

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

June 3, 2013

TO: Final Distribution

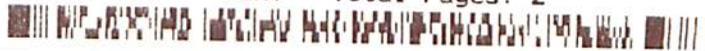
FROM: Planning Department

SUBJECT: P-13-09 Country Estates Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land out of Section 35 & 68, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: FM 2590 & Breitling Ln)
DEVELOPER: Robert F Carter

The Designated Official for the City of Amarillo approved the above-mentioned item on May 6, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013008536 on May 10, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

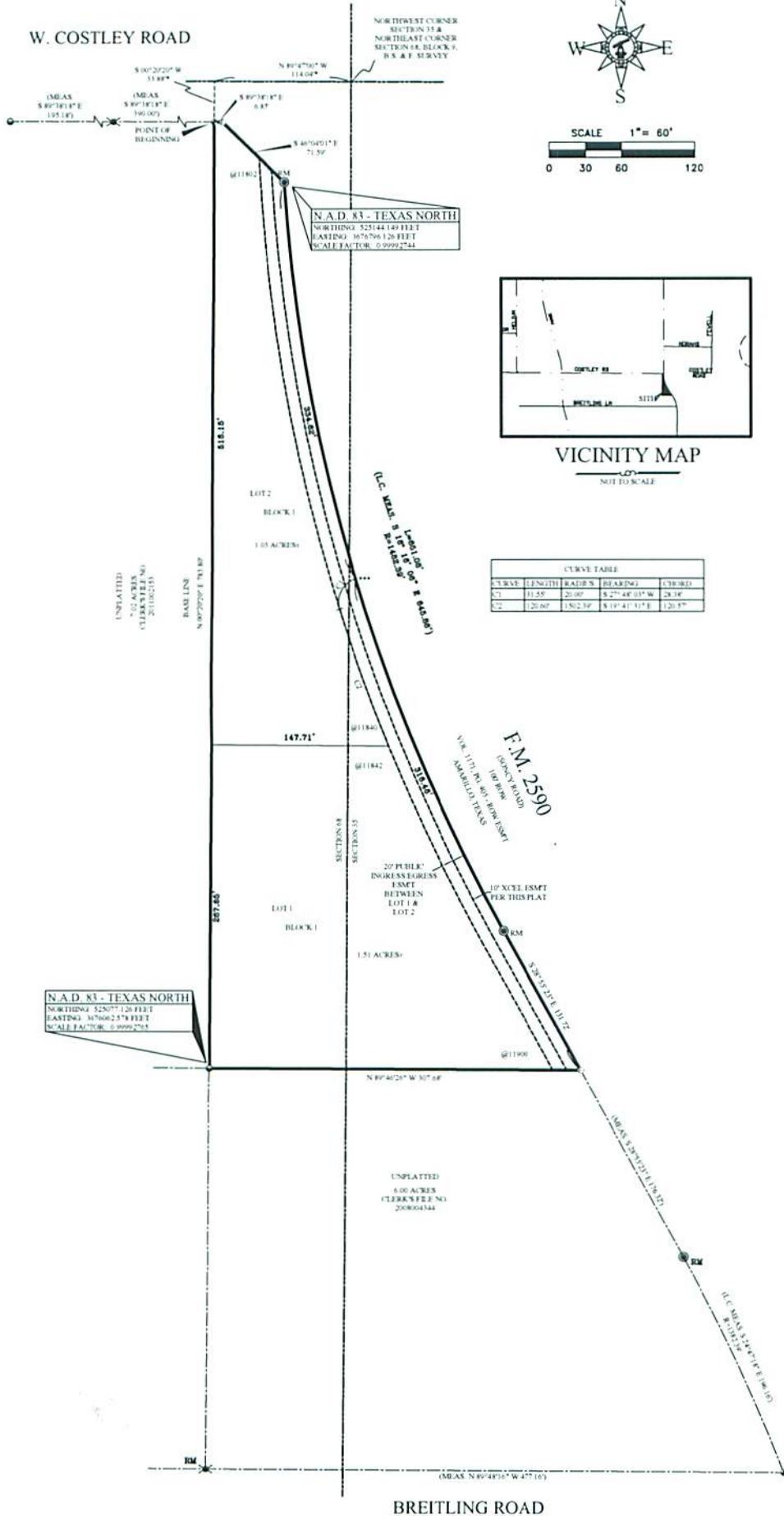


BLK 9 BS & F

SEC 35 & 68

H-20

2010 CENSUS TRACT 421704
A.P. H-20



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD

LEGEND with symbols for 1/2\"/>

- NOTES: 1) THIS PLAT IS LOCATED WITHIN THE CITY OF AMARILLO, E.T.L. 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE... 3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT... 4) THERE IS 7877 + SQUARE FEET IN THE XCEL EASEMENT... 5) THERE IS 7974 + SQUARE FEET IN THE 20' PUBLIC INGRESS/EGRESS EASEMENT...

