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

8/22/2016

Daryl R. Furman
Furman Land Surveyors Inc
P O Box 1416
Amarillo TX 79105

RE: Letter of Action: Approval - Tradewind Square Unit No. 2 – ZB1602262 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 8/8/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016014261 on 8/10/2016. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

Cody Balzen

Cody Balzen
Planner I

2016014261 PLAT Total Pages: 3

BIK2AB+M SEC 173 N-15

2010 CENSUS TRACT # 220.02 A.P. N-15

VICINITY MAP
NOT TO SCALE

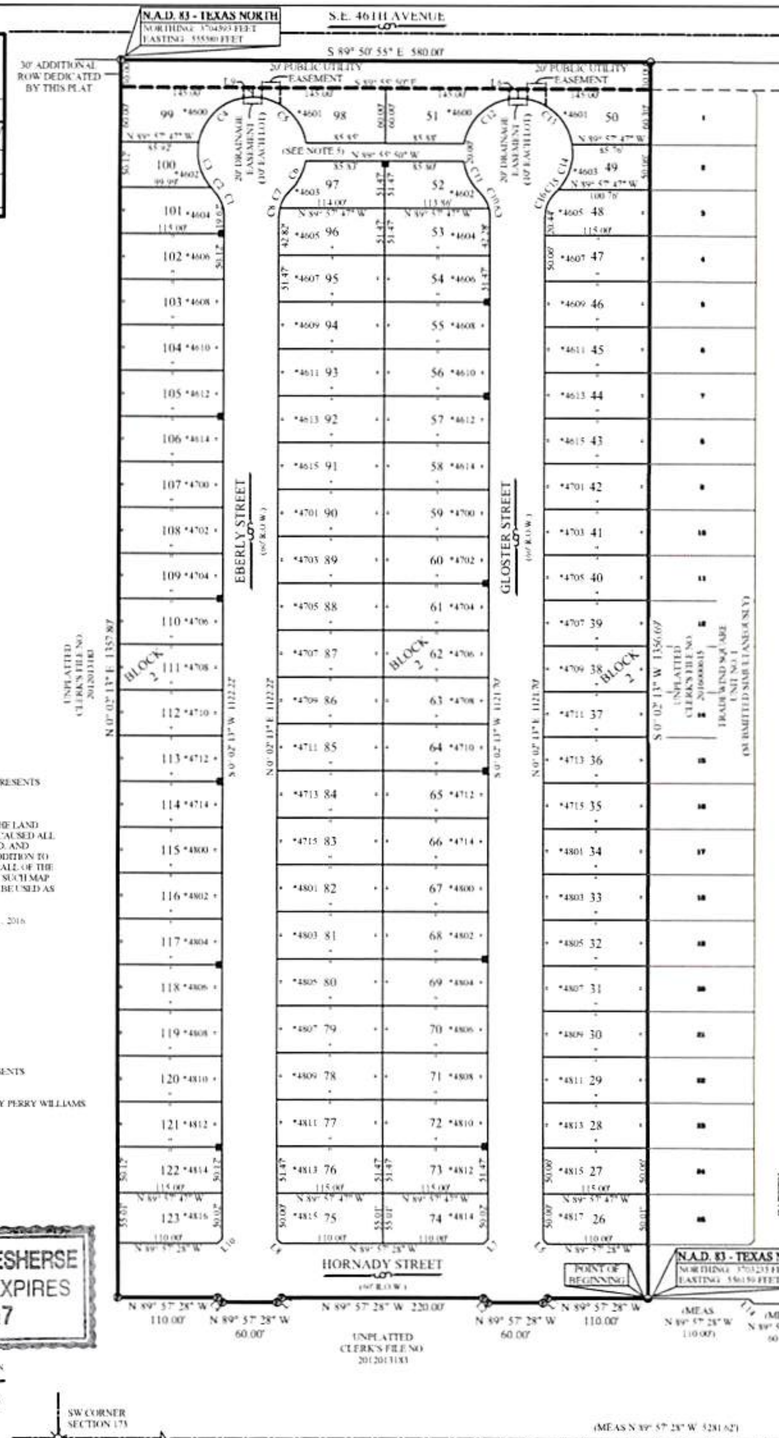
N W E S

SCALE 1" = 100'

0 50 100 200

LEGEND

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1-1/4" IRON PIPE FND
- 3/4" IRON ROD W/ ALUMINUM CAP FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON PIPE FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- 6'x6' XCEL, SUDDENLINK, AND AT&T EASEMENT (1' EACH LOT TYP.)



