

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 7, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-49 Teresa D'Ann Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 184, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Hardin Dr & SW 45th Ave)
DEVELOPER: Mark Meister

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 2014001481 on January 29, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

ANNEX
DARYL FUHRMAN

TAX CERTIFICATE

NO. 93115

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 . . : MCM DOMINION HOMES LP
ADDRESS: PO BOX 20085
AMARILLO TX 79114

PROPERTY DESCRIPTION
=====

SECT 184 A B & M
LOT BLOCK 0002
IRREG TR BEG 4048FT W
& 30FT S OF NE COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1840 8010.0 TAXES FOR 2013 ARE \$ 792.02
Acres: 2.4400 Randall County Market Value: 37,200
2013 Taxes WITHOUT Exemptions \$ 792.02

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

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Brenda Davis

DEPUTY

1/13/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

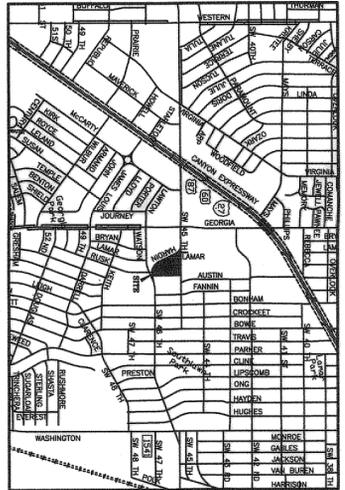
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014001481
01/29/2014 11:37 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP
NOT TO SCALE

LEGEND:

- ① 1/2" IRON ROD SET W/ CAP STAMPED "FURMAN RPLS"
- ② 1/2" IRON ROD W/ IRONMAN CAP PND
- ③ 1/2" IRON ROD PND
- ④ 3/8" IRON ROD W/ CAP PND
- ⑤ PUBLIC UTILITY EASEMENT
- ⑥ EASEMENT
- ⑦ RECORD MONUMENT
- ⑧ CONTROL MONUMENT
- ⑨ ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE
- ⑩ SOUTHWESTERN PUBLIC SERVICE
- ⑪ S.P.S.
- ⑫ FLOOD HAZARD AREA

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) A PORTION OF THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48361C00900E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) NO DIRECT VEHICULAR ACCESS FROM S.W. 46TH AVENUE/HARDIN DRIVE WILL BE ALLOWED TO LOTS 15 AND 16, BLOCK 3. NO DIRECT VEHICULAR ACCESS FROM S.W. 45TH AVENUE WILL BE ALLOWED TO LOT 1, BLOCK 3.
- 4) REFER TO ORDINANCE NO. 7440 RECORDED UNDER CLERK'S FILE NO. 2013022830, OFFICIAL PUBLIC RECORDS, RANDALL COUNTY, TEXAS VACATING THE DRAINAGE EASEMENT ORIGINALLY RECORDED IN VOLUME 432, PAGE 421, DEED RECORDS, RANDALL COUNTY, TEXAS.

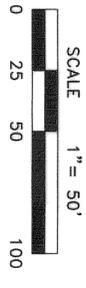
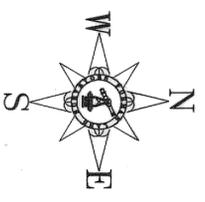
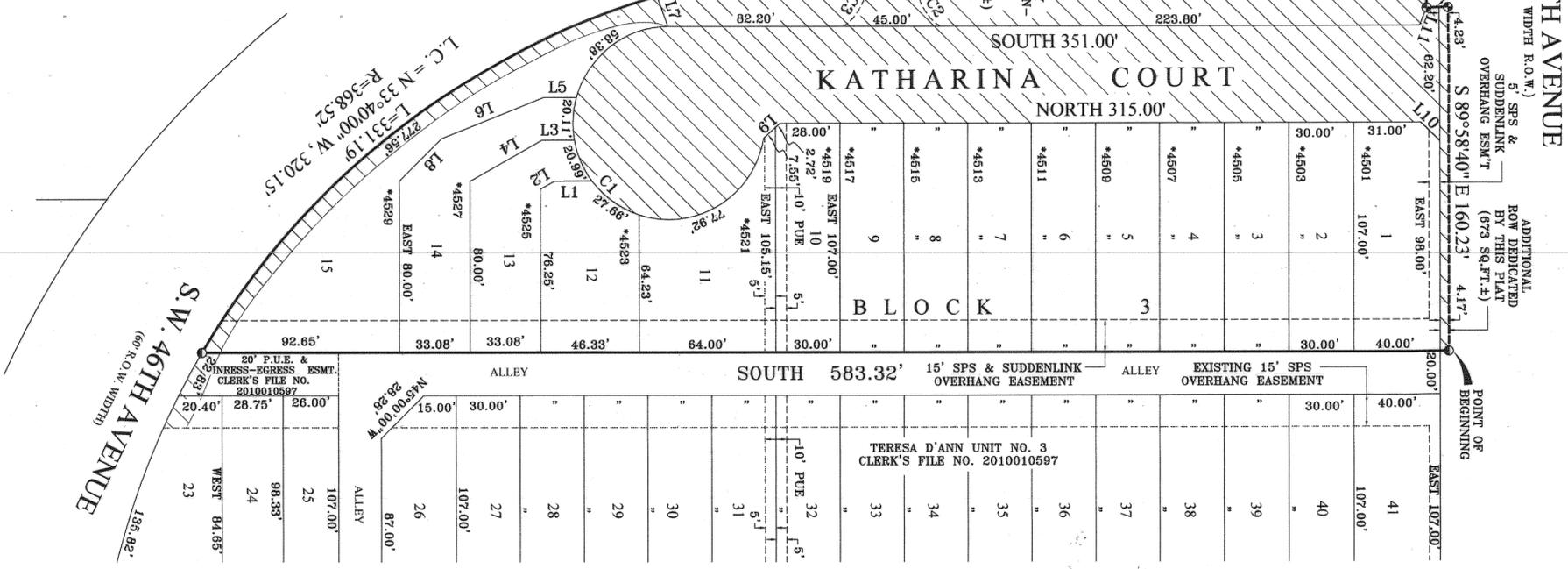
Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	205.05'	45.00'	N49° 27' 39"E
C2	25.08'	26.50'	N62° 53' 15"E
C3	25.08'	26.50'	N62° 53' 15"W

