

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

December 18, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-79 The Colonies Unit No. 61, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Continental Pkwy & Coulter St)
DEVELOPERS: Suzanne Boyce and Kevin Carrier

The Designated Official for the City of Amarillo approved the above-mentioned item on November 25, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014019246 on November 25, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

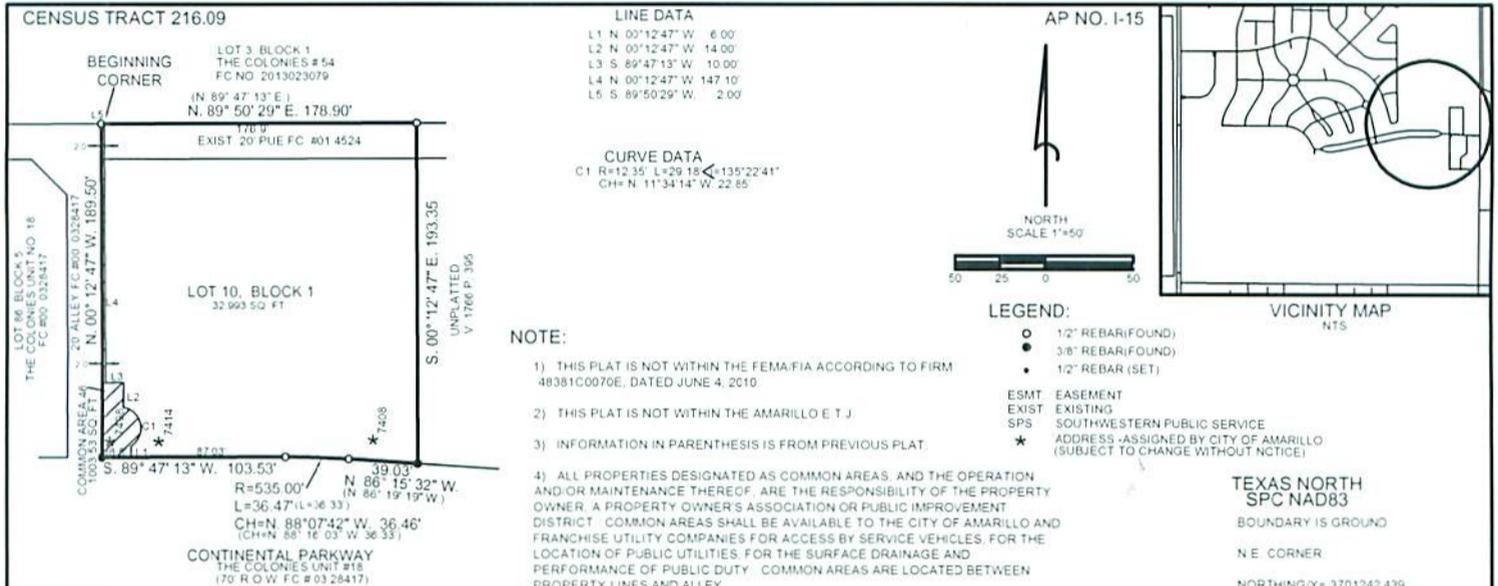
2014019246 PLAT Total Pages: 4



BLK 9 B.S.+F

SEC 40

I-15



NOTE:

- 1) THIS PLAT IS NOT WITHIN THE FEMA/FIA ACCORDING TO FIRM 48381C0070E, DATED JUNE 4, 2010
- 2) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 3) INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT.
- 4) ALL PROPERTIES DESIGNATED AS COMMON AREAS, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. A PROPERTY OWNER'S ASSOCIATION OR PUBLIC IMPROVEMENT DISTRICT COMMON AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISE UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES, FOR THE LOCATION OF PUBLIC UTILITIES, FOR THE SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC UTILITY. COMMON AREAS ARE LOCATED BETWEEN PROPERTY LINES AND ALLEY

DESCRIPTION:

A 0.7807 ACRE TRACT OF LAND IN SECTION 40, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
 BEGINNING AT A 1/4 INCH REBAR FOUND AT THE NORTHEAST CORNER OF THE COLONIES UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO FILED RECORD IN FILE CLERKS' NUMBER 0328417 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS MARKING THE NORTHWEST CORNER OF THIS TRACT;
 THENCE N 89°50'29" E, 178.90 FEET TO A 1/4 INCH REBAR FOUND;
 THENCE S 00°12'47" E, 193.35 FEET TO A 1/4 INCH REBAR SET IN THE NORTH RIGHT-OF-WAY LINE OF CONTINENTAL PARKWAY AT THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE N 86°15'32" W, 39.03 FEET TO A 1/4 INCH REBAR FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 535.00 FEET;
 THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 36.47 FEET WITH A CHORD BEARING AND DISTANCE OF N 88°07'42" W, 36.46 FEET;
 THENCE S 89°47'13" W, 103.53 FEET TO A 1/4 INCH REBAR SET AT THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N 00°12'47" W, 189.50 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR MY DIRECT SUPERVISION ON THE 21ST DAY OF November 2014.
 H.O. Hartfield
 H.O. HARTFIELD
 REGISTERED PROFESSIONAL SURVEYOR
 5377



ATTEST:

STATE OF

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN CARRIER, CFO OF VENABLE'S REAL ESTATE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 21ST DAY OF November 2014

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES 6-29-16

ATTEST:

STATE OF

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUZANNE BOYCE, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 21ST DAY OF November 2014

Laraine C. Bowers
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES 6-27-2016

THE COLONIES UNIT NO. 61

DEDICATION:

STATE OF TEXAS X
 COUNTY OF RANDALL X
 KNOW ALL MEN BY THESE PRESENT

THAT VENABLE'S REAL ESTATE, LLC AND HAPPY HORIZONS PROPERTIES, LP BEING THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THE COLONIES UNIT NO. 61, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS

EXECUTE THE 21ST DAY OF November 2014
 KEVIN CARRIER, CFO VENABLE'S REAL ESTATE, LLC
 1800 S WASHINGTON ST STE 315 AMARILLO, TEXAS 79102 (806) 381-2121
 HAPPY HORIZONS PROPERTIES, LP BY: HAPPY HORIZONS, INC BY: SUZANNE BOYCE, PRESIDENT
 3905 BELL ST AMARILLO, TEXAS 79109 (806) 676-0410

APPROVALS:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS
 11/25/14
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD
 11-25-14 RANDALL
 DATE COUNTY
 2014 019 246
 FILE CLERK NO

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 40, BLOCK 9, B.S & F. SURVEY, RANDALL COUNTY, TEXAS.
 (0.780 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-2916
 517 N POLK STREET AMARILLO, TEXAS 79107
 (806) 358-4629 FAX (806) 358-4620
 E-mail: tbe@tsie.com

APP

P-14-79

JS

ANNEX
ROCKROSE DEVELOPMENT

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

NO. 93898

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 ..: HAPPY HORIZONS PROPERTIES LP
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====
SECT 40 B S & F
LOT BLOCK 0009
2 IRREG TRS BEG 70FT
N OF NE COR OF LT 1 BLK 1
COLONIES # 8

PROPERTY ACCOUNT NUMBER: R 370 0400 4570.0 TAXES FOR 2014 ARE \$ 11,069.84
Acres: 1.9800 Randall County Market Value: 515,176
2014 Taxes WITHOUT Exemptions \$ 11,069.84

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 2014

Christina Murray

DEPUTY

11/21/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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 ..: VENABLE'S REAL ESTATE, LLC
ADDRESS: 1800 S WASHINGTON ST STE 315
AMARILLO TX 79102

PROPERTY DESCRIPTION

SECT 40 B S & F
LOT BLOCK 0009
IRREG TR BEG APPRX
2769.85FT N & 643.9FT
W OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0400 4575.0 TAXES FOR 2014 ARE \$ 4,254.53
Acres: .7500 Randall County Market Value: 198,000
2014 Taxes WITHOUT Exemptions \$ 4,254.53

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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine M. Murray
DEPUTY

11/21/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014019246

11/25/2014 02:53 PM

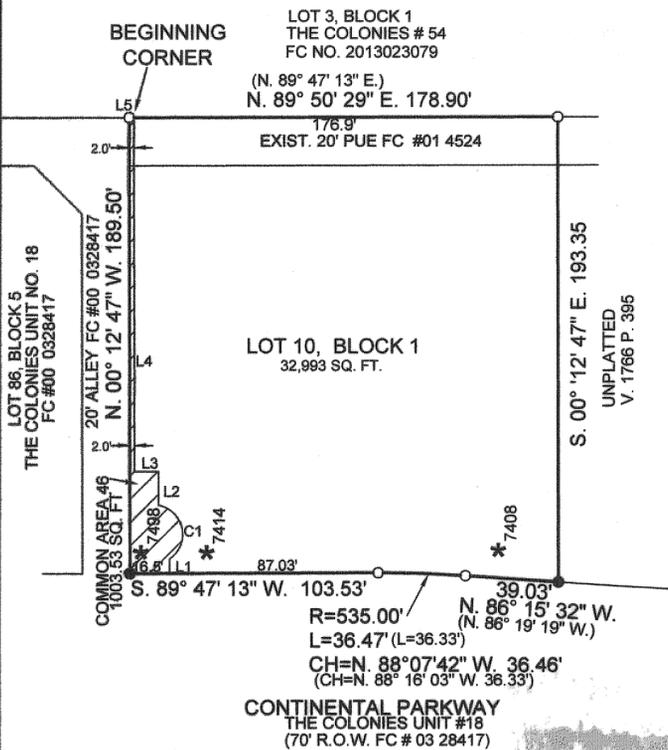
Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

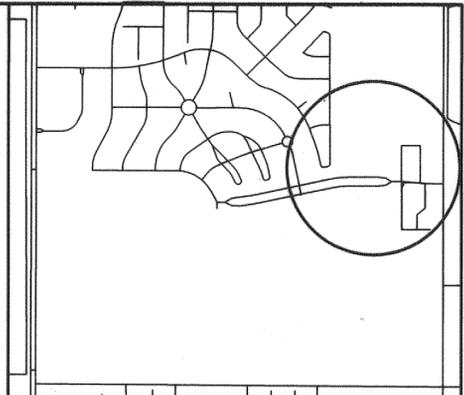
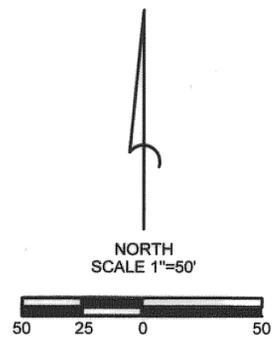
CENSUS TRACT 216.09



LINE DATA
 L1 N. 00°12'47" W. 6.00'
 L2 N. 00°12'47" W. 14.00'
 L3 S. 89°47'13" W. 10.00'
 L4 N. 00°12'47" W. 147.10'
 L5 S. 89°50'29" W. 2.00'

CURVE DATA
 C1 R=12.35' L=29.18' Δ=135°22'41"
 CH= N. 11°34'14" W. 22.85'

AP NO. I-15



LEGEND:

- 1/2" REBAR(FOUND)
- ⊙ 3/8" REBAR(FOUND)
- 1/2" REBAR (SET)
- ESMT. EASEMENT
- EXIST. EXISTING
- SPS. SOUTHWESTERN PUBLIC SERVICE
- * ADDRESS -ASSIGNED BY CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

NOTE:

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TEXAS NORTH SPC NAD83
 BOUNDARY IS GROUND
 N.E. CORNER
 NORTHING/Y= 3701242.439
 EASTING/X= 530111.732
 CONVERGENCE= -0 14 39.82701
 SCALE FACTOR= 0.999921396
 COMBINED FACTOR= 0.999749019
 P.O.C.
 NORTHING/Y= 3701051.756
 EASTING/X= 530072.743
 CONVERGENCE= -0 14 40.09346
 SCALE FACTOR= 0.999921438
 COMBINED FACTOR= 0.999749071

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CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 10TH DAY OF SEPTEMBER, 2014.

H.O. Hartfield
 H.O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



ATTEST:

STATE OF _____
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KEVIN CARRIER, CFO OF VENABLE'S REAL ESTATE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 21st DAY OF November, 2014.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES 4-29-15

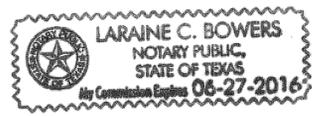
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 COUNTY OF _____

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Laraine C. Bowers
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas



MY COMMISSION EXPIRES 6/27/2016

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
 COUNTY OF RANDALL)

THAT VENABLE'S REAL ESTATE, LLC AND HAPPY HORIZONS PROPERTIES, LP BEING THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THE COLONIES UNIT NO. 61, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THE 21st DAY OF November, 2014.

[Signature]
 KEVIN CARRIER, CFO
 VENABLE'S REAL ESTATE, LLC
 1800 S. WASHINGTON ST. STE. 315
 AMARILLO, TEXAS 79102
 (806) 381-2121

[Signature]
 HAPPY HORIZONS PROPERTIES, LP
 BY: SUZANNE BOYCE, PRESIDENT
 3905 BELL ST.
 AMARILLO, TEXAS 79109
 (806) 676-0410

APPROVALS:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

November 25, 2014
 DATE *[Signature]*
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD
11/25/14 Randall
 DATE COUNTY
2014019246
 FILE CLERK NO.

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 40, BLOCK 9, B.S & F. SURVEY, RANDALL COUNTY, TEXAS.
 (0.780 ACRES)

THE COLONIES UNIT NO. 61

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806) 358-4829 FAX (806) 358-4820
 E-mail: tiengsur@thomasandisrael.com
 JOB NO. 13226