THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

February 13, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-67 Bennett Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 149, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Tradewind Rd. & Hollywood Rd.)
DEVELOPERS: Robert & Marie Bennett

The Designated Official for the City of Amarillo approved the above-mentioned item on January 29, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013001850 on January 31, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

2013001850 PLAT Total Pages: 2

O-18 SEC149 BLK 2 AB-M

2010 CENSUS TRACT # 217.02 A.P. O-18

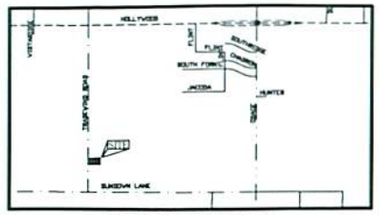
LEGEND

*XXXX	ADDRESS RANGE (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)	⊕	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
SPS	SOUTHWESTERN PUBLIC SERVICE	●	1/2" IRON ROD W/CAP FND
CM	CONTROL MONUMENT	◆	1/2" IRON ROD FND
		RM	RECORD MONUMENT

N W E S

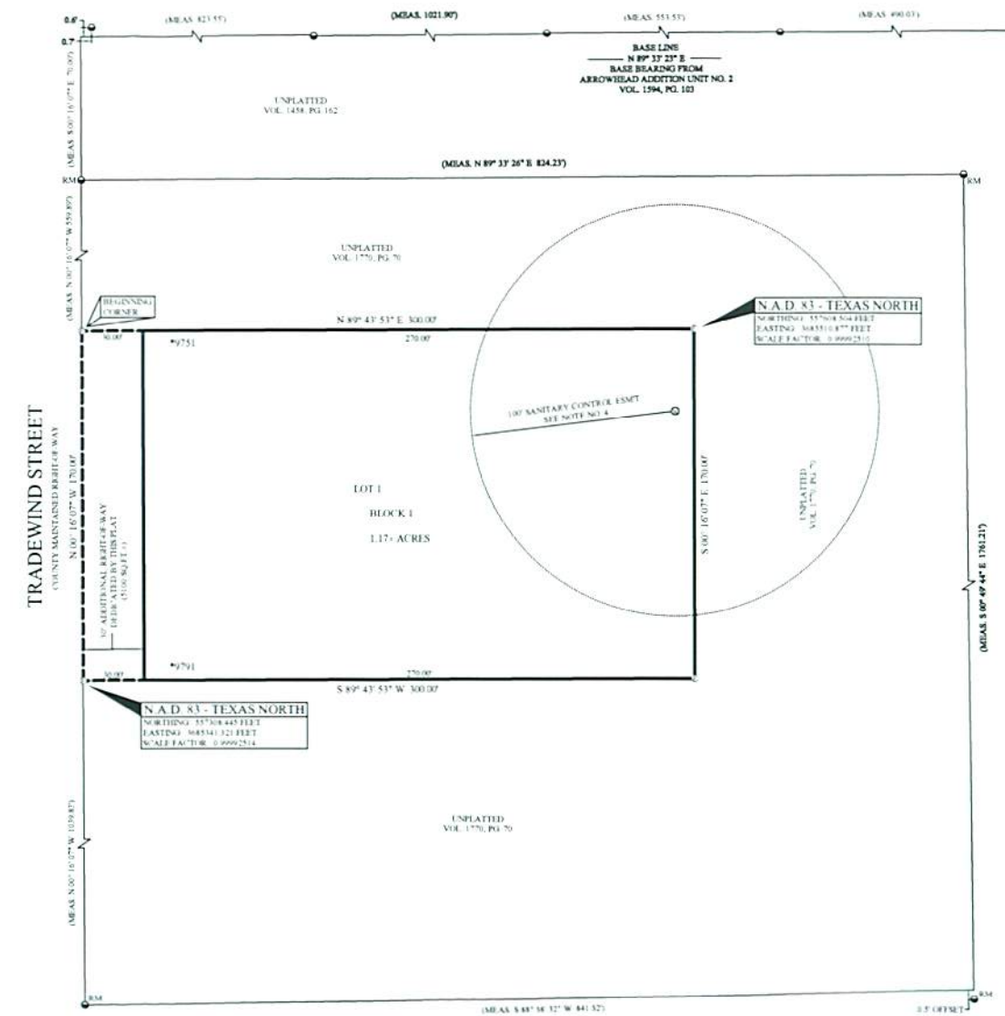
SCALE 1" = 40'

