THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

February 1, 2013

TO: Final Distribution

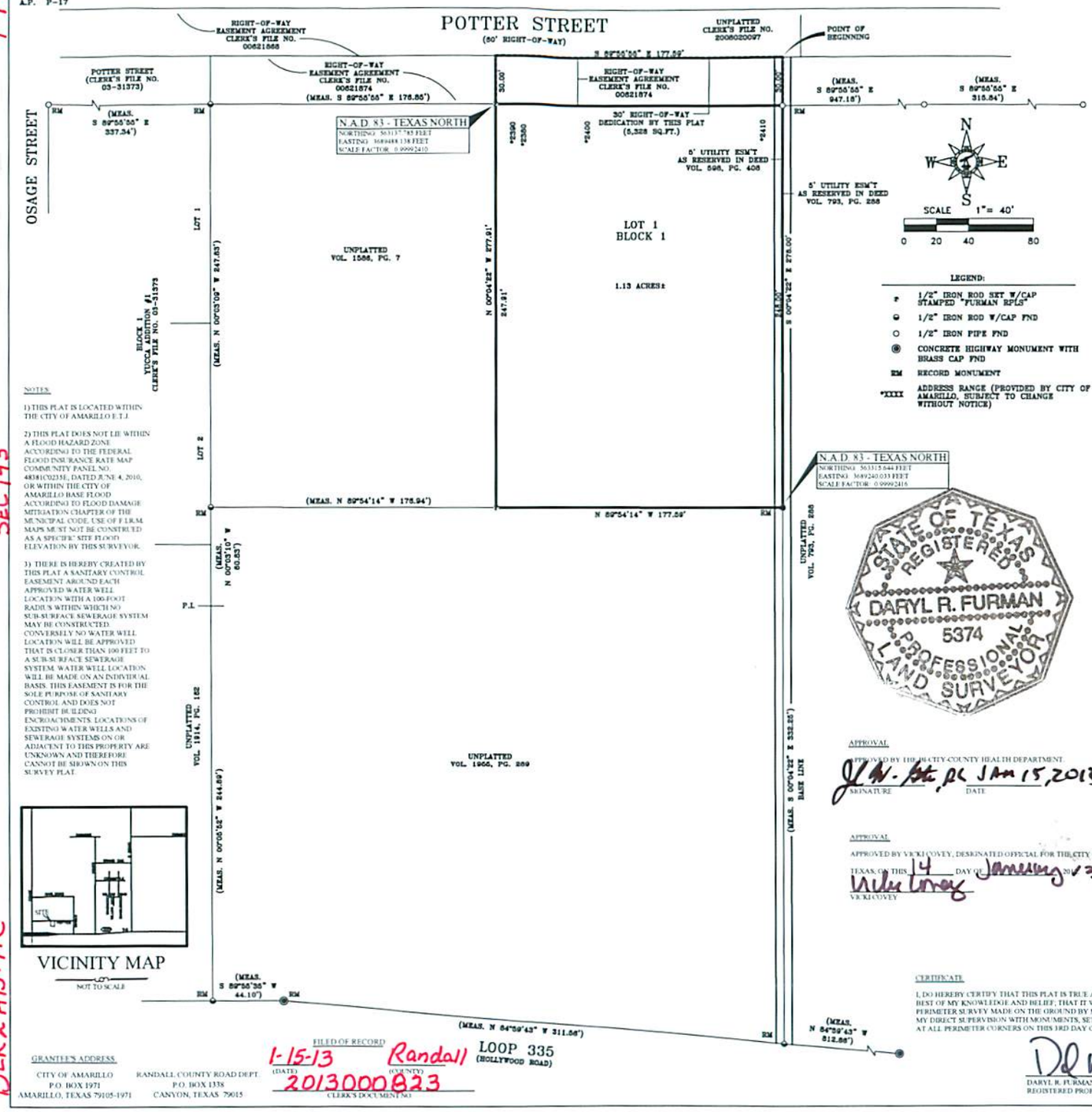
FROM: Planning Department

SUBJECT: P-12-60 Yucca Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land out of Section 143, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Potter St. & Osage St.)
DEVELOPER: Kelli Bentley

The Designated Official for the City of Amarillo approved the above-mentioned item on January 14, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013000823 on January 15, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

2010 CENSUS TRACT #220.02
A.P. P-17



NOTES:

1) THIS PLAT IS LOCATED WITHIN THE CITY OF AMARILLO E.T.J.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0235E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) 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.

VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON PIPE FND
- CONCRETE HIGHWAY MONUMENT WITH BRASS CAP FND
- RM RECORD MONUMENT
- *XXXX ADDRESS RANGE (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

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

APPROVAL

APPROVED BY THE HIGH CITY-COUNTY HEALTH DEPARTMENT.

SIGNATURE DATE JAN 15, 2013

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 14 DAY OF January 2013

VICKI COVEY

GRANTEE'S ADDRESS:

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

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD
1-15-13 (DATE) Randall (COUNTY)
2013000823 (CLERK'S DOCUMENT NO.)

