



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

September 11, 2020

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

RE: Letter of Action: Approval – Estancia Addition Unit No. 2 – ZB2003810 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 9/9/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0011441 on 9/11/2020. 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.

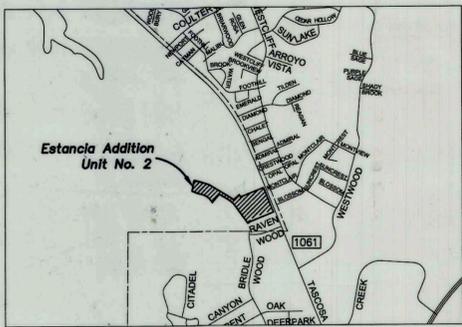
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

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

Brady D. Kendrick
Planner II

CENSUS TRACT: #133.00
 GRANTEE ADDRESS: CITY OF AMARILLO
 601 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101



VICINITY MAP
 A.P. No. J-10



Estancia Addition Unit No. 2

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 16 THRU 20, AND A PORTION OF LOT 21, BLOCK 1, AND LOTS 16 THRU 19, BLOCK 3, ESTANCIA ADDITION UNIT NO. 1, ALL IN SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
 10.86 ACRES

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.55'	470.00'	13° 50' 35"	N 65° 44' 54" W	113.28'
C2	57.68'	470.00'	7° 01' 54"	N 76° 11' 08" W	57.65'
C3	120.06'	530.00'	12° 58' 43"	N 42° 23' 27" W	119.80'

LEGEND

- = 1/2" iron rod set w/ a yellow cap
- = 1/2" iron rod found w/ a yellow cap
- * = Addresses Assigned by the City of Amarillo (Subject to Change Without Notice)
- PUE = Public Utility Easement
- P.O.B. = Point of Beginning
- P.D.E. = Private Drainage Easement

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. 48375C0510C, DATED 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 BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
4. A PRIVATE PERPETUAL DRAINAGE EASEMENT, RUNNING WITH THE LAND, IS ASSIGNED TO ALL LOTS, SAID EASEMENT SHALL BE DEFINED AS BEING TEN (10.0) FEET ALONG THE REAR LOT LINES AND FIVE (5.0) FEET ALONG THE SIDE LOT LINES. LAND OWNER/S ARE RESPONSIBLE FOR MAINTENANCE OF THE ABOVE PRIVATE 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.
5. THE AREA OF BRIDLEWOOD DRIVE RIGHT-OF-WAY DEDICATED BY THIS PLAT: 65,040 SQUARE FEET

DEDICATION

STATE OF TEXAS X
 KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER X
 THAT ESTANCIA DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, ACTING THROUGH ITS MANAGER, JOE WATKINS, HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS ESTANCIA ADDITION UNIT NO. 2, AN ADDITION 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 3rd DAY OF September 2020.

Joe Watkins
 JOE WATKINS, MANAGER,
 ESTANCIA DEVELOPMENT, LLC
 P.O. BOX 52100
 AMARILLO, TX 79159
 (806) 467-9600

ATTEST

STATE OF TEXAS
 COUNTY OF Potter
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING 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 3rd DAY OF September 2020.

Brenda Nipper
 NOTARY PUBLIC STATE OF TEXAS
 Comm. Expires 2-3-2022



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 3rd DAY OF September 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 Pender
 CHAIRMAN
 DATE: 7-9-20

FILED OF RECORD
 9-11-2020
 DATE
 20200PR0011441
 COUNTY
 CLERK'S FILE NO.

LEGAL DESCRIPTION

FIELD NOTES for a 10.86 acre tract being a replat of Lots 16 thru 20, and a portion of Lot 21, Block 1 and Lots 16 thru 19, Block 3, Estancia Addition Unit No. 1, all in Section 24, Block 9, B. S. & F. Survey, City of Amarillo, Potter County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a yellow cap on the south right-of-way line of Tascosa Road at the southeast corner of said Lot 19, Block 3, for the southeast corner of this tract.

THENCE S 67° 55' 12" W. a distance of 463.84 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S 67° 55' 50" W. a distance of 31.66 feet to a 1/2" iron rod set with a yellow cap on the north right-of-way line of Bridlewood Drive for a corner of this tract.

THENCE S 74° 05' 54" W. a distance of 60.00 feet to a 1/2" iron rod set with a yellow cap on the south right-of-way line of said Bridlewood Drive for the most southerly southwest corner of this tract.

THENCE N 35° 54' 06" W. along said south right-of-way line, a distance of 424.20 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line at the beginning of a curve to the left for a corner of this tract.

THENCE continuing along said south right-of-way line and along said curve with a radius equal to 470.00 feet, a long chord bearing of N 47° 21' 14" W. and a long chord distance of 186.64 feet, a curve length of 187.89 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line at the end of said curve for a corner of this tract.

THENCE N 38° 49' 36" W. continuing along said south right-of-way line, a distance of 209.25 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line for a corner of this tract.

THENCE S 40° 21' 57" W. a distance of 214.62 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N 37° 20' 35" W. a distance of 114.31 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N 38° 49' 36" W. a distance of 109.09 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N 72° 40' 11" W. a distance of 155.51 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N 64° 23' 37" W. a distance of 103.42 feet to a 1/2" iron rod set with a yellow cap for the most westerly southwest corner of this tract.

THENCE N 10° 17' 55" E. a distance of 212.73 feet to a 1/2" iron rod set with a yellow cap on the north right-of-way line of said Bridlewood Drive for the northwest corner of this tract.

THENCE in a southeasterly direction along said north right-of-way line along a curve to the right with a radius equal to 530.00 feet, a long chord bearing of S 76° 11' 08" E. and a long chord distance of 65.05 feet, a curve length of 65.05 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line at the end of said curve for a corner of this tract.

