

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

June 17, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-07 Ranch Acres South Unit No. 4, a 10.30± acre tract of land being a replat of Lots 1 and 2, Block 3, of Ranch Acres South Unit No. 2, of which includes a 3.70± acre suburban subdivision to the City of Amarillo and 6.60± acres adjacent to and outside of the City of Amarillo Extraterritorial Jurisdiction, all lying in Section 146, Block 2, AB&M Survey and The G.C. Kilbourn Survey, Randall County, Texas. (Vicinity: Wagon Trail & Seven S Trail)
DEVELOPER: Demmie Mosley

The Planning and Zoning Commission approved the above-mentioned item on May 19, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014008062 on May 22, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director



BLK 2 AB+M

SEC 146

P-20

2010 CENSUS TRACT # 217.02 A.P. P.20

N.A.D. 83 - TEXAS NORTH
 NORTHING: 367478.4091121
 EASTING: 50618.9371111
 SCALE FACTOR: 0.99992832

SEVEN S TRAIL
 N 193.72'
 (MEAS. S. 89° 57' 32" E 193.24')

LOT 1A 11 ACRES
 LOT 1B 11 ACRES
 LOT 1C 11 ACRES
 LOT 1D 11 ACRES
 LOT 1E 17 ACRES
 LOT 2A 11 ACRES
 LOT 2B 11 ACRES
 LOT 2C 11 ACRES
 LOT 2D 11 ACRES
 LOT 2E 13 ACRES

BLOCK 3

WAGON TRAIL
 N 121.75'
 (MEAS. S. 89° 57' 32" E 121.96')

TANDEMWOOD ROAD
 N 603.82'
 (MEAS. S. 89° 57' 32" E 603.82')

SOUTH C-X-V TRAILS

LEGEND:
 1"2" IRON ROD W/ CAP END
 1"2" IRON ROD END
 3"2" IRON ROD END
 ESMT EASEMENT
 RM RECORD INSTRUMENT
 CM CONTROL MONUMENT
 *XXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 S.W.P.S. SOUTHWESTERN PUBLIC SERVICE
 R.O.W. RIGHT-OF-WAY

NOTES:
 1) A PORTION OF THIS PLAT DOES LIE WITHIN THE CITY OF AMARILLO (E.T.)
 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE, ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 46532 0351, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO HAS FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF FIRM MAPS MUST NOT BE CONSIDERED 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 SUBSURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. COVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUBSURFACE 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) PORTIONS OF THIS PLAT LIE OUTSIDE OF THE CITY OF AMARILLO'S EXTRAJURISDICTIONAL JURISDICTION (E.T.). THE CITY OF AMARILLO CANNOT REGULATE PROPERTY OUTSIDE THE E.T. THEREFORE, ANY PROPERTY LYING SOUTH OF THE DELINEATED E.T. LINE MUST BE APPROVED BY THE RANDALL COUNTY COMMISSIONERS COURT.
 5) THE E.T. LINE SHOWN ON THIS PLAT WAS TAKEN FROM INFORMATION PROVIDED TO THIS SURVEYOR FROM THE CITY OF AMARILLO AND WAS NOT SURVEYED AS A PART OF THIS PLAT.

DESCRIPTION:
 ALL OF LOT 1 AND LOT 2, BLOCK 3, RANCH ACRES SOUTH UNIT NO. 2, A SUBDIVISION OF 105.697 ACRES OUT OF SECTION 146, BLOCK 2, ABAM SURVEY AND THE G.C. KILBOURN SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 327 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT:
 THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF _____
 THAT THE UNDERSIGNED, MOSLEY FAMILY TRUST, 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 RANCH ACRES UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 14TH DAY OF APRIL 2014
 DEMOSLEY FAMILY TRUST
 BY DEMOSLEY (TRUSTEE)
 17400 TANGLEWOOD ROAD
 AMARILLO, TEXAS 79118
 (806) 256-0662

