THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

March 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-15-11 South Park Unit No. 44, an addition to the City of Amarillo, being an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Bell St & Hyde Pkwy)
DEVELOPER: Paul Fields

The Designated Official for the City of Amarillo approved the above-mentioned item on February 20, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015002575 on February 20, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK 9 BS&F

P-15-11

SEC 30

JS

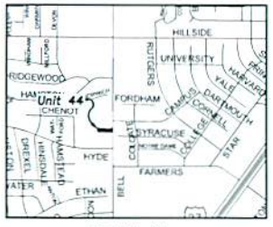
J-16

SOUTH PARK UNIT No. 44

An addition to the City of Amarillo, being an unplatted tract of land in Section 30, Block 9, B. S. & F. Survey, Randall County, Texas

0.37 ACRES

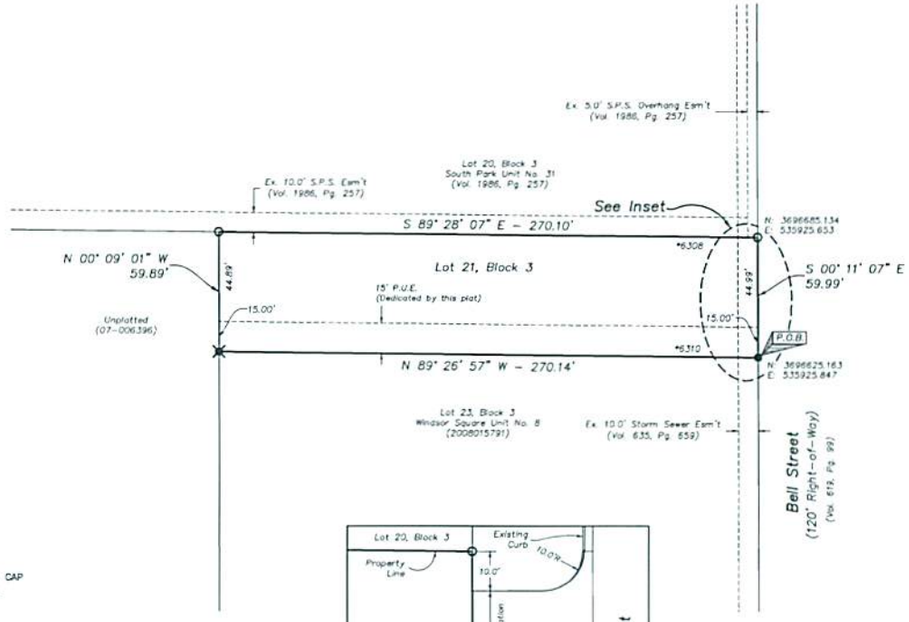
CENSUS TRACT: #216.06
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

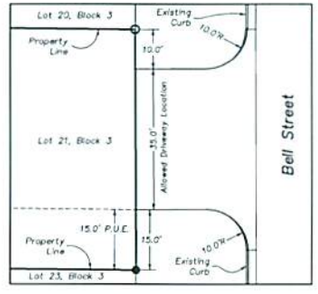


Vicinity Map

A.P. No. J-16
(Not to Scale)

Scale: 1" = 40'





Inset

Scale: 1" = 20'

LEGEND

- ● = 1/2" IRON ROD FOUND W/ AN ORANGE CAP
- ✕ = 1/2" IRON ROD FOUND W/ A RED CAP
- ○ = 1/2" IRON ROD FOUND
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.P.S. = SOUTHWESTERN PUBLIC SERVICE
- Esm't = EASEMENT
- • = ADDRESS (Subject to Change Without Notice)

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507.
5. AREA OF SANITARY SEWER EASEMENT DEDICATED BY THIS PLAT: 4,052 SF

LEGAL DESCRIPTION

FIELD NOTES for a 0.372 acre tract of land out of Section 30, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a red cap on the west right-of-way line of Bell Street at the northeast corner of Lot 23, Block 3, Windsor Square Unit No. 8, as recorded in the Randall County Clerk's File No. 2008015791, Official Public Records, Randall County, Texas, for the southeast corner of this tract.