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 3RD DAY OF SEPTEMBER, 2012.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

DESCRIPTION

A 1.13± acre tract of land situated in the Southwest quarter of Section 143, Block 2, A.B. & M. Survey, Randall County, Texas, and being a portion of a 4.90 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1586, Page 7 of the Deed Records of Randall County, Texas, said 1.13± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on July 3rd, 2012 and being further described by metes and bounds as follows:

BEGINNING at the Northeast corner of said 4.90 acre tract of land, same point being the Northwest corner of a 5 acre tract of land as described in that certain instrument of conveyance recorded in Volume 793, Page 288 of the Deed Records of Randall County, Texas, further being in the center line of Potter Street (Right-of-Way Easement recorded under Clerk's File No. 00621874 of the Official Public Records of Randall County, Texas), same being the South line of a 5.01 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2006020097 of the Official Public Records of Randall County, Texas, same point also being the Northeast and BEGINNING CORNER of the herein described tract of land;

THENCE South 00° 04' 22" East (basis line per previous deed) along the East line of said 4.90 acre tract, same being the West line of said 5 acre tract of land, at 30.00 feet passing a 1/2 inch iron pipe found as called for in the South monumented right-of-way line of said Potter Street, a total distance of 278.00 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2877" found as called for at the Northeast corner of a 2.584 acre tract of land as described in that certain instrument of conveyance recorded at Volume 1955, Page 289 of the Deed Records of Randall County, Texas, same point being the Southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2877" found as called for at the Southeast corner of said 2.584 acre tract of land bears South 00° 04' 22" East, 332.25 feet;

THENCE North 89° 54' 14" West, 177.59 feet along the North line of said 2.584 acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2877" found as called for at the Northwest corner of said 2.584 acre tract of land bears North 89° 54' 14" West, 176.94 feet;

THENCE North 00° 04' 22" West, at 247.91 feet passing a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found in the South monumented right-of-way line of said Potter Street, a total distance of 277.91 feet to a point in the North line of said 4.90 acre tract at the Northwest corner of this tract of land;

THENCE South 89° 55' 55" East, 177.59 feet to the POINT OF BEGINNING and containing a computed area of 1.13 acres of land, more or less, of which 0.12 acres of land lies in said Potter Street right of way, leaving a net area of 1.01 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, KELLI BENTLY, OWNER 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 YUCCA UNIT NO. 2, A SUBURBAN SUBDIVISION 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 15th DAY OF December 2012

BY: KELLI BENTLEY
8031 BINDER STREET
AMARILLO, TEXAS 79118

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, LAURINDA L. LOMELI, OWNER 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 YUCCA UNIT NO. 2, A SUBURBAN SUBDIVISION 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 15th DAY OF December 2012

BY: LAURINDA L. LOMELI
8031 BINDER STREET
AMARILLO, TEXAS 79118

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLI BENTLEY
THIS 15th DAY OF Dec. 2012

NOTARY PUBLIC, STATE OF TEXAS

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAURINDA L. LOMELI
THIS 15th DAY OF Dec. 2012

NOTARY PUBLIC, STATE OF TEXAS

YUCCA UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 143, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS
1.13± ACRES

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4248
P.O. BOX 1418
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 484
DUMAS, TEXAS 79029

PROJECT NO. 1213668 FILE NO. P-17
DRAWING NO. C:\SUB 12\RANDALL\P-17\1213668

JANDY S. FURMAN MY COMMISSION EXPIRES April 20, 2013

JANDY S. FURMAN MY COMMISSION EXPIRES April 20, 2013

2013000823 PLAT Total Pages: 3

P-17 SEC 143 BLK 2 AB+M JS P-12-60 APP

ANNEX
LAURINDA LOMELI

T A X C E R T I F I C A T E

NO. 91936

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 ..: HARRISON DUSTIN RAY
ADDRESS: 2300 POTTER RD
AMARILLO TX 79118

PROPERTY DESCRIPTION
==========
SECT 143 A B & M
LOT BLOCK 0002
4.66 AC TR BEG 400FT
E & 156.24FT N OR SW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1430 5360.0 **TAXES FOR 2012 ARE $** 729.48
Acres: 4.6600 **Randall County Market Value:** 55,726
2012 Taxes WITHOUT Exemptions $ 919.23

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
2012	Randall County	$ 114.92
2012	Canyon ISD	$ 276.39
2012	Noxious Weed Dist.	$ .08
	TOTAL Taxes Due	**$ 391.39**

