

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

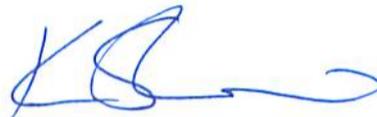
January 25, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-20 City View Estates Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Farmers Ave. & Western St.)
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on November 26, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012021809 on November 27, 2012. Please post your records accordingly.



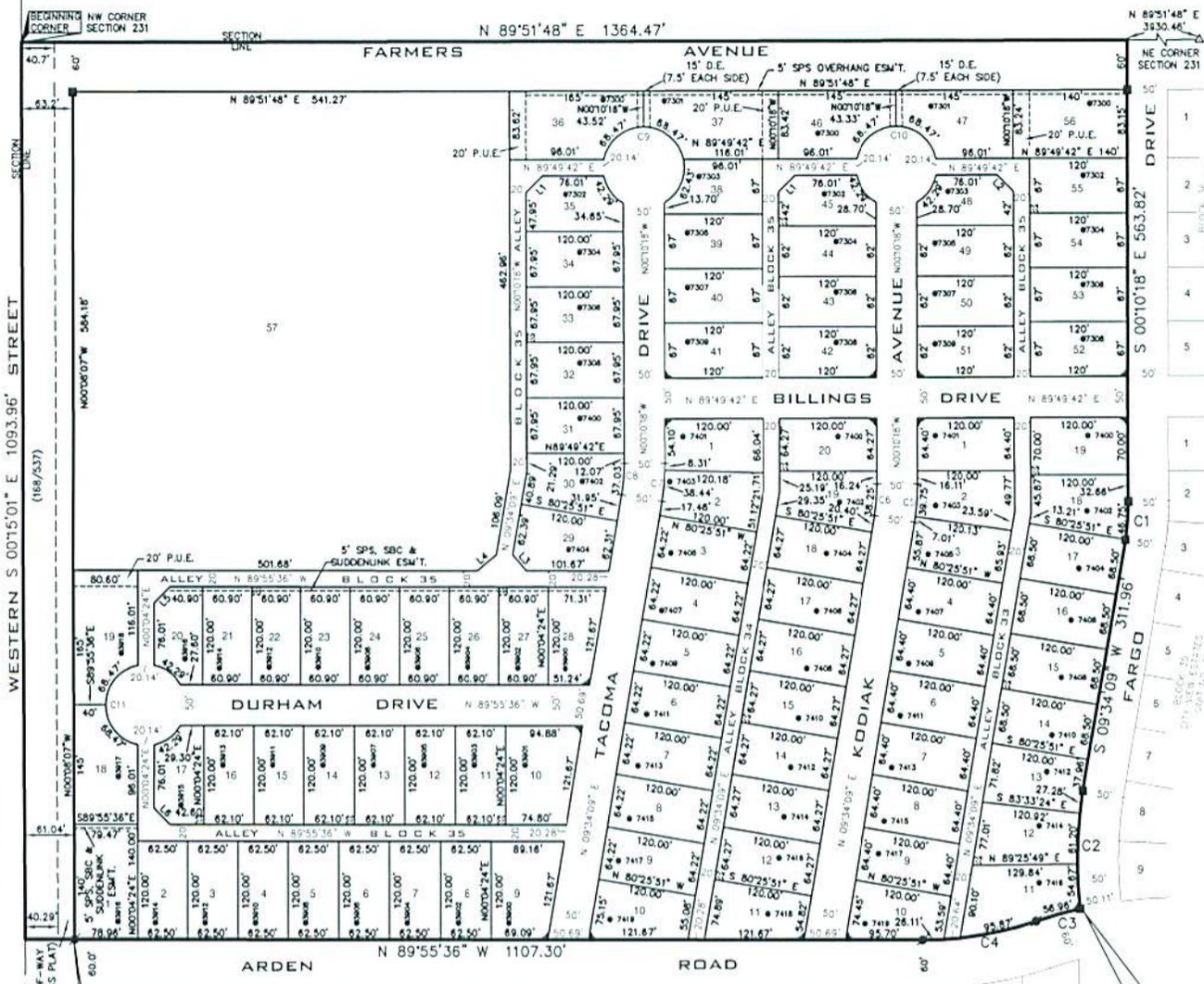
Kelley Shaw, Planning Director

BLK 2 A.B.M

SEC 231

L-17

CENSUS TRACT NO. 215
A.P. MAP NO. L-17



N.A.D. 83 - Texas North

N. Latitude	350794.546*
W. Longitude	1015730.807*
Convergence	-001720.1'
Meridian (1°)	3483001.9
Meridian (2°)	54144.3
Combined Scale Factor	0.9997478