AREAS DEDICATED BY PLAT:
KATHARINA COURT - 21,096 SQ.FT.±
ADDITIONAL ROW ALONG S.W. 45TH - 673 SQ.FT.±
10' PUE - 1,047 SQ.FT.±

FILED OF RECORD
1-29-14
2014001411
Randall
(COUNTY)
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79106-1971

Line Table		
Line #	Length	Direction
L1	17.51	N00° 16' 31"W
L2	7.73	N29° 27' 24"W
L3	15.16	N00° 16' 31"W
L4	38.97	N29° 27' 24"W
L5	15.43	N00° 00' 00"E
L6	51.41	N21° 50' 23"W
L7	15.14	N70° 22' 56"E
L8	28.32	N45° 00' 00"W
L9	10.28	S42° 46' 10"E
L10	12.73	S45° 00' 00"W
L11	8.74	N68° 45' 40"W
L12	11.50	N90° 00' 00"E
L13	23.00	S00° 00' 00"E
L14	11.50	N90° 00' 00"E



DESCRIPTION

A 2.44± acre tract of land situated in Section 184, Block 2, A, B & M, Survey, Randall County, Texas, further being a portion of that certain 10.207± acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 03-5735 of the Official Public Records of Randall County, Texas, said 2.44± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found as called for at the Northwest corner of Teresa D'Ann Unit No. 3, an addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof of record under Clerk's File No. 2010010597 of the Official Public Records of Randall County, Texas, same being at the intersection of a 20' wide alley (as dedicated by said plat of Teresa D'Ann Unit No. 3) and the South monumented right-of-way line of S.W. 45th Avenue, and also being the Northeast corner of the herein described tract of land;

THENCE South (base line) 583.32 feet along the West line of said 20 foot wide alley, same being the West line of said Teresa D'Ann Unit No. 3 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found as called for at the Southwest corner of said Teresa D'Ann Unit No. 3, same point being the Southeast corner of this tract of land, further being in the monumented North right-of-way line of S.W. 46th Avenue/Hardin Drive and also being the beginning of a curve to the right whose center point bears North 30° 35' 17" East, 368.52 feet;

THENCE Southwesterly along said curve to right same being the Northerly right-of-way line of said S.W. 46th Avenue/Hardin Drive an arc distance of 331.18 feet with a chord bearing N. 33° 40' 00" W., a distance of 320.15 feet to a 1/2 inch iron rod found, same point being the beginning of a reverse curve to the left whose center point bears South 82° 04' 45" West, 448.52 feet;

THENCE Northwesterly along said curve to the left same being the Northeasterly right-of-way line of said Hardin Drive an arc distance of 306.69 feet with a chord bearing North 27° 30' 35" West, a distance of 300.75 feet to a 1/2 inch iron rod found at the Southwest corner of this tract of land;

THENCE North 00° 02' 13" East, 40.14 feet to a 3/8" iron rod with cap stamped "RPLS 4664" found in the South right-of-way line of said S.W. 45th Avenue, same point being the most Westerly Northwest corner of this tract of land;

THENCE South 89° 58' 21" East, 156.22 feet along the South right-of-way line of said S.W. 45th Avenue to a 1/2 inch iron rod found at an interior jog corner of this tract;

THENCE North 00° 28' 20" West, 10.06 feet to a 1/2 inch iron rod found at the most Northerly Northwest corner of this tract of land;

THENCE South 89° 58' 21" East, 160.23 feet along the South right-of-way line of said S.W. 45th Avenue to the POINT OF BEGINNING and containing 2.44 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

TERESA D'ANN
UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 184,
BLOCK 2, A, B & M, SURVEY,
RANDALL COUNTY, TEXAS
2.44± ACRES

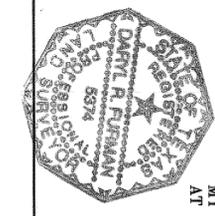
EXECUTED THIS 10th DAY OF January 2014.

MARK C. MEISTER, PRESIDENT
DOMINION HOMES, LP
P.O. BOX 20085
AMARILLO, TEXAS 79114
(806) 467-1648

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARK C. MEISTER, PRESIDENT OF DOMINION HOMES,
LP, THIS 10th DAY OF January 2014.

NOTARY PUBLIC, STATE OF TEXAS
Dandy Sturman



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 18TH DAY OF JULY, 2013.

DARYL R. FURMAN R.P.L.S. 5374
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 79106

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806) 984-1406
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1314744 FILE NO. M-15
DRAWING NO. C:\SUB13\RANDALL\M-15\1314744

APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO
TEXAS, ON THIS 28th DAY OF Jan, 2014.

CHAIRMAN