

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

November 7, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-35 2219 Ranches Unit No. 1, a suburban subdivision being an unplatted tract of land in Section 37, Block 1, TT RR CO Survey, Randall County, Texas. (Vicinity: FM Highway No. 2219 & S Dowell Rd.)  
DEVELOPER: Shannon Burdett

The Planning and Zoning Commission approved the above-mentioned item on September 24, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012017711 on September 28, 2012. Please post your records accordingly.



---

Kelley Shaw, Planning Director

BLK1 TTRCO

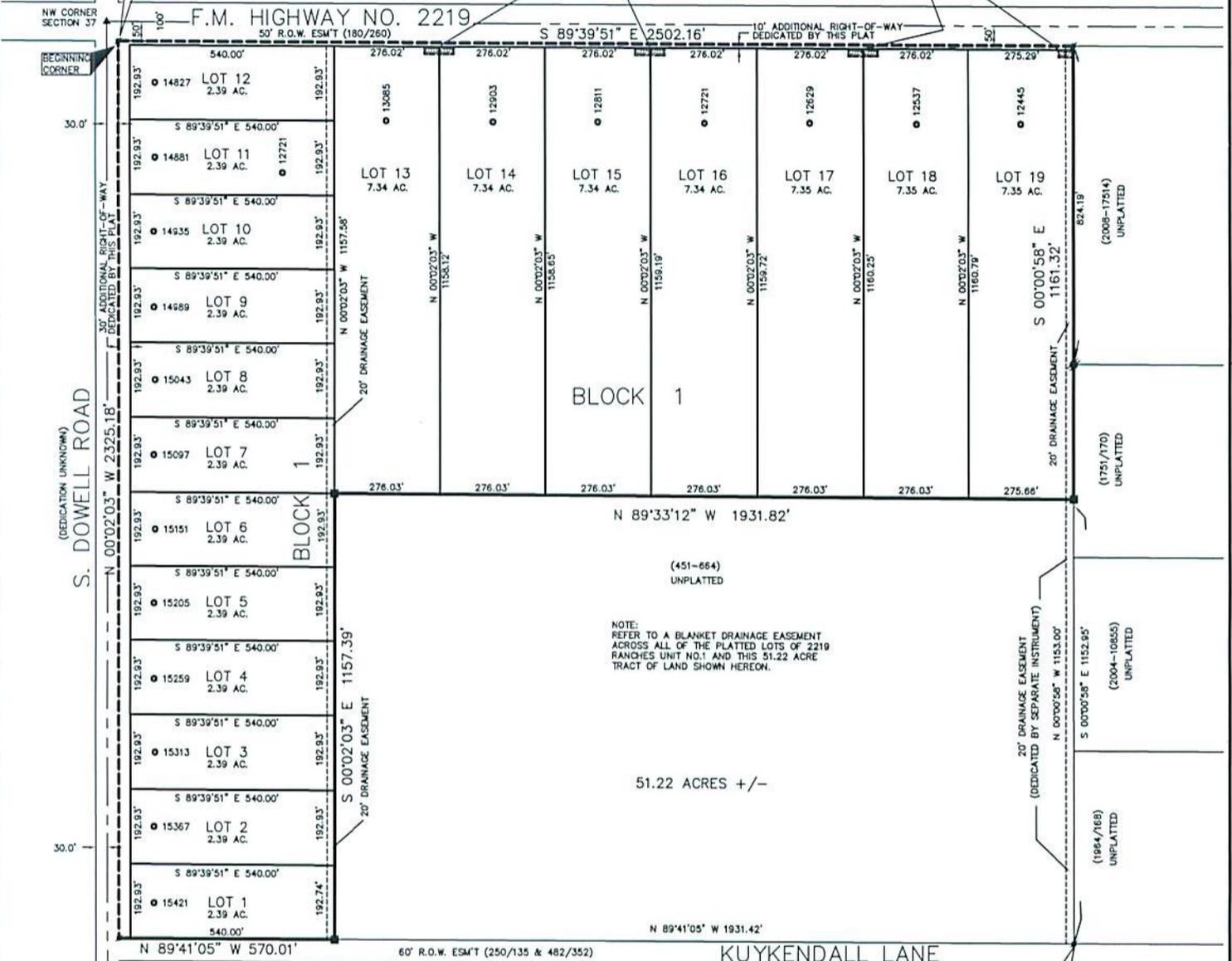
SEC37

F-22

CENSUS TRACT NO. 217

N.A.D. 83 - Texas North	
N. Latitude:	35°03'28.562"
W. Longitude:	-101°59'22.975"
Convergence:	-00°17'01.7"
Northing (Y):	3666247.7
Easting (X):	509610.5
Combined Scale Factor:	0.999758574

