THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 25, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-65 Ojeda's Little Acre Addition Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land in Section 173, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SE 46th Ave & Tradewind St)
DEVELOPERS: Armondo & Nolia Ojeda

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 2012021808 on November 27, 2012. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

P-12-65

JS

BLK 2 AB+M

SEC 173

N-15

2012021808 PLAT Total Pages: 2

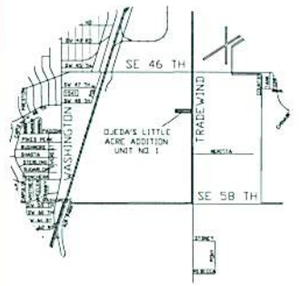
OJEDA'S LITTLE ACRE ADDITION UNIT NO. 1

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN SECTION 173,
BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS
1.50 ACRES

A.P. No. N-15

CENSUS TRACT: #220.02

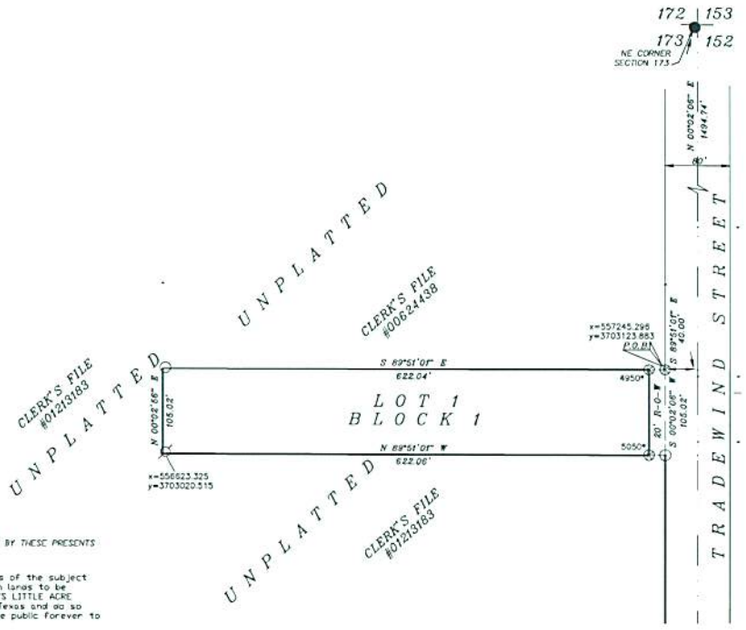
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971



VICINITY MAP
(AP NO. N-15)

LEGEND

- ⊗ = #4 REBAR w/ ORANGE CAP SET
- ⊙ = #4 REBAR w/ FURMAN CAP FOUND
- ○ = FENCE POST ⊙ CORNER
- ● = VALVE STEM FOUND
- PUE = PUBLIC UTILITY EASEMENT
- • = ADDRESS RANGE (Subject to Change Without Notice)



LEGAL DESCRIPTION

A 1.50 acre tract of land out of Section 173, Block 2, A.B. & M. Survey, Randall County, Texas, being the South One/Half of a 3 acre tract described in a Quitclaim Deed to Douglass Richard Stone, Jr. and Kerry Hatt Stone filed for record under County Clerk's File No. 00624438 of the Official Public Records of Randall County, Texas, said 1.50 acre tract described by metes and bounds as follows:

P.O.B. (Point of Beginning) is a ½" rebar at the Northeast Corner of this 1.50 acre tract, being on the current West Right-of-Way line of Tradewind Street, whence a valve stem found at the Northeast Corner of Section 173, Block 2, A.B. & M. Survey, Randall County, Texas bears S 89°51'01" E - 40.00 feet and N 00°02'06" E - 1494.74 feet;

THENCE S 00°02'06" W on the West Right-of-Way of Tradewind Street for a distance of 105.02 feet to a point in a railroad tie fence post, same being the Southeast Corner of said 3.00 acre tract and this 1.50 acre tract;

THENCE N 89°51'01" W on the South line of said 3.00 acre tract for a distance of 622.06 feet to a ½" rebar with a plastic cap inscribed "Furman" (Furman Cap) found at the Southwest Corner of this 1.50 acre and said 3.00 acre tract;

THENCE N 00°02'56" E on the West line of said 3.00 acre tract for a distance of 105.02 feet to a point in a 1' diameter fence post, the Northwest Corner of this 1.50 acre tract, whence a Furman Cap found at the Northwest corner of said 3.00 acre tract bears N 00°02'56" E - 105.02 feet;

THENCE S 89°51'01" E severing said 3.00 acre tract for a distance of 622.06 feet to the P.O.B., whence a Furman Cap found at the Northeast Corner of said 3.00 acre tract bears N 00°06'10" E - 105.02 feet;

Said Tract contains 1.50 acres (65,334 square feet) of land as calculated and described.

