



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

7/20/2017

JD Keller  
Keller Surveying & Mapping  
2330B Lakeview Drive  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - Thomas Addition Unit No. 1 – ZB1701644 Final Plat**

Mr. Keller,

The City of Amarillo has approved the above Final Plat on 7/20/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017012673 on 7/20/2017.

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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen  
Planner I

BLK 2 AB+M

SEC 152

P-15

CENSUS TRACT 220.02  
MAP NO. P-15

THOMAS ADDITION UNIT NO. 1

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 152; BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (1.331 ACRES)

1.023 ACRES  
LOT 1  
BLOCK 1

SE 58th Avenue

South Osage Street

CITY LIMITS LINE

AREA TO BE DEDICATED AS RIGHT OF WAY (13,375 SQ FT)

DESCRIPTION

A 1.331 acre tract of land situated in Section 152, Block 2, A. B. & M. Survey, Randall County, Texas and being a portion of a 34.52 acre tract of land as conveyed to Sylvia Elizabeth Thomas as Trustee of the Sylvia Thomas Trust in that certain Cash Warranty Deed of record under Clerk's File Number 00609566 of the Official Public Records of Randall County, Texas, said 1.331 acre tract of land being described by metes and bounds as follows:

Commencing at a railroad spike found for the Southeast corner of said Section 152, being in the intersection of South Osage Street and 58th Avenue, whence a 1/2 inch iron pipe (crowned top) found for the Southwest corner of said Section 152 bears North 89 degrees 57 minutes 20 seconds West (base bearing), a distance of 5296.66 feet;

THENCE North 89 degrees 57 minutes 20 seconds West, along the South line of said Section 152, a distance of 449.00 feet to a PK Nail set at the Southeast and BEGINNING CORNER of this tract of land;

THENCE North 89 degrees 57 minutes 20 seconds West, along the South line of said Section 152, a distance of 222.91 feet to a PK Nail set at the Southwest corner of this tract of land;

THENCE North 00 degrees 02 minutes 57 seconds East, at a distance of 50.00 feet pass a 1/2 inch iron rod with an orange plastic cap stamped "JD KELLER RPLS 4157" (K-Cap) set in the physical North right of way of 58th Avenue, continue for a total distance of 260.00 feet to a K-Cap set, the Northwest corner of this tract of land;

THENCE South 89 degrees 57 minutes 20 seconds East, a distance of 222.97 feet to a K-Cap set, the Northeast corner of this tract of land;

THENCE South 00 degrees 03 minutes 47 seconds West, at a distance of 210.00 feet pass a K-Cap set in the North physical right of way of 58th Avenue, continue for a total distance of 260.00 feet to the POINT OF BEGINNING.

Said tract contains a computed area of 1.331 acres of land in which 0.256 acres are within 58th Avenue physical right of way.

NOTES

THIS PLAT IS NOT WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.

INFORMATION IN PARENTHESES ARE RECORD DATA.

\* XXXX = ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE.)

BEARING BASIS: N.A.D. 83, TEXAS NORTH

THIS PLAT IS NOT WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48375C0540C DATED JUNE, 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

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 SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE 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.

THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS, THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4350 FEET MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

DEDICATION

STATE OF TEXAS >>> KNOW ALL MEN BY THESE PRESENT

COUNTY OF RANDALL >>>

THAT MICHAEL ALLEN THOMAS BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THOMAS ADDITION UNIT No. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 152, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THE 14 DAY OF JULY, 2017.

Michael Allen Thomas

MICHAEL ALLEN THOMAS  
3537 SLEEPY HOLLOW BOULEVARD  
AMARILLO, TX 79121  
(806) 584-9063

ATTEST

STATE OF Texas

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL ALLEN THOMAS 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 IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 14th DAY OF July, 2017.

Ty R. Owens

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES: 5/22/2021

TY R. OWENS  
Notary Public, State of Texas  
Notary ID #13114043-3  
My Commission Expires 05-22-2021

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

July 20, 2017

DATE DESIGNATED CITY OFFICIAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

July 20, 2017

DATE HEALTH OFFICER

FILED OF RECORD  
7/20/17 RANDALL  
DATE COUNTY  
2017012673  
CLERK NO.

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 12TH DAY OF JUNE, 2017.

J.D. KELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4157  
TEXAS FIRM # 10193738

Keller Surveying & Mapping  
806.418.5253  
kellersurveying@gmail.com  
2330 B Lakeview Dr.  
Amarillo, Tx. 79109

APP

P-17-53

CB

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R200152040400**

Statement Date: 06/09/2017  
Owner: THOMAS MICHAEL ALLEN  
Mailing 3537 SLEEPY HOLLOW BLVD  
Address: AMARILLO, TX 791211685

Property Location: 0000000 58TH  
Legal: SECT 152 A B & M|LOT BLOCK 0002|8.54 AC  
TR BEG 282.91 FT|N OF SE COR OF SECT|LESS  
.54 AC IN ROW

TAX CERTIFICATE FOR ACCOUNT : R200152040400  
AD NUMBER: R200152040400  
GF NUMBER:  
CERTIFICATE NO : 1126411

DATE : 6/9/2017 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9415

PROPERTY DESCRIPTION

SECT 152 A B & M|LOT BLOCK 0002|8.54 AC  
TR BEG 282.91 FT|N OF SE COR OF SECT|LESS  
.54 AC IN ROW  
0000000 58TH  
8 ACRES

REQUESTED BY

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

PROPERTY OWNER

THOMAS MICHAEL ALLEN  
3537 SLEEPY HOLLOW BLVD  
AMARILLO TX 791211685

UDI: 0%

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 2017 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2016 ARE \$16.09**

