

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 3, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-25 City View Estates Unit No. 14, an addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Farmers Ave. & City View Dr.)
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on October 28, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013020018 on October 29, 2013. Please post your records accordingly.



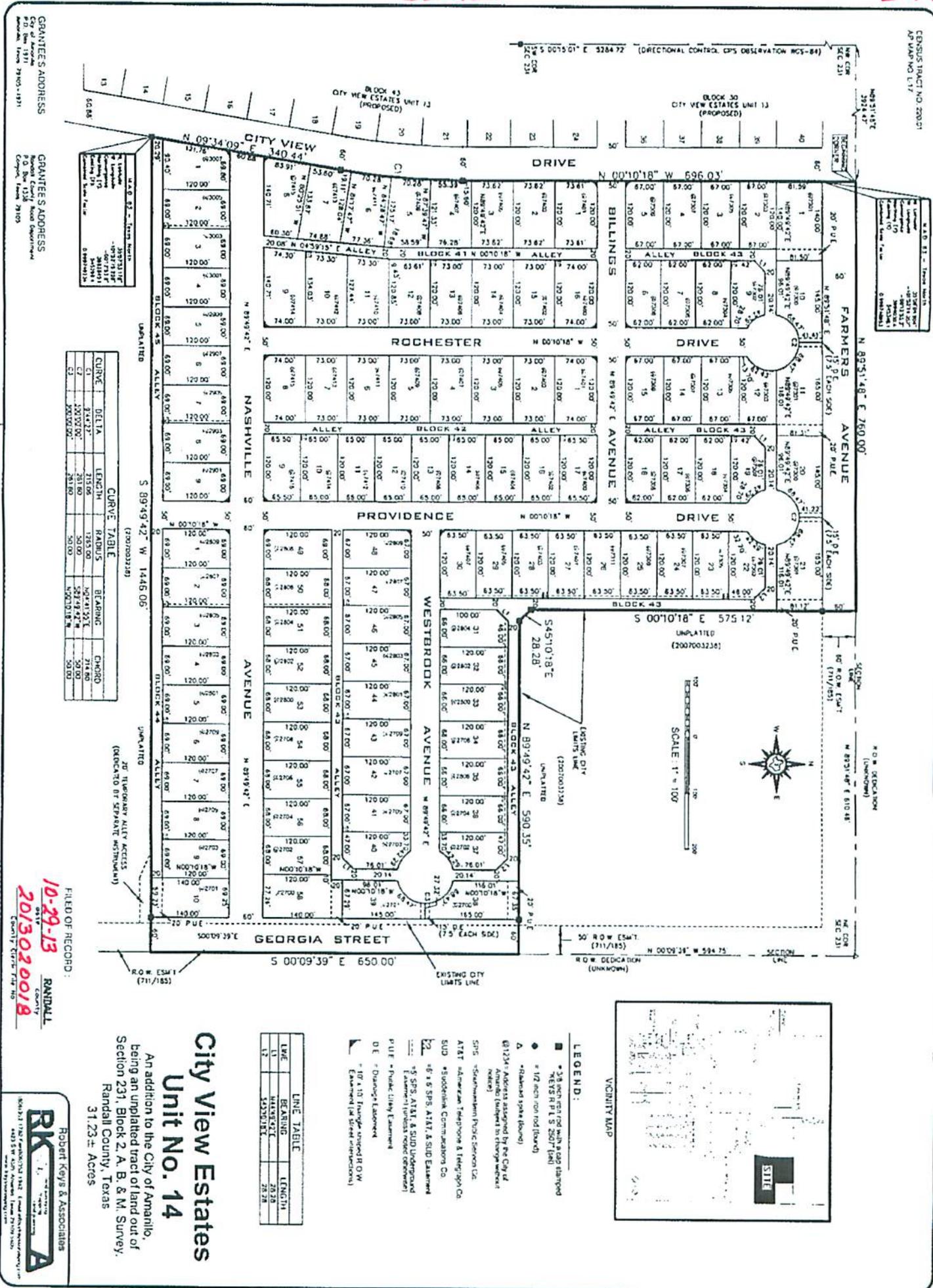
Kelley Shaw, Planning Director



BLK 2 A,B,M

SEC 231

L-17



GRANTEE'S ADDRESS
City of Amarillo
1000 East Amarillo Blvd
Amarillo, Texas 79103-1931

