THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

June 5, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-23 Oakwood Addition Unit No. 5, an addition to the City of Amarillo, being a portion of Lot 7 Block 13, Oakwood Addition Unit No. 1 and a portion of an unplatted tract in Section 4, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Scotty Dr & Venice Dr)
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on May 20, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013009328 on May 22, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

P-13-23

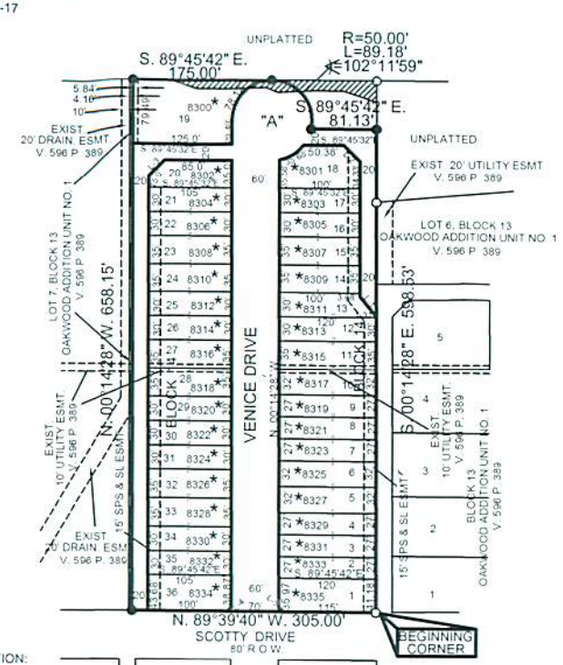
BLK 9 BS+F

SEC 4

K-17

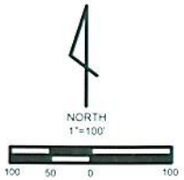
JS

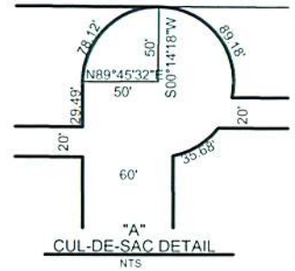
CENSUS TRACT 215
AP NO. J-17

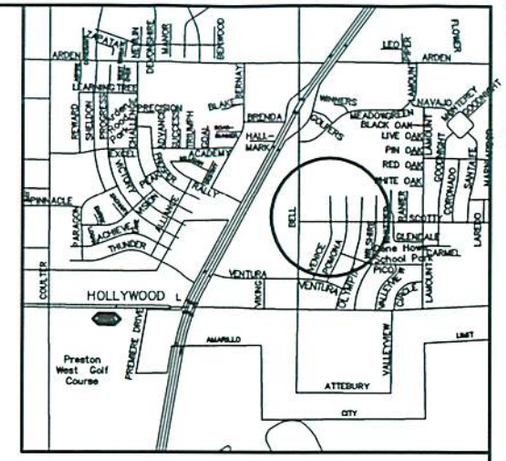


CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
"A"	50.00'	225.56'	258°28'16"







VICINITY MAP
NTS

LEGEND:

- ● 1/2 INCH REBAR (HH SET)
- O 1/2 INCH REBAR (FND)
- ★ ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

EXIST. EXISTING
DRAIN. DRAINAGE
ESMT. EASEMENT
SPS SOUTHWESTERN PUBLIC SERVICE
SL SUDDENLINK

LINE CHART

MARK	BEARING	LENGTH
L-1	N. 38°41'58" W.	32.15'
L-2	N. 45°00'05" W.	28.40'
L-3	S. 44°59'55" W.	28.17'
L-4	N. 44°45'27" E.	7.07'
L-5	N. 44°57'04" W.	7.11'

NOTE:

1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48381C0210E DATED JUNE 4, 2010, BUT A PORTION IS LOCATED WITHIN THE BASE FLOOD (AS SHOWN)

2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.

3. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION

4. DEDICATED ALLEY RIGHT-OF-WAY SQUARE FOOTAGE: 19,459 S.F.

5. DEDICATED STREET RIGHT-OF-WAY SQUARE FOOTAGE: 40,374 S.F.

6. DEDICATED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT SQUARE FOOTAGE: 18,922 S.F.

SPC NAD83
TEXAS NORTH

S.E. CORNER OF PLAT

NORTHING/Y= 3689570.985
EASTING/X= 536911.694
CONVERGENCE= -0 13 52.03716
SCALE FACTOR= 0.999924103
COMBINED FACTOR= 0.999757071

N.W. CORNER OF LOT 6, BLK 13, OAKWOOD NO 1

NORTHING/Y= 3690077.001
EASTING/X= 536911.688
CONVERGENCE= -0 13 52.05144
SCALE FACTOR= 0.999923979
COMBINED FACTOR= 0.999756968

DEDICATION:

STATE OF TEXAS)(
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)(

THAT HAPPY HORIZONS PROPERTIES, LP BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS OAKWOOD ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 4, BLOCK 9, B.S.&F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE EASEMENTS, ALLEYS, AND STREETS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, ALLEYS AND STREETS. EXECUTED THE DAY OF 2013.

Suzanne Boyce

HAPPY HORIZONS PROPERTIES, LP
BY: HAPPY HORIZONS, INC., GENERAL PARTNER
BY: SUZANNE BOYCE, PRESIDENT
3905 BELL STREET
AMARILLO, TEXAS 79109
(806) 353-6671

ATTEST:
STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUZANNE BOYCE, PRESIDENT, HAPPY HORIZONS, INC., GENERAL PARTNER 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF May 2013

Lorena Ann Green

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas
MY COMMISSION EXPIRES February 6, 2017

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF JANUARY, 2012

H.O. Hartfield

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STATE OF TEXAS
REGISTERED
H. O. HARTFIELD
5377
PROFESSIONAL
LAND SURVEYOR

FILED OF RECORD
5-22-13 RANDALL
DATE COUNTY
2013009328
FILE CLERK NO.

APPROVAL:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

5/20/13
DATE

CHAIRMAN

OAKWOOD ADDITION UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO BEING A PORTION OF LOT 7, BLOCK 13, OAKWOOD ADDITION UNIT NO. 1, AND A PORTION OF AN UNPLATTED TRACT IN SECTION 4, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
(4.49 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tengsur@thomasandisrael.com

JOB NO. 12221

2013009328 PLAT Total Pages: 4

ANNEX
THOMAS & ISRAEL ENGINE **T A X C E R T I F I C A T E** NO. 92218

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 ..: HAPPY HORIZONS PROPERTIES LP
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
OAKWOOD ADDN # 1
LOT 007 BLOCK 0013

PROPERTY ACCOUNT NUMBER: R 52 8220 2540.0 **TAXES FOR 2012 ARE $** 9.92
Acres: 2.8300 **Randall County Market Value:** 49,386
2012 Taxes WITHOUT Exemptions $ 1,074.85

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 2013 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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

DEPUTY

3/ 6/2013

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX
THOMAS & ISRAEL ENGINE **T A X C E R T I F I C A T E** NO. 92216

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 ..: HAPPY HORIZONS PROPERTIES LP
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
SECT 4 B S & F
LOT BLOCK 0009
IRREG TR BEG
2238.18FT N & 583FT
E OF SW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0040 1200.0 **TAXES FOR 2012 ARE $** 6.16
Acres: 5.0500 **Randall County Market Value:** 17,778
2012 Taxes WITHOUT Exemptions $ 386.93

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);

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Sharon Hollingsworth 3/ 6/2013
---------- ----------
DEPUTY DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