NOTES

1. THIS PLAT DOES NOT 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. 48381C0090E, 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 GPS OBSERVATIONS
4. THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS; THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4930 MSL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
5. 20 FEET OF RIGHT-OF-WAY IS TO BE DEDICATED BY THIS PLAT ON TRADEWIND STREET (2100.4 SQUARE FEET DEDICATED)

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL X

That ARMONDO OJEDA and NOELIA OJEDA, being the owners of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, replatted and designated as OJEDA'S LITTLE ACRE ADDITION UNIT NO. 1, an Addition to the City of Amarillo, Texas and do so declare all easements shown hereon are dedicated to the public forever to be used as indicated unless otherwise noted.

EXECUTED THIS 20th DAY OF November, 2012.

ARMONDO OJEDA ---- NOELIA OJEDA
2208 S. WILSON STREET
AMARILLO, TEXAS 79103
(806) 206-4813

ATTEST
STATE OF Texas
COUNTY OF Potter

Before me, the undersigned authority, on this day personally appeared ARMONDO OJEDA, known to me to be the person whose name is subscribed on 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 20th DAY OF November, 2012.

NOTARY PUBLIC STATE OF Texas
COMMISSION EXPIRES 08-13-2016

THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

ATTEST
STATE OF Texas
COUNTY OF Potter

Before me, the undersigned authority, on this day personally appeared NOELIA OJEDA, known to me to be the person whose name is subscribed on 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 20th DAY OF November, 2012.

NOTARY PUBLIC STATE OF Texas
COMMISSION EXPIRES 08-13-2016

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

SIGNATURE 11/21/12 DATE

STATE OF TEXAS
REGISTERED
J.D. KELLER
4157
PROFESSIONAL
LAND SURVEYOR

J.D. KELLER
REGISTERED PROFESSIONAL
RPLS NO. 4157

APPROVAL

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

26 DAY OF Nov, 2012.

CHAIRMAN

FILED OF RECORD
11-27-12 Randall
DATE COUNTY
2012021808
CLERK'S FILE No.

OJEDA'S LITTLE ACRE ADDITION UNIT NO. 1		
AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS		
CLIENT: CITY OF AMARILLO	DRAWN BY: MTK	SCALE: 1" = 100'
	APPROVED BY: JDK	DATE: 11/01/2012
SHEET 1 OF 1		DRAWING NUMBER: 12407-100

keller surveying & mapping
806.418.5253
jdkeller@suddenlink.net
2330 B Lakeview Dr.
Amarillo, Tx. 79109

ANNEX
ARMANDO OJEDA

T A X C E R T I F I C A T E NO. 91862

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

EXEMPTIONS APPLY
EXEMPTIONS : HST *

PROPERTY OWNER

NAME ..: STONE DOUGLASS RICHARD JR
ADDRESS: STONE KERRY MATT
4970 TRADEWIND ST
AMARILLO TX 79118

PROPERTY DESCRIPTION

SECT 173 A B & M
LOT BLOCK 0002
210FT N X 622.7FT W
BEG 1040FT N & 40FT W
OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1730 0100.0 **TAXES FOR 2012 ARE $** 338.64
Acres: 3.0000 **Randall County Market Value:** 20,560
2012 Taxes WITHOUT Exemptions $ 426.39

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

********** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

DEPUTY

11/26/2012
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012021808
11/27/2012 03:49 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #220.02

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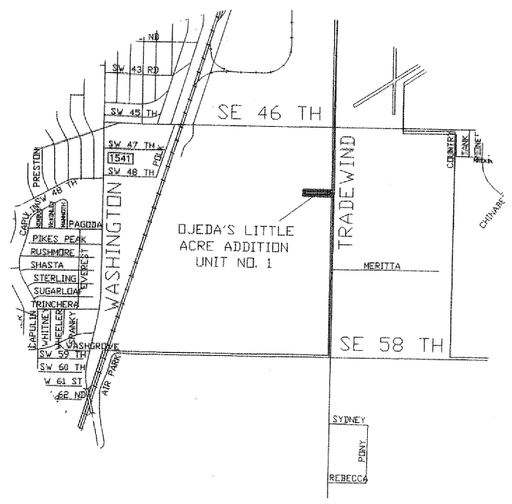

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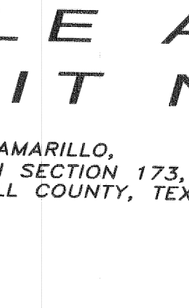