ATTEST:
 THE STATE OF TEXAS
 COUNTY OF _____
 JOHN A. VENTURA
 MY COMMISSION EXPIRES
 January 7, 2018

APPROVAL:
 APPROVED BY THE CITY COUNTY ENGINEERING COMMISSION OF THE CITY OF AMARILLO
 THE INSTRUMENT NO. _____ DAY OF MAY 2014
 WILSON
 CHAIRMAN

APPROVAL:
 APPROVED BY THE CITY COUNTY HEALTH DEPARTMENT
 DATE 5/21/14

APPROVAL:
 APPROVED BY THE RANDALL COUNTY COMMISSIONERS COURT
 DATE 5-20-14

RANCH ACRES SOUTH
 UNIT NO. 4
 A 10.30-ACRE TRACT OF LAND BEING A REPLAT OF
 LOTS 1 AND 2, BLOCK 3, OF RANCH ACRES SOUTH UNIT NO. 2,
 OF WHICH INCLUDES A 3.70-ACRE
 SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO AND
 6.60-ACRES ADJACENT TO AND OUTSIDE OF THE CITY OF AMARILLO
 EXTRAJURISDICTIONAL JURISDICTION, ALL LING IN
 SECTION 146, BLOCK 2, ABAM SURVEY AND
 THE G.C. KILBOURN SURVEY,
 RANDALL COUNTY, TEXAS.

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 PRIMER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PRIMER CORNERS ON THIS 20TH DAY OF NOVEMBER, 2013.

FILED OF RECORD
 5-22-14 RANDALL COUNTY TEXAS
 2014008062
 CLERK'S DOCUMENT NO.

DARRELL P. FURMAN, R.P.L.S., 1174
 REGISTERED PROFESSIONAL LAND SURVEYOR

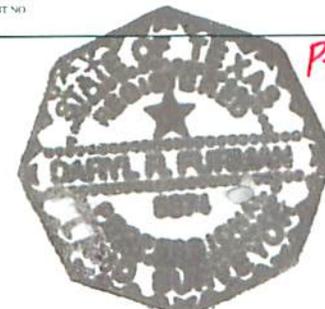
FURMAN LAND SURVEYORS, INC.
 SURVEYING, MAPPING, CONSULTING
 TEXAS, OKLAHOMA, NEW MEXICO
 KANSAS, COLORADO
 DARYL R. FURMAN, R.P.L.S., DANIEL R. FURMAN, R.P.L.S., DONALD R. FURMAN, R.P.L.S.,
 TERRY A. MEAN, R.P.L.S., LONDON M. STOKES, R.P.L.S.,
 HEATHER L. VON LINDEN, R.P.L.S., WENDY C. WINTON, R.P.L.S.,
 TINA LUTHEM, R.P.L.S. (1982-20)

PROJECT NO. 1515146-PLAT FILE NO. P-20
 DRAWING NO. 2, SUB 13, RANBLK P-20 1515146-PLAT

APP

P-14-07

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 .: MOSLEY FAMILY TRUST
 ADDRESS: MOSLEY DEMMIE L TRUSTEE
 MOSLEY SHERRY L TRUSTEE
 519 S SHORE DR
 AMARILLO TX 79118

PROPERTY DESCRIPTION

RANCH ACRES SOUTH #2
 LOT BLOCK 0003
 ALL OF 1 & 2

PROPERTY ACCOUNT NUMBER: R 65 2100 0180.0 TAXES FOR 2013 ARE \$ 3,672.36
 Acres: 9.9500 Randall County Market Value: 226,613
 2013 Taxes WITHOUT Exemptions \$ 3,672.36

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

The taxes to be imposed by the above listed taxing units for the 2014 taxes have not been calculated.

