



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

7/18/2019

Kevin Brown
Hagar Brown & Dorsey Land Surveyors
4713 S. Western
Amarillo, TX 79109

RE: Letter of Action: Approval- Southern Outback Unit No. 3 – ZB1903319 - Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 7/9/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019011886 on 7/10/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

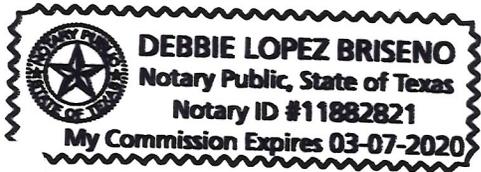
Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner I

BLK 2 AB+M

SEC 147



0-20

2019011886 PLAT Total Pages: 3

SOUTHERN OUTBACK SUBDIVISION UNIT NO. 3
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
RANDALL COUNTY, TEXAS
IN SECTION 147, BLOCK 2, A.B.&M. SURVEY,
2.00 ACRES

DEDICATION
State of Texas)
County of Randall)
Know all men by these presents
That I, Robert T. Rauch, being the owner of the land shown and described on this plat have caused all of said land to be reserved, subdivided and designated as Southern Outback Subdivision Unit No. 3, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public, forever to be used as easements.

Received this 28th day of June 2019
Robert T. Rauch
12301 Casey Road
Amarillo, Texas 79118
806-681-9576

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Robert T. Rauch, known 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 Office
On this 28th day of June 2019

Debbie Lopez Briseno
Notary Public, State of Texas
Comm. Expires 3-7-2020

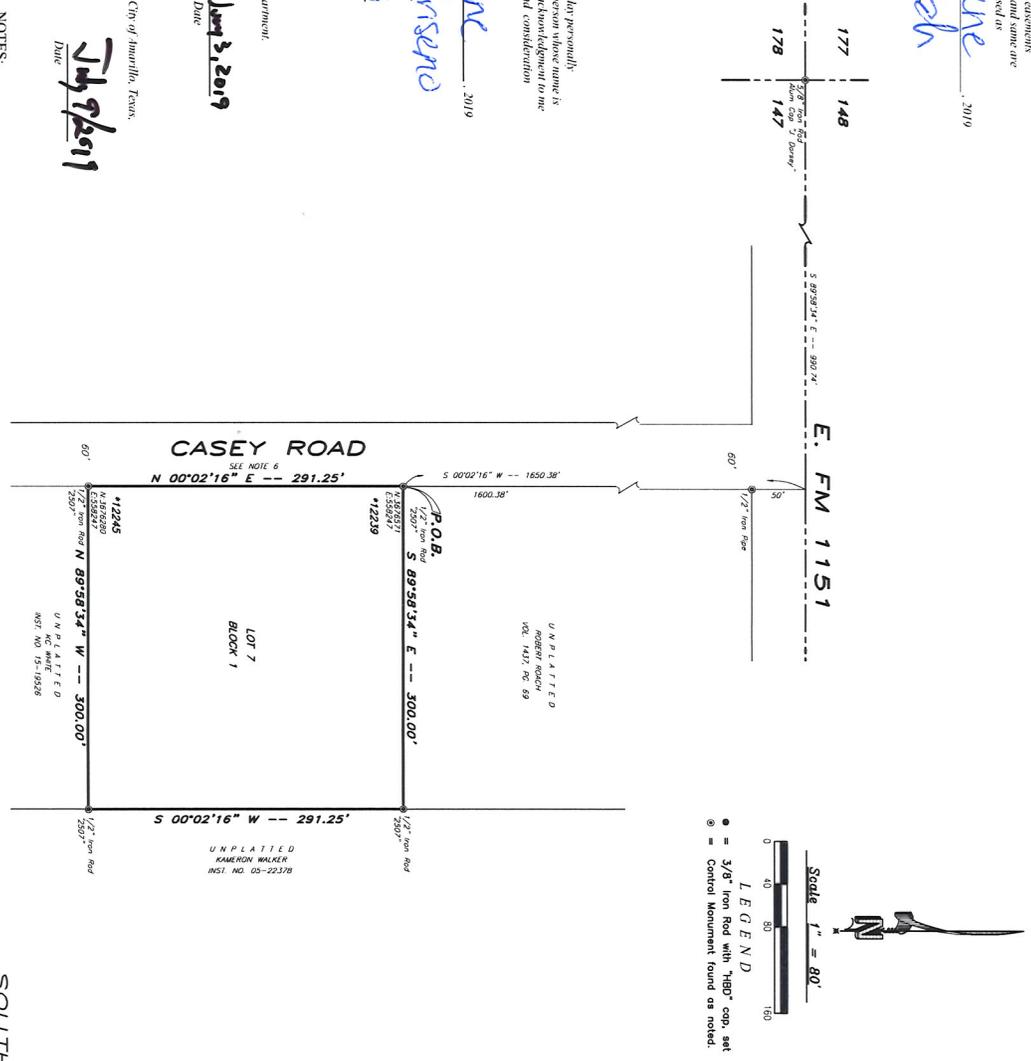
APPROVAL:

Approved by the Health Department
Keith Officer
Date June 3, 2019

APPROVAL:
Approved by the designated official for The City of Amarillo, Texas.
Date July 9, 2019

NOTES:

- This Plat is located within the Amarillo ETJ.
- This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 483M(C02)00L, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the maps upon which this opinion is based.
- There is a hereby created by this plat a Subdivided Easement amount and subject to change without notice.
- Address No. 5 shown were provided by the City of Amarillo and are subject to change without notice.
- Some easement systems are not shown on this plat. The easement systems shown on this plat are shown as they appear on the ground and do not constitute a warranty of any kind. The easement systems shown on this plat are shown as they appear on the ground and do not constitute a warranty of any kind.
- Coordinates shown herein are referenced to the "Texas Coordinate System, North Zone, NAD 83".
- This plat is subject to aviation height restrictions, therefore an Aviation Clear Zone Easement with a maximum building height of 5,200 feet above mean sea level will be filed in accordance with this plat.
- All easements of record may not be shown.



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 metes and bounds as follows:
COMMENCING at a 5.8 inch iron rod with aluminum cap "J. 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 1650.38 feet to a 1/2 inch iron rod with cap stamped "RPLS 2507" found 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 1.2 inch iron rod with cap stamped "RPLS 2507" found;
THENCE South 00 degrees 02 minutes 16 seconds West, a distance of 291.25 feet to a 1.2 inch iron rod with cap stamped "RPLS 2507" found;
THENCE North 89 degrees 58 minutes 34 seconds West, a distance of 300.00 feet to a 1.2 inch iron rod with cap stamped "RPLS 2507" found 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.

CERTIFICATION:

L. 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 28th day of June 2019
L. K. C. Brown, RPLS #664

"FINAL PLAT"
SOUTHERN OUTBACK SUBDIVISION UNIT NO. 3
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
RANDALL COUNTY, TEXAS
IN SECTION 147, BLOCK 2, A.B.&M. SURVEY,
2.00 ACRES

FILED OF RECORD
7/10/19
2019011886
Randall County

HERBERT HAGER, BROWN & DORSEY, L.L.C.
AMARILLO, TEXAS
1300 WEST 10TH STREET
AMARILLO, TEXAS 79109
(806) 336-1800
HERBERTHAGER@HBDL.COM
P.O. Box 12418
Amarillo, Texas 79136
(806) 336-0884
HAGERBROWNANDDORSEY.COM

APP

P-19-62

He

Christina McMurray

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



Tax Certificate

Property Account Number:
R200147089200

Statement Date: 06/10/2019
Owner: ROACH ROBERT T
Mailing ROACH DEIDRE L
Address: 12201 CASEY RD
AMARILLO, TX 791184209

Property Location: 0012201 CASEY RD
Legal: SECT 147 A B & M|LOT BLOCK 0002|300FT E
X 291.25FT S|BEG 1650.63FT S &|990.74FT E OF
NW|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200147089200
AD NUMBER: R200147089200
GF NUMBER:
CERTIFICATE NO : 2005139

DATE : 6/10/2019 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|300FT E
X 291.25FT S|BEG 1650.63FT S &|990.74FT E OF
NW|COR OF SECT
0012201 CASEY RD
2.01 ACRES

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

PROPERTY OWNER
ROACH ROBERT T ROACH DEIDRE L
12201 CASEY RD
AMARILLO TX 791184209

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 \$118.80

CURRENT VALUES			
LAND MKT VALUE:	\$7,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$7,000	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 6/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200147089200

CERTIFIED BY: *Paula Madrid*
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019011886

07/10/2019 04:45 PM

Fee: 48.00

Susan B. Allen, County Clerk

Randall County, Texas

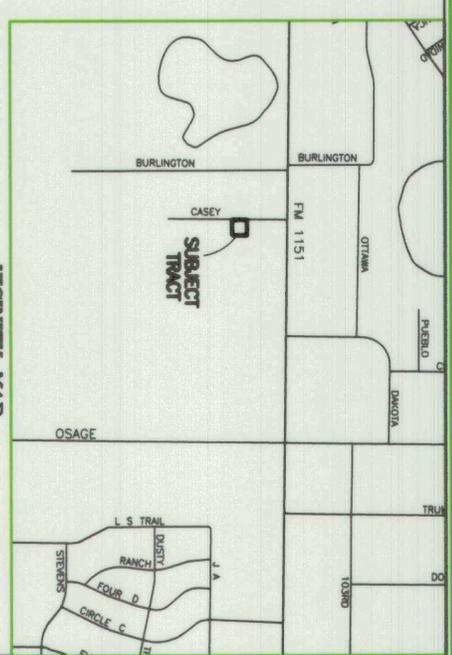
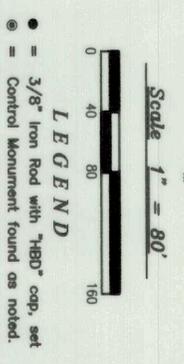
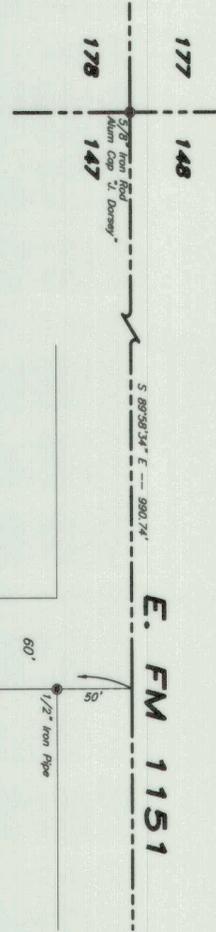
PLAT

