



DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

6/22/2015

Matt Thomas
Thomas and Israel Engineers
517 N. Polk Street
Amarillo, Texas 79120

RE: Letter of Action: Approval- Western-Air Addition Unit No. 22 Final Plat

Mr. Thomas,

The City of Amarillo has approved your Final Plat for P-15-31 Western-Air Addition Unit No. 22, Project Number: ZB1501716 on 6/8/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015009534 on 6/9/2015. 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 Rebecca.Beckham@amarillo.gov or 806/378-6288

Sincerely,

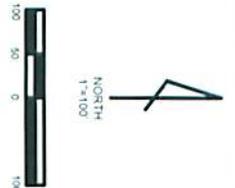
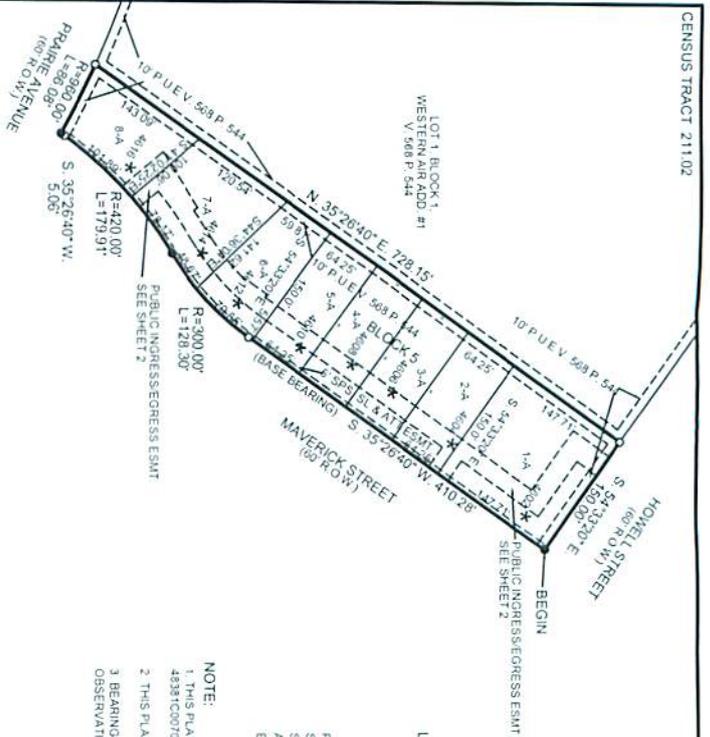
A handwritten signature in blue ink that reads "Rebecca Beckham".

Rebecca Beckham
Comprehensive Planner II

BIK 2 AB+M

SEC 229

L-15



- LEGEND:**
- 1/2 INCH REBAR (SET WITH CAP)
 - 1/2 INCH REBAR (END)
 - * ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
- P.U.E. PUBLIC UTILITY EASEMENT
 S.P.S. SOUTHWESTERN PUBLIC SERVICE
 S.L. SUDGENLINK
 A.T.T. AMERICAN TELEPHONE & TELEGRAPH EASEMENT

- NOTE:**
1. THIS PLAT IS NOT WITHIN THE FEMA FLOOD HAZARD AREA ACCORDING TO FIRM 4531C007E DATED 6/4/2010
 2. THIS PLAT IS NOT WITHIN THE AMARILLO T.J.
 3. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION

DESCRIPTION:

A 2.229 ACRE TRACT OF LAND BEING A REPLAT OF ALL OF LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 091, PAGE 464 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "H" SET IN THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HOWELL STREET AT THE NORTHEAST CORNER OF THIS TRACT AND OF SAID LOT 1;

THENCE S 35°26'40" W, 410.28 FEET TO A 1/2 INCH REBAR FOUND AT BEARS N 54°33'02" W, 300.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND ALONG THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AN ARC DISTANCE OF 128.30 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" AND BEING THE BEGINNING OF A REVERSE CURVE WHOSE CENTER BEARS S 30°03'07" E, 420.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AN ARC DISTANCE OF 179.91 FEET TO A 1/2 INCH REBAR FOUND;

THENCE S 35°26'40" W, 5.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 28°43'14" W, 960.00 FEET AND BEING IN THE NORTH LINE OF PRAIRIE AVENUE;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, AN ARC DISTANCE OF 86.08 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 35°26'40" E, 728.19 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SAID LOT 1 AND BEING IN THE SOUTH LINE OF HOWELL STREET;

THENCE S 54°33'02" E, 150.00 FEET TO THE PLACE OF BEGINNING



CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY WAS PREPARED FROM A SURVEY MADE BY OTHERS UNDER MY DIRECT SUPERVISION ON 6/8/15.