DESCRIPTION: A 2.56 acre tract of land situated in Section 35 and Section 68, Block 9, B.S. & F. Survey, Randall County, Texas, and being a portion of a 3.586 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1318, Page 414 of the Deed Records of Randall County, Texas... REFUNDING: at a 1/2 inch iron rod found at the Northwest corner of the herein described tract of land... THENCE South 89° 34' 18\"/>

OWNERS ACKNOWLEDGEMENT: THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL THAT THE UNDERSIGNED, ROBERT F. CARTER, OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DEMONSTRATED AS COUNTRY ESTATES UNIT NO. 1, 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 DAY OF May, 2013. ROBERT F. CARTER 1680 WENDOVER STREET CANYON, TEXAS 79015 5674 806-674-9210

ATTEST: THE STATE OF TEXAS COUNTY OF RANDALL JOHN VENTURA Notary Public State of Texas My Comm. Exp. 01-07-2014

APPROVAL: APPROVED BY THE CITY OF AMARILLO TEXAS, ON THIS 05th DAY OF May, 2013. VICKI COMY HEALTH OFFICER APPROVED BY THE COUNTY HEALTH DEPARTMENT, ON THIS 05th DAY OF May, 2013. J. H. OFFICER

COUNTRY ESTATES UNIT NO. 1 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 35 & 68, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS 2.56+ ACRES. FURMAN LAND SURVEYORS, INC. DARYL R. FURMAN, RPLS DONALD R. FURMAN, RPLS HEATHER LYNN LEMONS, RPLS P.O. BOX 1416 AMARILLO, TX 79105 PROJECT NO. H-20 FILE NO. 1213680 DRAWING NO. C:\DWG12\SUB 12\RANDALL\14-20\1213680

GRANTEE'S ADDRESS: CITY OF AMARILLO P.O. BOX 1971 AMARILLO, TEXAS 79105-1971 RANDALL CO. ROAD DEPT. P.O. BOX 1338 CANYON, TEXAS 79015

FILED OF RECORD: 5-10-13 RANDALL COUNTY 2013008536

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 16TH DAY OF APRIL, 2012. DARYL R. FURMAN, RPLS, 5374 REGISTERED PROFESSIONAL LAND SURVEYOR



APP

P-13-09

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 . . : CARTER ROBERT F
ADDRESS: 18300 WEXFORD ST
CANYON TX 79015

PROPERTY DESCRIPTION
=====
SECT 68 B S & F
LOT BLOCK 0009
IRREG TR BEG 30FT S
& 109.8FT W OF NE COR
OF SECT PLUS TRI TR OF
SECT 35 BS&F ADJ TO E/L

PROPERTY ACCOUNT NUMBER: R 370 0680 1700.0 TAXES FOR 2012 ARE \$ 169.74
Acres: 2.5600 Randall County Market Value: 10,240
2012 Taxes WITHOUT Exemptions \$ 169.74

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Handwritten signature of Sharon Hollingsworth

2/22/2013

FEE PAID \$ 10.00

DEPUTY

DATE OF TAX CERTIFICATE

FILED AND RECORDED

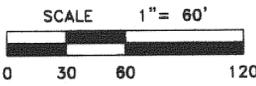
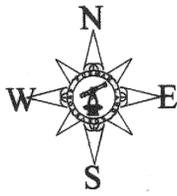
OFFICIAL PUBLIC RECORDS

Handwritten signature of Renee Calhoun

2013008536
05/10/2013 04:06 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

W. COSTLEY ROAD

NORTHWEST CORNER SECTION 35 & NORTHEAST CORNER SECTION 68, BLOCK 9, B.S. & F. SURVEY



LEGEND:

| | | | |
|----|---|-------|---|
| ⊙ | 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS" | ● | 1/2" IRON ROD W/CAP FND |
| ⊙ | BRASS DISK HWY ROW MONUMENT FND | * | PER RECORD DATA |
| ⊙ | 1/2" IRON ROD FND | @XXXX | ADDRESS RANGES (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE) |
| ⊙ | 5/8" IRON ROD W/ALUMINUM CAP FND | *** | SHARED DRIVEWAY LOCATION FOR LOT 1 & LOT 2 |
| RM | RECORD MONUMENT | | |

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. 480529 0205 E, 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.
- 4) THERE IS 7877 ± SQUARE FEET IN THE XCEL EASEMENT DEDICATED BY THIS PLAT.
- 5) THERE IS 7974 ± SQUARE FEET IN THE 20' PUBLIC INGRESS/EGRESS EASEMENT DEDICATED BY THIS PLAT.

