



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

11/7/2016

Leland & Tina Harris
12300 L S Trail
Amarillo, Texas 79118

RE: Letter of Action: Approval- Ranch Acres South Unit. No. 7 Final Plat Application

Mr. Harris

The City of Amarillo has approved the above Final Plat on 10/19/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016019481 on 10/26/2016. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'. The signature is written in a cursive, flowing style.

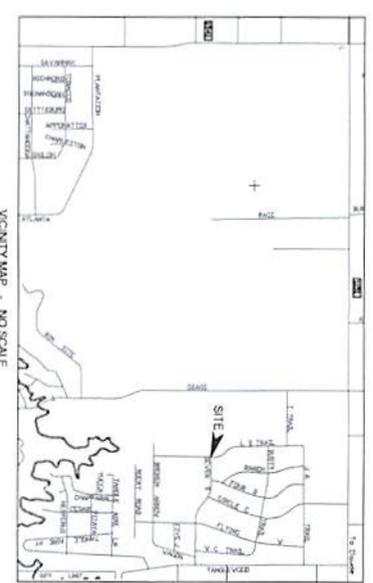
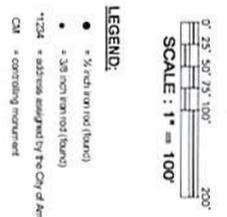
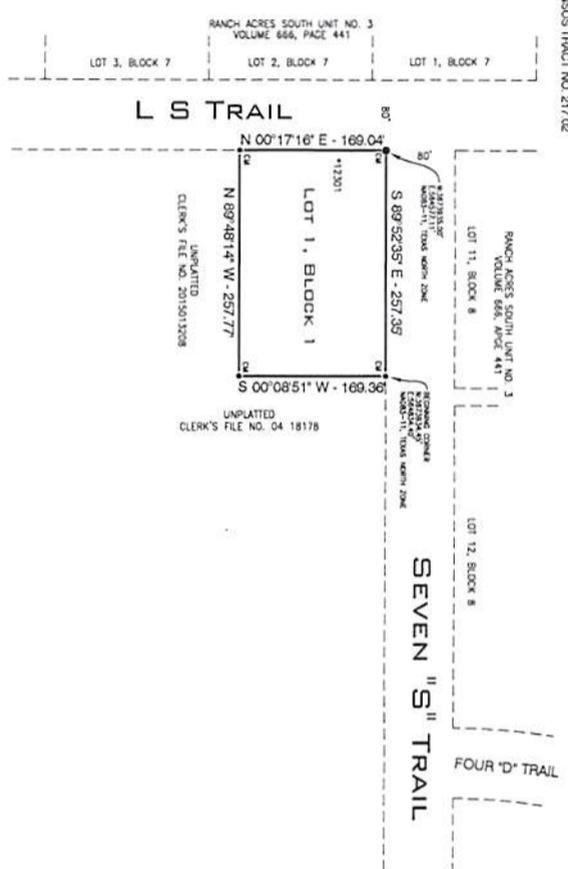
Jeffrey C. English
Planner I



BIK 2 AB+m

SEC 140

P-20



DESCRIPTION

A 1.000 acre tract of land, being the same tract of land described in that certain Special Warranty Deed recorded with the County Clerk's File No. 2015012008 of the Official Public Records of the County of Randall, Texas, and said 1.000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod, found at the southeast corner of this tract of land, from whence the southwest corner of said Section 140 bears S 89°52'35" E, 666.10 feet, thence Southwesterly, 566.17 feet along a curve to the right, thence Southwesterly, 541.82 feet along a curve to the left, thence S 89°52'35" E, 10 feet, thence S 89°52'35" W, 517.91 feet, and thence S 89°52'35" E, 1118.23 feet, according to said Special Warranty Deed;

Thence S 09°08'51" W, 169.36 feet to a 3/8 inch iron rod, found at the southeast corner of this tract of land, thence N 89°48'14" W, 257.77 feet to a 3/8 inch iron rod, found at the southwest corner of this tract of land,

Thence N 09°17'16" E, 169.04 feet along the east right-of-way line of L. S. Trail to a 1/4 inch iron rod, found at the northwest corner of this tract of land,

Thence S 89°52'35" E, 257.35 feet along the south right-of-way line of Seven "S" Trail to the **POINT OF BEGINNING**.

