

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

July 25, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-24 City View Estates Unit No. 13, 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 & City View Dr)
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on July 8, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013013384 on July 18, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

BLK 2 A.B.M

SEC 231

L-17

CENSUS TRACT NO. 220.01
AP MAP NO. L-17

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. 48381C 0070E, 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 zones "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 5150 MSL will be filed in accordance with this plat.
- 6.) Dedicated Public Areas
 - a. 390,203 square feet of public streets are dedicated by this plat.
 - b. 79,393 square feet of public alleys are dedicated by this plat.
 - c. 4,914 square feet of public utility easements are dedicated by this plat.
 - d. 1,890 square feet of public drainage easements are dedicated by this plat.
- 7.) No direct vehicular access from Farmers Lane to residential lots.

DESCRIPTION

A 35.02 acre tract of land being a portion of a tract of land described in that certain Warranty Deed recorded under County Clerk's File No. 2007003238 of the Official Public Records of Randall County, Texas, situated in Section 231, Block 2, A B & M Survey, Amarillo, Randall County, Texas, as determined (from previous surveys) by Robert Keys and Associates on this 13th day of February, 2013, and said tract of land being further described by metes and bounds as follows:

Commencing at the northwest corner of said Section 231, from whence a 1/2 inch iron rod, found at 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., 2814.47 feet along the north line of said Section 231 to the northwest and **BEGINNING CORNER** of this tract of land and same being the northeast corner of City View Estates Unit No. 11, an addition to the City of Amarillo, according to the recorded map or plat thereof, recorded under Clerk's File No. 2012016661 of the Official Public Records of Randall County, Texas;

Thence N. 89° 51' 48" E., 1110.00 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., 1370.46 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 696.03 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most easterly southeast corner of this tract of land, and same being the beginning of a curve to the right with a radius of 1265.00 feet,

Thence Southwesterly, an arc distance of 215.06 feet along said curve with a chord of S. 04° 41' 55" W., 214.80 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., 462.19 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly southeast corner of this tract of land,

Thence S. 89° 49' 42" W., 1126.24 feet, along the northerly line of City View Estates Unit No. 7, an addition to the City of Amarillo, according to the recorded map or plat thereof, recorded under Clerk's File No. 2005013795 of the Official Public Records of Randall County, Texas and same being the north right-of-way line of Spokane Avenue as dedicated by said City View Estates Unit No. 7 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly southwest corner of this tract of land;

Thence N. 09° 34' 09" E., 665.95 feet along the easterly right-of-way line of a 20 foot wide alley, as dedicated by said City View Estates Unit No. 11, to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a point of intersection in the west line of this tract of land,

Thence N. 00° 10' 18" W., continuing along the easterly right-of-way line of said 20 foot wide alley, at 649.92 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 709.92 feet to the **POINT OF BEGINNING**.

DEDICATION

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

That, Rockrose Development, LLC, 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. 13 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 3rd day of JULY, 2013.

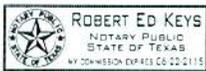
Matt Griffith
Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-8581

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, LLC, 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 3rd day of July, 2013.



RE Keys
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 6th day of March, 2013.



RE Keys
Registered Professional Land Surveyor

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 6th day of JULY, 2013.

Craig Hill
Chairman

City View Estates
Unit No. 13

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
35.02 ± Acres

FILED OF RECORD:
7-18-13 RANDALL
2013013384
County Clerk File No.

Robert Keys & Associates

(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

APP

P-13-24

JS

ANNEX

ROBERT KEYS & ASSOCIAT T A X C E R T I F I C A T E

NO. 92625

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 ...: ATTEBURY ELEVATORS LLC
ADDRESS: HAPPY AGAIN LP
3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====
SECT 231 A B & M
LOT BLOCK 0002
IRREG 85.74 AC IN NE COR OF
SECT LESS ROW & LESS NE COR
LYING OUTSIDE OF CITY LIMITS
DKT 13498 VALUE CORRECTION

PROPERTY ACCOUNT NUMBER: R 200 2310 4900.0 TAXES FOR 2012 ARE \$ 326.55
Acres: 85.7400 Randall County Market Value: 728,790
2012 Taxes WITHOUT Exemptions \$ 15,861.60

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.

