



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

6/13/2019

Cindy Reasoner
Capstone Land Surveying
4109 S.W. 33rd Ave.
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-29 Digger Acres Unit No. 1 – ZB1900648 Final Plat

The City of Amarillo has approved the above Final Plat on 6/4/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019009504 on 6/5/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

Christina McMurray

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



Tax Certificate

Property Account Number:
R200146055000

Statement Date: 03/08/2019
Owner: TJSJ HOWARD PROPERTIES
Mailing 13301 S OSAGE ST
Address: AMARILLO, TX 791183856

Property Location: 0000000 S OSAGE ST
Legal: SECT 146 A B & M|LOT BLOCK 0002|29.98
ACS IN SW/4

TAX CERTIFICATE FOR ACCOUNT : R200146055000
AD NUMBER: R200146055000
GF NUMBER:
CERTIFICATE NO : 1994623

DATE : 3/8/2019 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
SECT 146 A B & M|LOT BLOCK 0002|29.98
ACS IN SW/4
0000000 S OSAGE ST
29.98 ACRES

REQUESTED BY

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

PROPERTY OWNER

TJSJ HOWARD PROPERTIES
13301 S OSAGE ST
AMARILLO TX 791183856

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 \$28.36

CURRENT VALUES			
LAND MKT VALUE:	\$1,619	IMPROVEMENT :	\$0
AG LAND VALUE:	\$94,317	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$95,936	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

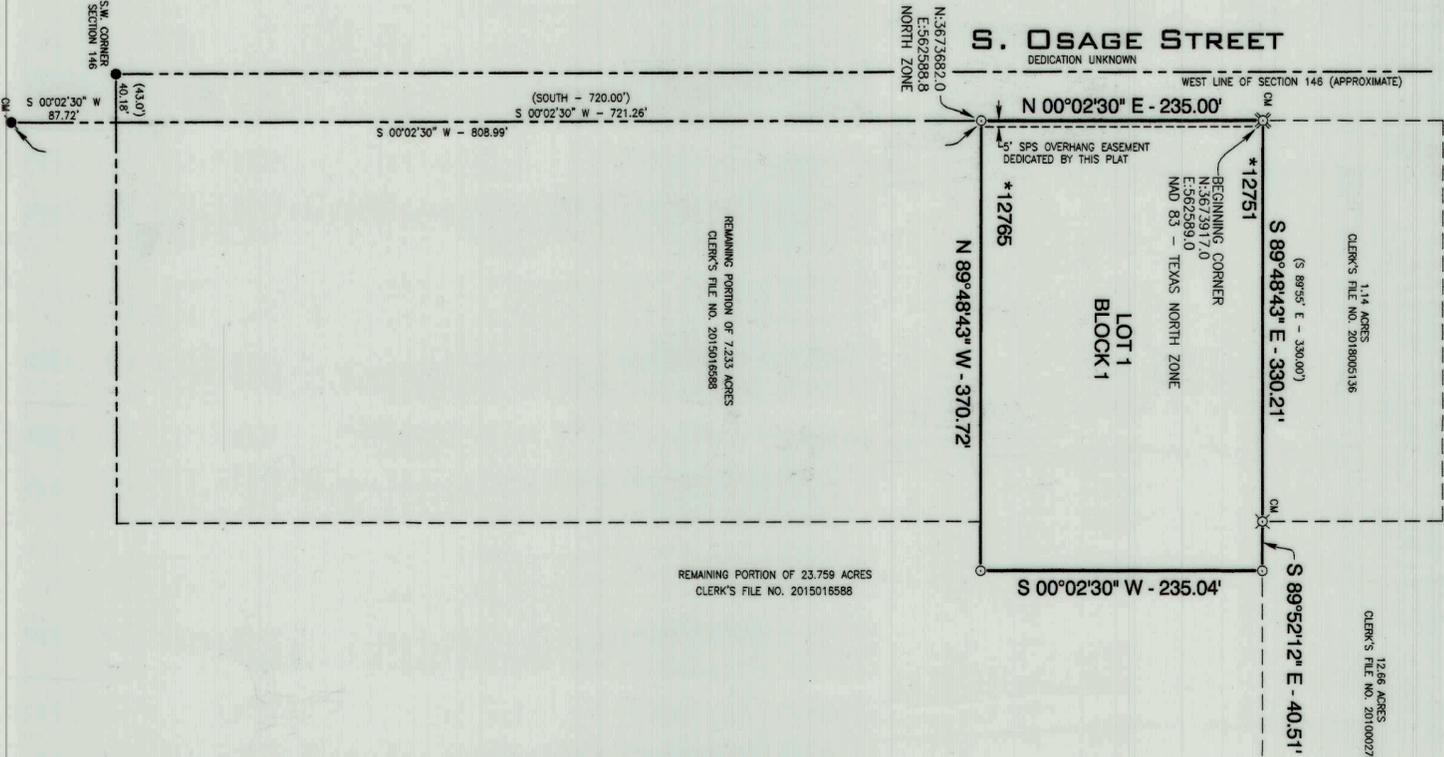
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200146055000