N.A.D. 83 - Texas North

N. Latitude	350794.546*
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Meridian (2°)	54144.3
Combined Scale Factor	0.9997478

BLOCK 23
CITY VIEW ESTATES UNIT NO. 12
(20045090233)



SCALE: 1" = 100'

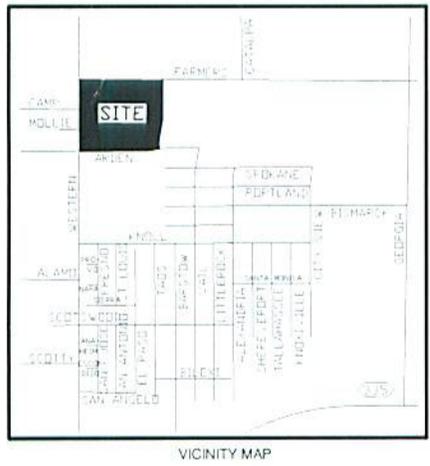
LINE TABLE

LINE	LENGTH	BEARING
L1	28.28'	N44°49'42"E
L2	28.28'	S45°10'18"E
L3	25.85'	N40°10'43"W
L4	30.53'	S49°49'17"W
L5	28.28'	S45°04'24"W
L6	28.28'	S44°55'34"E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	9°44'27"	46.75	275.00	S04°41'55"W	46.70
C2	16°24'14"	143.15	500.00	S01°22'02"W	142.66
C3	5°49'39"	56.96	560.00	S74°25'00"W	56.93
C4	18°34'14"	142.61	440.00	S80°47'18"W	141.99
C5	9°44'27"	46.75	275.00	N04°41'55"E	46.70
C6	9°44'27"	38.25	225.00	N04°41'55"E	38.21
C7	9°44'27"	46.75	275.00	N04°41'55"E	46.70
C8	9°25'51"	37.55	225.00	N04°28'30"E	36.99
C9	300°00'00"	261.80	50.00	S89°49'42"W	50.00
C10	300°00'00"	261.80	50.00	S89°49'42"W	50.00
C11	300°00'00"	261.80	50.00	S00°04'24"W	50.00

- LEGEND:
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
 - = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2 inch iron rod (found)
 - ▲ = Railroad spike (found)
 - @123 = Address assigned by the City of Amarillo (subject to change without notice)
 - SPS = Southwestern Public Service Co.
 - SBC = Southwestern Bell Telephone Co.
 - ⊠ = 6' x 6' SPS Transformer Easement
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement
 - ▲ = 10' x 10' Triangle shaped R.O.W. Easement (at street intersections)



**City View Estates
Unit No. 12**

An addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas 33.79 ± Acres

FILED OF RECORD:
11-27-12 RANDALL county
date
2012021809
County Clerk Fax No.

Robert Keys & Associates
land surveying
mapping
and planning
RK
A
1800352-1782 Fax (806)352-1942 Email: info@keysurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.keysurveying.com

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79108-1971

APP

P-12-20

JS

CENSUS TRACT NO. 215
A.P. MAP NO. L-17

DESCRIPTION

A 33.79 acre tract of land out of a tract of land described in that certain Warranty Deed recorded under County Clerk's File No. 04 9965 of the Official Public Records of Randall County, Texas, all situated in Section 231, Block 2, A, B & M Survey, Randall County, Texas, as determined (from previous surveys) by Rober Keys and Associates on this 23rd day of January, 2012, and said 34.53 acre tract of land being further described by metes and bounds as follows:

BEGINNING at the northwest corner of said Section 231, from whence a 1/2 inch iron rod, found at the southwest corner of said Section 231 bears S 00° 15' 01" E., bearings contained herein are relative to true north as determined by G.P.S observation WGS-84, 5284.72 feet.