GRANTEE'S ADDRESS
Robert Keys & Associates
1000 East Amarillo Blvd
Amarillo, Texas 79103

CURVE TABLE

CURVE	DELTA	LENGTH	BEARING	CHORD
C1	133.00°	50.00'	281.80'	50.00'
C2	133.00°	50.00'	281.80'	50.00'

LINE TABLE

LINE	BEARING	LENGTH
1	N 09°14'09" E	340.44'
2	N 00°10'18" W	696.03'
3	N 00°10'18" W	575.12'
4	S 00°09'39" E	650.00'

FILED OF RECORD:
10-29-13
RANDALL COUNTY
2013020018

City View Estates
Unit No. 14
An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A, B, & M, Survey,
Randall County, Texas
31.23 ± Acres

Robert Keys & Associates
1000 East Amarillo Blvd
Amarillo, Texas 79103



LEGEND:
 ■ 3/4 inch iron rod with a cap stamped
 "NEWS P.L.S. 2007" (see)

● 1/2 inch iron rod (found)

▲ Railroad spike (found)

① 12" x 12" - Access approved by the City of Amarillo (subject to change without notice)

SPS - Stake/Marker/Point/Corner/Flag

AT&T - American Telephone & Telegraph Co.

SUD - Subsidiary Communications Co.

6" x 6" SPS AT&T & SUD Examined

5" SPS AT&T & SUD (underground Examined) (under other ownership)

P.U.L. - Public Utility Examined

D.E. - Ditch/Drainage Examined

1" 10" x 10" - Found stamped "D.W. Examined" (see street intersection)

APP

P-13-25

JS

BLK 2 A B + M

SEC 231

L-17

CENSUS TRACT NO. 2001
AP MAP NO. L-17

NOTES

- 1) Portions of this plat lie both in and out of the Extraterritorial Jurisdiction of the City of Amarillo, Texas
- 2) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M., which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15)
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 4950 MSL will be filed in accordance with this plat.
- 6) Dedicated Public Areas
 - a. 135,452 square feet of public streets are dedicated by this plat.
 - b. 104,394 square feet of public alleys are dedicated by this plat.
 - c. 7,571 square feet of public utility easements are dedicated by this plat.
 - d. 1,650 square feet of public drainage easements are dedicated by this plat.
- 7) No direct vehicular access from Farmers Lane or Georgia Street to residential lots.

DESCRIPTION

A 31.23 acre tract of land being a portion of a tract of land described in that certain Warranty Deed recorded under County Clerk's File No. 2007003238 of the Official Public Records of Randall County, Texas, situated in Section 231, Block 2, A B & M Survey, Amarillo, Randall County, Texas, as defined (from previous surveys) by Robert Keys and Associates on the 13th day of February, 2013, and said tract of land being further described by moles and bounds as follows:

Commencing at the northwest corner of said Section 231, from whence a 1/2 inch iron rod, found at southwest corner of said Section 231 bears S. 00°15'01" E., bearings contained herein are relative to true north as determined by G.P.S. observation WGS-84, 5284.72 feet;

Thence N. 89° 51' 48" E., 3924.47 feet along the north line of said Section 231 to the northwest and BEGINNING CORNER of this tract of land and same being the northeast corner of a 35.02 acre tract of land, surveyed herewith

Thence N. 89° 51' 48" E., 760.00 feet along the north line of said Section 231 to the northeast corner of this tract of land, from whence a railroad spike, found at the northeast corner of said Section 231, bears N. 89° 51' 48" E. 510.46 feet.

