



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

2/26/2019

Che Shadle  
OJD Engineering LP  
2420 Lakeview Dr.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - South Park Unit No. 50 – ZB1803115 Final Plat**

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 10/9/2018. Due to lack of tax certificates until the taxes were paid, the Plat was filed of record in the Official Public Records of Randall County at a later date, File Clerk's No. 2019002422 on 2/12/2019. 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](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

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

Cody Balzen  
Senior Planner

KRISTINA ANN RHODES  
 NOTARY PUBLIC  
 ID# 126581055  
 State of Texas  
 Comm. Exp. 07-16-2020

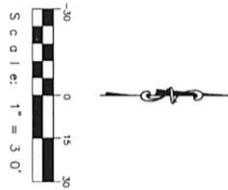
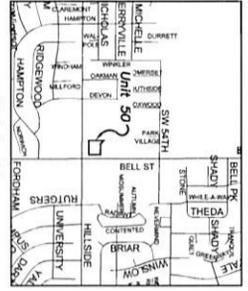
2019002422 PLAT Total Pages: 4

BLK 9 BS+F

SEC 29

J-15

CONSTITUTION: §216.02  
 AMARILLO, TEXAS 79101-1871



Lot 6, Block 25,  
 South Park Unit No. 47  
 Clerk's File No. 2016017519



**South Park Unit No. 50**  
 An addition to the City of Amarillo being a replat of a portion of Lot 6, Block 25,  
 South Park Unit No. 19, and a portion of Lot 6A, Block 25, South Park Unit No. 46, out of  
 Section 29, Block 9, B. S. & F. Survey, Randall County, Texas  
 1.28 ACRES

**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - NAD83 NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. COORDINATES SHOWN ARE GRID COORDINATES.

**LEGAL DESCRIPTION**

FIELD NOTES for a 1.28 acre tract of land being a replat of a portion of Lot 6, Block 25, South Park Unit No. 19, and a portion of Lot 6A, Block 25, South Park Unit No. 46, in Section 29, Block 9, B. S. & F. Survey, Randall County, Texas, said 1.28 acre tract of land being further described by metes and bounds as follows:  
 BEGINNING at a 1/2" iron rod found with a red cap on the west right-of-way line of Bell Street which bears N. 00° 11' 38" W. a distance of 45.83 feet from a 1/2" iron rod found with a yellow cap at the southeast corner of Lot 6, Block 25, South Park Unit No. 47, for the southeast corner of this tract;  
 THENCE N. 89° 37' 40" W. a distance of 250.09 feet to a MAG nail found for the southwest corner of this tract;  
 THENCE N. 00° 22' 17" W. a distance of 272.06 feet to a MAG nail found for the northwest corner of this tract;  
 THENCE S. 44° 56' 57" E. a distance of 85.85 feet to a MAG nail found for a corner of this tract;  
 THENCE S. 89° 27' 39" E. a distance of 190.22 feet to a 1/2" iron rod found with a yellow cap on said west right-of-way line of said Bell Street for the northeast corner of this tract;  
 THENCE S. 00° 16' 10" E. along said west right-of-way line, a distance of 211.14 feet to the place of BEGINNING and containing 1.26 acres (54,745 square feet) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, 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 FIELD NOTES TAKEN AND SWORN ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.  
 THIS 3rd DAY OF October 2018.

Richard E. Johnson  
 Registered Professional  
 Land Surveyor No. 4283

**APPROVAL**

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 9th DAY OF October 2018.  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

**FILED OF RECORD**

DATE: 10/15/18  
 COUNTY: RANDALL  
 2019002422  
 Clerk's File No.

**ATTEST**

STATE OF TEXAS  
 COUNTY OF RANDALL  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRISTINA ANN RHODES, NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 County Expires: 7/16/25

**DEDICATION**

STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT RUSSELL AND BECKY SMITH, BEING THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS SOUTH PARK UNIT NO. 50, A SUBDIVISION TO THE CITY OF AMARILLO, TEXAS.  
 EXECUTED THIS 3rd DAY OF October 2018.  
 Russell Smith  
 Becky Smith

Executed this 3rd DAY OF October 2018.  
 Russell Smith  
 11400 F.M. 807  
 DALLAS, TX 75022

Executed this 3rd DAY OF October 2018.  
 Becky Smith  
 11400 F.M. 807  
 DALLAS, TX 75022

ON THIS 3rd DAY OF October 2018  
 Kristin Probst

South Park Unit No. 50  
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 30'  
 DATE: 10/15/18  
 COUNTY: RANDALL  
 2019002422  
 Clerk's File No.

