

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 6, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-47 Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 62 & 63, Block 1, TT&RR Survey, Randall County, Texas. (Vicinity: FM2590 & McCormick Rd)
DEVELOPER: Jonathan Lair

The Planning and Zoning Commission approved the above-mentioned item on January 28, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014001473 on January 29, 2014. Please post your records accordingly.



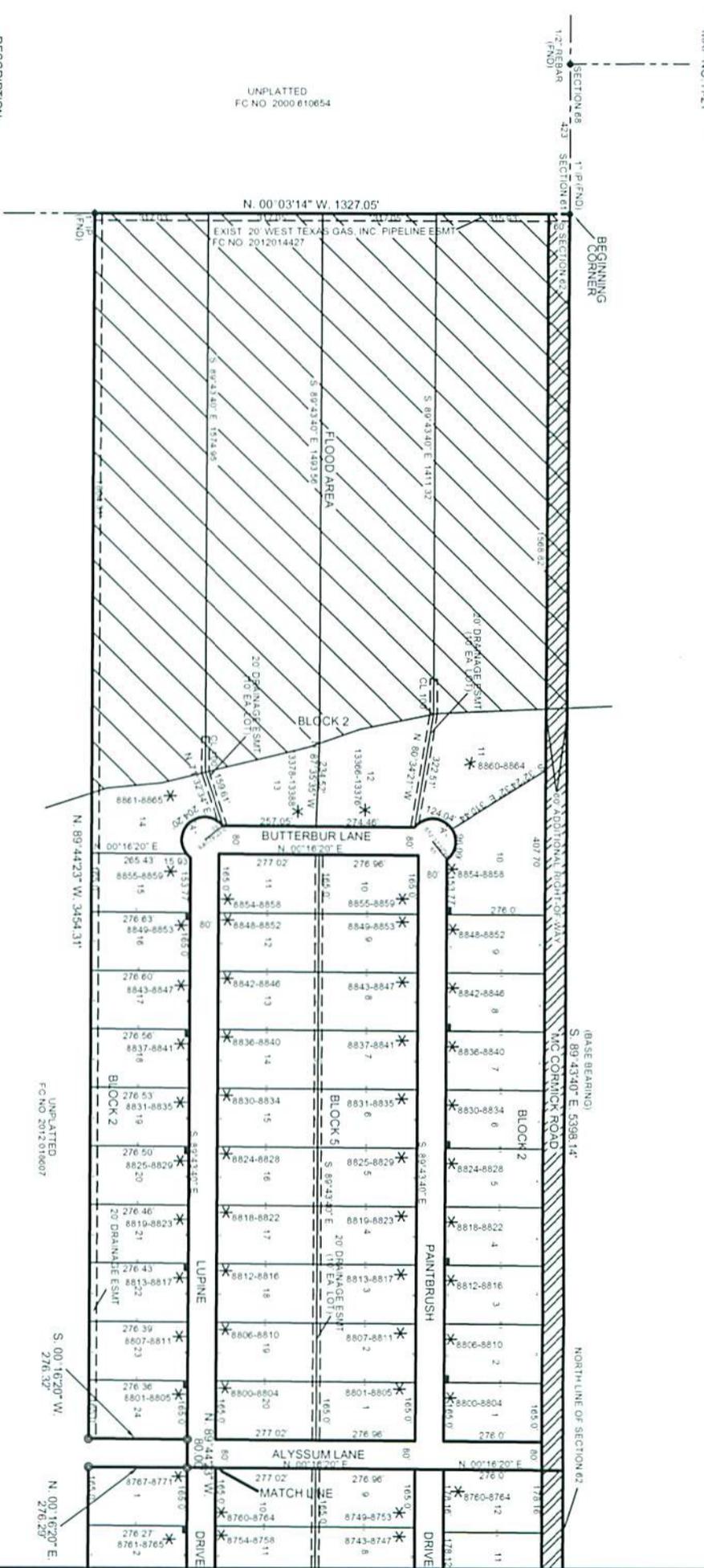
Kelley Shaw, Planning Director

BLK1 TT+RR

SECS 62+63

H-21

CENSUS TRACT 217.04
MAP NO H-21



DESCRIPTION:
 A 163.72 ACRE TRACT OF LAND OUT OF THE NORTH PART OF SECTIONS 62 AND 63, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAID SECTION 62, T.T. & R.R. COMPANY SURVEY FROM WHICH A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SECTION 68, BLOCK 9 B.S. & F. SURVEY BEARS N 89° 43' 37" W, 423.00 FEET;
 THENCE S. 89° 43' 40" E. ALONG THE NORTH LINE OF SAID SECTION 62 AT 6004.16 FEET PASS A 2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 68, CONTINUE FOR A DISTANCE OF 4299.71 FEET PASS A 1 INCH IRON PIPE FOUND FOR THE NORTH-EAST CORNER OF SAID SECTION 62 CONTINUE FOR A TOTAL DISTANCE OF 4398.14 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTH-EAST CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF F.M. HIGHWAY 2590;
 THENCE S. 00° 23' 04" W. 1325.61 FEET ALONG SAID WEST LINE OF F.M. HIGHWAY 2590 TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE N. 89° 44' 23" W. AT 88.28 FEET PASS THE EAST LINE OF SECTION 62 FOR A TOTAL DISTANCE OF 1553.68 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HW" SET;
 THENCE N. 00° 16' 20" E. 276.29 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HW" SET FOR AN INTERIOR CORNER;
 THENCE N. 89° 44' 23" W. 80.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HW" SET FOR AN INTERIOR CORNER;
 THENCE S. 00° 16' 20" W. 276.32 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HW" SET FOR AN INTERIOR CORNER;
 THENCE N. 89° 44' 23" W. 3454.31 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N. 00° 03' 14" W. 1327.05 FEET TO THE PLACE OF BEGINNING

FILED OF RECORD

1-29-14
 DATE
 2014001473
 COUNTY
 RANDALL
 FILE CLERK NO.

WILDFLOWER VILLAGE UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTIONS 62 & 63, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS (163.72 ACRES)

CERTIFICATE:
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS SHOWN ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE DAY OF JULY, 2013.
 H.O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



CURVE DATA

RADIUS	LENGTH	ANGLE
1400.00'	220.13'	154.07224°

THOMAS-ISRAEL CONSULTING ENGINEERS
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 JOB NO. 12738 E-mail: tengsur@thomasandisrael.com

