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

September 15, 2020

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

RE: Letter of Action: Approval – Hut One Unit No. 2 – ZB2003807 - 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 Randall County, File Clerk's No. 2020018930 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,

Brady D. Kendrick
Planner II

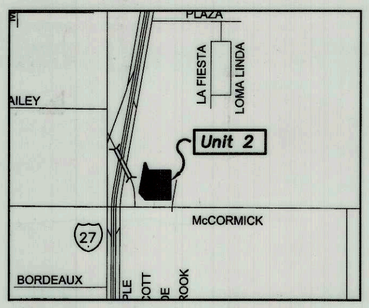
CENSUS TRACT: #217.03
GRANTEES ADDRESS: CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

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

Hut One Unit No. 2

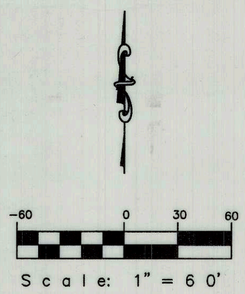
A Suburban Subdivision to the City of Amarillo, being a replat of Lot 1, Block 1, Hut One Unit No. 1, in Section 34, Block 9, B. S. & F. Survey, Randall County, Texas

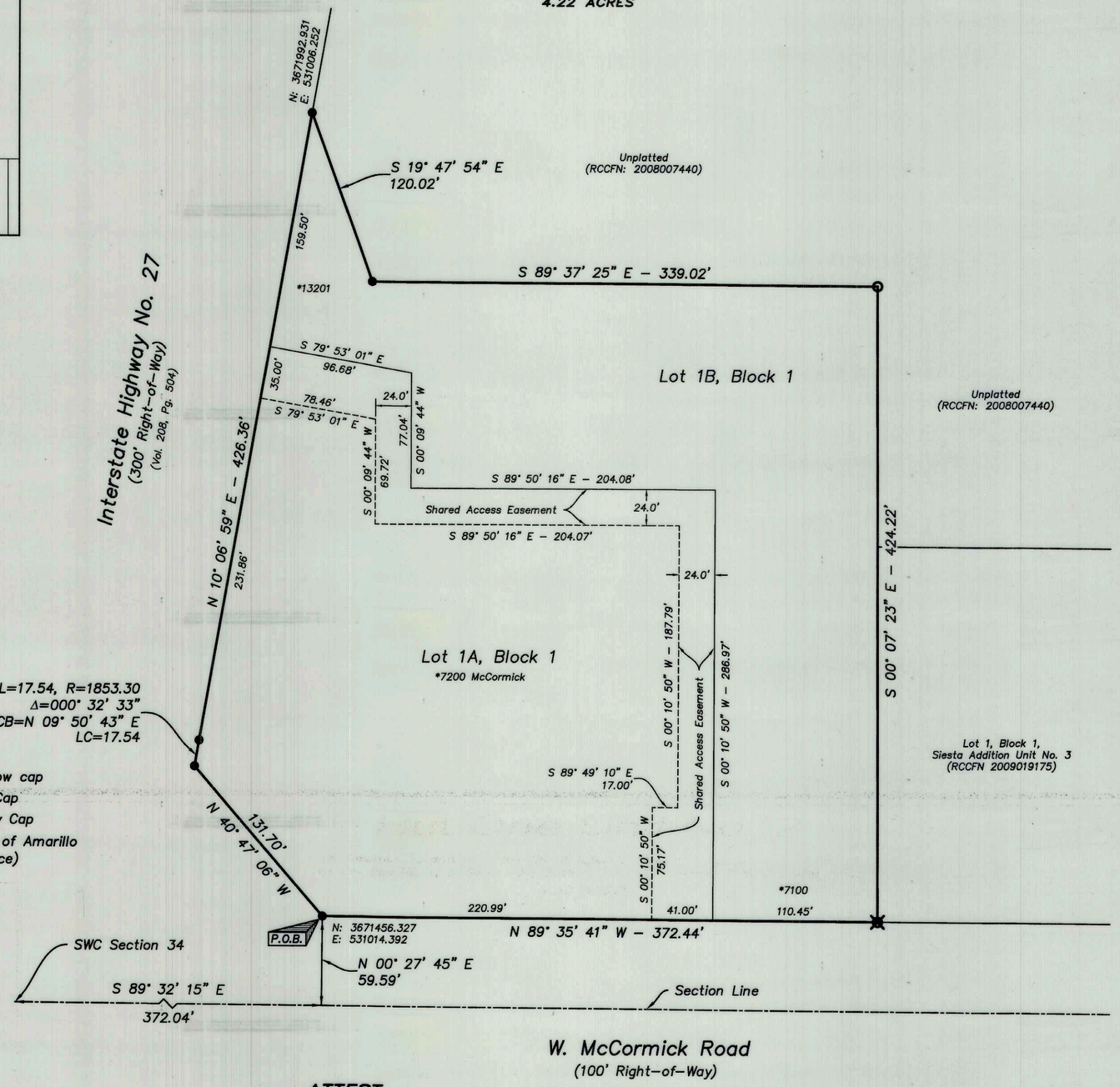
4.22 ACRES



Vicinity Map

A.P. No. J-20
(Not to Scale)





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. 48381C0210E, 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 150 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 150 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 a 4.22 acre tract of land being a replat of Lot 1, Block 1, Hut One Unit No. 1, in Section 34, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a yellow cap at the intersection of the north right-of-way line of McCormick Road and the east right-of-way line of Interstate Highway No. 27 which bears S. 89° 32' 15" E. a distance of 372.04 feet and N. 00° 27' 45" E. a distance of 59.59 feet from the southwest corner of said Section 34 for the most southerly southwest corner of this tract.

THENCE N. 40° 47' 06" W., along said east right-of-way line, a distance of 131.70 feet to a 1/2" iron rod found with a yellow cap on said east right-of-way line for the most westerly southwest corner of this tract.

THENCE in a northeasterly direction continuing along said east right-of-way line and along a curve to the right with a radius equal to 1853.30 feet, a long chord bearing of N. 09° 50' 43" E. and a long chord distance of 17.54 feet, a curve length of 17.54 feet to a 1/2" iron rod found with a yellow cap at the end of said curve on said east right-of-way line for a corner of this tract.

THENCE N. 10° 06' 59" E., continuing along said east right-of-way line, a distance of 426.36 feet to a 1/2" iron rod found with a yellow cap on said east right-of-way line for the northwest corner of this tract.

