



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

January 21, 2021

Aaron Graves
Kimley-Horn and Associates
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102

RE: Letter of Action: Approval – Amarillo Horizon Park Unit No. 1 – ZB2007030 - Final Plat

Mr. Graves,

The City of Amarillo has approved the above Final Plat on 1/20/2021. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2021OPR0001199 on 1/21/2021. Enclosed you will find a copy of your approved and recorded Final Plat.

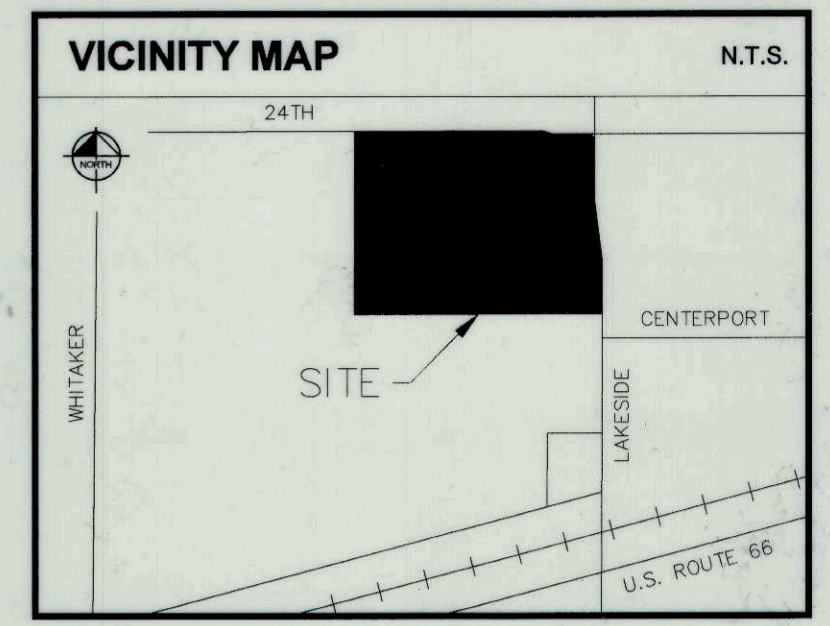
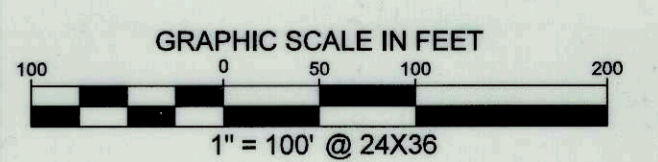
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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



2010 CENSUS TRACT # 144.01 A.P. # S-10

LEGEND

- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
- ADF = ALUMINUM DISK FOUND
- XXXX = ADDRESS RANGES (ASSIGNED BY THE CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE).

NOTES:

1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Zone (4201).
2. This plat is within the Amarillo City Limits.
3. 57,196 square feet of Right-of-Way is being dedicated per this plat.
4. 54,407 square footage of the Public Utility Easement being dedicated per this plat.
5. 131,151 square feet of Public Ingress/Egress and Public Utility Easement being dedicated per this plat.
6. 614,248 square feet of Public Drainage Easement being dedicated per this plat.
7. 555 square feet of Public Water Easement being dedicated per this plat.
8. This plat is subject to aviation height restrictions. Therefore, an aviation clear zone easement with a maximum building height of 3,750 feet M.S.L. has been filed in accordance with this plat.
9. The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