Thence S. 00° 10' 18" E., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set a total distance of 575.12 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northerly corner of a 20 foot by 20 foot alley cut-off corner.

Thence S. 45° 10' 18" E., 28.28 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the easterly corner of said 20 foot by 20 foot alley cut-off corner.

Thence N. 89° 49' 42" E., at 530.35 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set a total distance of 590.35 feet to the most easterly northeast corner of this tract of land.

Thence S. 00° 09' 39" E., 650.00 feet along the east line of said Section 231 to the southeast corner of this tract of land.

Thence S. 89° 49' 42" W., 1446.05 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land.

Thence N. 09° 34' 09" E., 340.44 feet along the easterly line of said 35.02 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 1265.00 feet.

Thence Northeasterly, an arc distance of 215.05 feet along said curve with a chord of N. 04° 41' 55" E., 214.00 feet and same being the easterly line of said 35.02 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve.

Thence N. 00° 10' 18" W., at 636.03 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set a total distance of 696.03 feet continuing along said 35.02 acre tract of land to the POINT OF BEGINNING

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents

That, Rockrose Development, LLC, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as City View Estates Unit No. 14 an addition to the City of Amarillo, 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, unless noted as existing with the recording information shown

Executed this 25th day of OCTOBER, 2013

Matt Griffith
Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-6681

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Matt Griffith, Vice President of Rockrose Development, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 25th day of OCTOBER, 2013.



RE Keys
Notary Public in and For the State of Texas
My commission expires 6-22-2015

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 6th day of March, 2013.



RE Keys
Registered Professional Land Surveyor

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 26 day of OCTOBER, 2013

Cherry Hill
Chairman

City View Estates
Unit No. 14

An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A, B, & M Survey,
Randall County, Texas
31.23 ± Acres

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

GRANTEE'S ADDRESS:
Randall County Bond Department
P.O. Box 1338
Canyon, Texas 79103

PAGE 2 OF 2

FILED OF RECORD:
10-29-13 RANDALL
COUNTY
2013020018
County Clerk Fee No.



APP

P-13-25

JS

ANNEX

TAX CERTIFICATE NO. 92982

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 . . : ATTEBURY ELEVATORS LLC
 ADDRESS: HAPPY AGAIN LP
 3905 BELL ST STE B
 AMARILLO TX 79109

PROPERTY DESCRIPTION

SECT 231 A B & M
 LOT BLOCK 0002
 IRREG 85.74 AC IN NE COR OF
 SECT LESS ROW & LESS NE COR
 LYING OUTSIDE OF CITY LIMITS

PROPERTY ACCOUNT NUMBER: R 200 2310 4900.0 TAXES FOR 2013 ARE \$ 319.72
 Acres: 85.7400 Randall County Market Value: 728,790
 2013 Taxes WITHOUT Exemptions \$ 15,800.89