NOTES

1. This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Flood No. 48381C0230L, dated June 4, 2010.
3. Boundary line dimensions shown herein are as measured at field with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match field and/or precision (661.15).
4. Bearings shown herein are relative to Grid North, NAD 83, Texas North Zone.
5. Sanitary Control Easement. There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

DEDICATION

The State of Texas § Know all men by these presents:
County of Randall §

That, Leland Harris and wife, Tara Harris, being the owners of the land shown and described on this plat have caused all of said lands to be surveyed, subdivided, platted and designated as **RANCH ACRES SOUTH UNIT NO. 7**, a subdivision subdivision to the City of Amarillo, Texas, and do hereby declare that all streets, alleys, utility and easements shown upon such map or plat are dedicated to the public forever to be used as hereby all, having no encumbrances.

Executed on this 19th day of October, 2016
Leland Harris
Tara Harris
12300 L.S. Trail
Amarillo, Texas 79118

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Leland Harris**, 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.
Given under my hand and seal of authority on this 19th day of October, 2016.
Notary Public: *Indy Berger*

NOTARY ATTEST

The State of Texas §
County of Randall §
Before me, the undersigned authority, on this day personally appeared **Tara Harris**, 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.
Given under my hand and seal of authority on this 19th day of October, 2016.
Notary Public: *Indy Berger*

APPROVALS:

Approved by the Bi-City County Health Department
Date 05/19/2016 Health Officer: *J.R. H. AS*
Approved by the designated official for the City of Amarillo
Date 10/19/16 Designated City Official: *PLD*

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 9th day of September, 2016.

Alamy Floyd
Registered Professional Land Surveyor
Texas Registration No. 4128
FILED OF RECORD
10-20-16
2016019481
RANDALL COUNTY CLERK'S FILE NO.

RANCH ACRES SOUTH UNIT NO. 7

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 140, BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS,
1.000 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cornerstoneurvey.com • Firm Reg. No. 100095000

GRANTEES ADDRESS
City of Amarillo
P.O. Box 7711
Amarillo, Texas 79105-1971

Sharon Hollingsworth
 Tax Assessor/Collector
 PO Box 997
 Canyon, TX 79015-0997



Tax Certificate
 Property Account Number:
R200146040000

Statement Date: 09/23/2016
 Owner: RUIZ PHILLIP ARTHUR
 Mailing Address: 12301 LS TRL
 AMARILLO, TX 791184362

Property Location: 12301 L S TRL
 Legal: SECT 146 A B & MLOT
 BLOCK 0002 168.95FT S X
 257.83FT W BEG 1020FT N &
 2100FT E OF SW COR OF
 SECT

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT : R200146040000
 AD NUMBER: R200146040000
 GF NUMBER:
 CERTIFICATE NO : 83791

DATE : 9/23/2016
 FEE : \$10.00

COLLECTING AGENCY
 Randall County
 PO Box 997
 Canyon TX 79015-0997

PROPERTY DESCRIPTION
 SECT 146 A B & MLOT BL
 OCK 0002 168.95FT S X 2
 57.83FT W BEG 1020FT N &
 2100FT E OF SW COR OF SECT
 12301 L S TRL
 1 ACRES

REQUESTED BY
 ANNEX TAX OFFICE - AMARILLO
 4111 S GEORGIA STE 300
 AMARILLO TX 79110

PROPERTY OWNER
 RUIZ PHILLIP ARTHUR
 12301 LS TRL
 AMARILLO TX 791184362

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION, SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2016 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2015 ARE \$749.12