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

7/ 8/2013
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2013013384

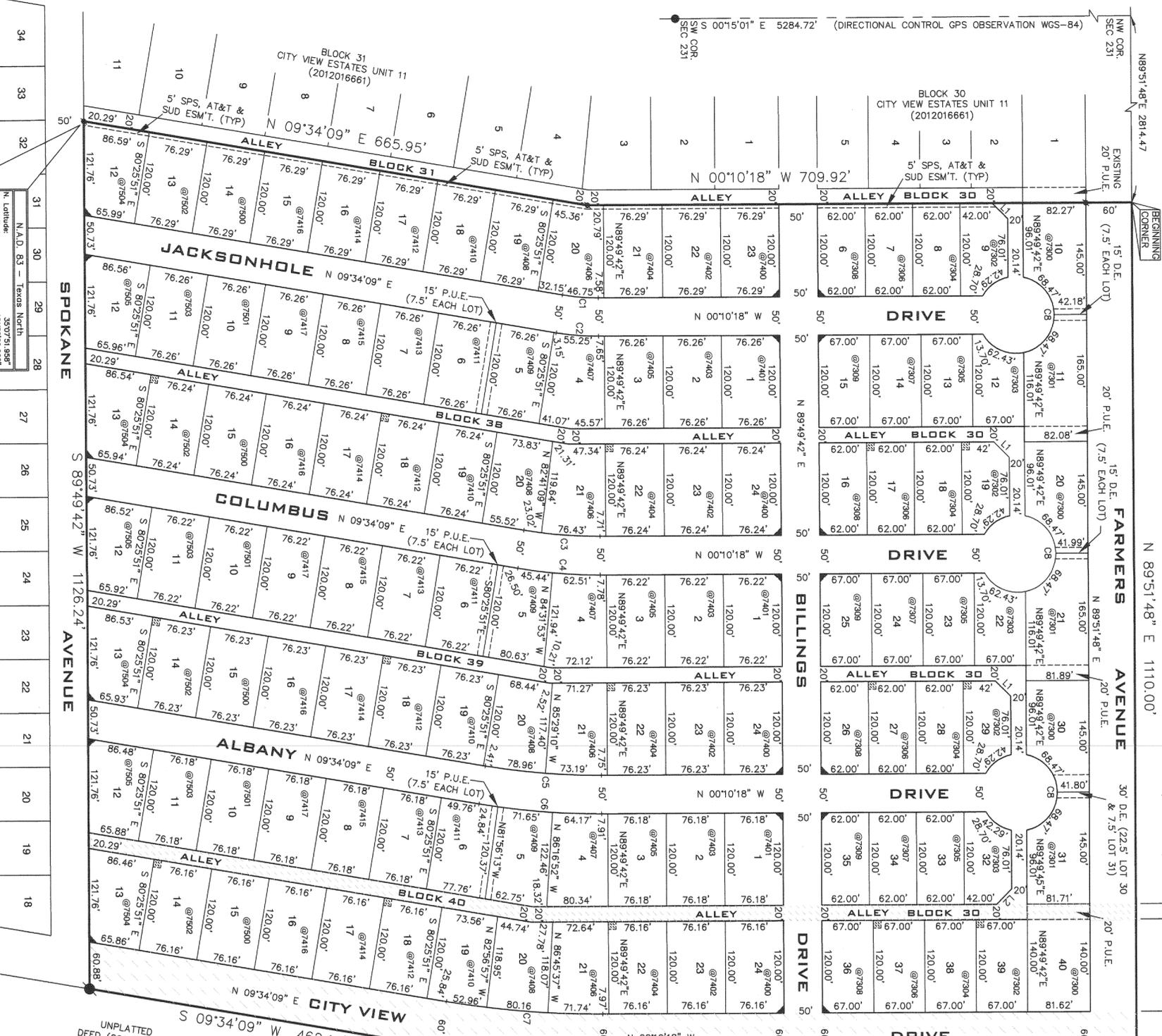
07/18/2013 02:57 PM

Fee: 83.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

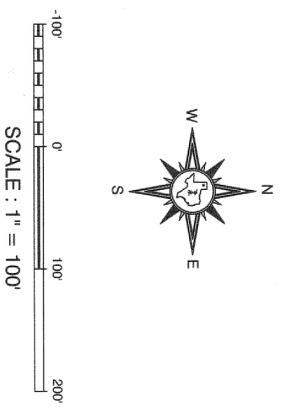
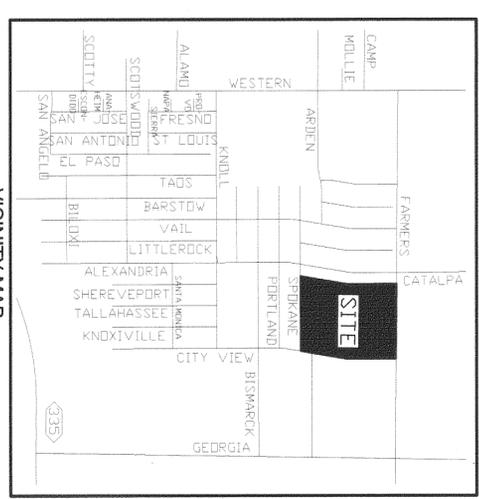


EXISTING 20' P.U.E. (2008021478)
EXISTING 60' D.E. (201008026)

N.A.D. 83 - Texas North
N. Latitude: 330751.848°
W. Longitude: -101527.28028°
Convergence: -001°13'01.8"
Northing (Y): 3692726.1
Easting (X): 544122.7
Combined Scale Factor: 0.99971878

UNPLATTED DEED (2007003238)
S 00°10'18" E 696.03'

UNPLATTED DEED (2007003238)
L=215.06' R=1265.00'
CHD=S04°41'55"W 214.80'



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)
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2 inch iron rod (found)
- ▲ = Railroad spike (found)
- ①234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- ☐ = 6" x 6" SPS, SUD, & AT&T Easement
- ☐ = Public Utility Easement
- D.E. = Drainage Easement
- ▲ = 10' x 10' Triangle shaped R.O.W. Easement (at street intersections)

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°49'42"E	28.28
L2	S45°10'18"E	28.28

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	944.27°	46.75	275.00	N04°41'55"E	46.70
C2	944.27°	55.25	325.00	N04°41'55"E	55.19
C3	944.27°	99.45	585.00	N04°41'55"E	99.33
C4	944.27°	107.96	635.00	N04°41'55"E	107.83
C5	944.27°	132.16	895.00	N04°41'55"E	131.97
C6	944.27°	160.86	945.00	N04°41'55"E	160.46
C7	944.27°	204.86	1205.00	N04°41'55"E	204.61
C8	300°00'00"	261.80	50.00	S89°49'42"W	50.00

**City View Estates
Unit No. 13**

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
35.02 ± Acres

FILED OF RECORD :
7/18/2013

RANDALL
COUNTY

2013013384
County Clerk File No.

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

Robert Keys & Associates
Land surveying
land planning

(806)352-1782 Fax:(806)352-1942 Email:info@rkeysurveying.com