CERTIFIED BY: 
Authorized agent of Randall County

S. OSAGE STREET
DEDICATION UNKNOWN



1.14 ACRES
CLERK'S FILE NO. 2018005136

12.66 ACRES
CLERK'S FILE NO. 2010002793

SPS OVERHANG EASEMENT
DEDICATED BY THIS PLAT
BEGINNING CORNER
N.3673917.0
E.562589.0
MAD 83 - TEXAS NORTH ZONE

(S 89°52'12" E - 40.51')
S 89°52'12" E - 1043.92'

DESCRIPTION

A 2.00 acre tract of land out of a 7.233 acre tract of land and a 23.759 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2015016588 of the Official Public Records of Randall County, Texas, situated in Section 146, Block 2, A. B. & M. Survey, Randall County, Texas, and said 2.00 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 1 inch iron pipe, found at the northwest corner of said 7.233 acre tract of land, same being the northwest corner of this tract of land;
Thence S. 89°48'43" E., 330.21 feet to a 1/2 inch iron pipe, found at the northeast corner of said 7.233 acre tract of land, same being the northwest corner of said 23.759 acre tract of land;
Thence S. 89°52'12" E., 40.51 feet along the north line of said 23.759 acre tract of land, from whence a 1/2 inch iron rod, found at the northeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the northeast corner of said 23.759 acre tract of land bears S. 89°52'12" E., 1043.92 feet;
Thence S. 00°02'30" W., 235.04 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land;
Thence N. 89°48'43" W., 370.72 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 "FURMAN R.P.L.S." bears S. 00°02'30" W., 808.99 feet;
Thence N. 00°02'30" E., 235.00 feet along the monumented east right-of-way line of S. Osage Street to the **POINT OF BEGINNING**.

DEDICATION

The State of Texas § Know all men by these presents:
County of Randall §

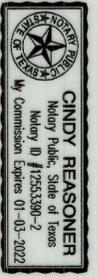
That, TISI Howard Properties, LLC, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Digger Acres Unit No. 1, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys and lanes and easements.

Executed this 3 day of June 2019.

Weldon Todd Howard, Manager
13301 S. Osage Street
Amarillo, Texas 79118

Jennifer Lynn Howard, Manager
13301 S. Osage Street
Amarillo, Texas 79118

NOTARY ATTEST



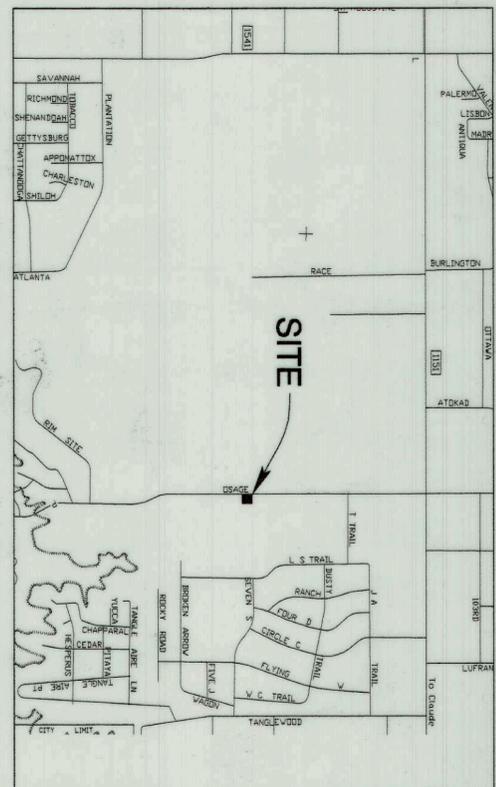
Cindy Reasoner
Notary Public
day of June 2019.

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Jennifer Lynn Howard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 3rd day of June 2019.
Cindy Reasoner
Notary Public



NOTES

1. This plat does lie within the Extraterritorial Jurisdiction 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 Map Community Panel No. 48381C0235E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
5. Sanitary Control Easement:
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

APPROVALS:

Approved by the Bi-City-County Health Department:
Date: 6/4/2019 Health Officer: [Signature]

Approved by the Planning and Zoning Commission for the city of Amarillo:
Date: 6-4-19 By: [Signature] Chairman

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 perimeter survey made on the ground by me or by others under my direct supervision on the 11th day of March, 2019.



Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4978

FILED OF RECORD: 6/5/19 RANDALL COUNTY
DATE: 2019060504 COUNTY CLERK'S FILE NO.

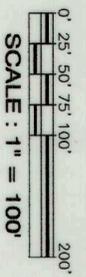
DIGGER ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND,
SITUATED IN SECTION 146, BLOCK 2,
A. B. & M. SURVEY, RANDALL COUNTY, TEXAS.
2.00 ACRES

CORNERSTONE LAND SURVEYING

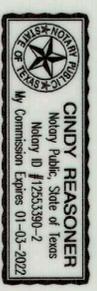
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cornerstonesurvey.com • Firm Reg. No. 10009500

- LEGEND:**
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
 - = 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S." (found)
 - ⊗ = 1 inch iron pipe (found)
 - ⊗ = 3/4 inch iron pipe (found)
 - ⊗ = 1/2 inch iron rod (found)
 - *1234 = address assigned by the City of Amarillo subject to change without notice
 - CM = controlling monument
 - SPS = Southwestern Public Service Company



GRANTEE'S ADDRESS
City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

GRANTEE'S ADDRESS
Randall County Road & Bridge Department
P.O. Box 1336
Canyon, Texas 79015



Cindy Reasoner
Notary Public