Thence N. 89° 51' 48" E., 1364.47 feet along the north line of said Section 231 to the northeast corner of this tract of land, from whence a railroad spike, found at the northeast corner of said Section 231 bears N. 89° 51' 48" E., 3930.46 feet.

Thence S. 00° 10' 18" E., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set a total distance of 563.82 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right with a radius of 275.00 feet;

Thence Southwesterly, along said curve, an arc distance of 46.75 feet with a chord of S. 04° 41' 55" W., 46.70 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 09° 34' 09" W., 311.96 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 500.00 feet;

Thence Southwesterly, along said curve, an arc distance of 143.15 feet with a chord of S. 01° 22' 02" W., 142.66 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land and same being on a curve to the left with a radius of 560.00 feet;

Thence Southwesterly, along said curve, an arc distance of 56.96 feet with a chord of S. 74° 25' 00" W., 56.93 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the end of said curve and same being the beginning of a curve to the right with a radius of 440.00 feet;

Thence Southwesterly, along said curve, an arc distance of 142.61 feet with a chord of S. 80° 47' 18" W., 141.99 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the end of said curve;

Thence N. 89° 55' 36" W., at 1046.26 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1107.30 feet to the southwest corner of this tract of land;

Thence N. 00° 15' 01" W., 1093.96 feet along the west line of said Section 231 to the **POINT OF BEGINNING**

NOTES

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0070E, dated June 04, 2010, nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zone "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5.) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 4750 MSL will be filed in accordance with this plat.
- 6.) Dedicated Public Areas
 - a. 310,803 square feet of street right-of-way
 - b. 79,656 square feet of alley right-of-way
 - c. 5,006 square feet of public utility easements
 - d. 1,309 square feet of public drainage easements
- 7.) No direct vehicular access from Farmers Avenue and Western Street to residential lots is allowed.

DEDICATION

The State of Texas §
County of Randall §
Know all men by these presents:

That, **Rockrose Development, Inc.**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **City View Estates Unit No. 12** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 15th day of NOVEMBER, 2012.

[Signature]
Matt Griffith, Vice President of
Rockrose Development, Inc.
3905 Bell Street

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 26 day of November, 2012.

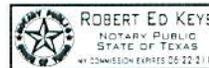
[Signature]
Chairman

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Matt Griffith Vice President of Rockrose Development, Inc.**, 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 herein expressed.

Given under my hand and seal of office this 15th day of Nov., 2012.



[Signature]
Notary Public in and For the State of Texas
My commission expires 6-22-15

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 23rd day of January, 2012.



[Signature]
Registered Professional Land Surveyor

City View Estates
Unit No. 12

An addition to the City Of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A, B. & M. Survey, Randall County, Texas
33.79 ± Acres

FILED OF RECORD :
11-27-12 RANDALL
date county
2012021809
County Clerk File No.



GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

APP

P-12-20

JS

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 . . : ROCKROSE DEVELOPMENT INC
 ADDRESS: 3905 BELL ST STE B
 AMARILLO TX 79109

PROPERTY DESCRIPTION
 =====
 SECT 231 A B & M
 LOT BLOCK 0002
 TR BEG 40FT E & 60FT S
 OF NW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 2310 9000.0 TAXES FOR 2012 ARE \$ 129.53
 Acres: 37.3200 Randall County Market Value: 317,220
 2012 Taxes WITHOUT Exemptions \$ 6,904.07

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 2012 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
 TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Brenda Davis