NE CORNER SECTION 173

NOTES

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) FEMA FLOOD INSURANCE RATE MAP NUMBER 48381C0090E, DATED JUNE 4, 2010.

3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 215,695 SQ. FT. IN THE STREETS AND ALLEYS AND APPROXIMATELY 1,438 SQ. FT. IN THE EASEMENTS.

4) THIS PLAT IS IN ACCORDANCE WITH AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4,900 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

5) THE RIGHT-OF-WAYS ALONG THE NORTH END OF BLOCK 2 BETWEEN LOTS 98 AND 97 AND BETWEEN LOTS 51 AND 52 WILL BE USED FOR FIRE APPARATUS ACCESS. THIS RIGHT-OF-WAY WILL MEET THE MINIMUM STANDARDS OF AN APPROVED FIRE LANE. THERE WILL BE SIGNAGE THAT RESTRICTS PARKING IN THESE AREAS. THESE ITEMS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

Line Table

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L4	7.07'	N 44° 57' 37" W
L5	7.07'	N 44° 57' 37" W
L6	10.13'	S 00° 02' 13" W
L7	7.07'	S 45° 02' 23" W
L8	7.07'	N 44° 57' 37" W
L9	10.16'	S 00° 02' 13" W
L10	7.07'	S 45° 02' 23" W
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C5	84.16'	60.00'	N 49° 46' 47" W	77.43'
C6	38.49'	60.00'	N 27° 58' 17" E	37.84'
C7	21.29'	37.00'	S 29° 52' 05" W	20.99'
C8	8.62'	37.00'	S 06° 42' 41" W	8.60'
C9	9.18'	37.00'	N 07° 04' 21" W	9.16'
C10	20.73'	37.00'	N 30° 13' 45" W	20.46'
C11	38.70'	60.01'	S 27° 47' 50" E	38.01'
C12	53.95'	60.00'	S 49° 57' 05" W	77.27'
C13	54.67'	60.00'	N 49° 32' 03" W	77.82'
C14	54.07'	60.00'	N 16° 42' 35" E	52.26'
C15	4.00'	60.06'	N 44° 26' 11" E	4.00'
C16	29.91'	37.00'	S 23° 11' 36" W	29.10'

25.04± ACRES CLERK'S FILE NO. 2016000615

UNPLATTED CLERK'S FILE NO. 2012013183

N/2 OF 3AC TRACT CLERK'S FILE NO. 2014011050

TRADEWIND STREET

SE CORNER SECTION 173

(MEAS N 89° 57' 28" W 5281.62')

DESCRIPTION

A 18.08 acre± tract of land situated in Section 173, Block 2, A.B. & M. Survey, Randall County, Texas and being a portion of a 416.49 acre tract of land and also being a portion of a 59.58 acre tract of land as described in that certain instrument of conveyance as Tract Two and Tract Three, respectively, recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 18.08 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on May 2, 2016 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found as called for at the Southeast corner of said Section 173, from whence a 1-1/4 inch iron pipe found as called for at the Southwest corner of said Section 173 bears North 89° 57' 28" West, 5281.62 feet;

THENCE North 00° 02' 13" East (base line) along the East line of said Section 173, a distance of 3889.81 feet to a point, from whence a 3/4 inch iron rod with aluminum cap found for the Northeast corner of said Section 173 bears North 00° 02' 13" East, 1389.77 feet;

THENCE North 89° 50' 55" West, 40.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found at the Northeast corner of a 3.00 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 006224438 of the Official Public Records of Randall County, Texas, same being the Southeast corner of a 25.04± acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2016000615 of the Official Public Records of Randall County, Texas;

THENCE along the most Southerly boundary lines of said 25.04± acre tract, the following nine (9) courses:

North 89° 50' 55" West, 622.20 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found at the Northwest corner of said 3.00 acre tract of land;

South 00° 02' 13" West along the West line of said 3.00 acre tract of land, a distance of 1.03 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 89° 57' 28" West, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 44° 57' 37" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 89° 57' 28" West, 220.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

South 45° 02' 23" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 89° 57' 28" West, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 44° 58' 44" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found;

North 89° 57' 28" West, 110.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Southwest corner of said 25.04± acre tract, same being the Southeast and BEGINNING CORNER of the herein described tract of land;

THENCE North 89° 57' 28" West, 110.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 45° 02' 23" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

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THENCE North 89° 57' 28" West, 110.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land;

THENCE North 00° 02' 13" East, 1357.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North line of said 59.58 acre tract of land, at the Northwest corner of this tract of land;

THENCE South 89° 50' 55" East, at 30.00 feet from and parallel with the North line of said Section 173, a distance of 580.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Northwest corner of said 25.04± acre tract of land, same being the Northeast corner of this tract of land;

THENCE South 00° 02' 13" West, a distance of 1356.69 feet, along the most Westerly boundary line of said 25.04± acre tract of land, to the PLACE OF BEGINNING and containing a computed area of 18.08 acres of land, more or less.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERIMETER CORNERS ON THIS 2ND DAY OF MAY, 2016.