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

APP

P-18-104

HG

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R073179044320**

Statement Date: 02/11/2019  
Owner: SMITH RUSSELL  
Mailing: SMITH REBECCA JOAN  
Address: 11400 FM 807  
DALHART, TX 790227838

Property Location: 0000000 BELL ST  
Legal: SOUTH PARK # 18|LOT BLOCK 0025|IRREG  
TR OF 6 BEG|355FT N OF NSE COR

TAX CERTIFICATE FOR ACCOUNT : R073179044320  
AD NUMBER: R073179044320  
GF NUMBER: OJD ENGINEERING  
CERTIFICATE NO : 1990750

DATE : 2/11/2019 PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION  
SOUTH PARK # 18|LOT BLOCK 0025|IRREG  
TR OF 6 BEG|355FT N OF NSE COR  
0000000 BELL ST  
0.91 ACRES

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

REQUESTED BY

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

PROPERTY OWNER

SMITH RUSSELL SMITH REBECCA JOAN  
11400 FM 807  
DALHART TX 790227838

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 2019 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$3,710.71**

CURRENT VALUES			
LAND MKT VALUE:	\$162,673	IMPROVEMENT :	\$2,039
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$164,712	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R073179044320

CERTIFIED BY: Paula J Madrid  
Authorized agent of Randall County

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



# Tax Certificate

Property Account Number:  
**R073179060000**

**Statement Date:** 02/01/2019  
**Owner:** JAEALYN SOUTH PARK  
**Mailing:** CENTER LTD  
**Address:** 10810 ELAINE ST  
 AMARILLO, TX 791197691

**Property Location:** 0005600 BELL ST  
**Legal:** SOUTH PARK # 46|LOT BLOCK 0025|LOT 6 LESS  
 W .17AC TR

TAX CERTIFICATE FOR ACCOUNT : R073179060000  
 AD NUMBER: R073179060000  
 GF NUMBER: OJD ENGINEERING  
 CERTIFICATE NO : 1986130

DATE : 2/1/2019  
 FEE : \$10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Randall County  
 PO Box 9514  
 Amarillo TX 79105-9514

**PROPERTY DESCRIPTION**  
 SOUTH PARK # 46|LOT BLOCK 0025|LOT 6  
 LESS W .17AC TR  
 0005600 BELL ST  
 1.4 ACRES

**REQUESTED BY**

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

**PROPERTY OWNER**

JAEALYN SOUTH PARK CENTER LTD  
 10810 ELAINE ST  
 AMARILLO TX 791197691

UDI: 0%

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THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$18,113.73**

CURRENT VALUES			
LAND MKT VALUE:	\$273,478	IMPROVEMENT :	\$530,562
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$804,040	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2019 : **\$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
 ACCOUNT NUMBER: R073179060000

CERTIFIED BY: Paula Madrid  
 Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

