THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 13, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-79 City View Estates Unit No. 10A, an addition to the City of Amarillo, being a replat of Lots 38 and 39, Block 22, City View Estates Unit No. 10, out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Shreveport Dr & Tampa Bay Ave)
DEVELOPER: Jesse Henninger

The Planning and Zoning Commission approved the above-mentioned item on December 2, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013021848 on December 3, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

P-13-79

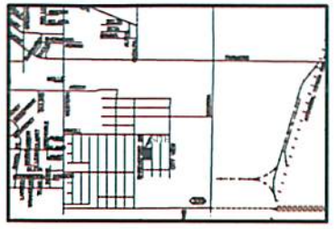
BLK 2 AB&M

SEC 231

L-17

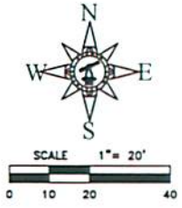
JS

2010 CENSUS TRACT # 220.01
A.P. L-17



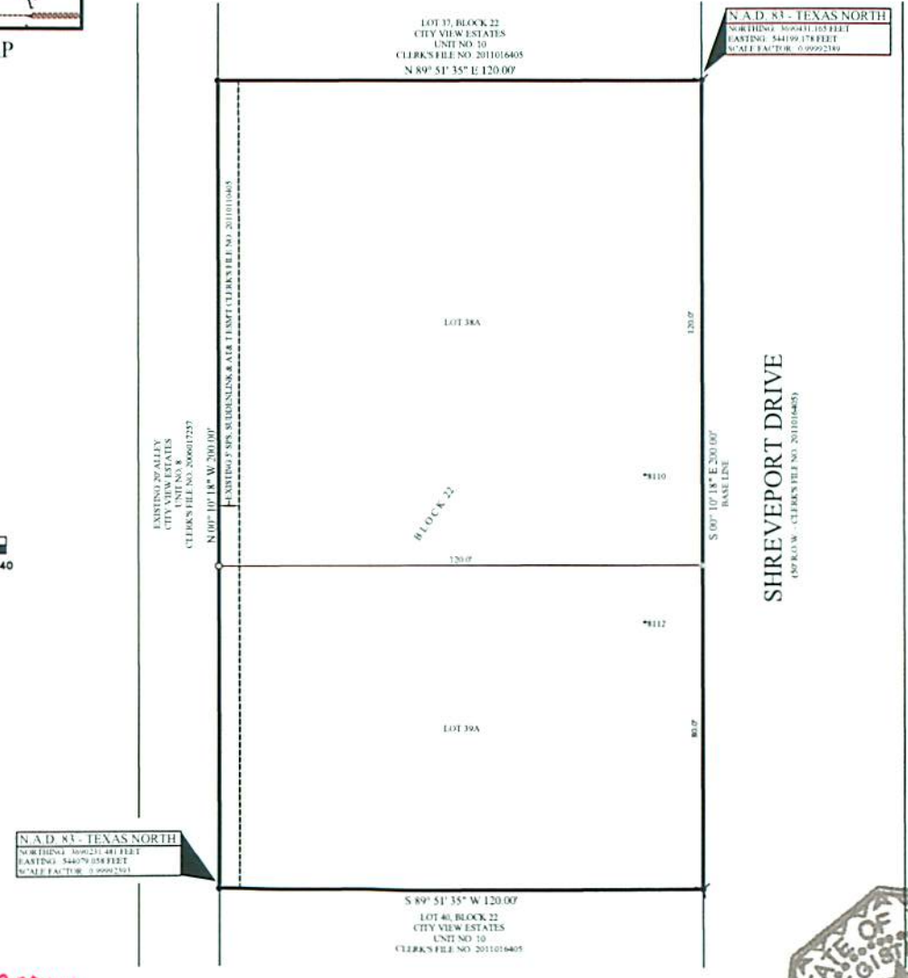
VICINITY MAP

NOT TO SCALE



LEGEND:

⊙	1/2" IRON ROD SET W/ CAP STAMPED "FURMAN RPLS"
●	3/8" IRON ROD W/ CAP FND
⊀	3/8" IRON ROD FND
⊙	MAG NAIL SET
RM	RECORD MONUMENT
SPS	SOUTHWESTERN PUBLIC SERVICE
"XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)



NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C 0090 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) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFOR AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4750 MSL HAS BEEN FILED IN ACCORDANCE WITH IS PLAT UNDER CLERK'S FILE NO. 2011017153, OFFICIAL PUBLIC RECORDS, RANDALL COUNTY, TEXAS.

DESCRIPTION

LOTS 38 AND 39, BLOCK 22, CITY VIEW ESTATES UNIT NO. 10, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 2011016405 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

OWNERS ACKNOWLEDGMENT

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

THAT THE UNDERSIGNED, B & M ASSET GROUP, LLC, THE PRESENT 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 CITY VIEW ESTATES UNIT NO. 10A, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 27 DAY OF Nov, 2013.

B&M ASSET GROUP, LLC
BY: JESSE HENNINGER, AUTHORIZED REPRESENTATIVE
5809 S. WESTERN STREET, SUITE 260
AMARILLO, TX 79110

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JESSE HENNINGER.