CURRENT VALUES			
LAND MKT VALUE:	\$12,500	IMPROVEMENT :	\$32,462
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$44,962	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2015	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 9/2016 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R200146040000

FILED AND RECORDED

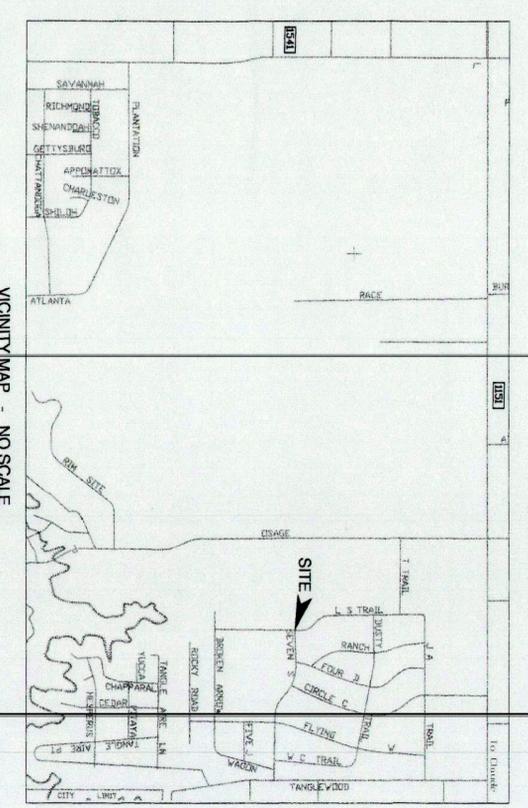
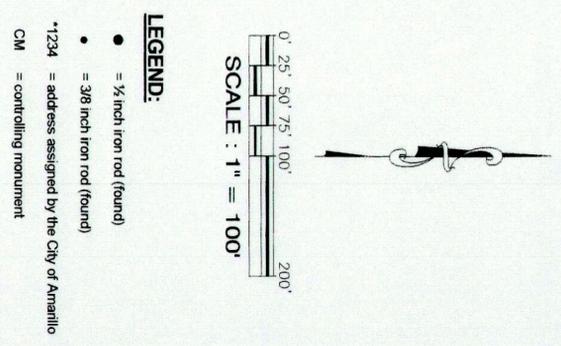
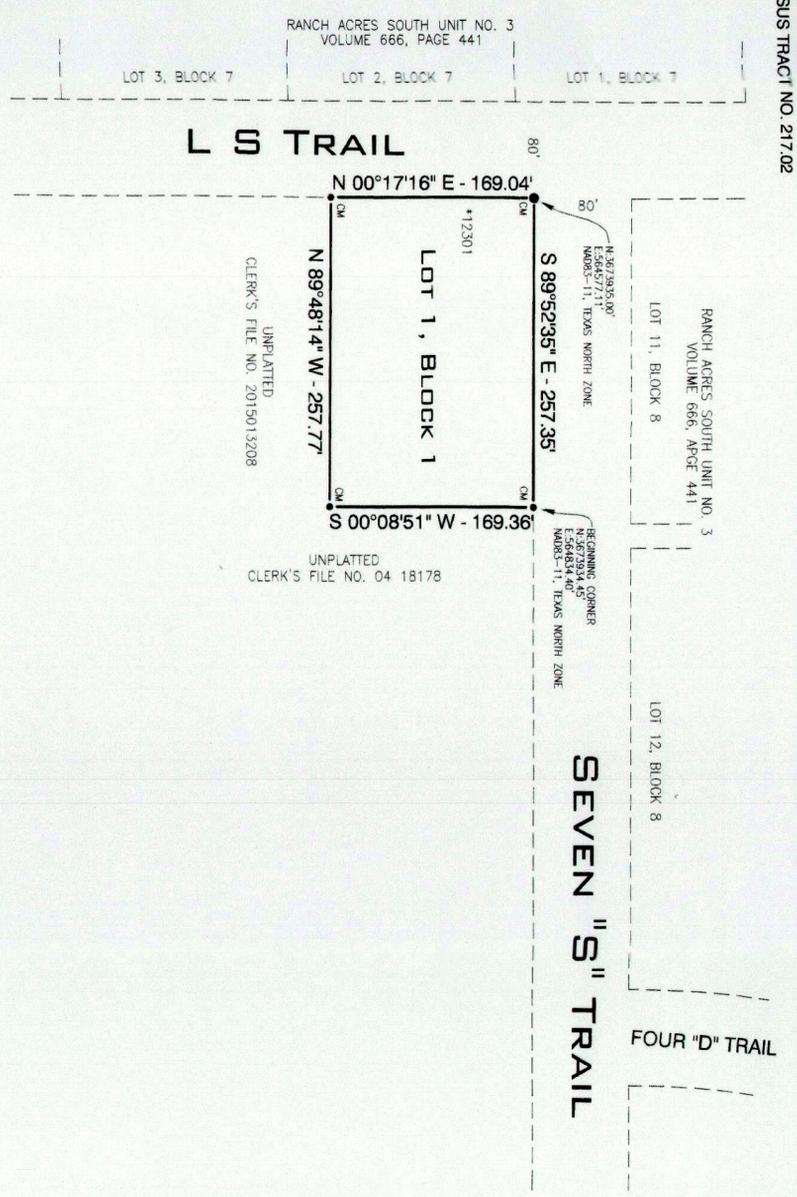
OFFICIAL PUBLIC RECORDS