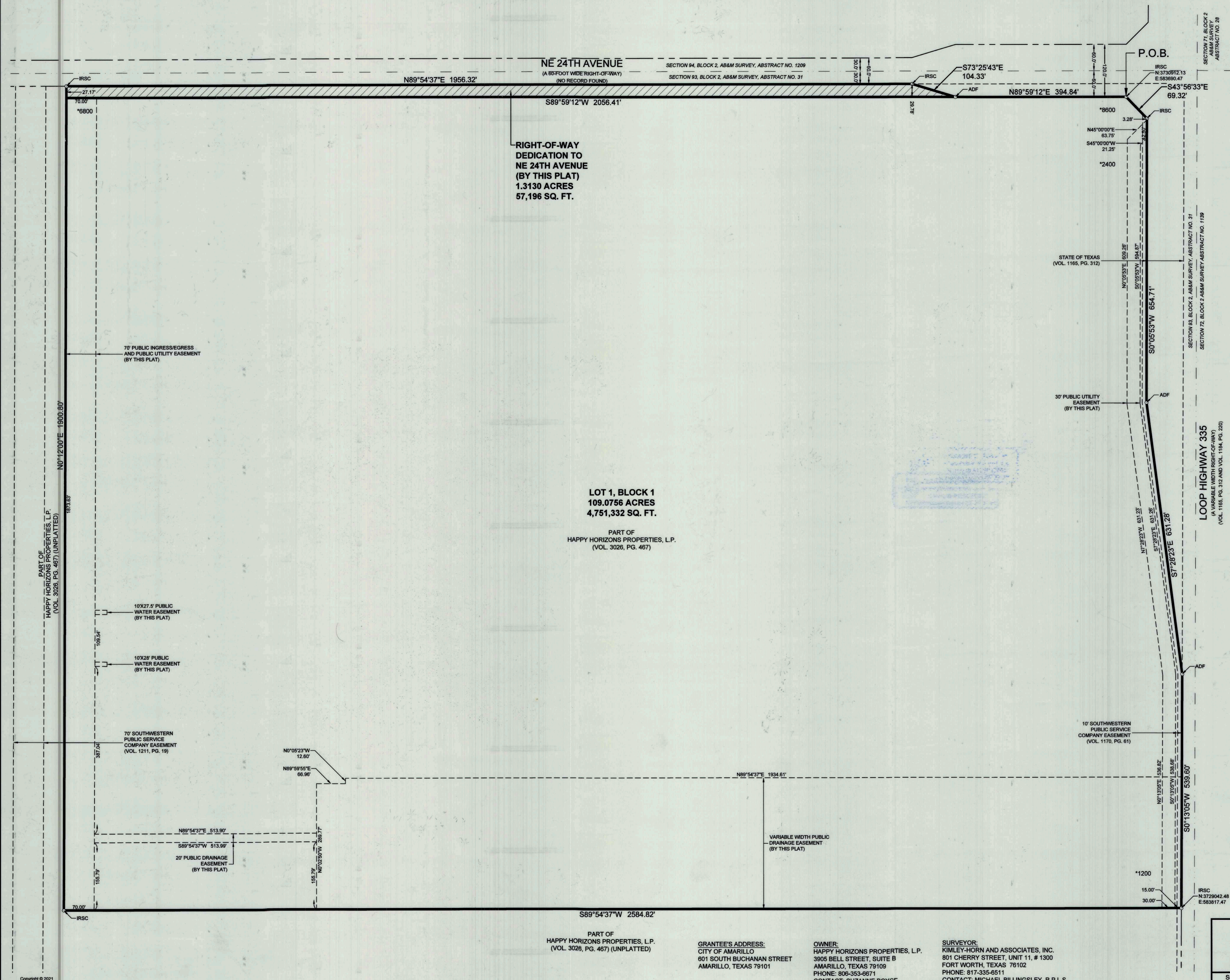
FLOOD STATEMENT:

According to Map No. 48375C0555C, dated June 4, 2010 and Map No. 48375C0532C, dated June 4, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Potter County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**FINAL PLAT
AMARILLO HORIZON
PARK UNIT NO. 1
110.3886 ACRES
AN ADDITION TO THE CITY OF AMARILLO,
AN UNPLATTED TRACT OF LAND
OUT OF SECTION 93, BLOCK 2
AB&M SURVEY, ABSTRACT NO. 31
CITY OF AMARILLO
POTTER COUNTY, TEXAS**

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JBH	MCB	11/19/2020	291488001	1 OF 2



NE 24TH AVENUE
(A 60-FOOT WIDE RIGHT-OF-WAY)
(NO RECORD FOUND)

**RIGHT-OF-WAY
DEDICATION TO
NE 24TH AVENUE
(BY THIS PLAT)
1.3130 ACRES
57,196 SQ. FT.**

**LOT 1, BLOCK 1
109.0756 ACRES
4,751,332 SQ. FT.**

PART OF
HAPPY HORIZONS PROPERTIES, L.P.
(VOL. 3026, PG. 467)