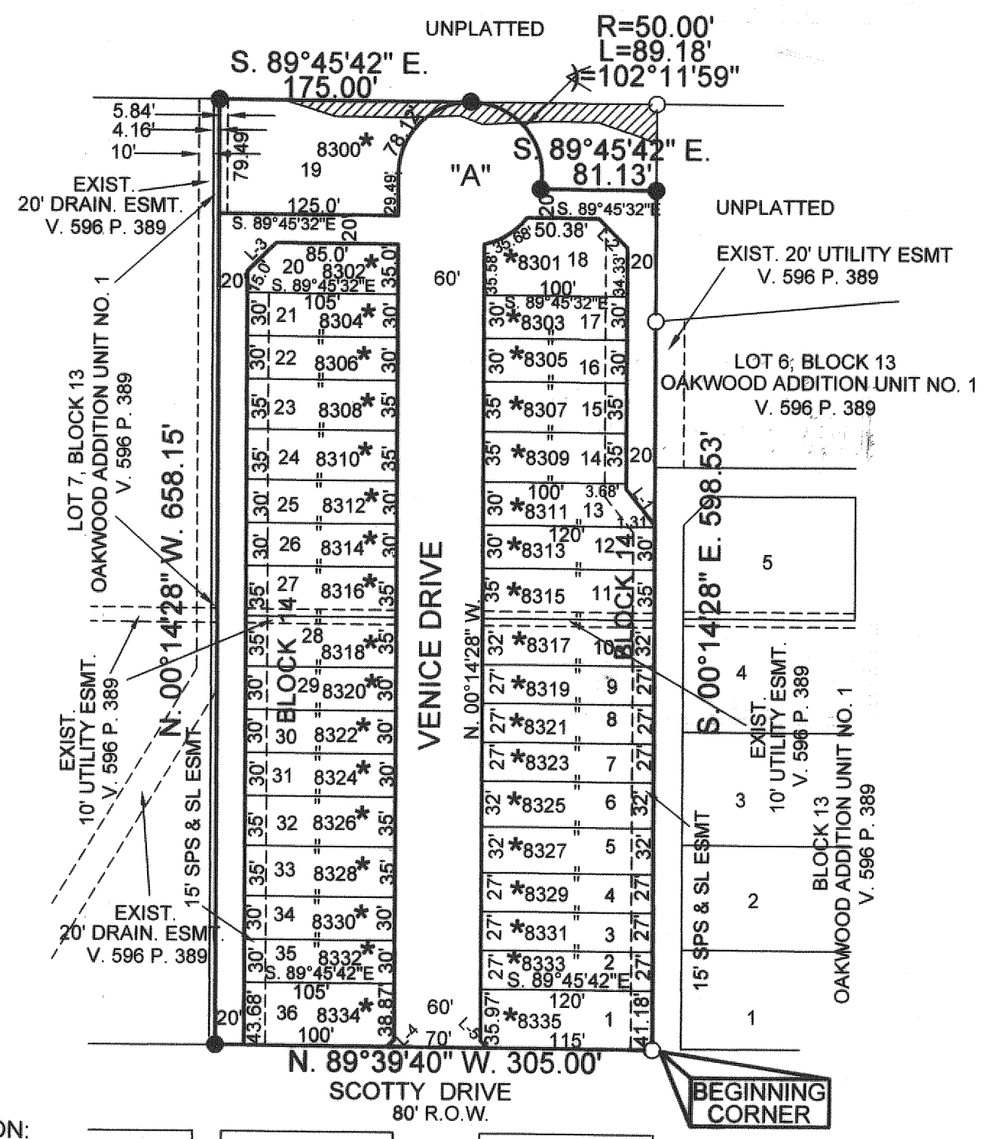
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013009328
05/22/2013 09:02 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 215
AP NO. J-17



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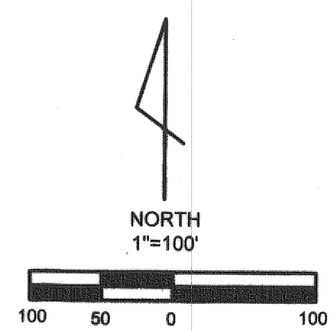

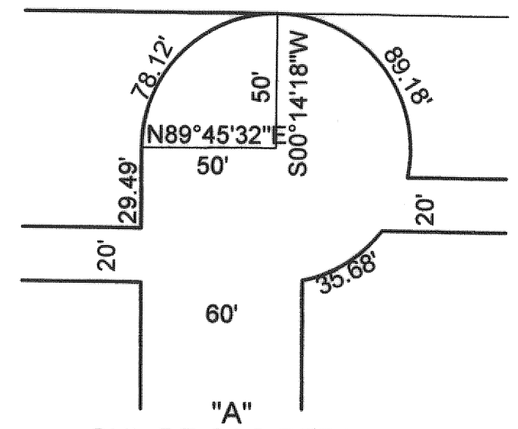

CUL-DE-SAC DETAIL
NTS

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- ○ 1/2 INCH REBAR (FND)
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ESMT. EASEMENT
SPS SOUTHWESTERN PUBLIC SERVICE
SL SUDDENLINK

