



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

9/13/2018

Stanley and Norma Dobbins
14800 XIT Trl.
Amarillo, Texas 79118

RE: Letter of Action: Approval - Richland Acres Unit No. 5 – ZB1802516 Final Plat

The City of Amarillo has approved the above Final Plat on 8/13/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018014606 on 8/17/2018. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

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

Cody Balzen
Planner I

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



Tax Certificate
 Property Account Number:
R065216009950

Statement Date: 06/22/2018
 Owner: DOBBINS STANLEY RAY
 Mailing DOBBINS NORMA KAY
 Address: 14800 XIT TRL
 AMARILLO, TX 791183443

Property Location: 0004900 RUNNING W TRL
 Legal: RICHLAND ACRES #2|LOT BLOCK 0013|E/2
 OF 20

TAX CERTIFICATE FOR ACCOUNT : R065216009950
 AD NUMBER: R065216009950
 GF NUMBER: ATLAS LAND SURVEYING
 CERTIFICATE NO : 1688350

DATE : 6/22/2018 PAGE 1 OF 1
 FEE : \$10.00

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

PROPERTY DESCRIPTION
 RICHLAND ACRES #2|LOT BLOCK 0013|E/2
 OF 20
 0004900 RUNNING W TRL
 0.92 ACRES

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

PROPERTY OWNER
 DOBBINS STANLEY RAY DOBBINS NORMA KAY
 14800 XIT TRL
 AMARILLO TX 791183443

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 \$216.72

CURRENT VALUES			
LAND MKT VALUE:	\$12,500	IMPROVEMENT :	\$400
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$12,900	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 Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R065216009950

CERTIFIED BY: Paul J. Madrid
 Authorized agent of Randall County

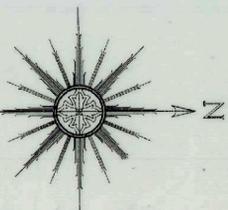
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

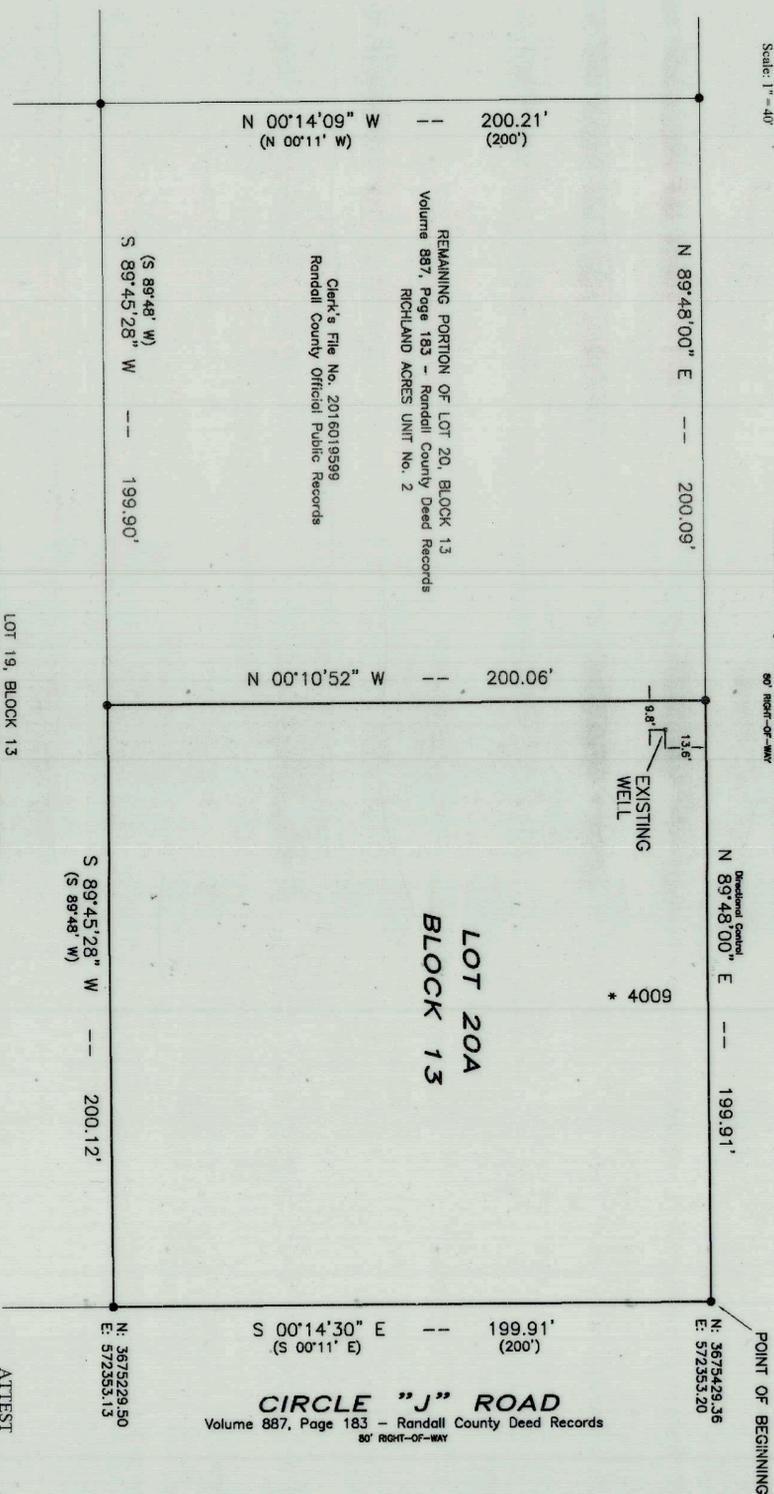
2018014606
08/17/2018 04:36 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