 DEPUTY

11/20/2012

 DATE OF TAX CERTIFICATE

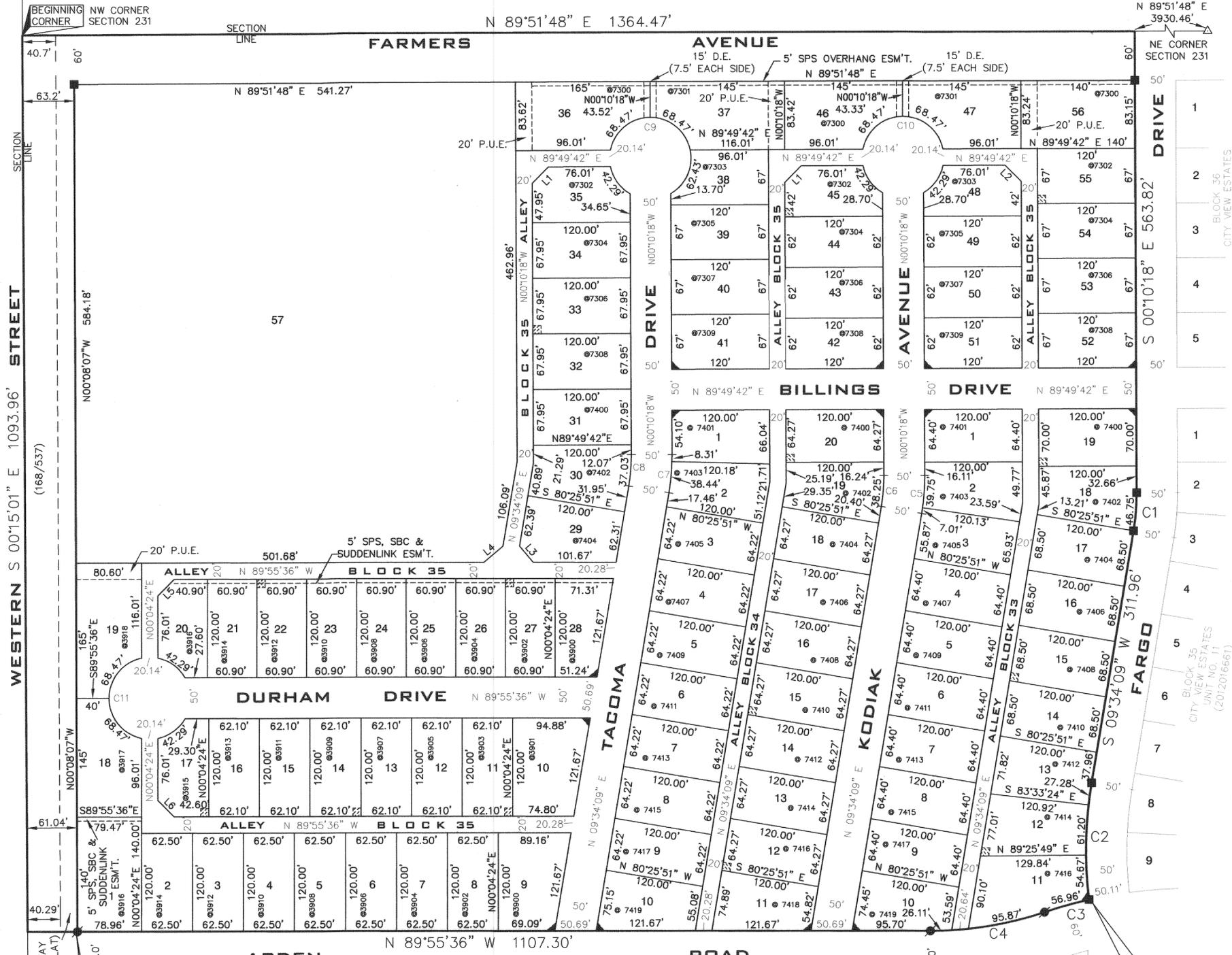
FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012021809
 11/27/2012 03:49 PM
 Fee: 83.00
 Renee Calhoun, County Clerk
 Randall County, Texas
 PLAT



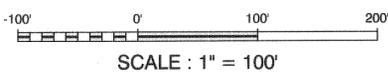
N.A.D. 83 - Texas North

N. Latitude:	35°07'54.586"
W. Longitude:	101°53'00.807"
Convergence:	-00°13'20.2"
Northing (Y):	3693001.9
Easting (X):	541484.3
Combined Scale Factor:	0.999747976