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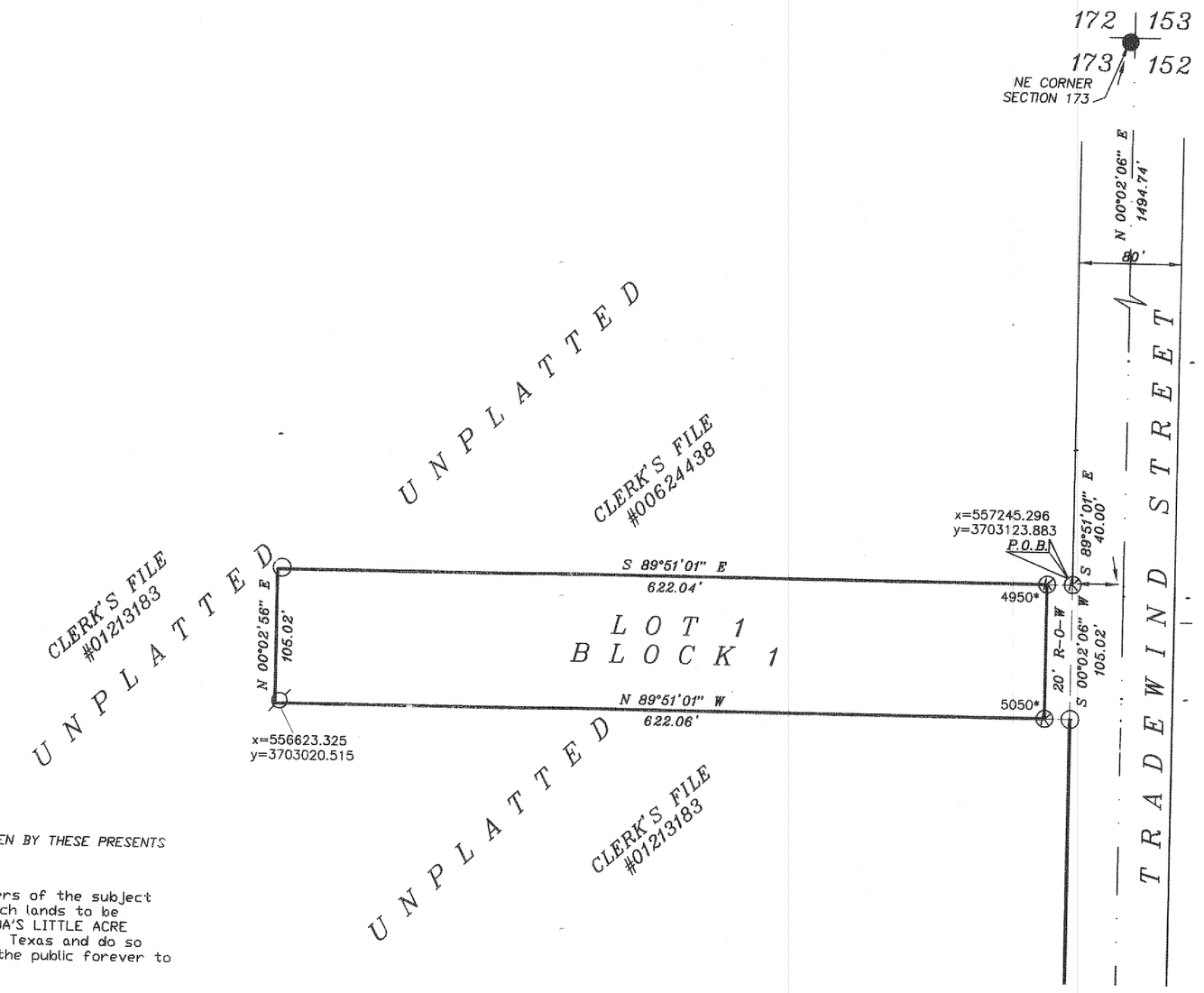

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DEDICATION

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COUNTY OF RANDALL X

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EXECUTED THIS 20th DAY OF November, 2012.

ARMONDO OJEDA ----- NOLIA OJEDA
2208 S. WILSON STREET
AMARILLO, TEXAS 79103
(806) 206-4813

ATTEST
STATE OF Texas
COUNTY OF Potter

Before me, the undersigned authority, on this day personally appeared ARMONDO OJEDA, known to me to be the person whose name is subscribed on 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 20th DAY OF November, 2012.

Kenny R Clift

NOTARY PUBLIC STATE OF Texas

COMMISSION EXPIRES 08-13-2016

KENNY R. CLIFT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 08-13-2016

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ATTEST
STATE OF Texas
COUNTY OF Potter

Before me, the undersigned authority, on this day personally appeared NOELIA OJEDA, known to me to be the person whose name is subscribed on 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 20th DAY OF November 2012.

Kenny R Clift

NOTARY PUBLIC STATE OF Texas

COMMISSION EXPIRES 08-13-2016

KENNY R. CLIFT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 08-13-2016

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

SIGNATURE

NOV 27, 2012
DATE

CERTIFICATION

I, J.D. KELLER, 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 20TH DAY OF NOVEMBER 2012.

STATE OF TEXAS
REGISTERED
J.D. KELLER
4157
PROFESSIONAL
LAND SURVEYOR

J.D. KELLER
REGISTERED PROFESSIONAL
RPLS NO. 4157

APPROVAL

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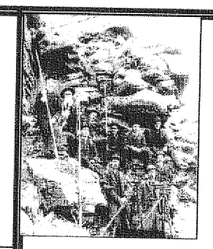

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