0 20 40 80



VICINITY MAP

NOT TO SCALE



DESCRIPTION

A 1.17± acre tract of land out of Section 149, Block 2, A. & B.M. Survey, Randall County, Texas, further being a portion of that certain 33.79± acre tract of land as described in that certain instrument of conveyance recorded in Volume 1777, Page 70 of the Deed Records of Randall County, Texas, said 1.17± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 9, 2012 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found as called for at the Northwest corner of said 33.79± acre tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found as called for at the Northeast corner of said 33.79± acre tract of land bears North 89° 33' 26" East, 824.23 feet;

THENCE South 00° 16' 07" East, 559.89 feet along the monumented East right-of-way line of Tradewind Street to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest and BEGINNING CORNER of the hereon described tract of land;

THENCE North 89° 43' 53" East, 300.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northeast corner of this tract of land;

THENCE South 00° 16' 07" West, 170.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southeast corner of this tract of land;

THENCE South 89° 43' 53" West, 300.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the East right-of-way line of said Tradewind Street at the Southwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found as called for at the Southwest corner of said 33.79± acre tract of land bears South 00° 16' 07" East, 1039.83 feet;

THENCE North 00° 16' 07" West, 170.00 feet along the East right-of-way line of said Tradewind Street to the PLACE OF BEGINNING and containing 1.17 acres of land, more or less.

NOTES:

1) THIS PLAT IS LOCATED WITHIN THE CITY OF AMARILLO E.T.J.

2) THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0230EE, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR. AREAS SHOWN TO LIE WITHIN FLOOD HAZARD ZONES ARE SHOWN AS SCALED FROM THE SUBJECT F.I.R.M. MAP.

3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

4) 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 FOOT 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.

5.) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH MAXIMUM BUILDING HEIGHT OF 4600 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

OWNERS ACKNOWLEDGMENT

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

THAT THE UNDERSIGNED, ROBERT W. BENNETT, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BENNETT ACRES UNIT NO 1, A SUBURBAN SUBDIVION BEING AN UNPLATTED PORTION OF SECTION 149, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 17th DAY OF December, 2012.

Robert W. Bennett

ROBERT W. BENNETT
9801 TRADEWIND ROAD
AMARILLO, TEXAS 79

ATTEST

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT W. BENNETT

THIS 17th DAY OF December, 2012.

Jandy S Furman

NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGMENT

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

THAT THE UNDERSIGNED, MARIE E. BENNETT, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BENNETT ACRES UNIT NO 1, A SUBURBAN SUBDIVION BEING AN UNPLATTED PORTION OF SECTION 149, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 17th DAY OF December, 2012.

Marie E. Bennett

MARIE E. BENNETT
9801 TRADEWIND ROAD
AMARILLO, TEXAS 79

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARIE E. BENNETT

THIS 17th DAY OF December, 2012.

Jandy S Furman

NOTARY PUBLIC, STATE OF TEXAS

JS

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

P-12-67

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

BENNETT ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY
OF AMARILLO BEING AN UNPLATTED TRACT
OF LAND OUT OF SECTION 149,
BLOCK 2, A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS
1.17± ACRES

STATE OF TEXAS REGISTERED HEATHER LYNN LEMONS 5712 PROFESSIONAL LAND SURVEYOR

I, HEATHER LYNN LEMONS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION, WITH MONUMENTS, SET OR FOUND AS INDICATED, AND THAT IT MEETS OR EXCEEDS THE TSPS STANDARDS.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF NOVEMBER, 2012.