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 2013

Christina Murray
 DEPUTY

10/25/2013
 DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

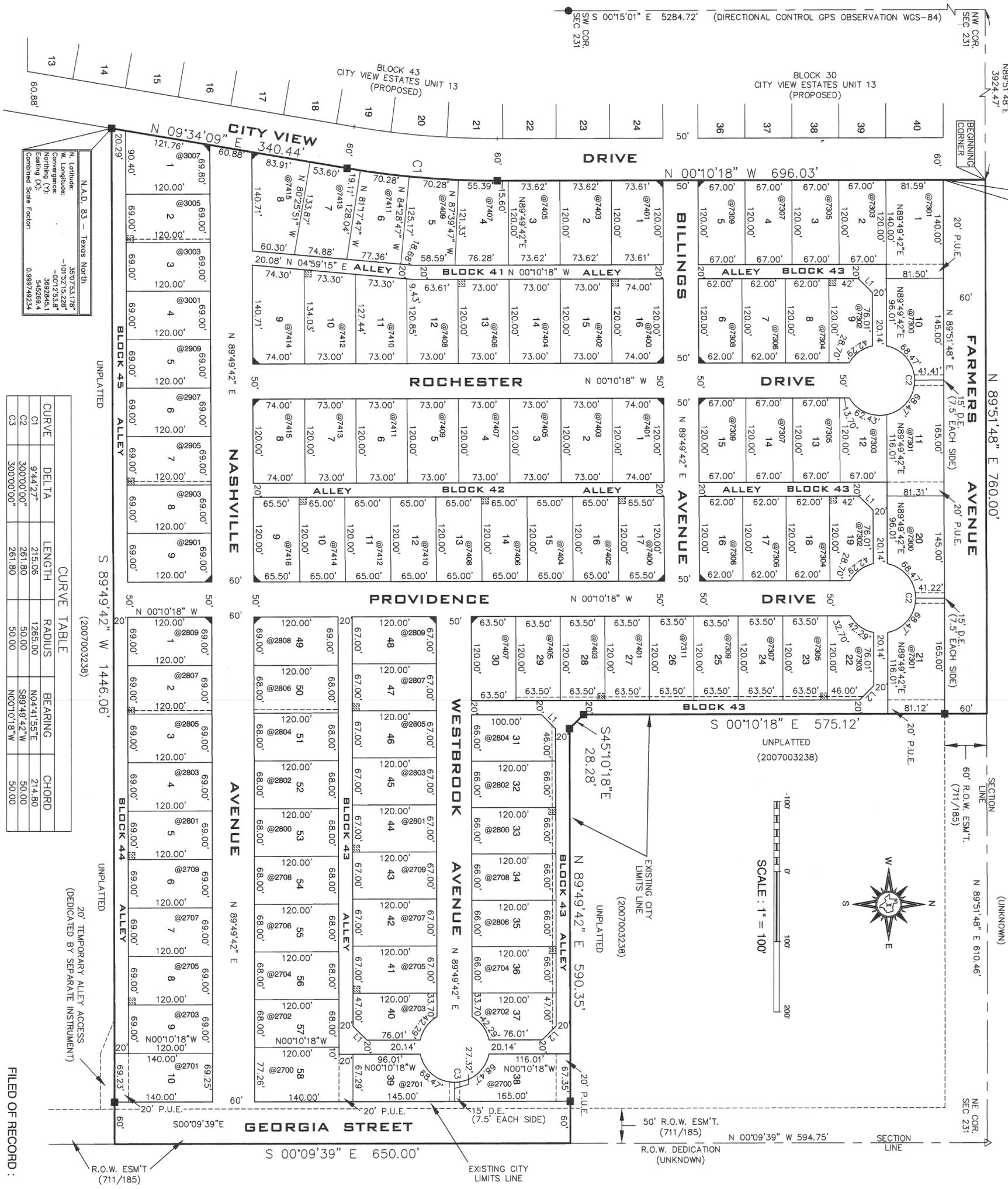
OFFICIAL PUBLIC RECORDS



Renee Calhoun

2013020018
10/29/2013 09:41 AM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

N.A.D. 83 - Texas North
N. Latitude: 359904.904'
W. Longitude: -1015214.357'
Convergence: -001753.3"
Northing (Y): 3599030.4
Easting (X): 545348.1
Combined Scale Factor: 0.999748953



N.A.D. 83 - Texas North
N. Latitude: 360753.178'
W. Longitude: -1015215.228'
Convergence: -001753.8"
Northing (Y): 360753.1
Easting (X): 545269.4
Combined Scale Factor: 0.999749234

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	94.427°	215.06	1265.00	N04°41'55"E	214.80
C2	300°00'00"	261.80	50.00	S89°49'42"W	50.00
C3	300°00'00"	261.80	50.00	N00°10'18"W	50.00

FILED OF RECORD :