SOUTHERN OUTBACK SUBDIVISION UNIT NO. 3
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 IN SECTION 147, BLOCK 2, A.B.&M. SURVEY,
 RANDALL COUNTY, TEXAS
 2.00 ACRES

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

That, I, Robert T. Roach, 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. 3, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 28th day of June, 2019
Robert T. Roach
 Robert T. Roach
 12201 Casey Road
 Amarillo, Texas 79118
 806-681-9576



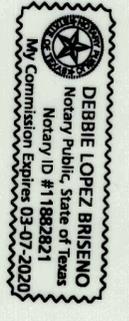
ATTEST

State of Texas
 County of Randall

Before me the undersigned authority on this day personally appeared Robert T. Roach, 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 herein expressed.

Given under my hand and Seal of Office
 On this 28th day of June, 2019

Debbie Lopez Briseno
 Notary Public State of Texas
 Comm. Expires 3-7-2020



APPROVAL:

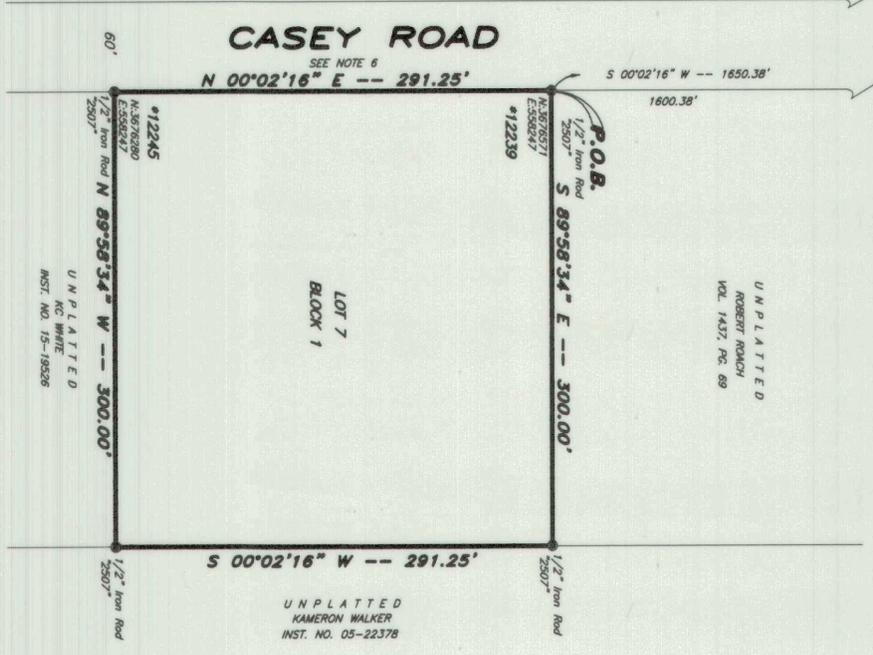
Approved by the Bi-City County Health Department

[Signature]
 Health Officer
 Date June 3, 2019

APPROVAL:

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

[Signature]
 Designated Official
 Date July 9, 2019



NOTES:

- This Plat is located within the Amarillo ETJ.
- 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.
- "* " Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
- 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 the approved water well location. Conversely no water well location 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.
- Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".
- 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.
- This plat is subject to aviation height restrictions, therefore an Aviation Clear Zone Easement with a maximum building height of 5,200 feet above mean sea level will be filed in accordance with this plat.
- All easements of record may not be shown.

SOUTHERN OUTBACK SUBDIVISION UNIT NO. 3

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

7/10/2019
 Date
AMARILLO
 County
2019 011886
 File Clerk's No.

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 28th day of June, 2019
[Signature]
 K.C. Brown, RPLS 4664

"TYPICAL PLAT"

Hagar, Brown & Dorsey, LLC.
 L A N D S U R V E Y O R S
 AMARILLO
 4713 S. Western, St.
 Amarillo, Texas 79109
 806-354-4000
 10001 From the 1000000
 hbd@hbdandd.com
 HEREFORD
 P.O. Box 1248
 Hereford, Texas 79045
 (806) 294-4004
 hbd@hbdandd.com
 hbd@hbdandd.com