H.O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL:

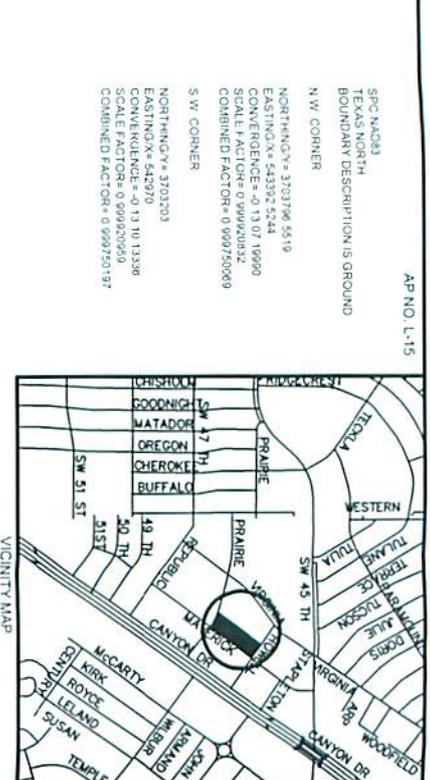
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE 6-8-15

[Signature]
 CHAIRMAN

GRANTEES ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1971
 AMARILLO, TX 79104-1971

FILED OF RECORD **RANDALL** COUNTY
 DATE 10-9-15
 FILE CLERK NO. 2015009534



DEDICATION:

STATE OF TEXAS
 COUNTY OF RANDALL

I, Suzanne Boyce, PRESIDENT
 OF Happy Horizons Inc., A TEXAS CORPORATION, GENERAL PARTNER
 BY Suzanne Boyce, PRESIDENT
 3905 BELL STREET, SUITE B
 AMARILLO, TEXAS 79109
 (800) 355-6971

ATTEST:
 STATE OF TEXAS
 COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Suzanne Boyce, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF June, 2015.

[Signature]
 Notary Public and for the State of Texas
Laraine C. Bowers
 6/27/2016

WESTERN-AIR ADDITION UNIT NO. 22

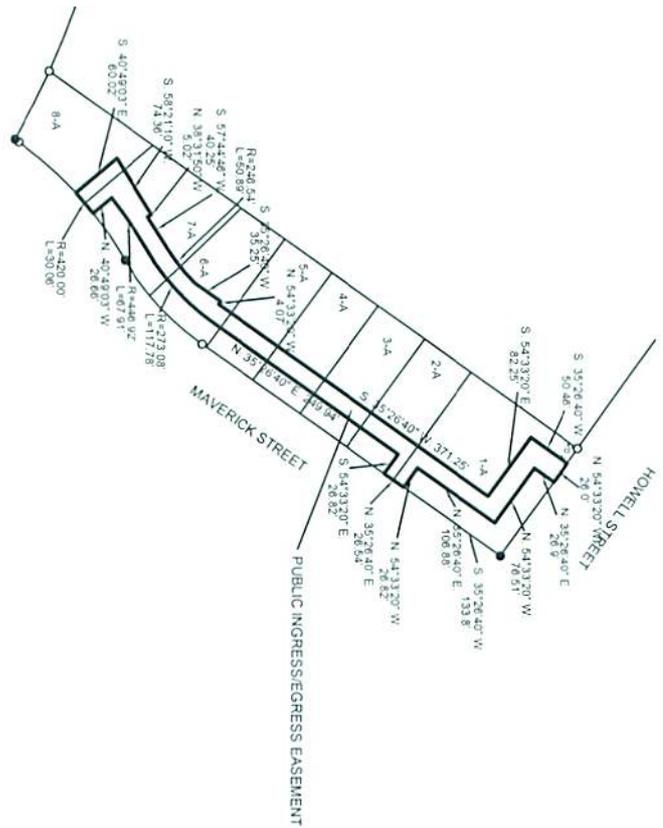
AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, IN SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS (2.229 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 E-mail: tiengsur@thomasandisrael.com