4423 S.W. 45th Amarillo, Texas 79108-5405
www.rkeysurveying.com

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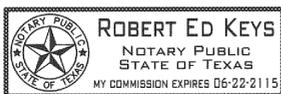

Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-8681

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, LLC.**, 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.

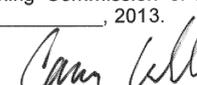
Given under my hand and seal of office this 3RD day of July, 2013.




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

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 8th day of JULY, 2013.


Chairman

DESCRIPTION

A 35.02 acre tract of land being a portion of a tract of land described in that certain Warranty Deed recorded under County Clerk's File No. 2007003238 of the Official Public Records of Randall County, Texas, situated in Section 231, Block 2, A.B. & M. Survey, Amarillo, Randall County, Texas, as determined (from previous surveys) by Robert Keys and Associates on this 13th day of February, 2013, and said tract of land being further described by metes and bounds as follows:

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Thence N. 00° 10' 18" W., continuing along the easterly right-of-way line of said 20 foot wide alley, at 649.92 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 709.92 feet to the **POINT OF BEGINNING**.

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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 6th day of March, 2013.


Registered Professional Land Surveyor

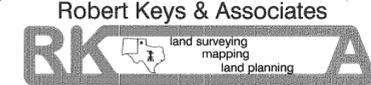


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35.02 ± Acres

FILED OF RECORD :
7/18/2013 RANDALL
date county
2013013304
County Clerk File No.

Robert Keys & Associates



(806)352-1782 Fax(806)352-1942 Email:info@keyssurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
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