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

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2013
 TAX ASSESSOR/COLLECTOR

Christina M. Murray
 DEPUTY

4/14/2014
 DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

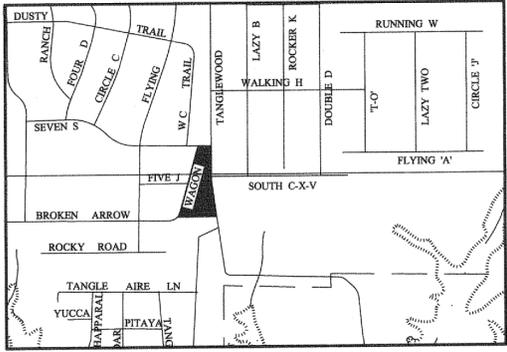


Renee Calhoun

2014008062
 05/22/2014 10:45 AM
 Fee: 48.00
 Renee Calhoun, County Clerk
 Randall County, Texas
 PLAT

N.A.D. 83 - TEXAS NORTH
NORTHING: 3673478.469 FEET
EASTING: 567618.553 FEET
SCALE FACTOR: 0.99992832

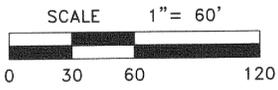
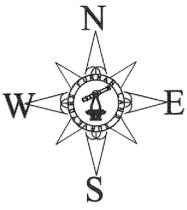
60' R.O.W.
SEVEN S TRAIL
VOL. 656, PG. 327
R 193.72'
(MEAS. S 89° 52' 32" E 193.25')



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD FND
- ESMT EASEMENT
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.W.P.S. SOUTHWESTERN PUBLIC SERVICE
- R.O.W. RIGHT-OF-WAY



NOTES:

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- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480532 0235 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.
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- 5) THE ETJ LINE SHOWN ON THIS PLAT WAS TAKEN FROM INFORMATION PROVIDED TO THIS SURVEYOR FROM THE CITY OF AMARILLO AND WAS NOT SURVEYED AS A PART OF THIS PLAT.

DESCRIPTION

ALL OF LOT 1 AND LOT 2, BLOCK 3, RANCH ACRES SOUTH UNIT NO. 2, A SUBDIVISION OF 105.697 ACRES OUT OF SECTION NO. 146, BLOCK 2, AB&M SURVEY AND THE G.C. KILBOURN SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 656, PAGE 327 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.

OWNERS ACKNOWLEDGEMENT

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COUNTY OF _____ KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, MOSLEY FAMILY TRUST, 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 RANCH ACRES UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, 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 11th DAY OF April, 2014.

Demmie L Mosley
MOSLEY FAMILY TRUST
BY: DEMMIE L. MOSLEY (TRUSTEE)
12400 TANGLEWOOD ROAD
AMARILLO, TEXAS 79118
(806) 236-0662

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DEMMIE L. MOSLEY THIS 11th DAY OF April, 2014.

NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO

TEXAS, ON THIS 19th DAY OF May, 2014.

Mike Bond
CHAIRMAN

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

Debra Duke
SIGNATURE

5/21/14
DATE

APPROVAL

APPROVED BY THE RANDALL COUNTY COMMISSIONERS COURT.

John Curran
COUNTY JUDGE

5-20-14
DATE

RANCH ACRES SOUTH
UNIT NO. 4

A 10.30± ACRE TRACT OF LAND BEING A REPLAT OF LOTS 1 AND 2, BLOCK 3, OF RANCH ACRES SOUTH UNIT NO. 2, OF WHICH INCLUDES A 3.70± ACRE SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO AND 6.60± ACRES ADJACENT TO AND OUTSIDE OF THE CITY OF AMARILLO EXTRATERRITORIAL JURISDICTION, ALL LING IN SECTION 146, BLOCK 2, A.B. & M. SURVEY AND THE G.C. KILBOURN SURVEY, RANDALL COUNTY, TEXAS



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 20TH DAY OF NOVEMBER, 2013.

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

FILED OF RECORD

5-22-14
(DATE)
Randall
(COUNTY)
2014008062
CLERK'S DOCUMENT NO.

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

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1315140-PLAT FILE NO. P-20
DRAWING NO. Z/SUB 13/Randall/P-20/1315140-PLAT