THENCE N. 89° 26' 57" W., along the north line of said Lot 23, a distance of 270.14 feet to a 1/2" iron rod found with an orange cap at the northwest corner of said Lot 23 for the southwest corner of this tract.

THENCE N. 00° 09' 01" W. a distance of 59.89 feet to the south line of Lot 20, Block 3, South Park Unit No. 31, as recorded in Volume 1986, Page 257, Official Public Records of the Randall County Clerk, Randall County, Texas, for the northwest corner of this tract.

THENCE S. 89° 28' 07" E., along said south line, a distance of 270.10 feet to a 1/2" iron rod found at the southeast corner of said Lot 20 on said west right-of-way line of said Bell Street for the northeast corner of this tract.

THENCE S. 00° 11' 07" E., along said west right-of-way line, a distance of 59.99 feet to the place of BEGINNING and containing 0.37 acres (16,190 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 16TH DAY OF FEBRUARY 2015.

Richard E Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

STATE OF TEXAS
RICHARD E. JOHNSON
4263
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL

APPROVED BY THE DESIGNATED OFFICAL FOR THE CITY OF AMARILLO.

ASSISTANT CITY MANAGER,
DEVELOPMENT SERVICES

2/20/15
DATE

DEDICATION

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL)(

THAT Location, Location, Location, Ltd., a Texas limited partnership, by its managing general partner, Paul P. Fields, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS SOUTH PARK UNIT NO. 44, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED EASEMENTS.

EXECUTED THIS 16TH DAY OF FEBRUARY 2015.

Paul Fields

Paul Fields
Location, Location, Location, Ltd.
3010 W. 27th Ave.
Amarillo, TX 79109
(806) 372-2222

ATTEST

STATE OF TEXAS

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL FIELDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 16th DAY OF February 2015.

Vicki Wilson

NOTARY PUBLIC STATE OF TEXAS

Comm. Expires _____

VICKI WILSON
Notary Public, State of Texas
My Commission Expires
April 28, 2016

FILED OF RECORD

2-20-15 RANDALL
DATE COUNTY

2015002575
Clerk's File No.

South Park Unit No. 44		
AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 40'	Firm No. 10090900	DRAWN BY: JA
DATE: 12/20/14		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors	806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095	DRAWING NUMBER

2015002575 PLAT Total Pages: 2

ANNEX
OJD ENGINEERING

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

NO. 94128

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 ..: THE LOCATION LOCATION
ADDRESS: LOCATION LTD
3010 SW 27TH AVE
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
SECT 30 B S & F
LOT BLOCK 0009
S/2 OF IRREG TR BEG
3350FT N & 360FT W
OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0300 0100.0 **TAXES FOR 2014 ARE $** 4,826.22
Acres: 2.7500 **Randall County Market Value:** 224,606
2014 Taxes WITHOUT Exemptions $ 4,826.22

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 2015 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

2/18/2015
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Renee Calhoun

2015002575
02/20/2015 09:07 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #216.06
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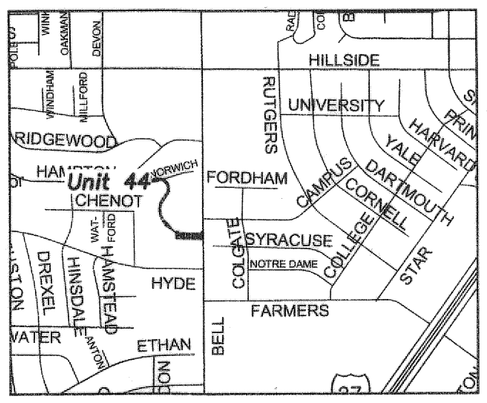

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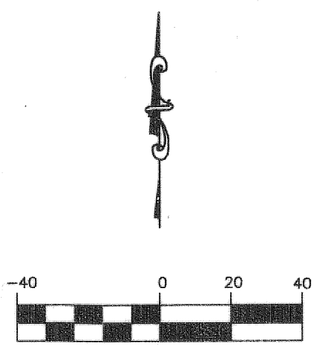