NOTE: VEHICULAR ACCESS ALONG F.M. HWY. 2219 IS LIMITED TO THE COMMON DRIVEWAY ENTRANCES AS SHOWN HEREON.

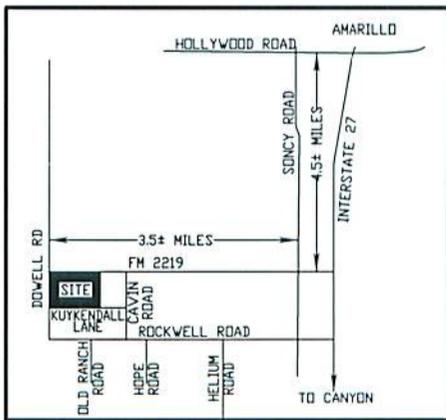


NOTE: REFER TO A BLANKET DRAINAGE EASEMENT ACROSS ALL OF THE PLATTED LOTS OF 2219 RANCHES UNIT NO.1 AND THIS 51.22 ACRE TRACT OF LAND SHOWN HEREON.

51.22 ACRES +/-



N.A.D. 83 - Texas North	
N. Latitude:	35°03'05.431"
W. Longitude:	-101°58'52.878"
Convergence:	-00°16'44.3"
Northing (Y):	3663896.9
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Combined Scale Factor:	0.999759280



LEGEND:

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- ▲ = railroad spike (found)
- = 1/2" iron rod (found)
- ◆ = 1/2" iron rod w/cap stamped "R.P.L.S. 4926" (found)
- @123=address furnished by others
- ▬ = Vehicular Access to F.M. HWY 2219 to be only at this location for each lot. Controlled by TxDot.

**2219 RANCHES UNIT NO. 1**  
 A SUBURBAN SUBDIVISION BEING AN UNPLATTED TRACT OF LAND IN SECTION 37, BLOCK 1, TTR CO. SURVEY, RANDALL COUNTY, TEXAS  
 82.29 AC.±

FILED OF RECORD:

9-28-12  
 date  
 2012017711  
 County Clerk File No.

Page 1 of 2  
 Robert Keys & Associates  
  
 (806) 352-1782 Fax: (806) 352-1942 Email: info@keysurveying.com  
 4423 S.W. 45th, Amarillo, Texas 79109-5405  
 www.keysurveying.com

GRANTEE'S ADDRESS:  
 City of Amarillo  
 P.O. Box 1971  
 Amarillo, Texas 79105-1971  
 GRANTEE'S ADDRESS:  
 Randall County Road Department  
 P.O. Box 1338  
 Canyon, Texas 79105

APP

P-12-35

JS

DEDICATION

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

That, Dove Prairie, Ltd., a Texas Limited Partnership, Essex Properties, Inc., General Partner, 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 2219 Ranches Unit No. 1, a suburban subdivision situated in Section 37, Block 1, TT RR Company Survey, Randall County, 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, lanes and easements.

Executed this 21st of SEPT. 2012

Dove Prairie, Ltd.
By: Essex Properties, Inc.

Shannon Burdett, President
Essex Properties, Inc.
P.O. Box 1800
Amarillo, Texas 79114-8000
(806) 352-1942

NOTES

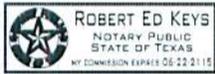
- 1) All roads shall be constructed to conform with Randall County Road Policy specifications.
2) Acceptance of a subdivision plat for filing does not constitute acceptance by the Randall County Commissioner's Court of the streets or roads shown in the subdivision plat for maintenance by this county.
3) 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 systems may be constructed.
4) This plat does not lie flood hazard area zone "A" as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No 48381C0215E, dated June 04, 2010.
5) Designated Public Areas: 2.47 acres of street right-of-way.

