



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

5/14/2018

Charles T. Ware
2123 Ivanhoe Drive
Placeville, CA 95667

RE: Letter of Action: Approval- Southern Outback Subdivision Unit No. 2 Final Plat Application

Mr. Ware,

The City of Amarillo has approved the above Final Plat on 5/10/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018008073 on 5/14/2018. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

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



Tax Certificate
 Property Account Number:
R200147089500

Statement Date: 04/16/2018
 Owner: WARE CHARLES T
 Mailing %WARD DUKE
 Address: PO BOX 1
 AMARILLO, TX 791050001

Property Location: 0000000
 Legal: SECT 147 A B & M|LOT BLOCK 0002|145.62 FT
 N X 300 FT E|TR BEG 1068 FT S & 990|FT E OF NW
 COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200147089500
 AD NUMBER: R200147089500
 GF NUMBER: WARE
 CERTIFICATE NO : 1677975

DATE : 4/16/2018 PAGE 1 OF 1
 FEE : \$10.00

COLLECTING AGENCY
 Randall County
 PO Box 9514
 Amarillo TX 79105-9514

PROPERTY DESCRIPTION
 SECT 147 A B & M|LOT BLOCK 0002|145.62
 FT N X 300 FT E|TR BEG 1068 FT S & 990|FT E OF
 NW COR OF SECT
 0000000
 1 ACRES

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

PROPERTY OWNER
 WARE CHARLES T %WARD DUKE
 PO BOX 1
 AMARILLO TX 791050001

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.

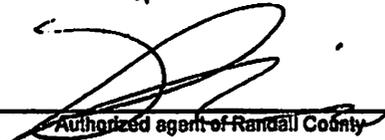
TAXES FOR 2017 ARE \$126.01

CURRENT VALUES			
LAND MKT VALUE:	\$7,500	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$7,500	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Canyon ISD	\$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	Randall County Noxious Weed Df	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R200147089500

CERTIFIED BY: 
 Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018008073
 05/11/2018 04:12 PM
 Fee: 48.00
 Renee Calhoun, County Clerk
 Randall County, Texas
 PLAT

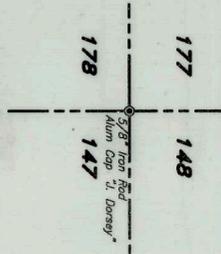
DEDICATION

State of Texas)
 County of Randall) Know all men by these presents

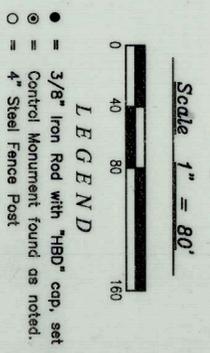
That, I, Charles T. Ware, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Southern Outback Subdivision Unit No. 2, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and some are hereby dedicated to the public forever to be used as easements.

Executed this 5th day of May, 2018
 Charles T. Ware
 2123 Ivanhoe Drive
 Placerville, CA 95667
 530-344-0609

SOUTHERN OUTBACK SUBDIVISION UNIT NO. 2
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 IN SECTION 147, BLOCK 2, A.B.&M. SURVEY,
 RANDALL COUNTY, TEXAS
 2.00 ACRES



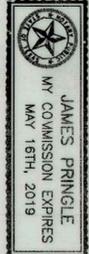
E. FM 1151



ATTEST
 State of Texas
 County of Randall

Before me the undersigned authority on this day personally appeared Charles T. Ware, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
 On this 5th day of May, 2018