Heather Lynn Lemons

HEATHER LYNN LEMONS, R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4240
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CAREY A. MANN, RPLS
LANDON M. STARKS, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1213743 FILE NO. SUB O-18
DRAWING NO. C:\SUB 12\RANDALL O-18\1213743

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL CO. ROAD DEPT
P.O. BOX 1318
CANYON, TEXAS 79015

APPROVAL
APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 29 DAY OF January 2013
Vicki Covey
VICKI COVEY

APPROVAL
APPROVED BY THE RANDALL COUNTY HEALTH DEPARTMENT, ON THIS 29 DAY OF January, 2012
HEALTH OFFICER

1-31-13 (DATE) Randall (COUNTY)
2013001850 (VOLUME) (PAGE)

APP

ANNEX
ROBERT BENNETT

T A X C E R T I F I C A T E

NO. 91937

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 ..: BENNETT ROBERT W
ADDRESS: 5116 S BONHAM ST
AMARILLO TX 79110

PROPERTY DESCRIPTION
==========
SECT 149 A B & M
LOT BLOCK 0002
824.23FT E X 1761.21FT
S BEG 2585.60FT N &
4425.72FT W OF SE
COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1490 6100.0 **TAXES FOR 2012 ARE $** 440.10
Acres: 33.7600 **Randall County Market Value:** 159,772
2012 Taxes WITHOUT Exemptions $ 2,636.13

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 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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Christina N Murray
DEPUTY

12/17/2012
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013001850
01/31/2013 09:55 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 217.02 A.P. O-18

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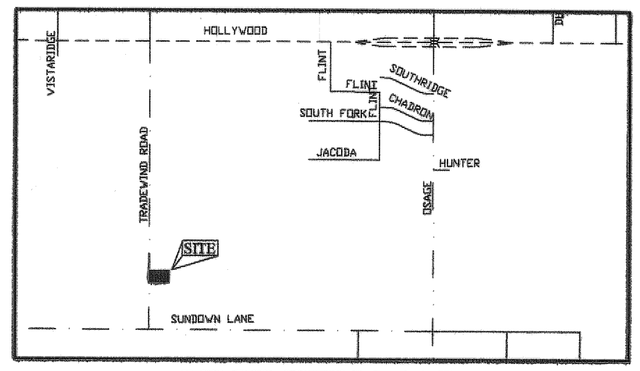