CERTIFIED BY: Christina M. Murray
 Authorized agent of Randall County



Renee Calhoun

2016019481
 10/26/2016 08:33 AM
 Fee: 48.00
 Renee Calhoun, County Clerk
 Randall County, Texas
 PLAT



DESCRIPTION

A 1,000 acre tract of land being that same tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 2016013019 of the Official Public Records of Randall County, Texas, situated in Section 146, Block 2, A, B & M, Survey, Randall County, Texas, and said 1,000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod, found at the northeast corner of this tract of land, from whence the southeast corner of said Section 146 bears S. 89°52'37\"/>

NOTES

1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0235E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Gnd North, NAD 83, Texas North Zone.
5. Sanitary Control Easement:
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

GRANTEES ADDRESS

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

DEDICATION

The State of Texas §
County of Randall §
Know all men by these presents:

That, Leland Harris and wife, Tina Harris, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Ranch Acres South Unit No. 7**, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 19 day of October, 2016.
Leland Harris
Tina Harris
12300 L S Trail
Amarillo, Texas 79118

NOTARY ATTEST

The State of Texas §
County of Randall §
Before me, the undersigned authority, on this day personally appeared Leland Harris, known to me to be the person whose name is subscribed to the foregoing 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 19th day of October, 2016.

NOTARY ATTEST

The State of Texas §
County of Randall §
Before me, the undersigned authority, on this day personally appeared Tina Harris, known to me to be the person whose name is subscribed to the foregoing 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 19th day of October, 2016.



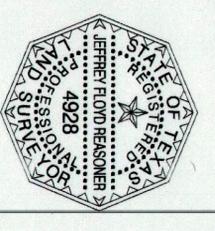
Cindy Bever
Notary Public

APPROVALS:

Approved by the Bi-City-County Health Department.
Date: Oct 19, 2016 Health Officer: [Signature]
Approved by the designated official for the City of Amarillo.
Date: 10/19/16 Designated City Official: [Signature]

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 9th day of September, 2016.



Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928
FILED OF RECORD: 10-26-16
DATE: 2016 09 28
COUNTY CLERK'S FILE NO. RANDALL

RANCH ACRES SOUTH UNIT NO. 7

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 146, BLOCK 2, A, B, & M, SURVEY,
RANDALL COUNTY, TEXAS,
1.000 ACRES



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