BLOCK 22
CITY VIEW ESTATES UNIT NO. 6
(2008008023)

N.A.D. 83 - Texas North

N. Latitude:	35°07'54.949"
W. Longitude:	101°52'45.866"
Convergence:	-00°13'11.5"
Northing (Y):	3693033.9
Easting (X):	542725.4
Combined Scale Factor:	0.999751104



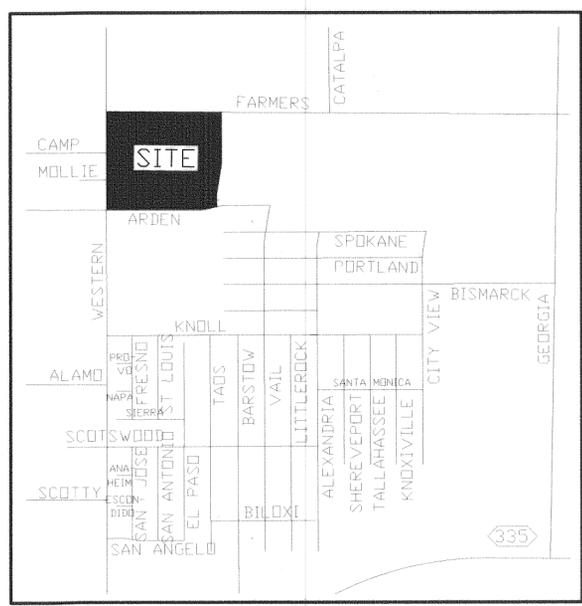
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VICINITY MAP

**City View Estates
Unit No. 12**
An addition to the City Of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas
33.79± Acres

FILED OF RECORD :
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Robert Keys & Associates
land surveying
mapping
land planning
RK
(806)352-1782 Fax:(806)352-1942 Email:info@keysurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.keysurveying.com

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

N:\Ama\11-17-City View Estates 12.dwg 6/29/2012 11:25:59 AM CDT

DESCRIPTION

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BEGINNING at the northwest corner of said Section 231, from whence a 1/2 inch iron rod, found at the southwest corner of said Section 231 bears S. 00° 15' 01" E., bearings contained herein are relative to true north as determined by G.P.S. observation WGS-84, 5284.72 feet;

Thence N. 89° 51' 48" E., 1364.47 feet along the north line of said Section 231 to the northeast corner of this tract of land, from whence a railroad spike, found at the northeast corner of said Section 231 bears N. 89° 51' 48" E., 3930.46 feet;

Thence S. 00° 10' 18" E., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 563.82 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right with a radius of 275.00 feet;

Thence Southwesterly, along said curve, an arc distance of 46.75 feet with a chord of S. 04° 41' 55" W., 46.70 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

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Thence N. 89° 55' 36" W., at 1046.26 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1107.30 feet to the southwest corner of this tract of land;

Thence N. 00° 15' 01" W., 1093.96 feet along the west line of said Section 231 to the **POINT OF BEGINNING**.

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 26 day of November, 2012.

[Signature]
Chairman

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 23rd day of January, 2012.



[Signature]
Registered Professional Land Surveyor

NOTES

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0070E, dated June 04, 2010, nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zone "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
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- 6.) Dedicated Public Areas
 - a. 310,803 square feet of street right-of-way
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- 7.) No direct vehicular access from Farmers Avenue and Western Street to residential lots is allowed.

DEDICATION

The State of Texas §
County of Randall §
Know all men by these presents:

That, Rockrose Development, Inc., being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as City View Estates Unit No. 12 an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 15th day of NOVEMBER, 2012.

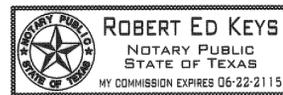
[Signature]
Matt Griffith, Vice President of
Rockrose Development, Inc.
3905 Bell Street

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Matt Griffith, Vice President of Rockrose Development, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 15th day of Nov, 2012.



[Signature]
Notary Public in and For the State of Texas
My commission expires: 6-22-15

**City View Estates
Unit No. 12**

An addition to the City Of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas
33.79 ± Acres

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Robert Keys & Associates

land surveying
mapping
land planning

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