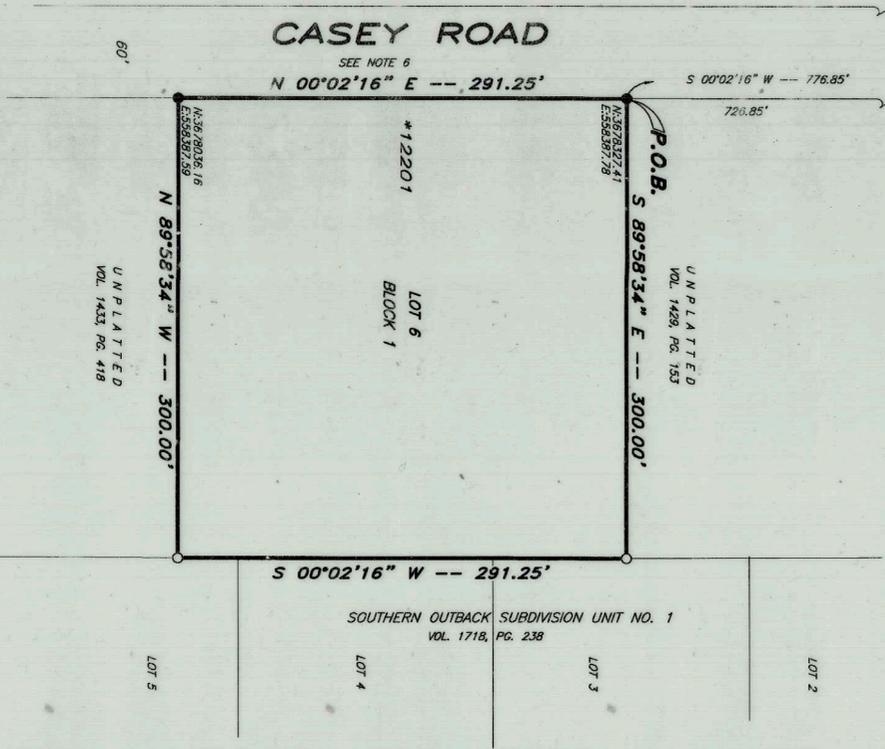


APPROVAL:
 Approved by the B-City County Health Department.

Health Officer K.A. [Signature] Date 5/16/18

APPROVAL:
 Approved by the designated official for The City of Amarillo, Texas.

Date 5/10/2018



NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map, Community Panel No. 48381C0230E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
3. " " Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
4. 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 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.
5. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".
6. Casey Road dedicated to Randall County by Right of Way Easement of record in Volume 256, Page 33 of the Deed Records of Randall County, Texas.
7. This plat is subject to aviation height restrictions, therefore an Aviation Clear Zone Easement with a maximum building height of 5,100 feet above mean sea level will be filed in accordance with this plat.

PROPERTY DESCRIPTION:

A 2.00 acre tract of land out of Section 147, Block 2, A.B.&M. Survey, Randall County, Texas, and being further described by meters and bounds as follows:
 COMMENCING at a 5/8 inch iron rod with aluminum cap "I. Dorsey" found for the Northwest corner of Section 147, Block 2, A.B.&M. Survey;
 THENCE South 89 degrees 58 minutes 34 seconds East, along the North line of Section 147, a distance of 990.74 feet to a point;
 THENCE South 00 degrees 02 minutes 16 seconds West, at a distance of 50 feet pass a 1/2 inch iron pipe found in the South line of Casey Road and FM 1151, continue for a total distance of 776.85 feet to a 3/8 inch iron rod with cap stamped "HBD" set for the Northwest and BEGINNING CORNER of this tract;
 THENCE South 89 degrees 58 minutes 34 seconds East, a distance of 300.00 feet to a 4 inch steel fence post;
 THENCE South 00 degrees 02 minutes 16 seconds West, a distance of 291.25 feet to a 4 inch steel fence post;
 THENCE North 89 degrees 58 minutes 34 seconds West, a distance of 300.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set in the East line of Casey Road;
 THENCE North 00 degrees 02 minutes 16 seconds East, along the East line of Casey Road, a distance of 291.25 feet to the PLACE OF BEGINNING.

Said tract contains a computed area of 2.00 acres of land also being the same tract as conveyed in Warranty Deed of record in Volume 1437, Page 69 Deed Records of Randall County, Texas.

CERTIFICATION:

I, K.C. Brown, 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 others under my direct supervision.

Dated this 5th day of May, 2018
 K.C. Brown, RPLS 4664

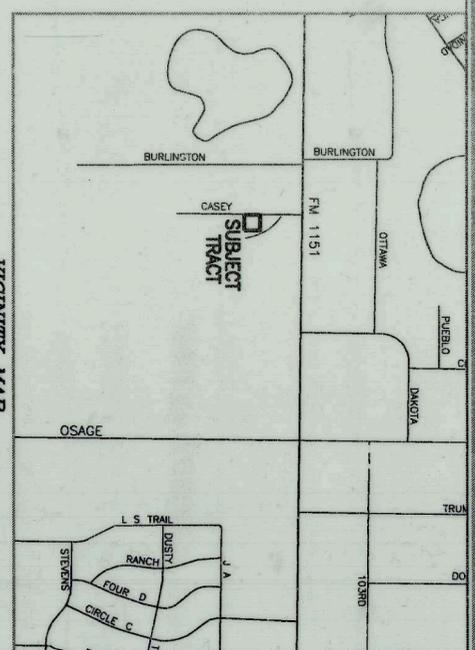


"FINAL PLAT"

SOUTHERN OUTBACK SUBDIVISION UNIT NO. 2
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 IN SECTION 147, BLOCK 2, A.B.&M. SURVEY,
 RANDALL COUNTY, TEXAS
 2.00 ACRES

FILED OF RECORD

Date 5-11-18 RANDALL County
 File Clerk's No. 2018068073



Hagar, Brown & Dorsey, LLC.
 Registered Professional Land Surveyors
 P.O. Box 1248
 Amarillo, Texas 79108
 (806) 324-0094
 hbd@hbdsurveyors.us
 hbd1@hbdsurveyors.us