APP

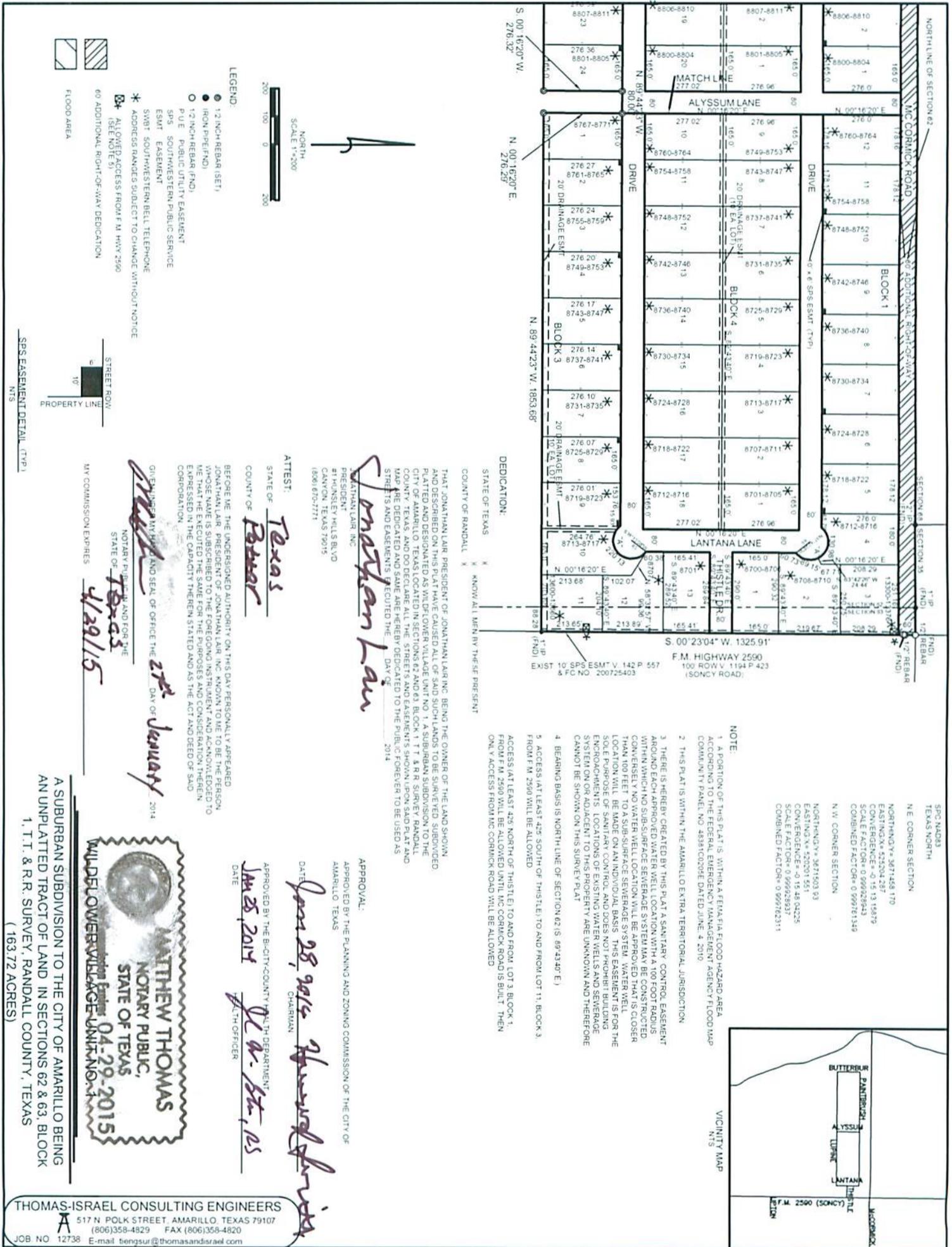
P-13-47

JS

BLK 1 TT+RR

SECS 62+63

H-21



LEGEND:

- 1 1/2 INCH REBAR (SET)
- IRON PIPE (FND)
- 1 1/2 INCH REBAR (FND)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.P. SOUTHWESTERN PUBLIC SERVICE ESM'T EASEMENT
- * ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
- ⊠ ALLOWED ACCESS FROM F.M. HWY 2590 (SEE NOTE 5)
- ⊠ ADDITIONAL RIGHT-OF-WAY DEDICATION



SPS EASEMENT DETAIL (TYP)

DEDICATION:

STATE OF TEXAS
COUNTY OF RANDALL

THAT JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC. BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS WILDFLOWER VILLAGE UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 62 AND 63, BLOCK 1, T. 1 S. & R. 1 W. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS RECUED THE DAY OF

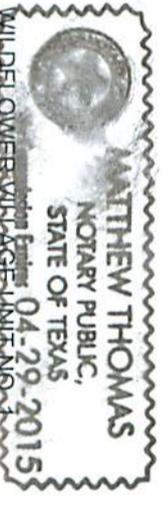
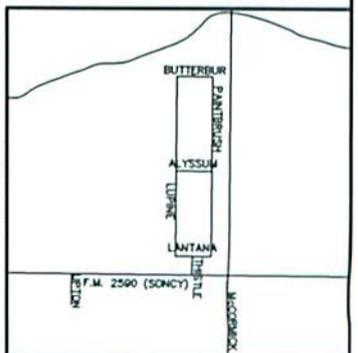
Jonathan Lair
JONATHAN LAIR, INC.
PRESIDENT
41 HUNSEY HILLS BLVD
CANYON, TEXAS 79015
(806) 670-7771

ATTEST:
STATE OF Texas
COUNTY OF Brewer

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC. 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 CONSIDERATIONS 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 27th DAY OF January 2014
NOTARY PUBLIC AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 4/29/15

NOTE:

1. A PORTION OF THIS PLAT IS WITHIN A FEMA FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 4881TC009E DATED JUNE 4, 2010.
2. THIS PLAT IS WITHIN THE AMARILLO EXTRA-TERRITORIAL JURISDICTION.
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 SUBSURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED OR EXTENDED AND WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER TO THE WATER WELL LOCATION THAN THE SEWERAGE SYSTEM. THE WATER WELL LOCATION WILL BE MADE KNOWN TO THE CITY OF AMARILLO FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PREHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.
4. BEARING BASIS IS NORTH LINE OF SECTION 62 (S. 69°43'07" E.)
5. ACCESS AT LEAST 425' SOUTH OF THISTLE TO AND FROM LOT 11, BLOCK 3 FROM F.M. 2590 WILL BE ALLOWED.
- ACCESS AT LEAST 425' NORTH OF THISTLE TO AND FROM LOT 3, BLOCK 1, FROM F.M. 2590 WILL BE ALLOWED UNTIL MC CORMICK ROAD IS BUILT. THEN ONLY ACCESS FROM MC CORMICK ROAD WILL BE ALLOWED.