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me the undersigned authority, on this day personally appeared Shannon Burdett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration wherein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this 21st day of SEPT. 2012.



Signature of Robert Ed Keys
Notary Public in and for the State of Texas
My commission expires: June 6, 2015

DESCRIPTION

A 82.29 acre tract of land situated in Section 37, Block 1, TT RR Company Survey, Randall County, Texas, being a portion of a 157.00 acre tract of land described in error as Tract No. 1 in that certain instrument recorded in Volume 451, Page 664 in the Deed Records of Randall County, Texas and being further described by metes and bounds as follows:

- COMMENCING at a railroad spike, found at the northwest corner of said Section 37, from whence a 1/2 inch iron rod, found at the southwest corner of said Section 37 bears S. 00° 02' 03" E. (directional control G.P.S. observations WGS84), 5307.60 feet;
Thence S. 00° 02' 03" E., 50.00 feet along the west line of said Section 37;
Thence S. 89° 39' 51" E., 30.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the intersection of the east right-of-way line of South Dowell Road (dedication unknown) and the south right-of-way line of F.M. Highway 2219 (right-of-way easement of record in Volume 180, Page 260, Deed Records, Randall County, Texas) and same being the northwest and BEGINNING CORNER of this tract of land;
Thence S. 89° 39' 51" E., 2502.16 feet along the south right-of-way line of said F.M. Highway 2219 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of this tract of land;
Thence S. 00° 00' 58" E., along the west line of a 23.49 acre tract of land described in that certain instrument recorded under Clerk's File No. 2008-17514 of the Official Public Records of Randall County, Texas at 824.19 feet pass a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4926", found at the northwest corner of a 15.999 acre tract of land described in that certain instrument recorded in Volume 1751, Page 170 of the Deed Records of Randall County, Texas and same being the southwest corner of said 23.49 acre tract of land, continuing along the west line of said 15.999 acre tract of land, a total distance of 1161.32 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most easterly southeast corner of this tract of land;
Thence N. 89° 33' 12" W., 1931.82 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;
Thence S. 00° 02' 03" E., 1157.39 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly southeast corner of this tract of land;
Thence N. 89° 41' 05" W., 570.01 feet along the north right-of-way line of Kuykendall Lane described in those certain instruments of record in Volume 250, Page 135 and Volume 482, Page 352, both of the Deed Records of Randall County, Texas, to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land;
Thence N. 00° 02' 03" W., 2325.18 feet along the east right-of-way line of said South Dowell Road to the POINT OF BEGINNING.

APPROVAL

Approved by the Bi-City-County Health Department on this 24th day of SEPT. 2012.

Signature of J.L. W. St. R.
Chairman

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 24th day of SEPT. 2012.

Signature of Howard Smith
Chairman

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information 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 17th day of June, 2008 and 30th day of August, 2012.



Signature of Robert E. Keys
Registered Professional Land Surveyor

2219 RANCHES UNIT NO. 1
A SUBURBAN SUBDIVISION BEING AN UNPLATTED TRACT OF LAND IN SECTION 37, BLOCK 1, TT RR CO. SURVEY, RANDALL COUNTY, TEXAS 82.29 AC.±

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land surveying, mapping, land planning
RK A
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Amarillo, Texas 79105-1971

GRANTEE'S ADDRESS:
Randall County Road Department
P.O. Box 1338
Canyon, Texas 79105

APP

P-12-35

JS

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

<b>PROPERTY OWNER</b> ===== NAME ..: DOVE PRAIRIE LTD ADDRESS: PO BOX 8906 AMARILLO TX 79114	<b>PROPERTY DESCRIPTION</b> ===== SECT 37 TYLER TAP LOT BLOCK 0001 AN IRREG 98.24 AC TR BEG 30FT E & 50FT S OF NW COR OF SECT
--	---

PROPERTY ACCOUNT NUMBER: R 758 0370 7500.0	TAXES FOR 2011 ARE \$	274.15
Acres: 100.1400	Randall County Market Value:	100,140
	2011 Taxes WITHOUT Exemptions \$	1,763.67

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.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.  
 \*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2011  
 TAX ASSESSOR/COLLECTOR

*Christina M. Murray* \_\_\_\_\_ 9/21/2012 FEE PAID \$ 10.00  
 DEPUTY DATE OF TAX CERTIFICATE