LARAINÉ C. BOWERS
 NOTARY PUBLIC,
 STATE OF TEXAS
 My Commission Expires 06-27-2016

APP

JS



WESTERN-AIR ADDITION UNIT NO. 22

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, IN SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS

(2.229 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tienqsur@thomasandisrael.com



JOB NO 13405

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2015009534

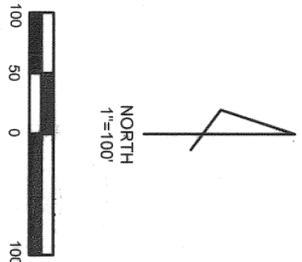
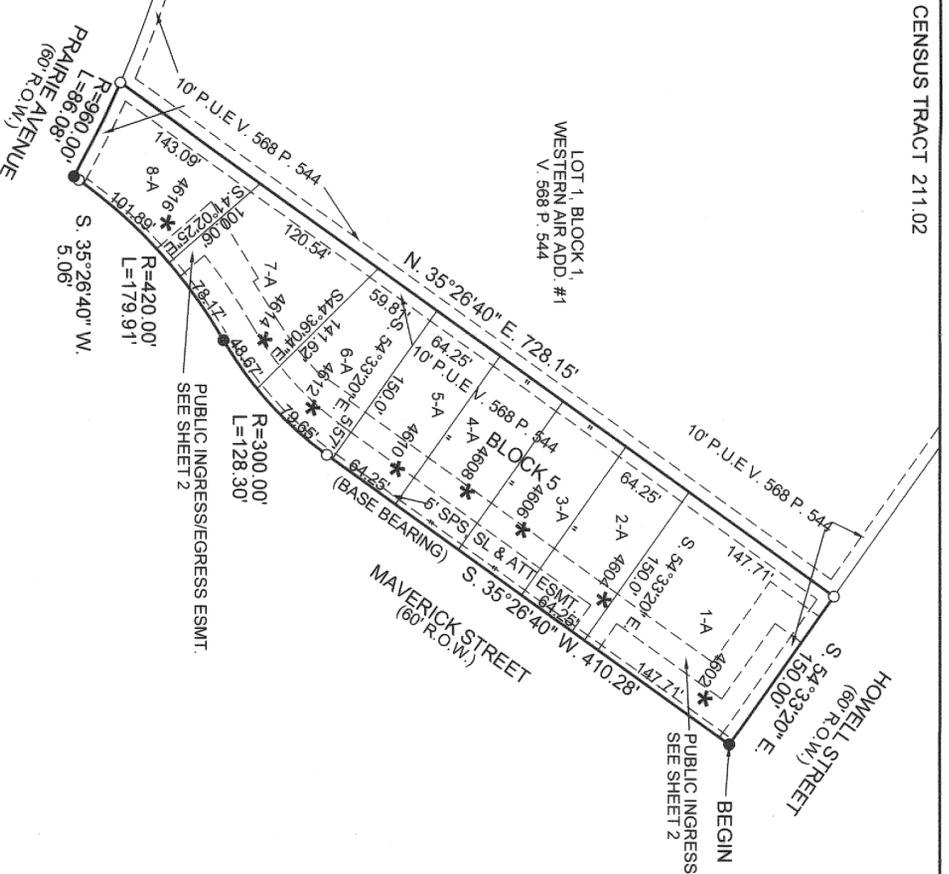
06/09/2015 08:45 AM

Fee: 83.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT



NOTE:
 1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48381C0070E DATED 6/4/2010.
 2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 3. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.

