

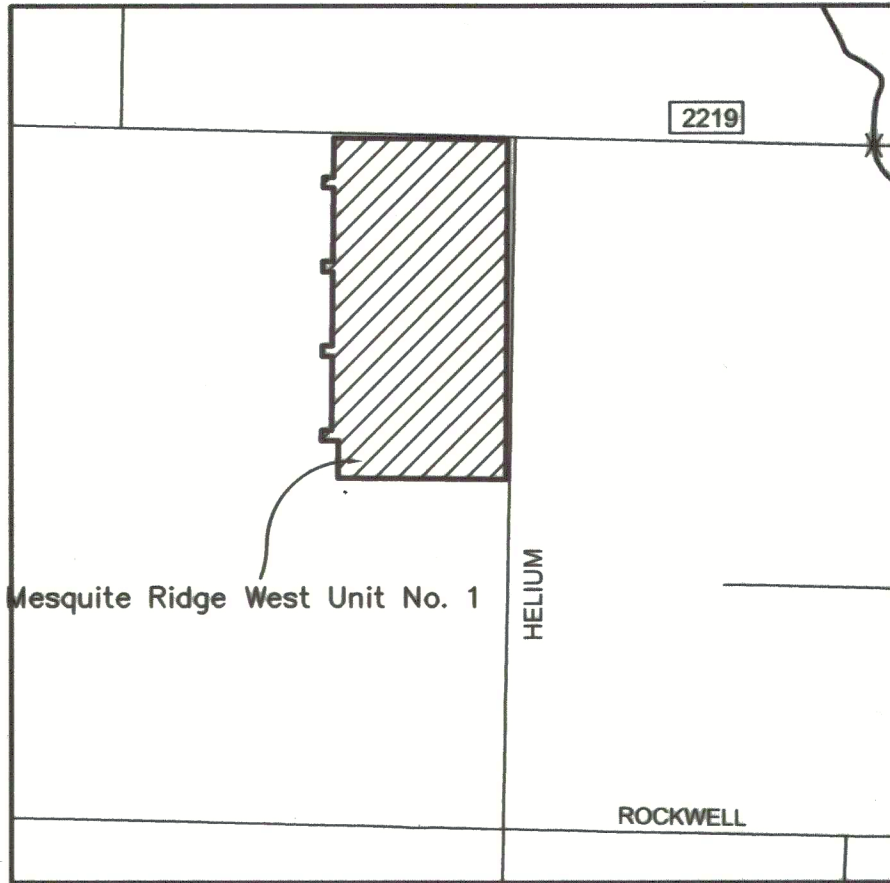
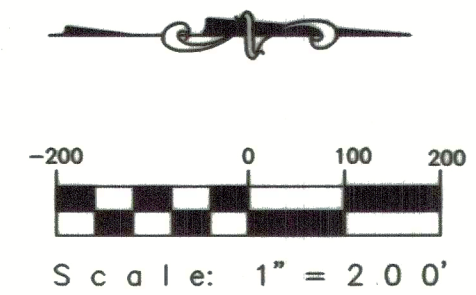
CENSUS TRACT: #217.04

GRANTEES ADDRESS: CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD & BRIDGE DEPT.
301 W. HIGHWAY 80
CANYON, TEXAS 79015

Mesquite Ridge West Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING UNPLATTED TRACT OF LAND OUT OF SECTION 36, BLOCK 1, TYLER TAP R.R. CO. SURVEY, RANDALL COUNTY, TEXAS
80.60 ACRES