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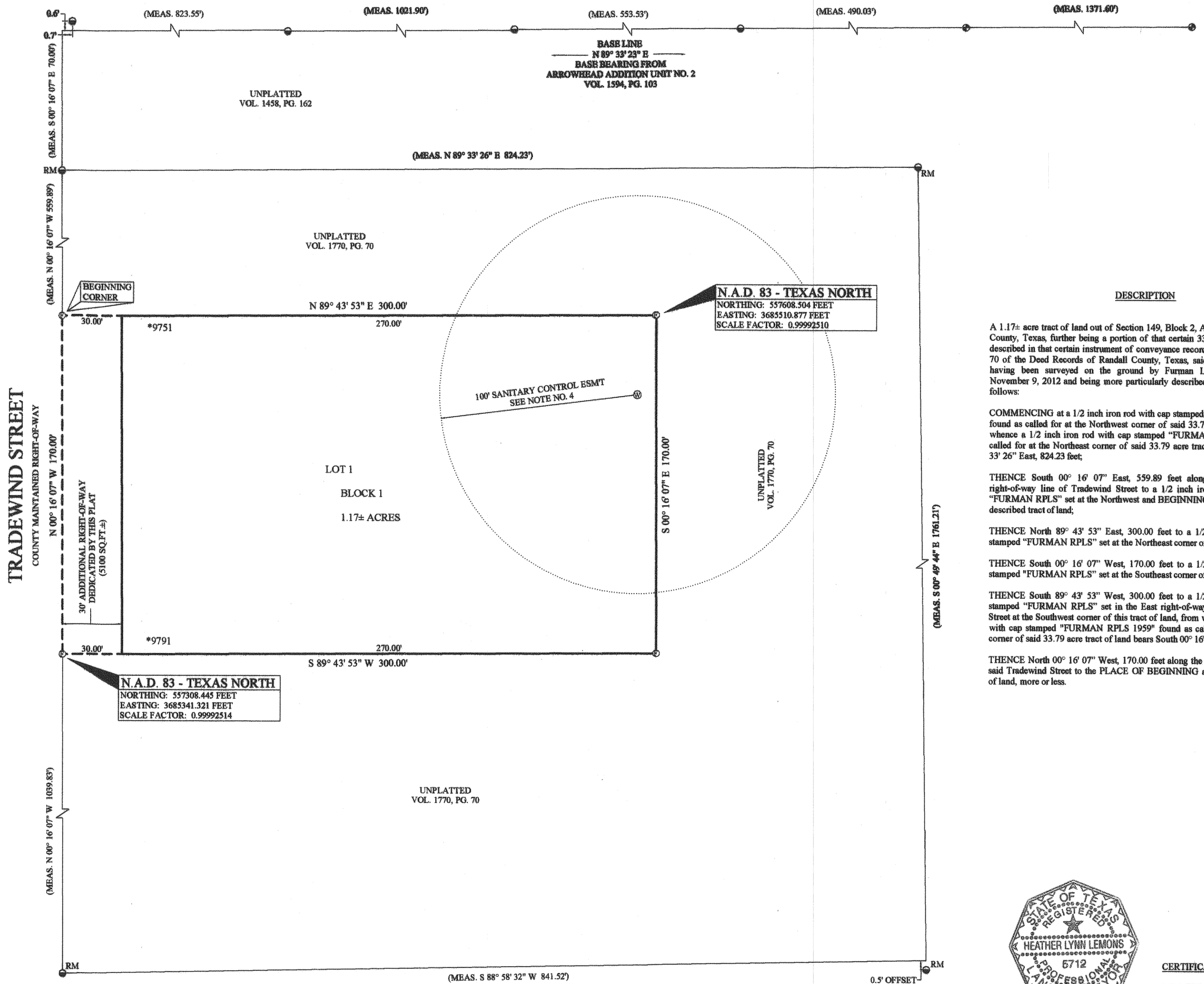

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COUNTY OF RANDALL

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EXECUTED THIS 17th DAY OF December, 2012.

Robert W. Bennett
ROBERT W. BENNETT
9801 TRADEWIND ROAD
AMARILLO, TEXAS 79

ATTEST

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THIS 17th DAY OF December, 2012.

Jandy S. Furman
NOTARY PUBLIC, STATE OF TEXAS

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

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Marie E. Bennett
MARIE E. BENNETT
9801 TRADEWIND ROAD
AMARILLO, TEXAS 79

ATTEST

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Jandy S. Furman
NOTARY PUBLIC, STATE OF TEXAS

JANDY S. FURMAN
MY COMMISSION EXPIRES
April 28, 2013

BENNETT ACRES UNIT NO. 1

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RANDALL COUNTY, TEXAS
1.17± ACRES

STATE OF TEXAS
REGISTERED
HEATHER LYNN LEMONS
5712
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 9TH DAY OF NOVEMBER, 2012.

Heather Lynn Lemons
HEATHER LYNN LEMONS R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4246
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1213743 FILE NO. SUB\\O-18
DRAWING NO. C:\SUB 12\RANDALL\O-18\1213743

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL CO. ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 29 DAY OF January, 2013

Vicki Covey
VICKI COVEY

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON THIS 29 DAY OF January, 2012.

M. D. Stokes, RS
HEALTH OFFICER

1-31-13
(DATE)

RANDALL
(COUNTY)

2013001850
(VOLUME) (PAGE)