[signature]
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

TRADEWIND SQUARE UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 173, BLOCK 2, AB&M SURVEY, RANDALL COUNTY, TEXAS
18.08± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401

PROJECT NO. 1618611 FILE NO. N-15
DRAWING NO. P:\SUB 16\RANDALL\N-15\1618611\

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, PERRY WILLIAMS FOR PEGA DEVELOPMENT, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS TRADEWIND SQUARE UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 3rd DAY OF August, 2016.

[signature]
PERRY WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 9206
AMARILLO, TEXAS 79105
(806) 373-5820

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS

THIS 3rd DAY OF August, 2016.

[signature]
NOTARY PUBLIC, STATE OF TEXAS

BREEANN NICOLE BESHERSE
MY COMMISSION EXPIRES
August 5, 2017

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

ON THIS 3 DAY OF August, 2016.

[signature]
CHAIRMAN

GRANTEE'S ADDRESS

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

8-10-16 (DATE) RANDALL (COUNTY)
2016014261
CLERK'S DOCUMENT NO.

APP P-16-66 JS N-15

ANNEX
FURMAN & ASSOCIATES **T A X C E R T I F I C A T E** NO. 95648

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: P DUB LAND HOLDINGS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION
==========
SECT 173 A B & M
LOT BLOCK 0002
2040FT W X 1281FT S
BEG 30FT S & 40FT W OF
NE COR OF SECT LESS NW
100X180FT

PROPERTY ACCOUNT NUMBER: R 200 1730 0001.0 **TAXES FOR 2015 ARE $** 116.77
Acres: 59.5900 **Randall County Market Value:** 171,640
2015 Taxes WITHOUT Exemptions $ 3,695.87

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2015
TAX ASSESSOR/COLLECTOR

Christina M Murray 6/24/2016
DEPUTY DATE OF TAX CERTIFICATE FEE PAID $ 10.00

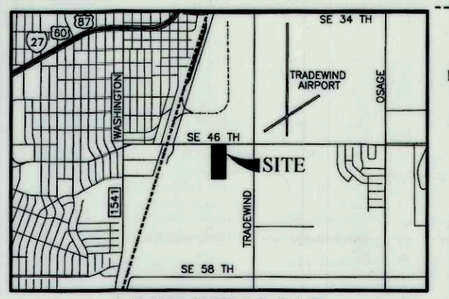
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016014261
08/10/2016 08:36 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 220.02 A.P. N-15