LEGEND
* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO
(SUBJECT TO CHANGE WITHOUT NOTICE)
● = 1/2" IRON ROD FOUND

RICHLAND ACRES UNIT No. 5

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 13, RICHLAND ACRES UNIT No. 2
IN SECTION 115, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS
0.918 ACRES



DESCRIPTION

A 0.918 ACRE TRACT OF LAND BEING A PORTION OF LOT 20, BLOCK 13, RICHLAND ACRES UNIT No. 2, A SUBURBAN SUBDIVISION IN SECTION 115, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 887, PAGE 183 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, SAID 0.918 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 20, THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 199.91 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF SAID LOT 20;

THENCE SOUTH 89 DEGREES 45 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 20 A DISTANCE OF 200.12 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 200.06 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 20, THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 89 DEGREES 48 MINUTES 50 SECONDS EAST (DIRECTIONAL CONTROL), ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 199.91 FEET TO THE POINT OF BEGINNING.

OWNER'S ACKNOWLEDGEMENT

THAT THE UNDERSIGNED, STANLEY RAY DOBBINS AND NORMA KAY DOBBINS, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS RICHLAND ACRES UNIT No. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOW.

EXECUTED THIS 9th DAY OF August 2018.

STANLEY RAY DOBBINS
14800 XII TRAIL
AMARILLO, TEXAS 79118

NORMA KAY DOBBINS
14800 XII TRAIL
AMARILLO, TEXAS 79118

ATTEST

STATE OF TX

COUNTY OF Potter

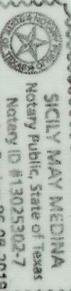
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STANLEY RAY DOBBINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF August 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06-05-2019



ATTEST

STATE OF TX

COUNTY OF Potter

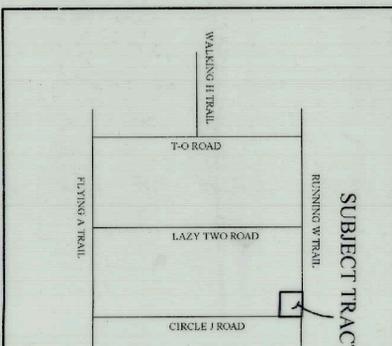
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMA KAY DOBBINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF August 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06-05-2019



NOTES

1. ACCORDING TO THE E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381 (02/85), EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA. ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE 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.
2. THIS PLAT IS WITHIN THE AMARILLO E.T.J.
3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.00025
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.

GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1338
CANYON, TEXAS 79015

APPROVAL

APPROVED BY THE BICITY COUNTY HEALTH DEPARTMENT
THIS 10th DAY OF August 2018

FILED OF RECORD

DATE 8/17/2018
COUNTY RANDALL
COUNTY CLERK FILE NUMBER 2018014606

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 19th DAY OF JUNE 2018.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, LLC

4905 SW 15th Avenue • Amarillo, Texas • 79106
806-654-4298
Firm Registration No. 10191212