2019002422

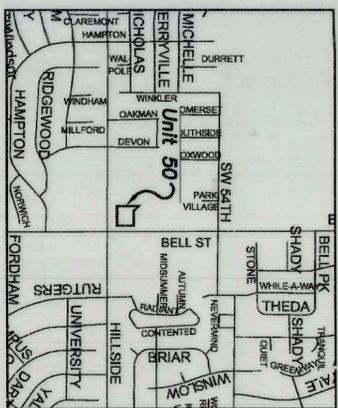
02/12/2019 04:37 PM

Fee: 50.00

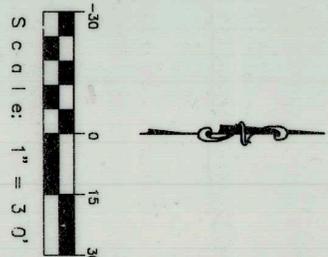
Susan B. Allen, County Clerk

Randall County, Texas

PLAT



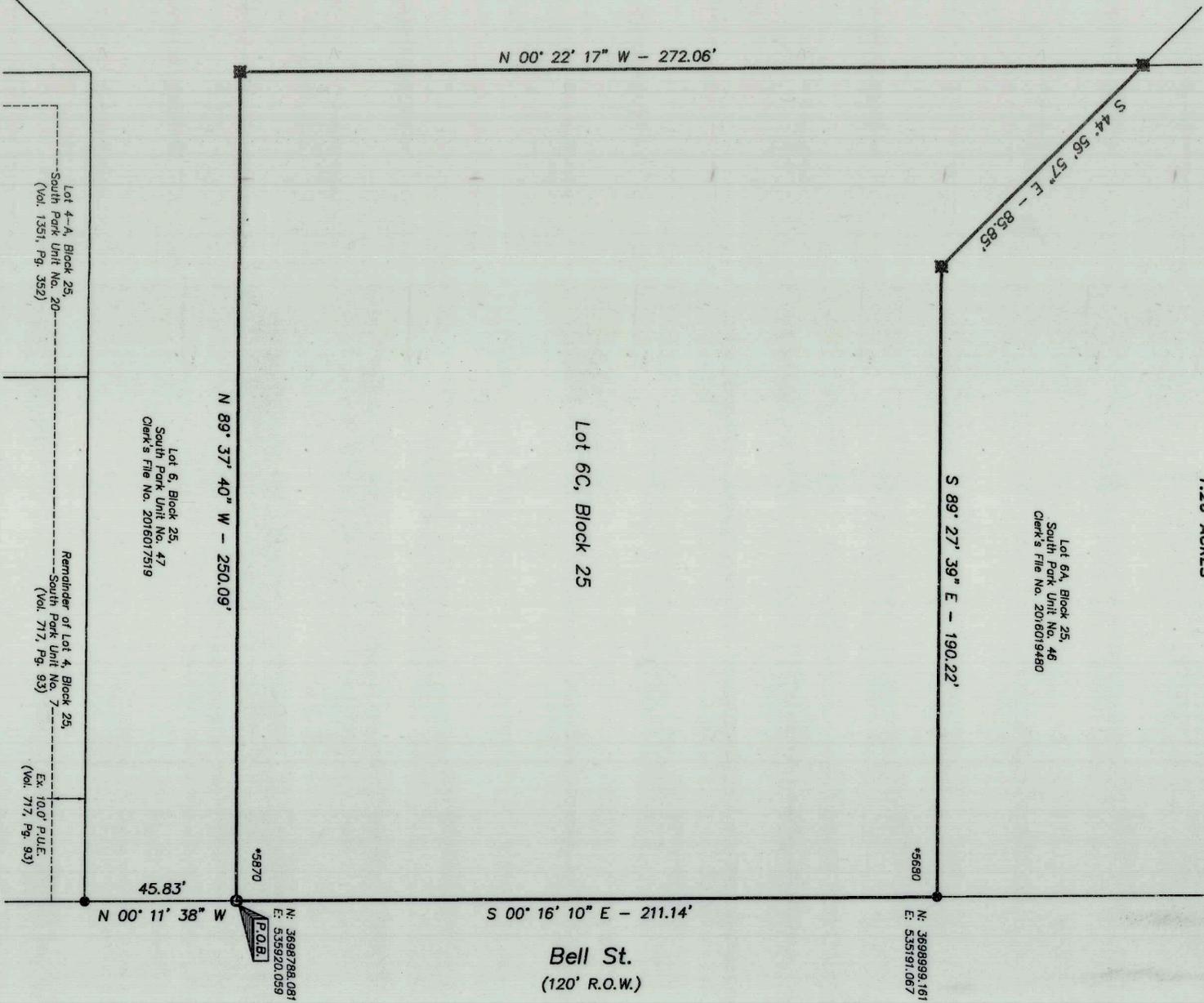
Vicinity Map  
 A.P. No. J-15  
 (Not to Scale)



Lot 6, Block 25,  
 South Park Unit No. 47  
 Clerk's File No. 2016017519

# South Park Unit No. 50

An addition to the City of Amarillo being a replat of a portion of Lot 6, Block 25, South Park Unit No. 18, and a portion of Lot 6A, Block 25, South Park Unit No. 46, out of Section 29, Block 9, B. S. & F. Survey, Randall County, Texas  
**1.26 ACRES**



### LEGEND

- P.O.B. = Point of Beginning
- = 1/2" iron rod with a yellow cap found
- = 1/2" iron rod with a red cap found
- ⊗ = MAG nail found
- \* = Address (Subject to Change Without Notice)

### DEDICATION

STATE OF TEXAS )  
 COUNTY OF RANDALL )  
 KNOW ALL MEN BY THESE PRESENTS

THAT RUSSELL AND BECKY SMITH, BEING THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS SOUTH PARK UNIT NO. 50, A SUBDIVISION TO THE CITY OF AMARILLO, TEXAS.

EXECUTED THIS 3rd DAY OF October, 2018.

*Russell Smith*  
 RUSSELL SMITH  
 11400 F.M. 807  
 DALHART, TX 79022

*Becky Smith*  
 BECKY SMITH  
 11400 F.M. 807  
 DALHART, TX 79022

### ATTEST

STATE OF TEXAS )  
 COUNTY OF Randall )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL SMITH AND BECKY SMITH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 3rd DAY OF October, 2018.

*Patricia Phelps*  
 Patricia Phelps

NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 7/10/20

### FILED OF RECORD

2/2/2019 RANDALL COUNTY  
 DATE  
2019002422  
 Clerk's File No.

### NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UP IN WHICH THIS OPINION IS BASED.
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THENCE N. 89° 37' 40" W. a distance of 250.09 feet to a MAG nail found for the southwest corner of this tract.

THENCE N. 00° 22' 17" W. a distance of 272.06 feet to a MAG nail found for the northwest corner of this tract.

THENCE S. 44° 56' 57" E. a distance of 85.85 feet to a MAG nail found for a corner of this tract.

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THENCE S. 00° 16' 10" E. along said west right-of-way line, a distance of 211.14 feet to the place of BEGINNING and containing 1.26 acres (54,745 square feet) of land.

### CERTIFICATION

I, RICHARD E. JOHNSON, 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 BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 3rd DAY OF October, 2018.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4283



### APPROVAL

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 9th DAY OF October, 2018.

*Patricia Phelps*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

South Park Unit No. 50  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 30'  
 DATE: Sept. 2018

South Park Unit No. 50  
 AN ADDITION TO THE CITY OF AMARILLO

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

806-447-2503  
 P.O. BOX 543  
 WELLSFORD, TX 79085

DRAWN BY: JA  
 FILE NAME:  
 DRAWING NUMBER