DESCRIPTION:

A 2.229 ACRE TRACT OF LAND BEING A REPLAT OF ALL OF LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 691, PAGE 483 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HOWEL STREET AT THE NORTHEAST CORNER OF THIS TRACT AND OF SAID LOT 1;

THENCE S. 35°26'40" W., 410.28 FEET TO A 1/2 INCH REBAR FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT AND WHOSE CENTER BEARS N 54°33'20" W., 300.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND ALONG THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AN ARC DISTANCE OF 128.30 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" AND BEING THE BEGINNING OF A REVERSE CURVE WHOSE CENTER BEARS S. 30°03'07" E., 420.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE WEST RIGHT-OF-WAY LINE OF MAVERICK STREET AN ARC DISTANCE OF 179.91 FEET TO A 1/2 INCH REBAR FOUND;

THENCE S. 35°26'40" W., 5.06 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S. 28°43'14" W., 960.00 FEET AND BEING IN THE NORTH LINE OF PRAIRIE AVENUE;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, AN ARC DISTANCE OF 86.08 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1;

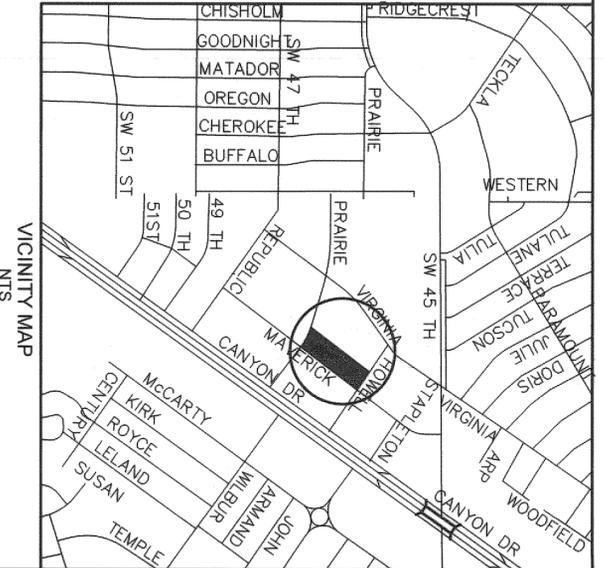
THENCE N. 35°26'40" E., 728.15 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SAID LOT 1 AND BEING IN THE SOUTH LINE OF HOWEL STREET;

THENCE S. 54°33'20" E., 150.00 FEET TO THE PLACE OF BEGINNING.

SPC MAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

N.W. CORNER
NORTHING/Y= 3703796.5519
EASTING/X= 543392.5244
CONVERGENCE= -0.13 07.199990
SCALE FACTOR= 0.999920832
COMBINED FACTOR= 0.999750069

S.W. CORNER
NORTHING/Y= 3703203
EASTING/X= 542970
CONVERGENCE= -0.13 10.13336
SCALE FACTOR= 0.999920859
COMBINED FACTOR= 0.999750197



CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 7TH DAY OF MAY, 2015.

H.O. Hartfield
 H.O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5877

APPROVAL:
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

Chris Randall
 CHAIRMAN

GRANTEES ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1971
 AMARILLO, TX 79105-1971

FILED OF RECORD
 DATE 6-9-15 *Randall*
 COUNTY

DATE 6-8-2015
 CHAIRMAN

DEDICATION:

STATE OF TEXAS X
 COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENT

THAT HAPPY HORIZONS PROPERTIES L.P., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTERN-AIR ADDITION UNIT NO. 22, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 3 DAY OF June, 2015.

HAPPY HORIZONS PROPERTIES L.P. A TEXAS LIMITED PARTNERSHIP

BY: HAPPY HORIZONS, INC., A TEXAS CORPORATION, GENERAL PARTNER

BY: *Suzanne Boyce*
 SUZANNE BOYCE, PRESIDENT

3905 BELL STREET SUITE B
 AMARILLO, TEXAS 79109
 (806) 353-6671

ATTEST:

STATE OF Texas
 COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAPPY HORIZONS PROPERTIES L.P., A TEXAS LIMITED PARTNERSHIP BY HAPPY HORIZONS, INC., A TEXAS CORPORATION, GENERAL PARTNER BY SUZANNE BOYCE, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

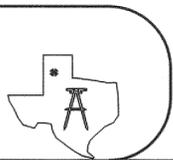
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF JUNE, 2015.