VICINITY MAP

NOT TO SCALE

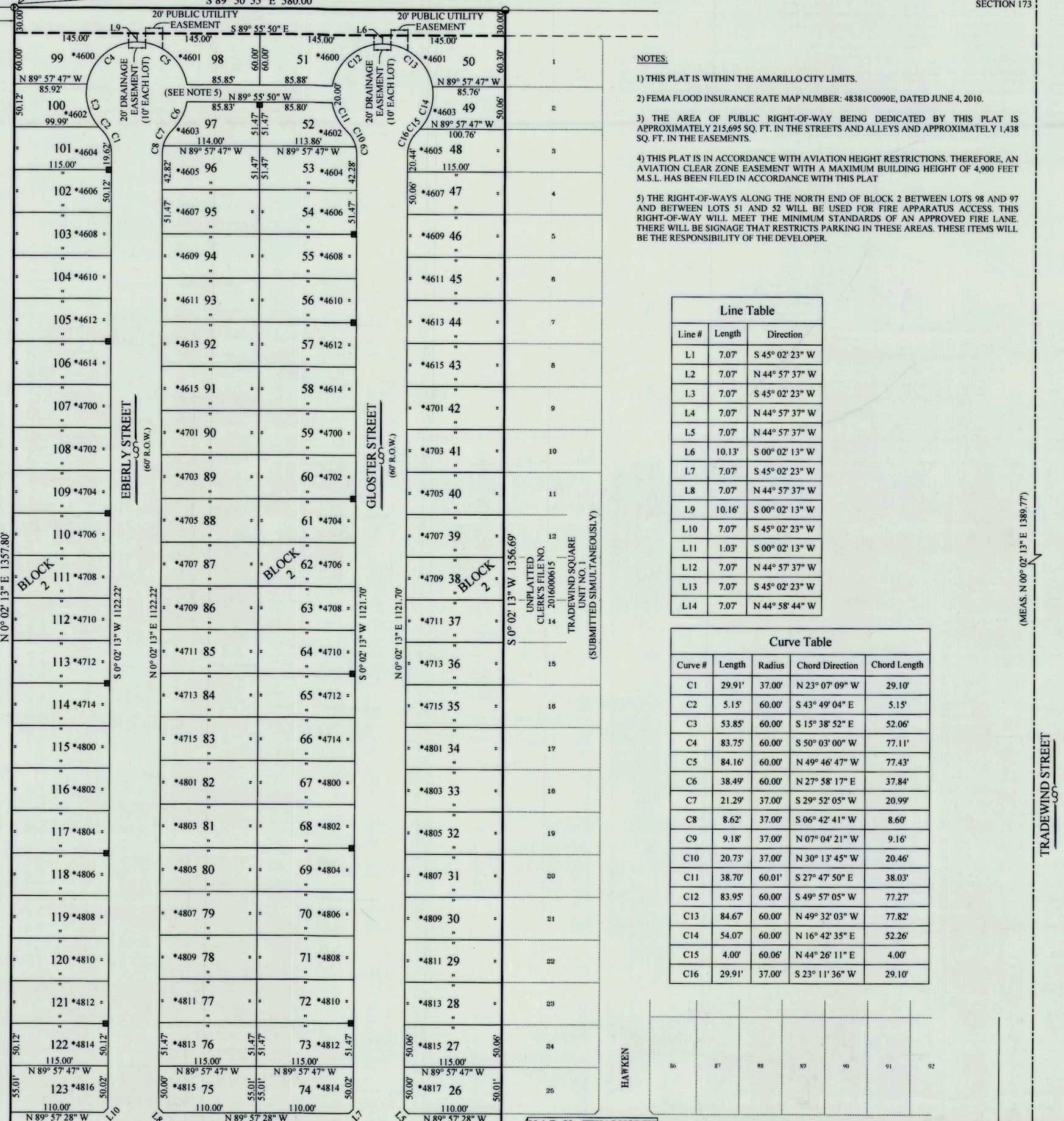
N.A.D. 83 - TEXAS NORTH
NORTHING: 3704593 FEET
EASTING: 555580 FEET

S.E. 46TH AVENUE

S 89° 50' 55" E 580.00'

NE CORNER SECTION 173

30' ADDITIONAL ROW DEDICATED BY THIS PLAT



N

W E

S

SCALE 1"= 100'

0 50 100 200

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1-1/4" IRON PIPE FND
- 3/4" IRON ROD W/ ALUMINUM CAP FND
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EXECUTED THIS 3rd DAY OF August, 2016.

Perry Williams

PERRY WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST

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THIS 3rd DAY OF August, 2016.

Breann Besherse

NOTARY PUBLIC, STATE OF TEXAS

BREEANN NICOLE BESHERSE
MY COMMISSION EXPIRES
August 5, 2017

APPROVAL

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

ON THIS 8 DAY OF August, 2016.

CHAIRMAN

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

8-10-16 (DATE) RANDALL (COUNTY)

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CLERK'S DOCUMENT NO.

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THENCE North 00° 02' 13" East, 1357.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North line of said 59.58 acre tract of land, at the Northwest corner of this tract of land;

THENCE South 89° 50' 55" East, at 30.00 feet from and parallel with the North line of said Section 173, a distance of 580.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Northwest corner of said 25.04± acre tract of land, same being the Northeast corner of this tract of land;

THENCE South 00° 02' 13" West, a distance of 1356.69 feet, along the most Westerly boundary line of said 25.04± acre tract of land, to the PLACE OF BEGINNING and containing a computed area of 18.08 acres of land, more or less.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 2ND DAY OF MAY, 2016.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

TRADEWIND SQUARE UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 173, BLOCK 2, AB&M SURVEY,
RANDALL COUNTY, TEXAS
18.08± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS · KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1618611 FILE NO. N-15
DRAWING NO. P:\SUB 16\RANDALL\N-15\1618611\