DESCRIPTION

A 2.56 acre tract of land situated in Section 35 and in Section 68, Block 9, B.S. & F. Survey, Randall County, Texas, and being a portion of a 5.586 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1318, Page 414 of the Deed Records of Randall County, Texas, said 2.56 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on April 16, 2012 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of the herein described tract of land, same being the Northeast corner of a 7.02 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2011002153 of the Official Public Records of Randall County, Texas, from whence the Northwest corner of Section 35 and the Northeast corner of Section 68, Block 9, B.S. & F. Survey, Randall County, Texas bears North 00°20'20" East, 33.88 feet and South 89°47'00" East, 114.40 feet (per record deed);

THENCE South 89°38'18" East, 6.85 feet to a 1/2" iron rod with cap stamped "FURMAN RPLS" set in the Westerly right-of-way line of Farm to Market Road 2590 (FM 2590);

THENCE South 46°04'01" East, 71.59 feet to a brass disk highway right-of-way marker found at the beginning of a curve to the left whose center point bears North 86°18'50" East, 1482.39 feet;

THENCE Southwesterly along the Westerly right-of-way line of said FM 2590 and along said curve to the left an arc distance of 651.09 feet with a long chord bearing South 16°16'06" East, a distance of 645.86 feet to a brass disk highway right-of-way marker found;

THENCE South 28°55'23" East, 131.72 feet along the Westerly right-of-way line of said FM 2590 to a 1/2" iron rod with cap stamped "FURMAN RPLS" set at the Southeast corner of this tract of land, same being the Northeast corner of a 6.00 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2008004344 of the Official Public Records of Randall County, Texas;

THENCE North 89°46'26" West, 307.68 feet along the North line of said 6.00 acre tract of land to a 1/2" iron rod with cap stamped "FURMAN RPLS" found at the Southwest corner of this tract of land, same being the Southeast corner of said 7.02 acre tract of land;

THENCE North 00°20'20" East, base line per record deed, 783.80 feet to the PLACE OF BEGINNING and containing a computed area of 2.56 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, ROBERT F. CARTER, 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 COUNTRY ESTATES UNIT NO. 1, 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 _____ DAY OF _____, 2013.

Robert F. Carter
ROBERT F. CARTER
16300 WEXFORD STREET
CANYON, TEXAS 79015-5674
806-674-9230

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT F. CARTER THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO

TEXAS, ON THIS 16th DAY OF May, 2013.
Vicki Covey
VICKI COVEY

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON

THIS 16th DAY OF MAY, 2013.
J. M. [Signature]
HEALTH OFFICER

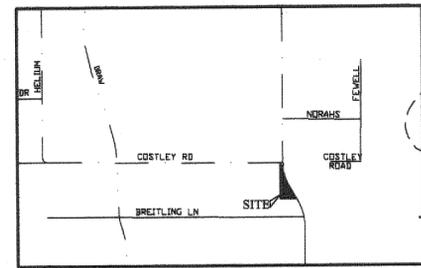
COUNTRY ESTATES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 35 & 68, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
2.56± ACRES

FURMAN LAND SURVEYORS, INC.

| | |
|---------------------------|------------------------|
| DARYL R. FURMAN, RPLS | DANIEL R. FURMAN, RPLS |
| DONALD L. FURMAN, RPLS | CASEY A. MANN, RPLS |
| HEATHER LYNN LEMONS, RPLS | LONDON M. STOKES, RPLS |
| (806)374-4246 | (806)934-1405 |
| P.O. BOX 1416 | P.O. BOX 464 |
| AMARILLO, TX. 79105 | DUMAS, TEXAS 79029 |

PROJECT NO. H-20 FILE NO. 1213680
DRAWING NO. C:\DWG12\SUB 12\RANDALL\H-20\1213680



CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|---------|----------|-----------------|---------|
| C1 | 31.55' | 20.00' | S 27° 48' 03" W | 28.38' |
| C2 | 120.60' | 1502.39' | S 19° 41' 31" E | 120.57' |

(L.C. MEAS. S 16° 16' 06" E 645.86')

F.M. 2590
(SUNNY ROAD)
100' ROW
VOL. 1171, PG. 405 - ROW ESMT
AMARILLO, TEXAS

20' PUBLIC INGRESS/EGRESS ESMT BETWEEN LOT 1 & LOT 2
10' XCEL ESMT PER THIS PLAT

N.A.D. 83 - TEXAS NORTH
NORTHING: 525077.126 FEET
EASTING: 3676062.578 FEET
SCALE FACTOR: 0.99992765

UNPLATTED
6.00 ACRES
CLERK'S FILE NO.
2008004344

BREITLING ROAD



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 16TH DAY OF APRIL, 2012.

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

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL CO. ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD
5-10-13
(DATE)
Randall
(COUNTY)
2013008536
CLERK'S DOCUMENT NO.