APPROVED BY THE CITY-COUNTY HEALTH DEPARTMENT
DATE Jan 28, 2014
CHAIRMAN *[Signature]*
ALTH OFFICER *[Signature]*

APPROVAL:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS
DATE Jan 28, 2014
[Signature]

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTIONS 62 & 63, BLOCK 1, T. 1 S. & R. 1 W. SURVEY, RANDALL COUNTY, TEXAS (163.72 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
JOB NO. 12738 E-mail: bengsur@thomasandisrael.com

APP

P-13-47

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

PROPERTY OWNER

=====
NAME ..: JONATHAN LAIR INC
ADDRESS: PO BOX 865
CANYON TX 79015

PROPERTY DESCRIPTION

=====
SECT 63 TYLER TAP
LOT BLOCK 0001
N 2.84 AC OF WEST STRIP OF
SECT LYING W OF SONCY RD
AND BEING PTN OF A 164.23 AC TR
BEG AT NW COR OF SECT 62

PROPERTY ACCOUNT NUMBER: R 758 0630 9005.0 TAXES FOR 2013 ARE \$ 7.76
Acres: 2.8400 Randall County Market Value: 8,520
2013 Taxes WITHOUT Exemptions \$ 145.67

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);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00.

The taxes to be imposed by the above listed taxing units for the 2014 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 2013

Deputy signature and name: DEPUTY

1/ 3/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON

TAX CERTIFICATE

NO. 93099

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 ..: JONATHAN LAIR INC
ADDRESS: PO BOX 865
CANYON TX 79015

PROPERTY DESCRIPTION

SECT 62 TYLER TAP
LOT BLOCK 0001
161.39 AC OF A 164.23 AC TR
BEGINNING AT NW COR OF
SECT

PROPERTY ACCOUNT NUMBER: R 758 0620 1020.0 TAXES FOR 2013 ARE \$ 463.65
Acres: 161.3900 Randall County Market Value: 484,170
2013 Taxes WITHOUT Exemptions \$ 8,278.00

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 3 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 2014 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 2013

Deputy Tax Assessor signature and title

1/ 3/2014
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014001473

01/29/2014 10:58 AM

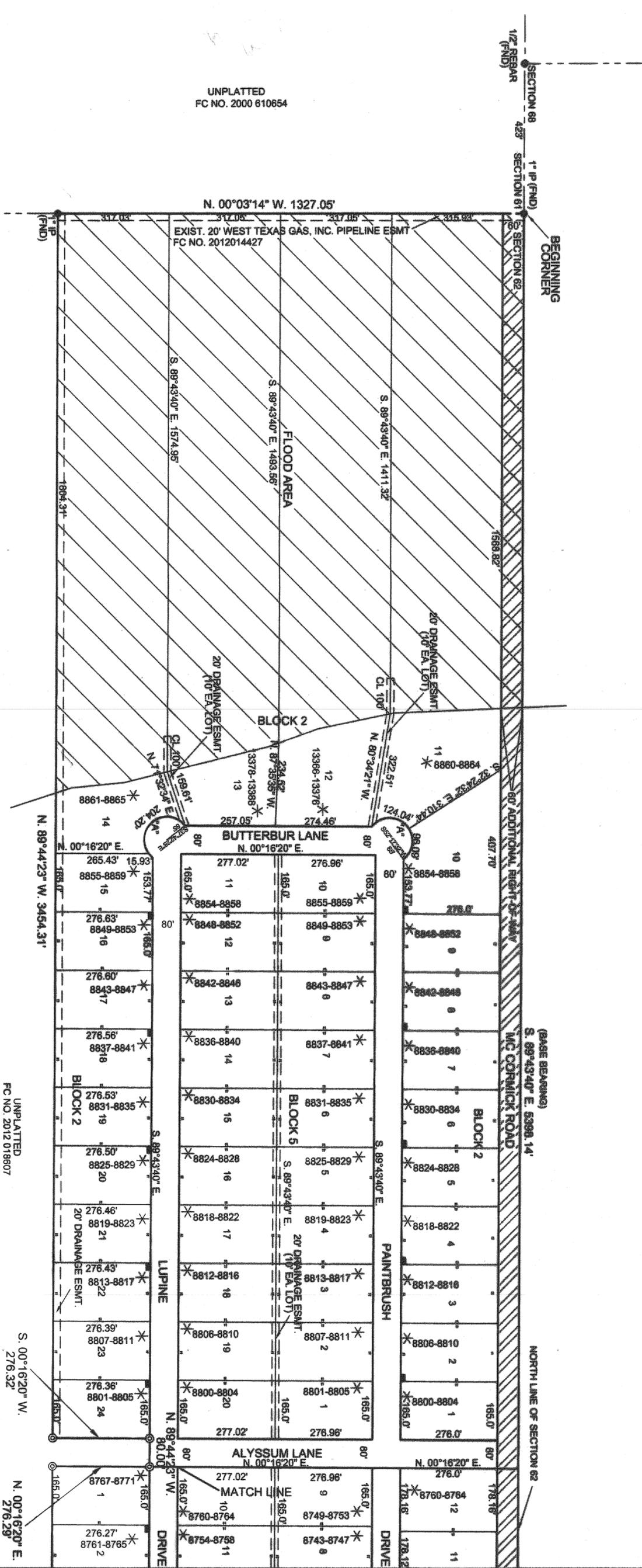
Fee: 85.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT





DESCRIPTION:

A 183.72 ACRE TRACT OF LAND OUT OF THE NORTH PART OF SECTIONS 62 AND 63, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAID SECTION 62, T. T. R. COMPANY SURVEY, FROM WHICH A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SECTION 68, BLOCK 9, B. S. & F. SURVEY BEARS N 89°43'30\"/>

THENCE S. 89°43'40\"/>

THENCE S. 00°23'04\"/>

THENCE N. 89°44'23\"/>

THENCE N. 00°16'20\"/>

THENCE S. 00°16'20\"/>

THENCE N. 89°44'23\"/>

THENCE N. 00°03'14\"/>

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 10TH DAY OF JULY, 2013.

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



CURVE DATA

RADIUS	LENGTH	ANGLE
65.00'	220.13'	194°02'54\"/>

FILED OF RECORD

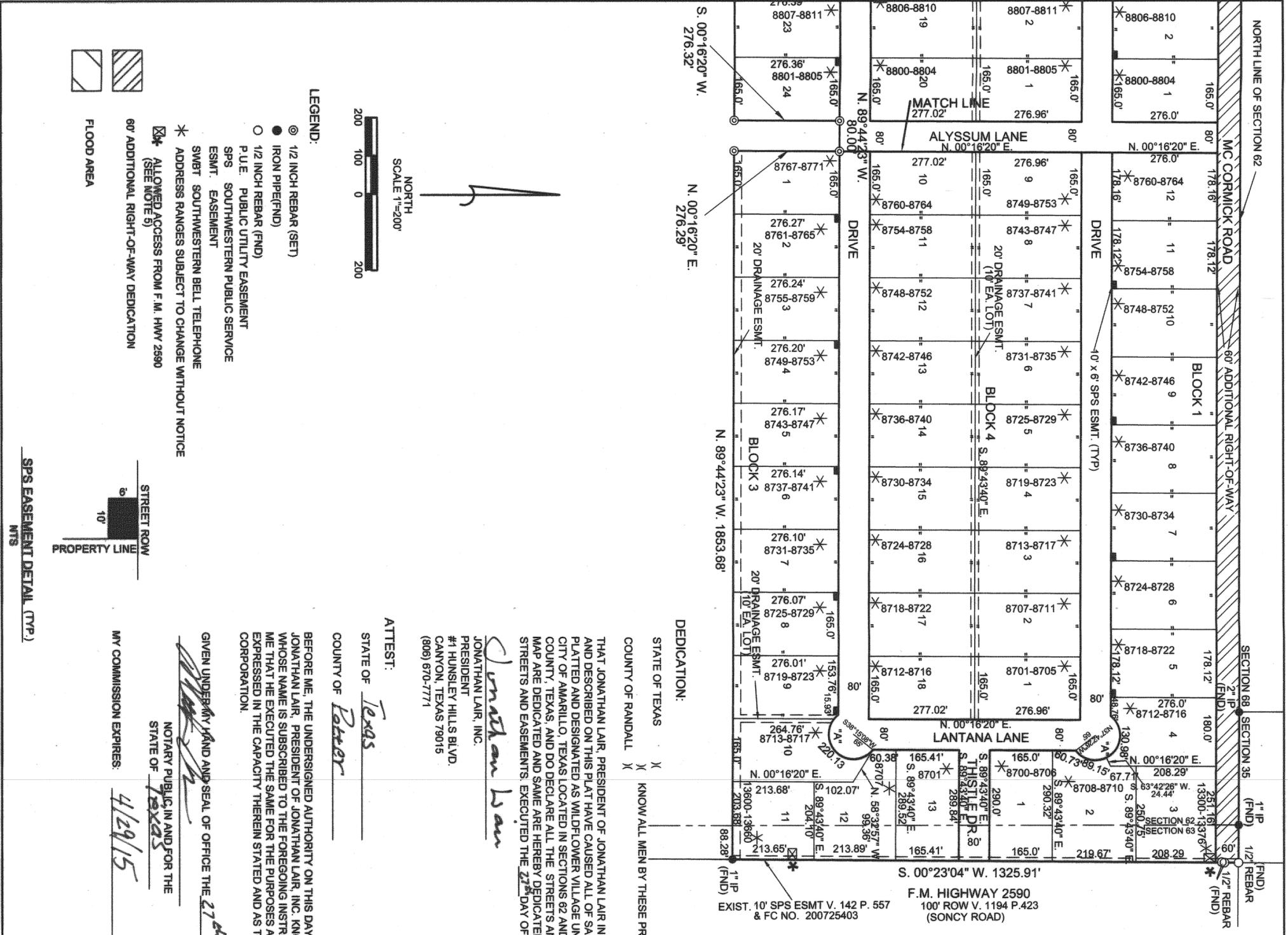
GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971
RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1338
CANYON, TEXAS 79015

