

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

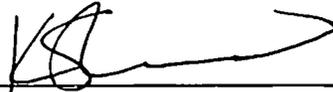
October 9, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-22 Osage Acres Unit No. 6, a suburban subdivision, to the City of Amarillo, being an unplatted tract of land in Section 148, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: S. Osage St. & FM HWY No 1151)
DEVELOPER: Terry McKee

The Designated Official for the City of Amarillo approved the above-mentioned item on August 15, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012014773 on August 17, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
=====

NAME ..: TAAACO LLC
ADDRESS: % CARDIOLOGY CENTER OF AMARILLO
6200 W INTERSTATE 40
AMARILLO TX 79106

PROPERTY DESCRIPTION
=====

SECT 148 A B & M
LOT BLOCK 0002
BEG 50FT N & 37FT W
OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1480 7000.0 TAXES FOR 2011 ARE \$ 641.23
Acres: 12.0100 Randall County Market Value: 38,432
2011 Taxes WITHOUT Exemptions \$ 641.23

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2012 taxes have not been calculated.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2011


DEPUTY

8/ 8/2012

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012014773
08/17/2012 02:30 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

GENESIS TRACT: #217
P.O. BOX 1971
AMARILLO, TEXAS 79102-1971

GRANTEES ADDRESS: RANDALL COUNTY
301 W. HWY 60
CANNON, TEXAS 79015

OSAGE ACRES UNIT NO. 6

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 148,
BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS.

1.70 ACRES

LEGEND

- = 1/2" IRON ROD SET W/ YELLOW CAP
- ⊗ = FURNAN CAP FOUND
- = 1/2" IRON ROD FOUND
- * = ADDRESS (Subject to Change without Notice)
- SPS = SOUTHWESTERN PUBLIC SERVICE
- SWET = SOUTHWESTERN BELL TELEPHONE

NOTES

1. THIS PLAT DOES NOT 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. 4839100230E, 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 BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK
4. SANITARY CONTROL EASEMENT: THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 150 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED, CONVEYED, OR WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 400 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE A MINIMUM OF 10 FEET FROM THE FRONT PROPERTY LINE AND 30 FEET FROM THE SIDE PROPERTY LINES. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD OR PROHIBITED ON-SITE SEWERAGE FACILITIES. * 150'

DEDICATION

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER X
THAT GIB PARTNERS AGING THROUGH ITS PRESIDENT, TERRY MARGER, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREIN HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED AND SHOWN AS BEING ACRES UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS.

EXECUTED THIS 7TH DAY OF AUGUST 2012.

TERRY MARGER, PRESIDENT
GIB PARTNERS
P.O. BOX 7927
AMARILLO, TEXAS 79114
(906) 353-0223

ATTEST

STATE OF TEXAS

COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY MARGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON 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 7 DAY OF August 2012

Notary Public State of Texas
Yvonne Capomano

Comm. Expires 06/2013



Unplatted
Clerk's File No. 2009023615

S 89° 57' 09" E - 315.30'

33.0' SPS Easement
(Vol. 95, Pg. 228)

6.0' SWET Easement
(Vol. 534, Pg. 369)

N. 3678499.099
E. 562507.431

23.0' Addition R.O.W.
Dedicated by this Plat.

S. Osage St.
(37' R.O.W. - Vol. 458, Pg. 717)

S 00° 11' 43" W - 224.99'

Lot 1, Block 1
*Address: 11762 S. Osage
Amarillo, TX 79118

N 00° 07' 22" E - 235.00'

10.0' Additional R.O.W.
Dedicated by this Plat.

S 89° 57' 20" E - 292.01'

N 89° 57' 20" W - 315.00'

F.M. Hwy. No. 1151 (Claude Hwy.)
(50' R.O.W. - Vol. 207, Pg. 161)

Southeast Corner
Section 148

N 00° 11' 43" E

N 89° 48' 17" W

37.00'

49.90'

N. 3678264.175
E. 562506.631



LEGAL DESCRIPTION

FIELD NOTES for a 1.70 acre tract of land out of Section 148, Block 2, A. B. & M. Survey, Randall County, Texas.

BEGINNING at a 1/2" iron rod found at the intersection of the north right-of-way line of F.M. Highway No. 1151 (Claude Highway) and the west right-of-way line of South Osage Street which bears N. 0° 11' 43" E. a distance of 49.90 feet and N. 89° 48' 17" W. a distance of 37.00 feet from the southeast corner of said Section 148 for the southeast corner of this tract.

THENCE N. 89° 57' 20" W. along said north right-of-way line, a distance of 315.00 feet to a 1/2" iron rod set with a yellow cap on said right-of-way line for the southwest corner of this tract.

THENCE N. 0° 07' 22" E. a distance of 235.00 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 57' 09" E. a distance of 315.30 feet to a Furnan Cap found on said west right-of-way line of said South Osage Street for the northeast corner of this tract.

THENCE S. 0° 11' 43" W. along said west right-of-way line, a distance of 234.98 feet to the place of BEGINNING and containing 1.70 acres 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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 7TH DAY OF AUGUST 2012.



RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

FILED OF RECORD

8-17-12
DATE COUNTY

2012 014773
CLERK'S FILE NO.

OSAGE ACRES UNIT NO. 6
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 40'

DATE: 04/09/12

APPROVED BY:

DRAWN BY: JA

OLD Engineering, L.P.
Consulting Engineers & Surveyors

808-447-2803
P.O. BOX 583
WELLINGTON, TX 79085
DRAWING NUMBER

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

Wicki Covey
8/15/2012

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