THENCE S 72° 40' 11" E. continuing along said north right-of-way line, a distance of 182.59 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line at the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction continuing along said north right-of-way line and along said curve with a radius equal to 530.00 feet, a long chord bearing of S 65° 44' 54" E. and a long chord distance of 127.74 feet, a curve length of 127.74 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line at the end of said curve for a corner of this tract.

THENCE S 58° 49' 36" E. continuing along said north right-of-way line, a distance of 422.42 feet to a 1/2" iron rod set on said north right-of-way line at the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction continuing along said north right-of-way line and along said curve with a radius equal to 530.00 feet, a long chord bearing of S 53° 51' 13" E. and a long chord distance of 91.89 feet, a curve length of 92.01 feet to a 1/2" iron rod set on said north right-of-way line on said curve for a corner of this tract.

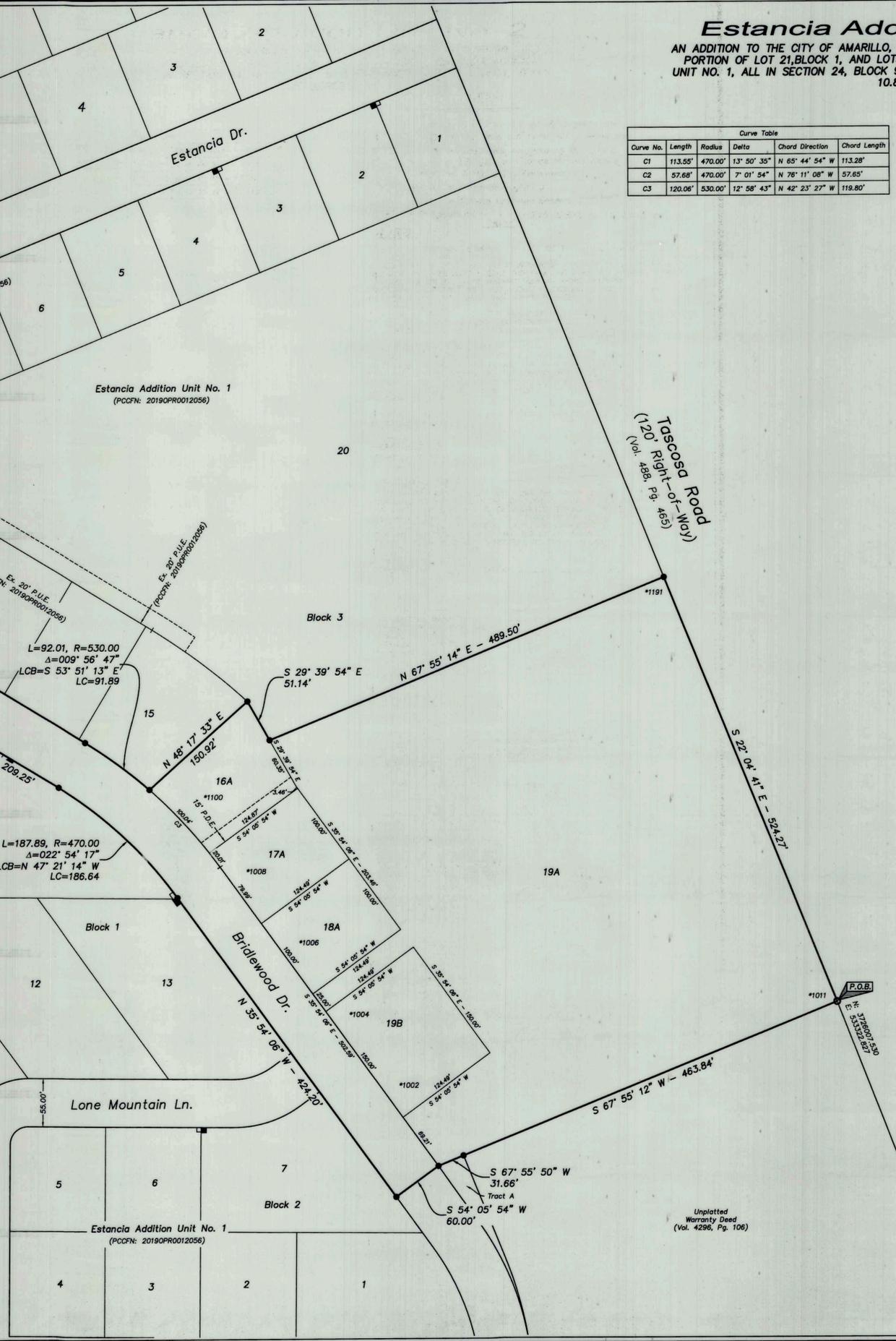
THENCE N 48° 17' 33" E. a distance of 150.92 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S 29° 39' 54" E. a distance of 51.14 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N 67° 55' 14" E. a distance of 489.50 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line of said Tascosa Road for the northeast corner of this tract.

THENCE N 67° 55' 14" E. a distance of 489.50 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line of said Tascosa Road for the northeast corner of this tract.

THENCE S 22° 04' 41" E. along said south right-of-way line, a distance of 524.27 feet to the place of BEGINNING and containing 10.86 acres (472,916 square feet) of land.



Estancia Addition Unit No. 2
 an Addition to the City of Amarillo, Potter County, Texas

SCALE: 1" = 70'	FIRM NO. 10090900	DRAWN BY: HM/JA
DATE: July 2020		FILE NAME:

OJD Engineering, L.P.
 Consulting Engineers & Surveyors
 806-447-2803
 P.O. Box 543
 Wellington, Texas 79085

Sheet 1 of 1