ANNEX

ROBERT KEYS & ASSOC

TAX CERTIFICATE

NO. 91630

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 ... DOVE PRAIRIE LTD
ADDRESS: PO BOX 8906
AMARILLO TX 79114

PROPERTY DESCRIPTION

SECT 37 TYLER TAP
LOT BLOCK 0001
A 33.38 AC TR BEG 50FT S
30FT E & 1162.59FT S OF NW
COR OF SECT

PROPERTY ACCOUNT NUMBER: R 758 0370 7505.0 TAXES FOR 2011 ARE \$ 91.39
Acres: 33.3800 Randall County Market Value: 66,760
2011 Taxes WITHOUT Exemptions \$ 1,174.77

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);

Table with columns: 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.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2011

Christina McMuray
DEPUTY

9/21/2012
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

2012017711  
09/28/2012 10:17 AM  
Fee: 85.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

DEDICATION

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

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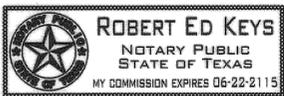
Shannon Burdett, President
Essex Properties, Inc.
P.O. Box 8906
Amarillo, Texas 79114-8906
(806) 331-5819

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me the undersigned authority, on this day personally appeared Shannon Burdett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration wherein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this 21st day of SEPT. 2012.



Notary Public in and for the State of Texas
My commission expires: June 6, 2015

APPROVAL

Approved by the Bi-City-County Health Department on this 24th day of SEPTEMBER 2012.

Chairman

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Chairman

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Thence S. 00° 02' 03" E., 50.00 feet along the west line of said Section 37;

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CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information 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 17th day of June, 2008 and 30th day of August, 2012.

Registered Professional Land Surveyor



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A SUBURBAN SUBDIVISION BEING AN UNPLATTED TRACT OF LAND IN SECTION 37, BLOCK 1, TT RR CO. SURVEY, RANDALL COUNTY, TEXAS
82.29 AC.±

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GRANTEE'S ADDRESS:
Randall County Road Department
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NOTE:  
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NW CORNER SECTION 37