PART OF
HAPPY HORIZONS PROPERTIES, L.P.
(VOL. 3026, PG. 467) (UNPLATTED)

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 SOUTH BUCHANAN STREET
AMARILLO, TEXAS 79101

OWNER:
HAPPY HORIZONS PROPERTIES, L.P.
3905 BELL STREET, SUITE B
AMARILLO, TEXAS 79109
PHONE: 806-353-6671
CONTACT: SUZANNE BOYCE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

LEGAL DESCRIPTION

BEING a 110.3886 acre (4,808,529 square foot) tract of land situated in Section 93, Block 2, AB&M Survey, Abstract No. 31, City of Amarillo, Potter County, Texas; said tract being part of that tract of land described in Warranty Deed to Happy Horizons Properties, L.P. recorded in Volume 3026, Page 467 of the Deed Records of Potter County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set at the west end of a right-of-way corner clip at the intersection of NE 24th Avenue (a variable width right-of-way) and the west right-of-way line of Loop Highway No. 335 (a variable width right-of-way);

THENCE South 43°56'33" East, along the southwest line of said corner clip, a distance of 69.32 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the east of said right-of-way corner clip;

THENCE along the said west line of Loop Highway No. 335 the following three (3) calls:

South 0°05'53" West, a distance of 654.71 feet to an aluminum disk found for corner;
South 7°28'23" East, a distance of 631.28 feet to an aluminum disk found for corner;
South 0°13'05" West, a distance of 539.60 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 89°54'37" West, departing the said west line of Loop Highway No. 335, a distance of 2584.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 0°12'00" East, a distance of 1900.80 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the said south line of NE 24th Avenue;

THENCE along the said south line of NE 24th Avenue, the following three (3) calls:

North 89°54'37" East, a distance of 1956.32 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
South 73°25'43" East, a distance of 104.33 feet to an aluminum disk found for corner;
North 89°59'12" East, a distance of 394.84 feet to the **POINT OF BEGINNING** and containing 110.3886 acres or 4,808,529 square feet of land, more or less.

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OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF POTTER

NOW AND THEREFORE, know all men by these presents that Suzanne Boyce for **HAPPY HORIZONS PROPERTIES, L.P.** does hereby adopt this plat as **AMARILLO HORIZON PARK UNIT NO. 1**, an addition to the City of Amarillo, Potter County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon, unless otherwise noted.

Executed this the 20 day of January, 2021.

By: **HAPPY HORIZONS PROPERTIES, L.P.**, a Texas limited partnership

By: Happy Horizons, Inc., a Texas corporation,
its General Partner

By: Suzanne Boyce
Suzanne Boyce, President

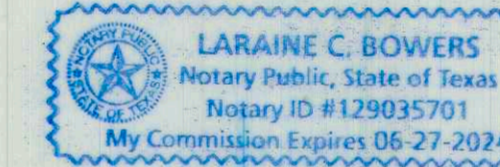
STATE OF TEXAS
COUNTY OF POTTER

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Suzanne Boyce, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of January, 2021.

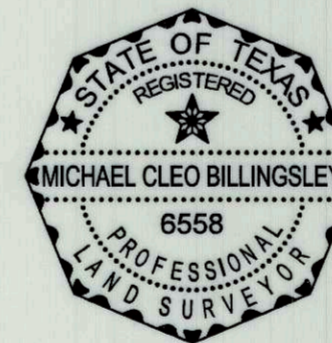
Laraine C. Bowers
Notary Public in and for the State of Texas

My Commission expires: 6/27/2024



SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Amarillo on this day of January 19, 2021.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas on the 20 day of January, 2021.

Ad Paul
Chairman

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	MCB	11/19/2020	291488001	2 OF 2

FILED OF RECORD

1-21-2021 Potter
DATE COUNTY

20210PR0001199
CLERK'S FILE NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 SOUTH BUCHANAN STREET
AMARILLO, TEXAS 79101

OWNER:
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3905 BELL STREET, SUITE B
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