THIS 27 DAY OF Nov, 2013.

JOHN A. VENTURA
MY COMMISSION EXPIRES
January 7, 2018

NOTARY PUBLIC, STATE OF TEXAS

CITY VIEW ESTATES
UNIT NO. 10A

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOTS 38 AND 39, BLOCK 22,
CITY VIEW ESTATES UNIT NO. 10,
OUT OF SECTION 231, BLOCK 2, A.B. & M. SURVEY,
RANDALL COUNTY, TEXAS
0.5 ± ACRES

FILED OF RECORD
12-3-13 (DATE) Randall (COUNTY)
2013021848
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS ON THIS 2nd DAY OF DECEMBER, 2013.

CHAIRMAN

STATE OF TEXAS
REGISTERED
HEATHER LYNN LEMONS
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE

I 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 2ND DAY OF OCTOBER, 2013.

HEATHER LYNN LEMONS, R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4246
P.O. BOX 1416
AMARILLO, TX 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1305
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO.: 1315002 FILE NO.: L-17
DRAWING NO.: U:\SUB 13\Randall\L-17-1315002

2013021848 PLAT Total Pages: 4

ANNEX
B & M ASSET

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

NO. 93058

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 LLC
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
CITY VIEW ESTATES # 10
LOT 039 BLOCK 0022

PROPERTY ACCOUNT NUMBER: R 9 1150 8185.0 **TAXES FOR 2013 ARE $** 239.82
Acres: .2800 **Randall County Market Value:** 11,061
2013 Taxes WITHOUT Exemptions $ 239.82

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 2013

Brenda Davis
DEPUTY

12/ 2/2013
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX
B & M ASSET

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

NO. 93057

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 ..: B & M ASSET GROUP LLC
ADDRESS: PO BOX 19622
AMARILLO TX 79114

PROPERTY DESCRIPTION
==========
CITY VIEW ESTATES # 10
LOT 038 BLOCK 0022

PROPERTY ACCOUNT NUMBER: R 9 1150 8180.0
Acres: .2800

TAXES FOR 2013 ARE $ 239.20
Randall County Market Value: 11,033
2013 Taxes WITHOUT Exemptions $ 239.20

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TOTAL Taxes Due $ .00

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Brenda Davis
DEPUTY

12/ 2/2013
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

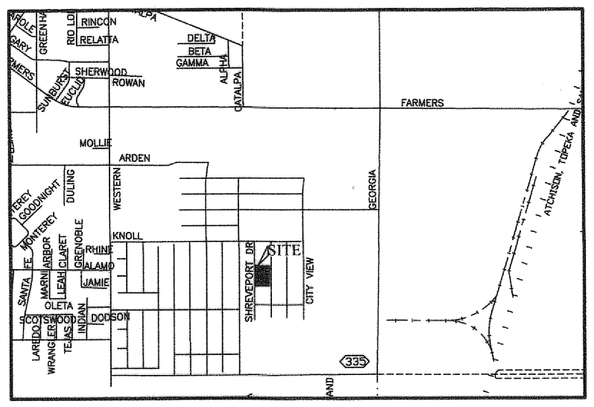
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013021848
12/03/2013 09:30 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 220.01
A.P. L-17



VICINITY MAP

NOT TO SCALE

LEGEND:

℗	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
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N
W E
S

SCALE 1"= 20'

0 10 20 40

LOT 37, BLOCK 22
CITY VIEW ESTATES
UNIT NO. 10
CLERK'S FILE NO. 2011016405

N 89° 51' 35" E 120.00'

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690431.165 FEET
EASTING: 544199.178 FEET
SCALE FACTOR: 0.99992389

EXISTING 20' ALLEY
CITY VIEW ESTATES
UNIT NO. 8
CLERK'S FILE NO. 2006017257

N 00° 10' 18" W 200.00'

EXISTING 5' SPS, SUDDENLINK & AT&T ESMT CLERK'S FILE NO. 2011010405

LOT 38A

120.0'

*8110

BLOCK 22

120.0'

*8112

LOT 39A

80.0'

S 00° 10' 18" E 200.00'
BASE LINE

SHREVEPORT DRIVE
(50' R.O.W. - CLERK'S FILE NO. 2011016405)

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690231.481 FEET
EASTING: 544079.058 FEET
SCALE FACTOR: 0.99992393

S 89° 51' 35" W 120.00'

LOT 40, BLOCK 22
CITY VIEW ESTATES
UNIT NO. 10
CLERK'S FILE NO. 2011016405

FILED OF RECORD

12-3-13 (DATE) Randall (COUNTY)

201302 1848
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

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

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 3rd DAY OF DECEMBER, 2013.

CHAIRMAN

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EXECUTED THIS 27th DAY OF Nov., 2013.

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BY: JESSE HENNINGER, AUTHORIZED REPRESENTATIVE
5809 S. WESTERN STREET, SUITE 260
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MY COMMISSION EXPIRES
January 7, 2016

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PROJECT NO. 1315002 FILE NO. L-17
DRAWING NO. U:\SUB 13\Randall\L-17\1315002