THENCE S. 19° 47' 54" E. a distance of 120.02 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 89° 37' 25" E. a distance of 339.02 feet to a 3/8" iron rod found with a HBD Cap for the northeast corner of this tract.

THENCE S. 00° 07' 23" E. a distance of 424.22 feet to a 1/2" iron rod found with a Dorsey Cap on said north right-of-way line of said McCormick Road for the southeast corner of this tract.

THENCE N. 89° 35' 41" W., along said north right-of-way line a distance of 372.44 feet to the place of BEGINNING and containing 4.22 acres (184,020 square feet) of land.

LEGEND

P.O.B. = Point of Beginning
● = 1/2" iron rod found with a yellow cap
○ = 3/8" iron rod found with HBD Cap
⊠ = 1/2" iron rod found with Dorsey Cap
* = Addresses Assigned by the City of Amarillo (Subject to Change Without Notice)

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 4TH DAY OF SEPTEMBER 2020.

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

STATE OF TEXAS
REGISTERED
RICHARD E. JOHNSON
4263
PROFESSIONAL
LAND SURVEYOR

DEDICATION

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL)(

THAT HUT ONE LAND AND EQUIPMENT, LTD., ACTING THROUGH ITS OWNER, KEVIN MORGAN, 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 HUT ONE UNIT NO. 2, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS.

EXECUTED THIS 4TH DAY OF SEPTEMBER, 2020.

KEVIN MORGAN, OWNER
HUT ONE LAND & EQUIPMENT, LTD.
4026 TREY DRIVE
HOUSTON, TX 77084
(713) 782-9000

ATTEST

STATE OF TEXAS
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN MORGAN 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 4TH DAY OF September, 2020.

NOTARY PUBLIC : STATE OF TX
Comm. Expires 08-04-2022

CYNTHIA DE LEON
Notary Public, State of Texas
Notary ID #284800-2
My Commission Expires 08-04-2022

FILED OF RECORD

9-11-2020 RANDALL
DATE COUNTY

2020018930
Clerk's File No.

APPROVAL

APPROVED BY, THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 9TH DAY OF Sept, 2020.

CHAIRMAN

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

REGISTERED SANITARIAN — DATE 9/8/2020

Hut One Unit No. 2
A Suburban Subdivision to the City of Amarillo

SCALE: 1" = 60'	Firm No. 10090900	DRAWN BY: JA
DATE: September 2020		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER