

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

January 23, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-93 Ben's Subdivision Unit No. 37, an addition to the City of Amarillo, being a replat of a portion of Lot 1B, Block 1, Ben's Subdivision Unit No. 34, in Section 5, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Bell St & Farmers Ave)  
DEVELOPER: Danny Fulton

The Planning and Zoning Commission approved the above-mentioned item on December 22, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014020796 on December 24, 2014. Please post your records accordingly.



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Kelley Shaw, Planning Director



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 ..: HILLSIDE CHRISTIAN CHURCH
ADDRESS: PO BOX 7807
AMARILLO TX 79114

PROPERTY DESCRIPTION
=====
BEN'S SUB # 34
LOT 001B BLOCK 0001

PROPERTY ACCOUNT NUMBER: R 1 3800 3005.0 TAXES FOR 2014 ARE \$ .00
Acres: 20.1400 Randall County Market Value: 7,642,825
2014 Taxes WITHOUT Exemptions \$ 166,212.32

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. Total Taxes Due \$ .00

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Handwritten signature of Christine McManaway
DEPUTY

12/19/2014
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

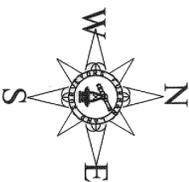
Seal of Randall County and handwritten signature of Renee Calhoun

2014020796
12/24/2014 09:45 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

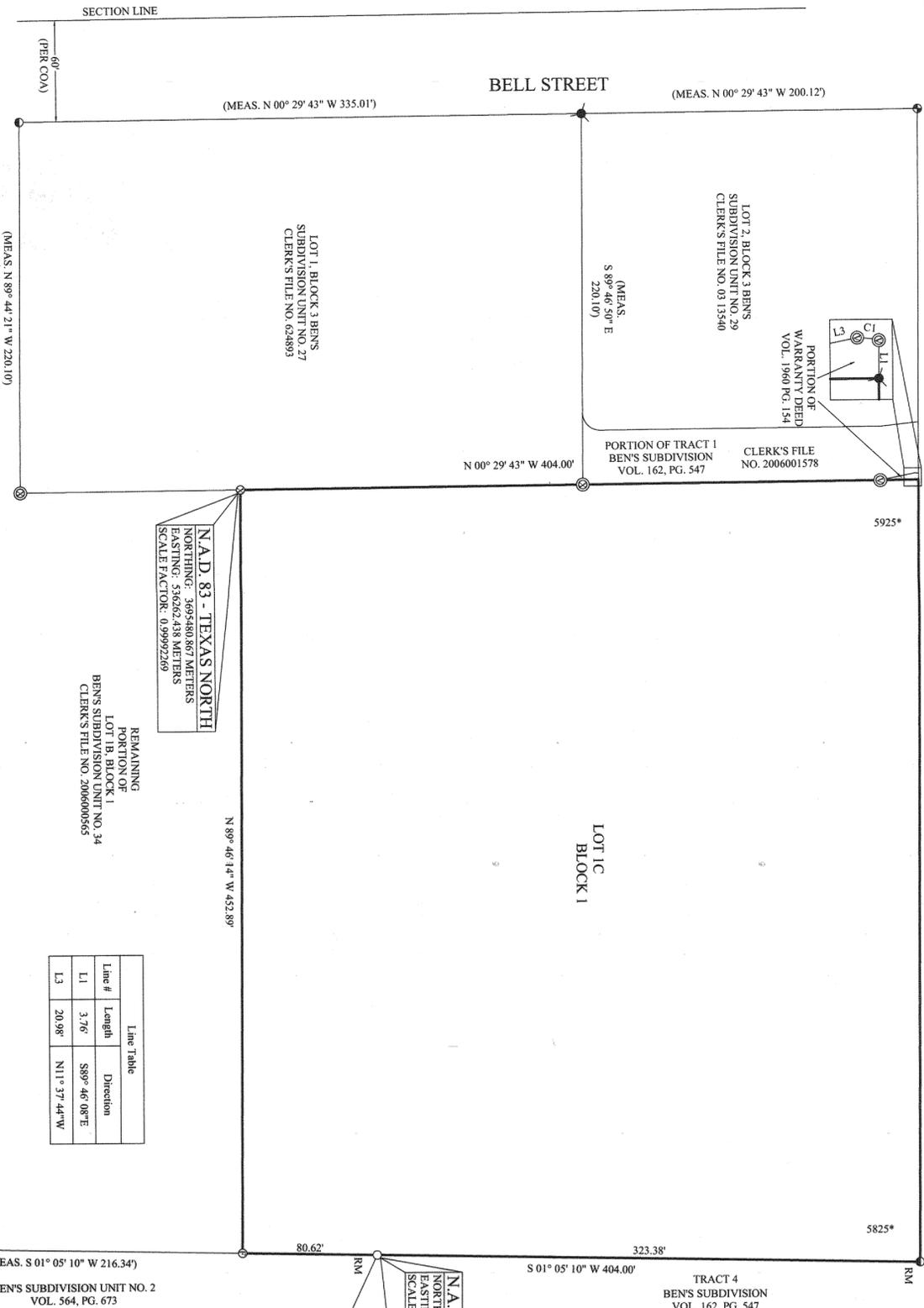


VICINITY MAP

NOT TO SCALE



FARMERS AVENUE  
(60' STREET DEDICATION VOL. 666, PG. 339)  
S 89° 46' 08" E 464.04'