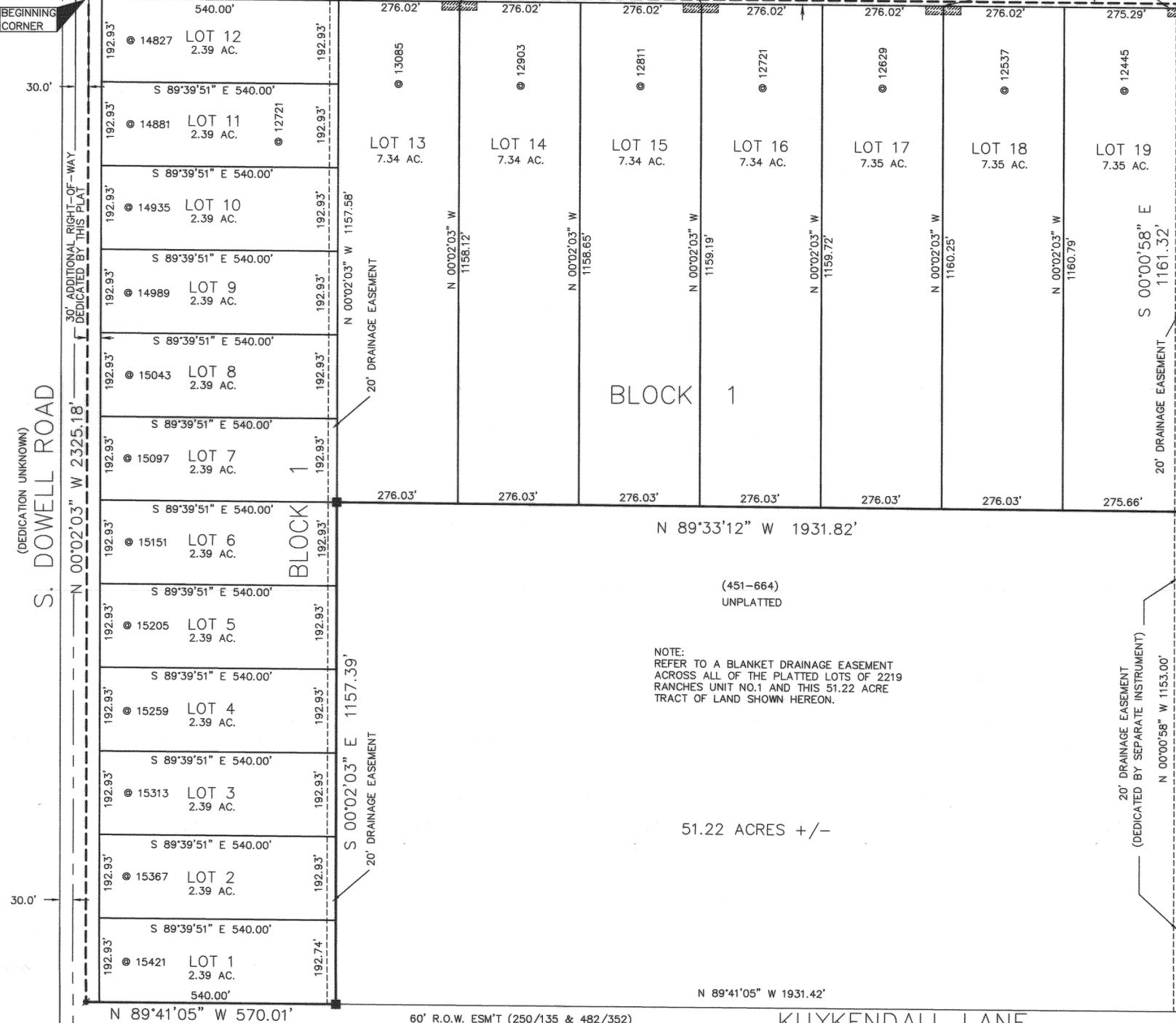
F.M. HIGHWAY NO. 2219

50' R.O.W. ESM'T (180/260)

S 89°39'51" E 2502.16'

10' ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT

BEGINNING CORNER



(DEDICATION UNKNOWN)  
S. DOWELL ROAD

30.0'

30.0'

S 00°02'03" E 5307.60'

SW CORNER SECTION 37

N 89°41'05" W 570.01'

60' R.O.W. ESM'T (250/135 & 482/352)

N 89°41'05" W 1931.42'

NOTE:  
REFER TO A BLANKET DRAINAGE EASEMENT ACROSS ALL OF THE PLATTED LOTS OF 2219 RANCHES UNIT NO.1 AND THIS 51.22 ACRE TRACT OF LAND SHOWN HEREON.

51.22 ACRES +/-

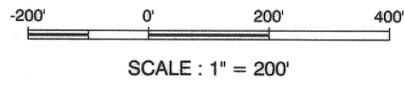
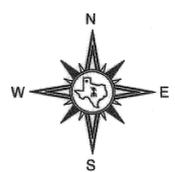
(451-664)  
UNPLATTED

(2008-17514)  
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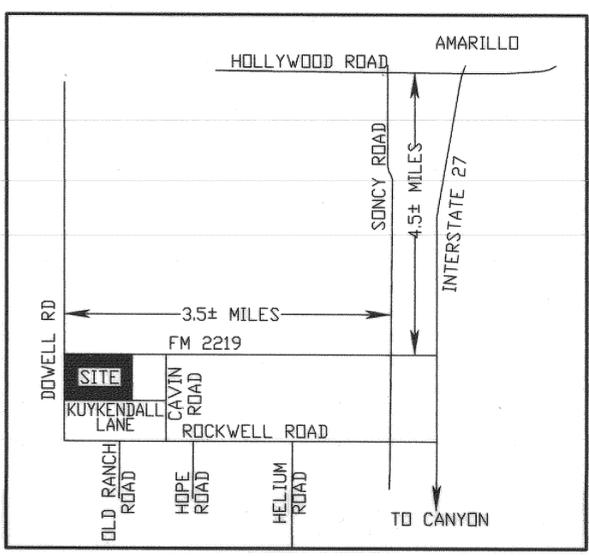
(1751/170)  
UNPLATTED

(2004-10855)  
UNPLATTED

(1964/168)  
UNPLATTED



N.A.D. 83 - Texas North	
N. Latitude:	35°03'05.431"
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VICINITY MAP

- LEGEND:**
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**RKA**

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