10-29-13

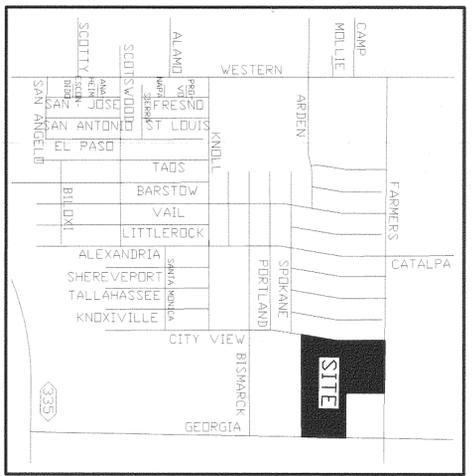
date

RANDALL

county

2013020018

County Clerk File No.



LEGEND :

- = 3/8 inch iron rod with a cap stamped "KEYS R.P.S. 2507" (set)
- = 1/2 inch iron rod (found)
- ▲ = Railroad spike (found)
- ①1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- = 6" x 6" SPS, AT&T, & SUD Easement
- - - = 5" SPS, AT&T, & SUD Underground Easement (unless noted otherwise)
- = Public Utility Easement
- - - = Drainage Easement
- ▲ = 10' x 10' Triangle shaped R.O.W. Easement (at street intersections)

LINE	BEARING	LENGTH
L1	N44°49'42"E	28.28
L2	S45°10'18"E	28.28

City View Estates Unit No. 14

An addition to the City of Amarillo,
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Section 231, Block 2, A. B. & M. Survey,
Randall County, Texas
31.23 ± Acres

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P.O. Box 1971
Amarillo, Texas 79105-1971

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

Robert Keys & Associates
land surveying
land planning

(806)352-1782 Fax:(806)352-1942 Email:info@rkeysurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.rkeysurveying.com

NOTES

- 1.) Portions of this plat lie both in and out of the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter.
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Thence N. 89° 51' 48" E., 3924.47 feet along the north line of said Section 231 to the northwest and **BEGINNING CORNER** of this tract of land and same being the northeast corner of a 35.02 acre tract of land, surveyed herewith;

Thence N. 89° 51' 48" E., 760.00 feet along the north line of said Section 231 to the northeast corner of this tract of land, from whence a railroad spike, found at the northeast corner of said Section 231, bears N. 89° 51' 48" E. 610.46 feet;

Thence S. 00° 10' 18" E., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 575.12 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northerly corner of a 20 foot by 20 foot alley cut-off corner;

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DEDICATION

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

That, **Rockrose Development, LLC**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **City View Estates Unit No. 14** an addition to the City of Amarillo, 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, unless noted as existing with the recording information shown.

Executed this 25th day of OCTOBER, 2013.

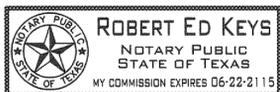

Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-8681

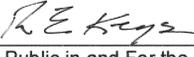
NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Matt Griffith, Vice President of Rockrose Development, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

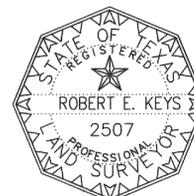
Given under my hand and seal of office this 25th day of OCTOBER, 2013.




Notary Public in and For the State of Texas
My commission expires: 6-22-2015

CERTIFICATE

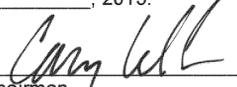
I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 6th day of March, 2013.




Registered Professional Land Surveyor

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 28th day of OCTOBER, 2013.


Chairman

**City View Estates
Unit No. 14**

An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A. B. & M. Survey,
Randall County, Texas
31.23 ± Acres

FILED OF RECORD :

10-29-13 RANDALL
date county
2013020018
County Clerk File No.

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

Robert Keys & Associates



land surveying
mapping
land planning

(806)352-1782 Fax:(806)352-1942 Email:info@keyssurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.keyssurveying.com