



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

4/11/2018

Cindy Beyer
Cornerstone Land Surveying
4109 SW 33rd Ave.
Amarillo, Texas 79109

**RE: Letter of Action: Approval- Longhorn Addition Unit 7 – ZB1800060/P-18-28
Final Plat**

Mr. Developer,

The City of Amarillo has approved the above Final Plat on 4/11/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018004299 on 3/15/2018. 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 sherry.bailey@amarillo.gov or 806/378-6292.

Sincerely,

Sherry L. Bailey
Sherry L. Bailey
Senior Planner

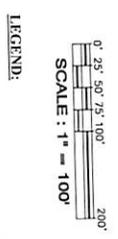
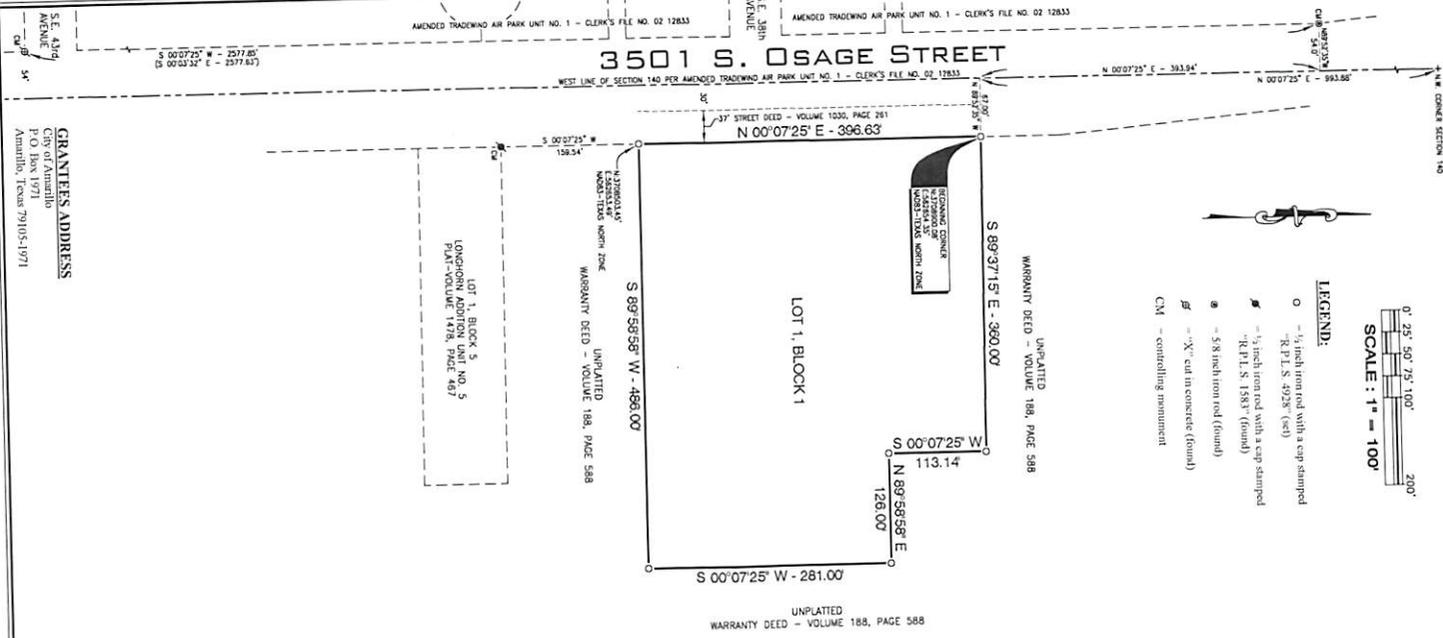
CC: Randy Schuster
Building Official
Larry Zamora
Chief Plans Examiner
Jonathan Lofton
Deputy Building Official
Valeni Bloemker
Community Improvement

P-14

BLK 2 AB+M

SEC 140

Census Tract No. 220.02
AP No. P-14



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped
 - = 1/2 inch iron rod with a cap stamped
 - ⊙ = 5/8 inch iron rod (found)
 - ⊙ = 5/8 inch iron rod (found)
 - ⊙ = "X" cut in concrete (found)
 - CM = centring measurement

A 4.08 acre tract of land out of Section 140, Block 2, A. B. & M. Survey, Randall County, Texas, being described by notes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, from whence the northwest corner of the Longhorn Addition Unit No. 7, an addition to the City of Amarillo, Texas, is 140.00 feet, bearing N 89°52'35" W, 67.00 feet, and N 00°07'25" E, 99.88 feet, according to the map or plat thereof, recorded under Clerk's File No. 02 12833 of the Official Public Records of Randall County, Texas;