- LEGEND:**
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
  - 1/2" IRON ROD W/FURMAN CAP END
  - 1/2" IRON ROD END
  - 1/2" IRON PIPE END
  - "x" IN CONCRETE END
  - "x" IN CONCRETE END
  - "x" IN CONCRETE SET
  - 3/8" IRON ROD END
  - RECORD MONUMENT
  - EASEMENT
  - CONTROL MONUMENT
  - CM CITY OF AMARILLO
  - COA ADDRESS PROVIDED BY CITY OF AMARILLO
  - \*XXXX ADDRESS PROVIDED BY CITY OF AMARILLO WITHOUT NOTICED
  - S.P.S. SOUTHWESTERN PUBLIC SERVICE
  - P.D. POTTER COUNTY DEED RECORDS OR OFFICIAL PUBLIC RECORDS

APPROVAL  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO  
 TEXAS ON THIS 23 DAY OF Dec., 2014  
 CHAIRMAN *[Signature]*

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

FILED OF RECORD 12-24-14  
 (DATE)  
20140620796  
 (COUNTY)  
 RANDALL

CLERK'S DOCUMENT NO.

ATTEST  
 THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANNY FULTON,  
 THIS 19 DAY OF December, 2014.

NOTARY PUBLIC STATE OF TEXAS  
*[Signature]*  
 JOHN A. VENTURA  
 MY COMMISSION EXPIRES  
 JANUARY 7, 2018

Curve Table

Curve #	Length	Radius	Date	CHORD DIRECTION	CHORD LENGTH
C1	2.16'	10.00'	012.3950	N07° 12' 44"E	2.16'

Line Table

Line #	Length	Direction
L1	3.76'	S89° 46' 08"E
L3	20.98'	N11° 37' 44"W

N.A.D. 83 - TEXAS NORTH  
 NORTHING: 3695480.867 METERS  
 EASTING: 536262.438 METERS  
 SCALE FACTOR: 0.99992269

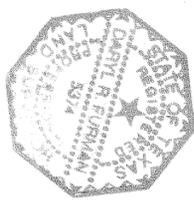
REMAINING  
 PORTION OF  
 LOT 1B, BLOCK 1  
 BEN'S SUBDIVISION UNIT NO. 34  
 CLERK'S FILE NO. 2006000565

N.A.D. 83 - TEXAS NORTH  
 NORTHING: 3695557.218 METERS  
 EASTING: 536717.140 METERS  
 SCALE FACTOR: 0.99992267

(MEAS. S 01° 05' 10" W 216.34')  
 BEN'S SUBDIVISION UNIT NO. 2  
 VOL. 564, PG. 673

TRACT 4  
 BEN'S SUBDIVISION  
 VOL. 162, PG. 547

BEGINNING  
 CORNER



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 DECEMBER, 2014.

*[Signature]*  
 DARYL E. FURMAN, R.P.L.S. 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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. 48381C070E 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.L.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE ELEVATION BY THIS SURVEYOR.

3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

DESCRIPTION

A 4.25 +/- ACRE TRACT OF LAND OUT OF LOT 1B, BLOCK 1, BEN'S SUBDIVISION UNIT NO. 34, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER COUNTY CLERK'S NO. 2006000565 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS SAID 4.25 +/- ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "KEYS" FOUND AS CALLED FOR FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1B;

THENCE S. 01° 05' 10" W. (BASE LINE) AT 323.38 FEET PASS A 1/2 INCH IRON PIPE FOUND AS CALLED FOR, A TOTAL DISTANCE OF 404.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPL'S" SET;

THENCE N. 89° 46' 14" W. 452.89 FEET TO AN "x" IN CONCRETE SET AT THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N. 00° 29' 43" W. 404.00 FEET TO A 3/8 INCH IRON ROD FOUND, SAME POINT BEING IN THE SOUTH RIGHT OF WAY LINE OF FARMERS AVENUE AS IT EXISTS ON THE GROUND;

THENCE S. 89° 46' 08" E. 464.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.25 ACRES OF LAND MORE OR LESS.

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

THAT THE UNDERSIGNED, HILLSIDE CHRISTIAN CHURCH, THE PRESENT OWNERS 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 BEN'S SUBDIVISION UNIT NO. 37, AN ADDITION 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 19th DAY OF DECEMBER, 2014.  
*[Signature]*  
 HILLSIDE CHRISTIAN CHURCH  
 DANNY FULTON - OPERATIONS DIRECTOR  
 6901 S. BELL  
 AMARILLO, TEXAS 79124  
 (806) 457-4900

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

DARYL E. FURMAN, RPLS. 5374 & FURMAN RPLS. 5374 & DONALD R. FURMAN, RPLS. 5374 & HEATHER L. FURMAN, RPLS. 5374 & NOAH C. HUNTINGTON, RPLS. 5374  
 TEXAS PERM 01002040 & 10092401

P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248  
 P.O. BOX 464 - DUBOIS, TEXAS 79839 - (806) 524-1860 - FAX (806) 524-1862

PROJECT NO. 1416405-p141 FILE NO. K-16  
 DRAWING NO. Z:\SUB 14\FurmanDK-16\1416405-p141