Vicinity Map
A.P. No. G-22

LEGEND

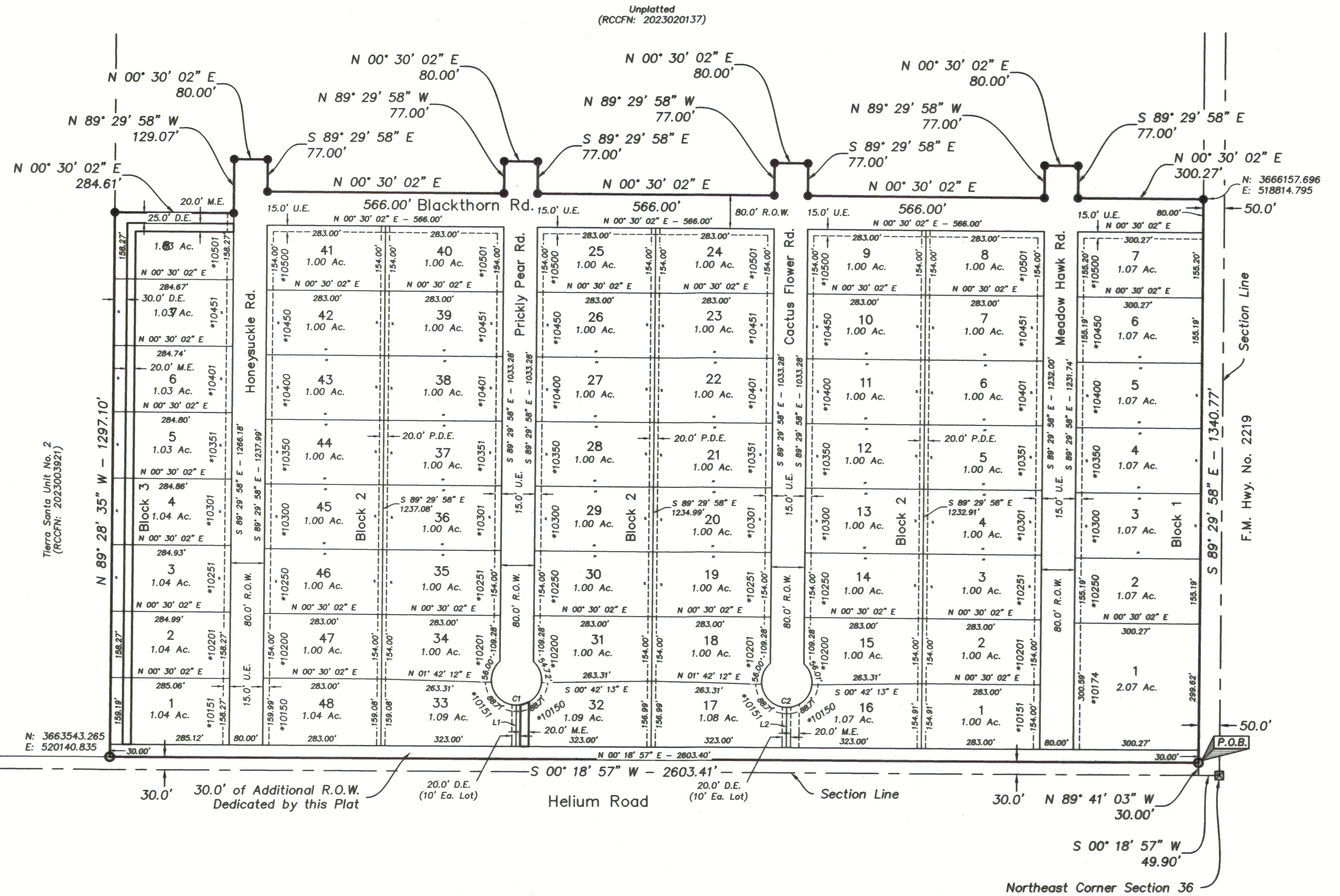
- P.O.B. = POINT OF BEGINNING
- = 1/2" IRON ROD SET W/ A YELLOW CAP
- = 1/2" IRON ROD FOUND W/ A CAP
- ⊠ = RAILROAD SPIKE FOUND
- * = ADDRESS (Assigned by the City of Amarillo)
(Subject to Change Without Notice)
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- D.E. = DRAINAGE EASEMENT (PUBLIC)
- M.E. = MAINTENANCE & ACCESS EASEMENT (PUBLIC)
- U.E. = FRANCHISED UTILITY EASEMENT
- SPS = SOUTHWESTERN PUBLIC

Line No.	Length	Direction
L1	98.03'	S 89° 29' 58" E
L2	95.95'	S 89° 29' 58" E

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	289.42'	60.00'	276° 22' 46"	N 0° 30' 02" E	80.00'
C2	289.42'	60.00'	276° 22' 46"	N 0° 30' 02" E	80.00'

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. 48381C0215E, 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 BASED ON THE U.S. STATE PLANE COORDINATE SYSTEM OF 1983 - TEXAS NORTH ZONE - 4201.
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. COORDINATES SHOWN ARE GRID COORDINATES.
6. THE 15' FRANCHISED UTILITY EASEMENT SHOWN SHALL BE USED BY XCEL ENERGY, WEST TEXAS GAS, A.T.&T., ALTICE MOBILE, AMARILLO WIRELESS AND MIDPLAINS WIRELESS.



8. A PRIVATE PERPETUAL DRAINAGE EASEMENT, RUNNING WITH THE LAND, IS ASSIGNED TO LOTS 1 THRU 48, BLOCK 2, AS SHOWN ON THIS PLAT. LAND OWNER/S ARE RESPONSIBLE FOR MAINTENANCE OF THE PORTION OF THE ABOVE PRIVATE DRAINAGE EASEMENT/S 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.
9. THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FEET (PRIVATE WELL)/150 FEET (PUBLIC WELL) RADIUS WITHIN WHICH NO SUB-SURFACE SEWAGE SYSTEMS MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET (PRIVATE WELL)/150 FEET (PUBLIC WELL) TO A SUB-SURFACE SEWAGE SYSTEM. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL LOT BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATION OF EXISTING WATER WELLS AND SEWAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS PLAT.
10. RIGHT-OF-WAY AREA BEING DEDICATED WITHIN THE DEVELOPMENT: 593,968 SF
RIGHT-OF-WAY AREA BEING DEDICATED FOR HELIUM ROAD: 78,102 SF
PUBLIC DRAINAGE EASEMENT AREA DEDICATED: 48,269 SF
MAINTENANCE EASEMENT AREA DEDICATED: 33,561 SF