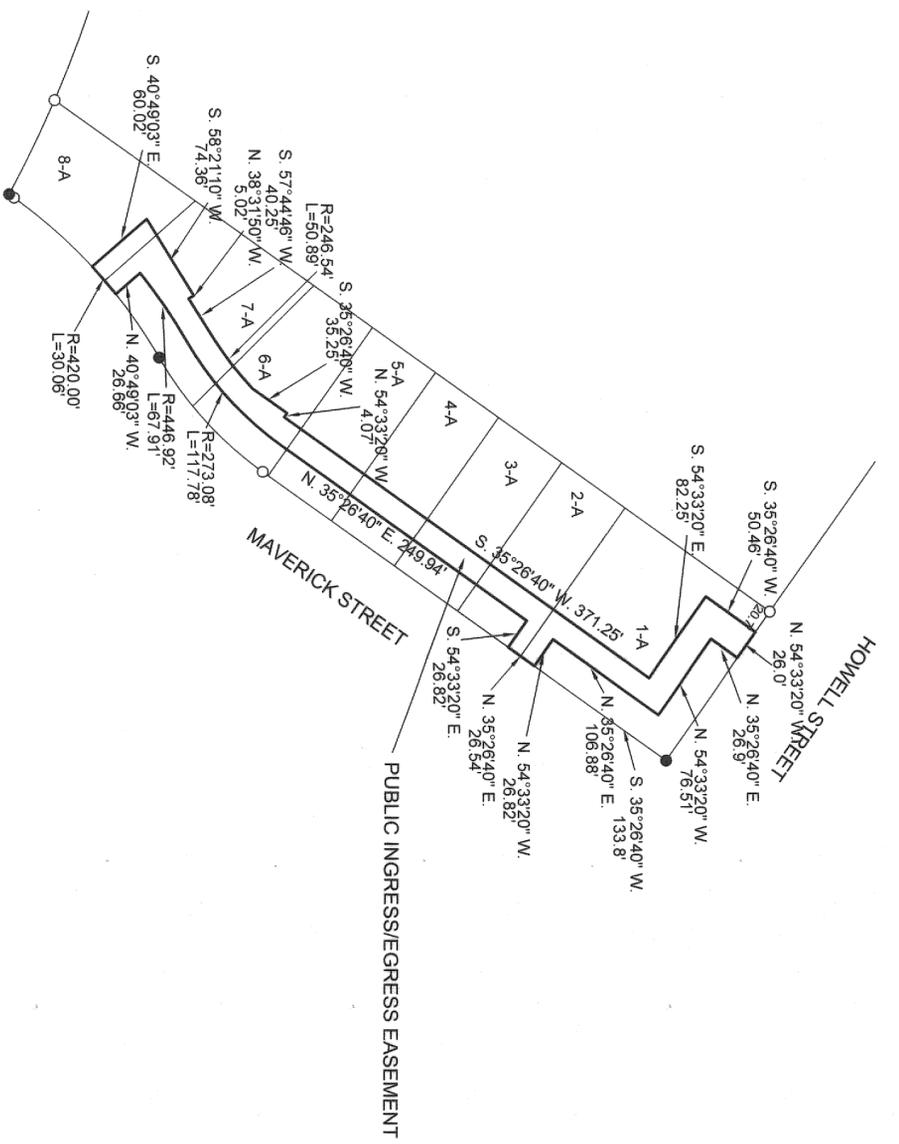
Laraine C. Bowers
 NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS



WESTERN-AIR ADDITION UNIT NO. 22

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, IN SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS (2.229 ACRES)





WESTERN-AIR ADDITION UNIT NO. 22

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF
 LOT 1, BLOCK 5, WESTERN-AIR ADDITION UNIT NO. 4, IN
 SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY,
 TEXAS
 (2.229 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 E-mail: tiengsur@thomasandisrael.com