Thence S 89°37'15" E, 360.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most northerly northeast corner of this tract of land;

Thence S 00°07'25" W, 113.14 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at an interior corner of this tract of land;

Thence N 89°58'58" E, 126.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most easterly northeast corner of this tract of land;

Thence S 00°07'25" W, 281.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land;

Thence S 89°58'58" W, 486.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1583" found at the northwest corner of Longhorn Addition Unit No. 5, an addition to the City of Amarillo, Texas, according to the map or plat thereof, recorded in Volume 1478, Page 467 of the Deed Records of Randall County, Texas, bears S 00°07'25" W, 159.54 feet;

Thence N 00°07'25" E, 396.63 feet along the east right-of-way line of S Osage Street, according to that plat of the Deed recorded in Volume 1030, Page 561 of the Deed Records of Randall County, Texas, to the **POINT OF BEGINNING.**

DESCRIPTION

DEDICATION

The State of Texas §
County of Randall §

That, City of Amarillo, acting through its City Manager, Jared Miller, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and divided into lots, blocks, tracts, and sections, and has caused the same to be recorded in the public records of the said county, and the same to be shown upon each map or plat as dedicated to the public hereon to be under alleyways, lanes and easements.

Jared Miller, City Manager
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Jared Miller, City Manager of the City of Amarillo, 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.

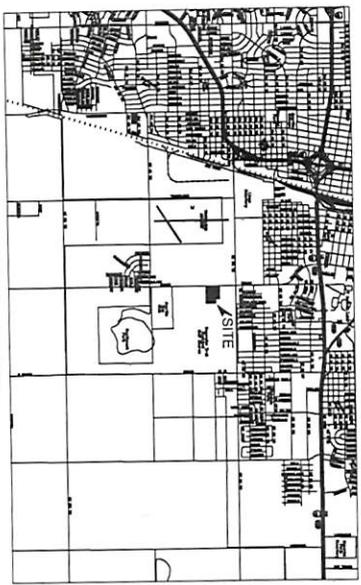
Given under my hand and seal of authority on this 7th day of March, 2018.



Cindy Bever
Notary Public

APPROVAL

Approved by the Designated Official for the City of Amarillo, Texas:
Date: 3/14/18 Designated Official: *[Signature]*



NOTES

1. This plat does not lie within the Extrajurisdiction 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 Study (FIRM) map sheet No. 48341C0095E, dated June 4, 2010, nor does this plat lie within the City of Amarillo's "haze" flood, according to the Flood Damage Mitigation Chapter of the Municipal Code.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat dimensions. Dimensions as stated in the T.P.L.S. General Rules of Procedures and I/Ps are regarding possession (04.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.

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 preliminary survey staked on the ground by me or by others under my direct supervision on the day of February 2018.



Jeffrey Ford
Registered Professional Land Surveyor
Texas Registration No. 4928

FILED OF RECORD
Date: 03/15/18 County: RANDALL
Clerk's File No. 2018004299

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9195 • info@cornersurvey.com • Firm Reg. No. 100095900

Christina McMurray

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



Tax Certificate

Property Account Number:
R200140020000

Statement Date: 03/07/2018
Owner: CITY OF AMARILLO
Mailing: ATTN ACCOUNTING DEPT
Address: PO BOX 1971
AMARILLO, TX 791051971

Property Location: 0003501 S OSAGE ST
Legal: SECT 140 A B & M|LOT BLOCK 0002|108.76
AC IN|W 1/2 OF N 3/4 OF|W 1/2 OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200140020000
AD NUMBER: R200140020000
GF NUMBER: CITY OF AMARILLO
CERTIFICATE NO : 1661775

DATE : 3/7/2018
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 140 A B & M|LOT BLOCK 0002|108.76
AC IN|W 1/2 OF N 3/4 OF|W 1/2 OF SECT
0003501 S OSAGE ST
108.76 ACRES

REQUESTED BY

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

PROPERTY OWNER

CITY OF AMARILLO ATTN ACCOUNTING DEPT
PO BOX 1971
AMARILLO TX 791051971

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 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2017 ARE \$0.00

CURRENT VALUES			
LAND MKT VALUE:	\$247,000	IMPROVEMENT :	\$8,866,398
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$9,113,398	LIMITED VALUE:	\$0
EXEMPTIONS:	Full		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200140020000

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

CERTIFIED BY:

Paula J. Madril
Authorized agent of Randall County



Renee Calhoun

2018004299
03/15/2018 04:23 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