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Christina M Murray
DEPUTY

12/14/2012
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

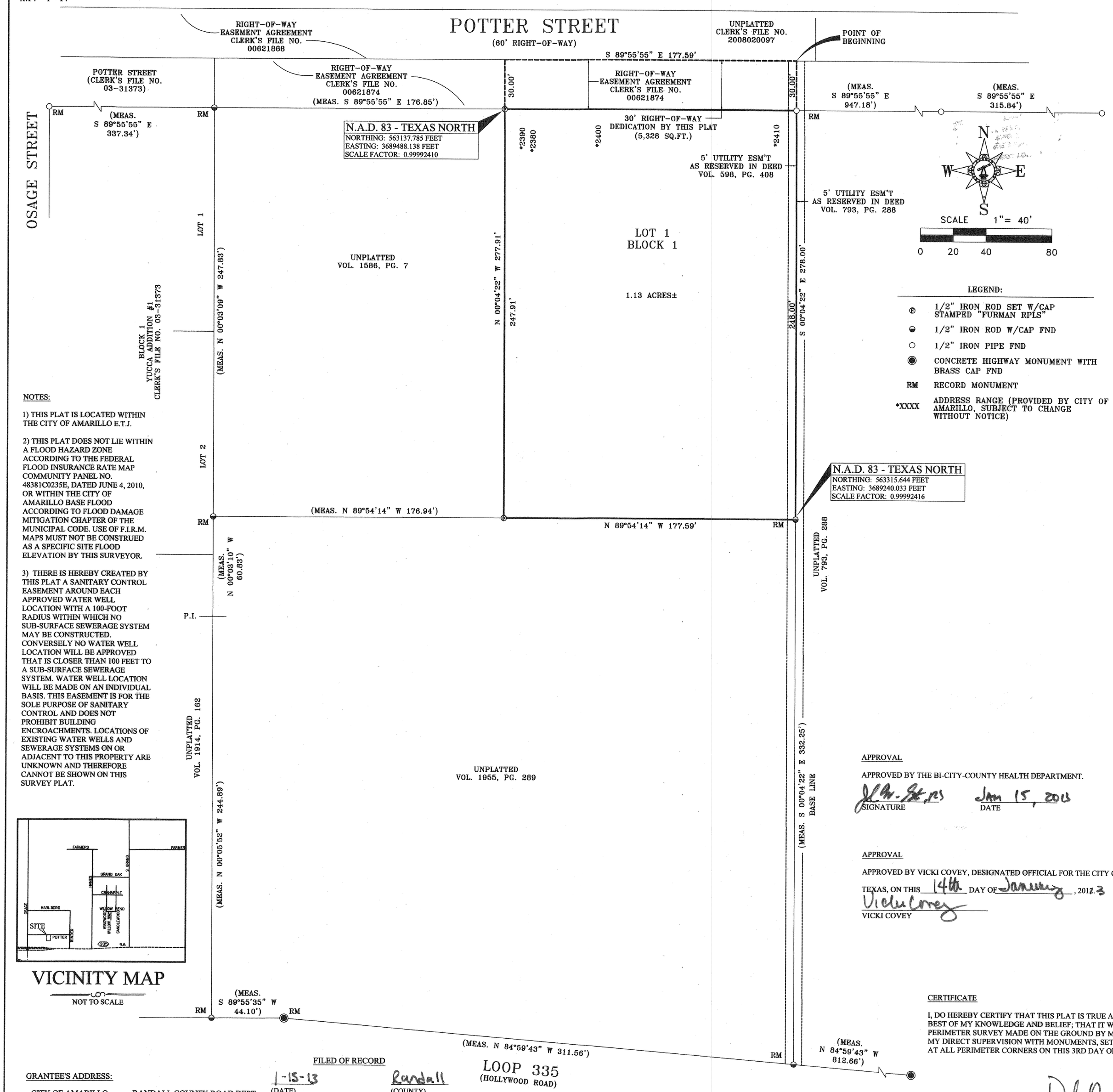
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013000823
01/15/2013 10:29 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT #220.02
A.P. P-17



LEGEND:

⊕	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
◒	1/2" IRON ROD W/CAP FND
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NOT TO SCALE

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

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD

1-15-13 (DATE) Randall (COUNTY)

2013000823
CLERK'S DOCUMENT NO.

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

SIGNATURE — JAN 15, 2013 DATE

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 14th DAY OF January, 2013.

VICKI COVEY

CERTIFICATE

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OWNERS ACKNOWLEDGEMENT

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EXECUTED THIS 15th DAY OF December, 2012.

BY: KELLI BENTLEY
8631 BINDER STREET
AMARILLO, TEXAS 79118

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BY: LAURINDA L. LOMELI
8631 BINDER STREET
AMARILLO, TEXAS 79118

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLI BENTLEY THIS 15th DAY OF Dec., 2012.

NOTARY PUBLIC, STATE OF TEXAS

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAURINDA L. LOMELI THIS 15th DAY OF Dec., 2012.

NOTARY PUBLIC, STATE OF TEXAS

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

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

YUCCA UNIT NO. 2

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1.13± ACRES

FURMAN LAND SURVEYORS, INC.

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(806)374-4246
P.O. BOX 1416
AMARILLO, TX. 79105

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CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

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DRAWING NO. C:\SUB 12\RANDALL\P-17\1213668