CURRENT VALUES			
LAND MKT VALUE:	\$744	IMPROVEMENT :	\$0
AG LAND VALUE:	\$46,756	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$47,500	LIMITED VALUE:	\$0
EXEMPTIONS: Ag 1D1			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200152040400

CERTIFIED BY: Paula Madrid  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2017012673

07/20/2017 10:23 AM

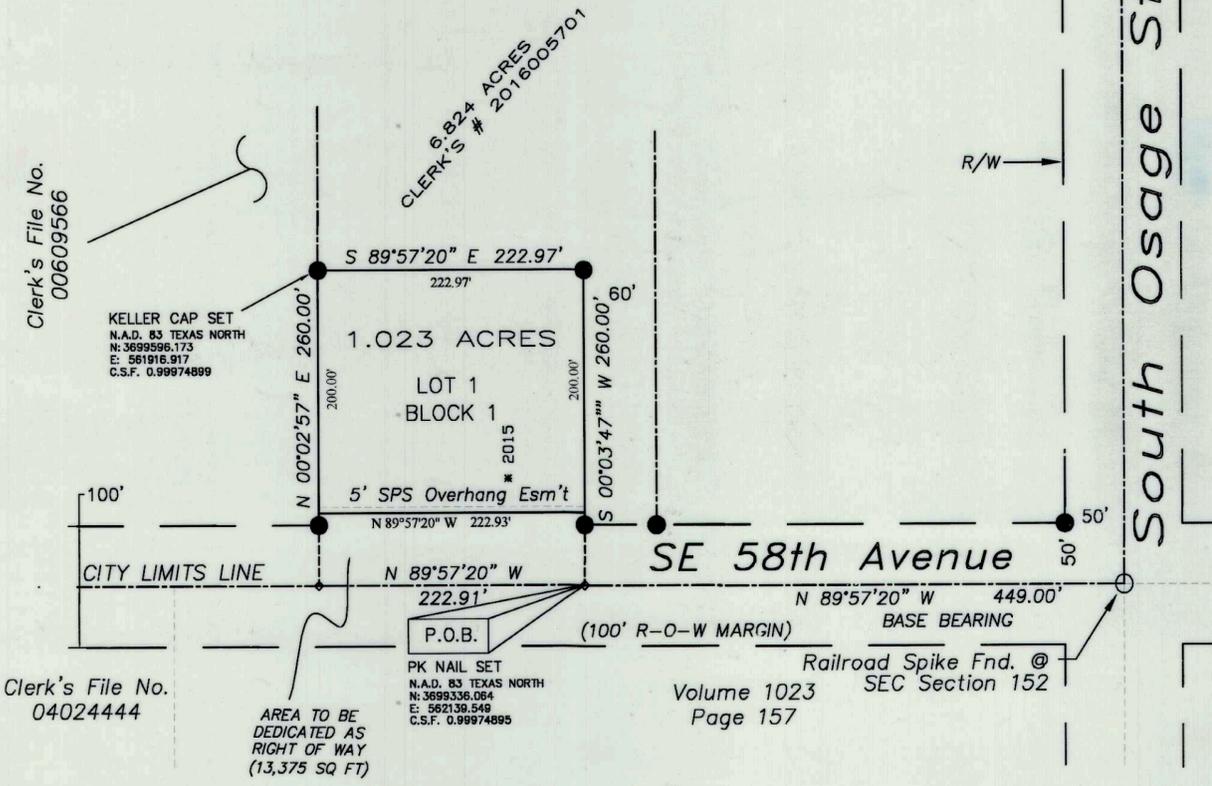
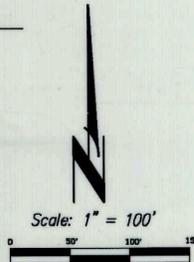
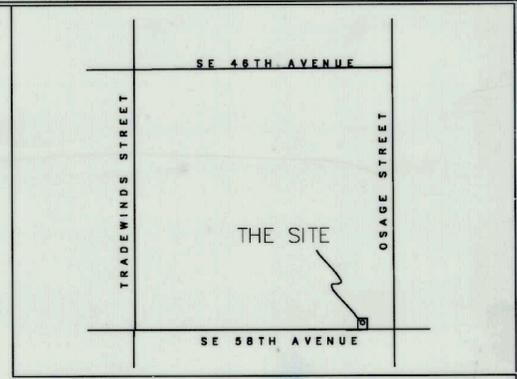
Fee: 48.00

Renee Calhoun, County Clerk  
Randall County, Texas

PLAT

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AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 152, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (1.331 ACRES)



Clerk's File No.  
00609566

Clerk's File No.  
04024444

DEDICATION

STATE OF TEXAS ><  
COUNTY OF RANDALL ><

KNOW ALL MEN BY THESE PRESENT THAT MICHAEL ALLEN THOMAS BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THOMAS ADDITION UNIT No. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 152, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

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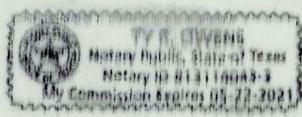
*Michael Allen Thomas*  
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*Ty R. Owens*  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 5/22/2021



APPROVAL

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

July 20 2017 DATE  
*[Signature]* DESIGNATED CITY OFFICIAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

July 20, 2017 DATE  
*[Signature]* HEALTH OFFICER

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FILED OF RECORD

CERTIFICATE

GRANTEE'S ADDRESS  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

7/20/17 DATE  
RANDALL COUNTY  
2017012673 CLERK NO.

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J.D. KELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4157  
TEXAS FIRM # 10193738



**Keller Surveying & Mapping**  
806.418.5253  
kellersurveying@gmail.com  
2330 B Lakeview Dr.  
Amarillo, Tx. 79109