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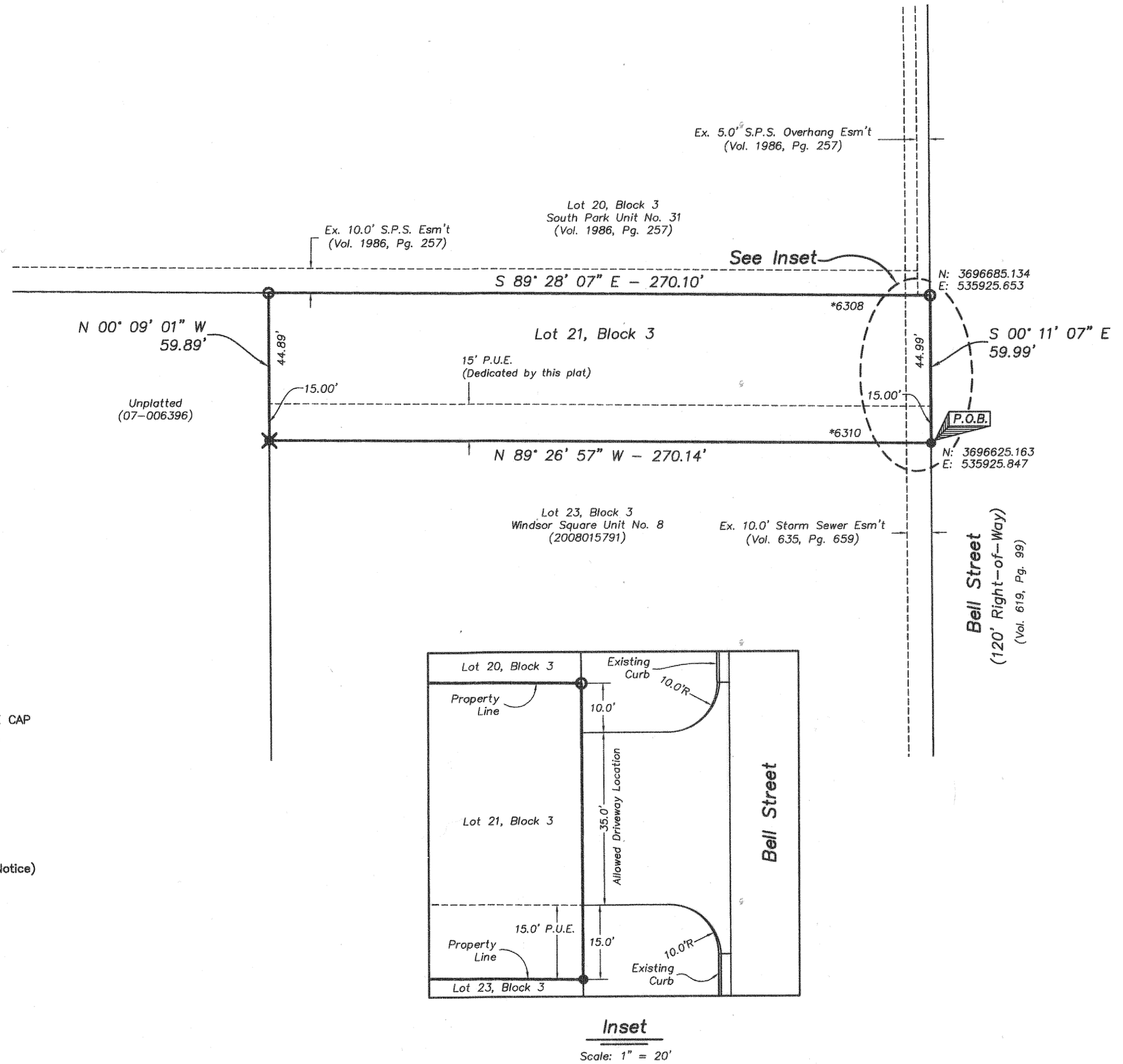

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NOTARY PUBLIC STATE OF TEXAS

Comm. Expires _____

VICKI WILSON
Notary Public, State of Texas
My Commission Expires
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