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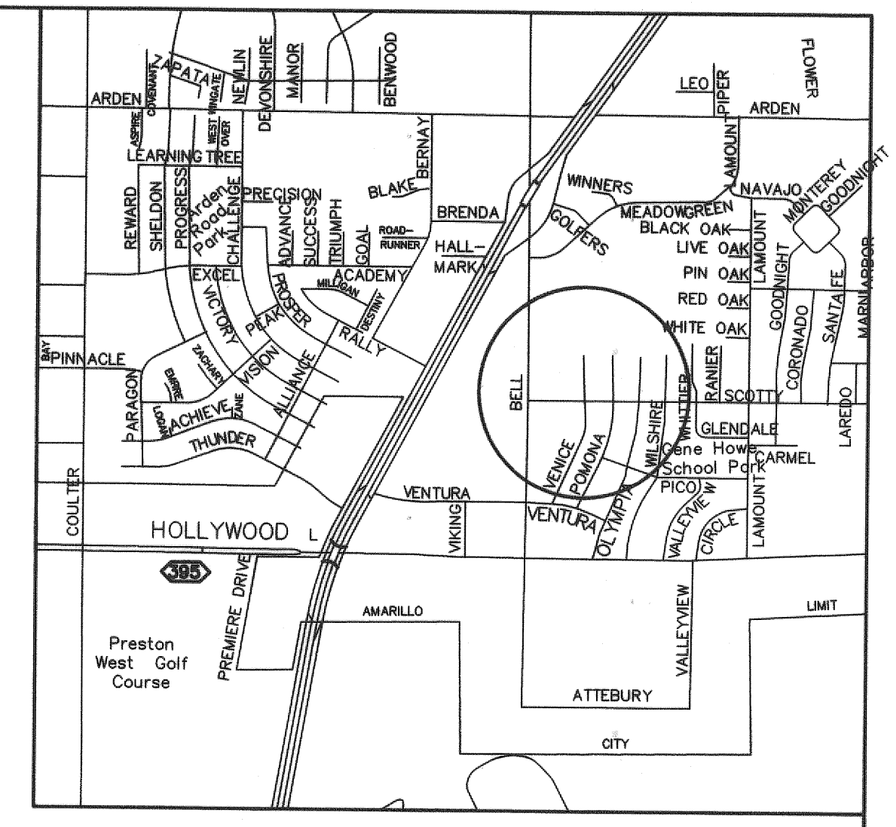

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6. DEDICATED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT SQUARE FOOTAGE: 18,922 S.F.

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)(

THAT HAPPY HORIZONS PROPERTIES, LP BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS OAKWOOD ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 4, BLOCK 9, B.S & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE EASEMENTS, ALLEYS, AND STREETS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, ALLEYS AND STREETS. EXECUTED THE DAY OF ,2013.

Suzanne Boyce

HAPPY HORIZONS PROPERTIES, LP
BY: HAPPY HORIZONS, INC., GENERAL PARTNER
BY: SUZANNE BOYCE, PRESIDENT
3905 BELL STREET
AMARILLO, TEXAS 79109
(806) 353-6671

ATTEST:

STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUZANNE BOYCE, PRESIDENT, HAPPY HORIZONS, INC., GENERAL PARTNER 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF May, 2013.

Lorena Ann Greer

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas
MY COMMISSION EXPIRES: February 6, 2017

LORENA ANN GREER
Notary Public, State of Texas
My Commission Expires
February 06, 2017

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

DESCRIPTION:

A **4.49 ACRE** TRACT OF LAND BEING **A PORTION OF LOT 7, BLOCK 13, OAKWOOD ADDITION UNIT NO.** 1, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 596, PAGE 389, DEED RECORDS OF RANDALL COUNTY, TEXAS AND **A PORTION OF AN UNPLATTED TRACT,** BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID OAKWOOD ADDITION UNIT NO. 1 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°39'40" W., 305.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°14'28" W., 658.15 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°45'42" E., 175.00 FEET TO A ½ INCH REBAR SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S. 00°14'18" W., 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 102°11'59", AN ARC DISTANCE OF 89.18 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S. 89°45'42" E., 81.13 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°14'28" E., 598.53 FEET TO **THE PLACE OF BEGINNING**.

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF JANUARY, 2012.

STATE OF TEXAS REGISTERED H. O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

H.O. Hartfield

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

FILED OF RECORD

5-22-13 RANDALL
DATE COUNTY

2013009328
FILE CLERK NO.

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE: 5/20/2013 Carry Walker
CHAIRMAN

OAKWOOD ADDITION UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO BEING A PORTION OF LOT 7 BLOCK 13, OAKWOOD ADDITION UNIT NO. 1, AND A PORTION OF AN UNPLATTED TRACT IN SECTION 4, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS (4.49 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tiengsur@thomasandisrael.com
JOB NO. 12221