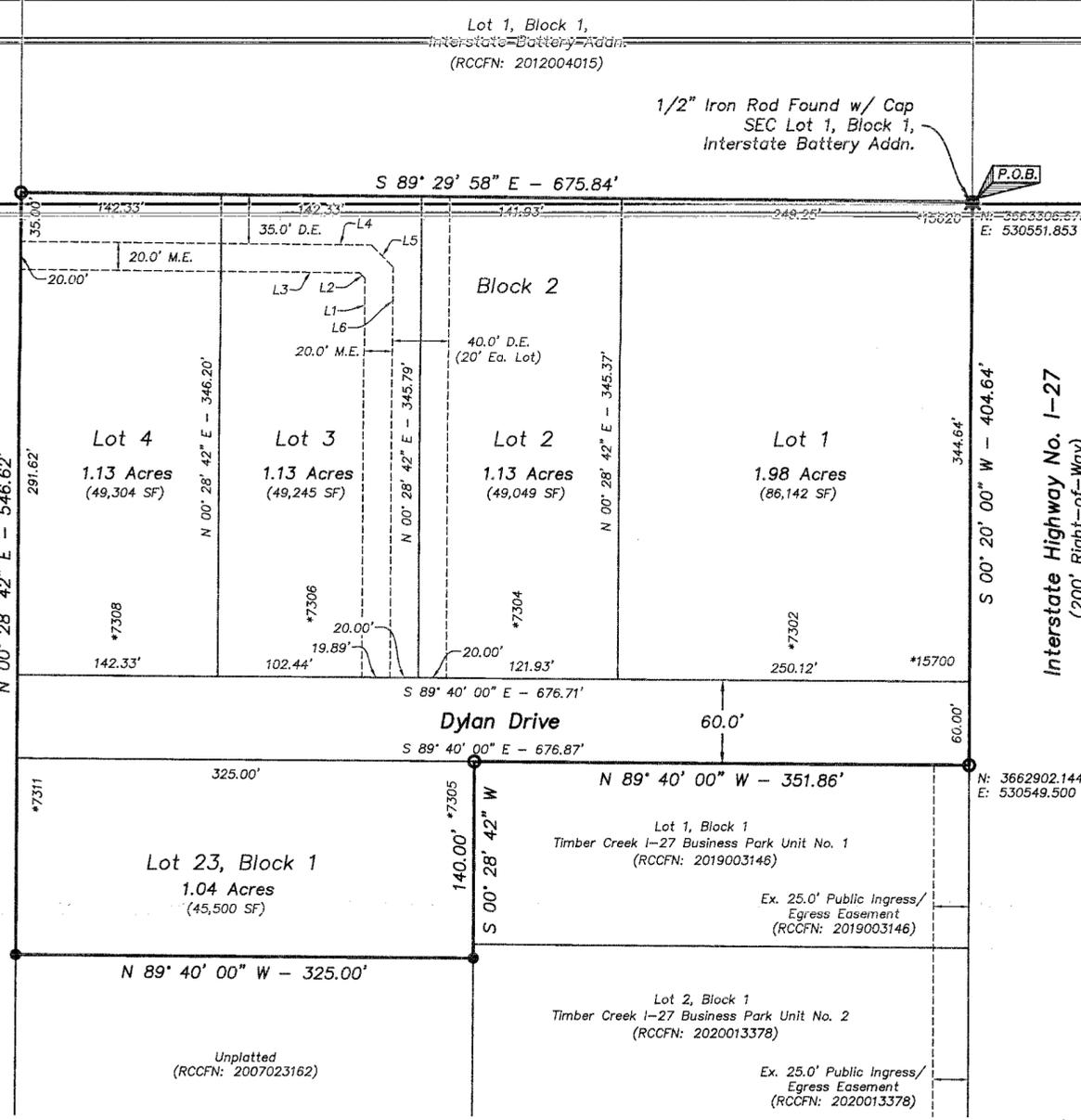
GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 10th DAY OF August, 2020.

Resandra Rene Pruitt

NOTARY PUBLIC : STATE OF Texas

Comm. Expires March 19, 2022



Timber Creek I-27 Business Park Unit No. 3
 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 79085

DRAWING NUMBER