DATE: 1-29-14
COUNTY: Randall

WILDFLOWER VILLAGE UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTIONS 62 & 63, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS (163.72 ACRES)

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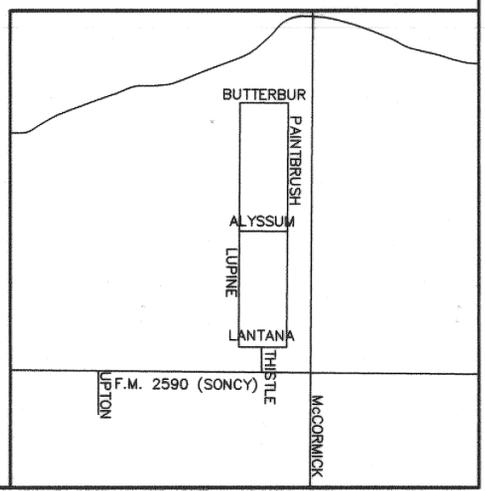
SPC MND83
TEXAS NORTH

N. E. CORNER SECTION

NORTHING = 3671458.170
EASTING = 525204.287
CONVERGENCE = -0.15 13.15879
SCALE FACTOR = 0.99928843
COMBINED FACTOR = 0.999761349

N. W. CORNER SECTION

NORTHING = 3671503.93
EASTING = 520201.551
CONVERGENCE = -0.15 48.04225
SCALE FACTOR = 0.99928937
COMBINED FACTOR = 0.999762311



NOTE:

1. A PORTION OF THIS PLAT IS WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48381C02056 DATED JUNE, 4, 2010.
2. THIS PLAT IS WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.
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 SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.
4. BEARING BASIS IS NORTH LINE OF SECTION 62 (S. 89°43'40" E.)
5. ACCESS (AT LEAST 425' SOUTH OF THIS TIE) TO AND FROM LOT 11, BLOCK 3, FROM F.M. 2590 WILL BE ALLOWED.

ACCESS (AT LEAST 425' NORTH OF THISTLE) TO AND FROM LOT 3, BLOCK 1, FROM F.M. 2590 WILL BE ALLOWED UNTIL MC CORMICK ROAD IS BUILT. THEN ONLY ACCESS FROM MC CORMICK ROAD WILL BE ALLOWED.

DEDICATION:

STATE OF TEXAS X
COUNTY OF RANDALL X

X X
KNOW ALL MEN BY THESE PRESENT

THAT JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR INC. BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS WILDFLOWER VILLAGE UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 62 AND 63, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS, EXECUTED THE 27th DAY OF JANUARY, 2014.

Jonathan Lair
JONATHAN LAIR, INC.
PRESIDENT
#1 HUNSLEY HILLS BLVD.
CANYON, TEXAS 79015
(806) 670-7771

ATTEST:

STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC. 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 27th DAY OF January, 2014.

Matthew Thomas
MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

WILDFLOWER VILLAGE UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTIONS 62 & 63, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS (163.72 ACRES)

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

DATE: Jan 28, 2014

Heather Davis
CHAIRMAN

APPROVED BY THE B-CLITY-COUNTY HEALTH DEPARTMENT.

DATE: Jan 28, 2014

Heather Davis
CHAIRMAN