Mesquite Ridge West Unit No. 1
A Suburban Subdivision to the City of Amarillo

SCALE: 1" = 200'	FIRM NO. 10090900	DRAWN BY: JA
DATE: September 2023		FILE NAME:
OJD Engineering, L.L.C. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER Sheet 1 of 2

Mesquite Ridge West Unit No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING UNPLATTED TRACT OF LAND OUT OF SECTION 36, BLOCK 1, TYLER TAP R.R. CO. SURVEY, RANDALL COUNTY, TEXAS
80.60 ACRES

LEGAL DESCRIPTION

FIELD NOTES for an 80.60 acre tract of land out of Section 36, Block 1, T. T. RR Co. 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 south right-of-way line of F.M. Highway No. 2219 and the west right-of-way line of Helium Road which bears S. 00° 18' 57" W. a distance of 49.90 feet and N. 89° 41' 03" W. a distance of 30.00 feet from a railroad spike found at the northeast corner of said Section 36 for the northeast corner of this tract.

THENCE S. 00° 18' 57" W., along said west right-of-way line, a distance of 2603.41 feet to a 1/2" iron rod found with a yellow cap on said west right-of-way line for the southeast corner of this tract.

THENCE N. 89° 28' 35" W. a distance of 1297.10 feet to a 1/2" iron rod set with a yellow cap for the most southerly southwest corner of this tract.

THENCE N. 00° 30' 02" E. a distance of 284.61 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 89° 29' 58" W. a distance of 129.07 feet to a 1/2" iron rod set with a yellow cap for the most westerly southwest corner of this tract.

THENCE N. 00° 30' 02" E. a distance of 80.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 89° 29' 58" E. a distance of 77.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 00° 30' 02" E. a distance of 566.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 89° 29' 58" W. a distance of 77.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 00° 30' 02" E. a distance of 80.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

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THENCE S. 89° 29' 58" E. a distance of 77.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 00° 30' 02" E. a distance of 300.27 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line of said F.M. Highway No. 2219 for the northwest corner of this tract.

THENCE S. 89° 29' 58" E., along said south right-of-way line, a distance of 1340.77 feet to the place of BEGINNING and containing 80.60 acres (3,510,946 square feet) of land.

DEDICATION


STATE OF TEXAS)

COUNTY OF RANDALL)

KNOW ALL MEN BY THESE PRESENTS

THAT MESQUITE RIDGE CANYON DEVELOPMENT, L.L.C., A LIMITED LIABILITY COMPANY, ACTING THROUGH ITS MEMBER, JOSH LANGHAM, 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 MESQUITE RIDGE WEST UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, 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 UNLESS OTHERWISE NOTED.

EXECUTED THIS 3 DAY OF October, 2023.


JOSH LANGHAM, MEMBER
MESQUITE RIDGE CANYON DEVELOPMENT, L.L.C.
7639 HILLSIDE RD., STE. 300
AMARILLO, TEXAS 79119

ATTEST


STATE OF TEXAS

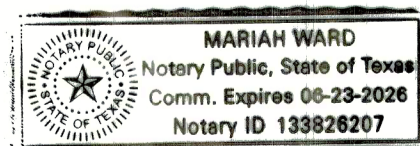
COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH LANGHAM, 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 3 DAY OF October, 2023.

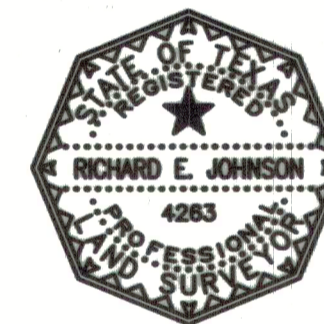

NOTARY PUBLIC STATE OF Texas
Comm. Expires 6/23/2026

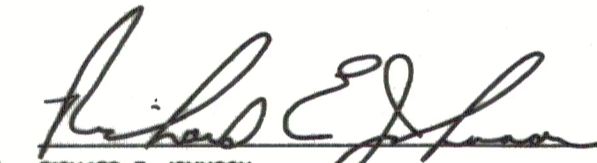


CERTIFICATION

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 OCTOBER, 2023.




RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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


CHAIRMAN

10/16/23
DATE

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT


REGISTERED SANITARIAN

10.16.23
DATE


FILED OF RECORD

10-30-23
DATE

RANDALL
COUNTY

2023018295
CLERK'S FILE No.

Mesquite Ridge West Unit No. 1
A Suburban Subdivision to the City of Amarillo

SCALE:	FIRM NO. 10090900	DRAWN BY: JA
DATE: September 2023		FILE NAME:
 OJD Engineering, L.L.C. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER Sheet 2 of 2