

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

March 28, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-09 High Country Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 31, Block 1, TTRR Company Survey, Randall County, Texas. (Vicinity: High Country Dr & Mission Ave)
DEVELOPER: Jeff Hamilton

The Designated Official for the City of Amarillo approved the above-mentioned item on March 21, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014004325 on March 21, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director



**HIGH COUNTRY ESTATES UNIT NO. 2
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UPLATTED TRACT OF LAND IN SECTION 31,
BLOCK 1, T.T.R.R. CO. SURVEY,
RANDALL COUNTY, TEXAS.**

1.84 ACRES OF LAND

DESCRIPTION

A 1.84 acre tract of land being all of that certain 1.86 acre tract of land conveyed by Deed from A.W. Lair Family Partnership, L.P., dated June 1, 2007, recorded as Document No. 2007004609, clear of Deed overlap with that certain tract of land conveyed by Deed from A.W. Lair Family Partnership, L.P., dated October 6, 2009, recorded as Document No. 220-00021571, out of a 293.216 acre tract of land recorded in Volume 1705, page 215, Official Public Records, located in Section 31, Block 1, T.T. Roy, Co. Survey, Randall County, Texas, said 1.84 acre tract is more particularly described as follows:

BEGINNING at a point in the Westerly right-of-way line of Interstate Highway 27, the most Easterly-Northeast corner of High Country Estates Unit 1 subdivision and the Southeast corner of said 1.86 acre tract, for the Southeast corner of this tract, from which a 2" iron pipe found at the Southeast corner of said 293.216 acre tract bears S.0°18'10"W. 2157.63 feet; (Bearings are compared to the Texas Coordinate System of 1983, North Zone. Distances and area are surface.)

THENCE N.88°41'50"W. 49.93 feet to a 3/8" iron rod (best) found at a corner of said 1.86 acre tract, for a corner of this tract.

THENCE S.40°00'05"W. 316.08 feet to a 3/8" iron rod with cap marked "W.O.E. INC." set in the Easterly right-of-way line of High Country Drive, at the Southwest corner of said 1.86 acre tract, for the Southwest corner of this tract.

THENCE N.1°03'55"E. along said Easterly right-of-way line of High Country Drive and along the West line of said 1.86 acre tract, 406.63 feet to a 3/8" iron rod with cap marked "W.O.E. INC." set at the Southwest corner of Tract 2 of said Canyon Outdoor Survey, for the most Westerly-Northeast corner of this tract;

THENCE N.79°52'35"E. along the South line of said Tract 2 Canyon Outdoor Survey, 128.95 feet to a 3/8" iron rod with cap marked "W.O.E. INC." set in the North line of said 1.86 acre tract, for the most Northerly-Northeast corner of this tract;

THENCE S.89°41'50"E. 144.28 feet to a 3/8" iron rod with cap marked "W.O.E. INC." set in said Westerly right-of-way line of Interstate Highway 27 and at the Northeast corner of said 1.86 acre tract, for the Northeast corner of this tract, from which a 1/4" x 1/4" type II monument found at the most Easterly-Northeast corner of said 293.216 acre tract bears N.0°18'10"E. 2864.10 feet.

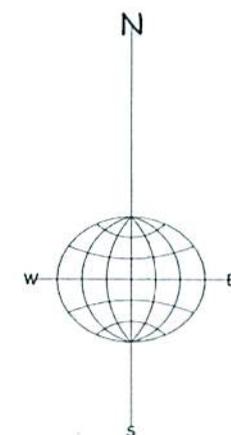
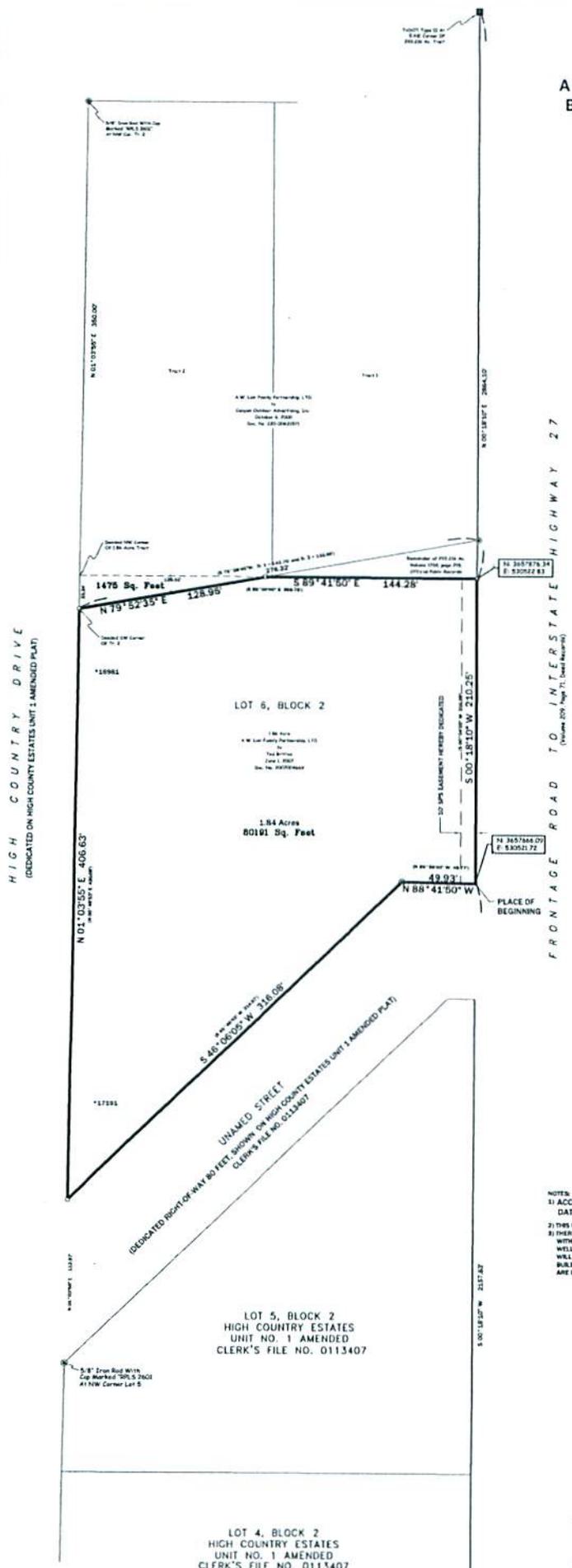
THENCE S.0°18'10"W. along said Westerly right-of-way line of Interstate Highway 27 and along the East line of said 1.86 acre tract, 210.25 feet to the PLACE OF BEGINNING.

LOT 20, BLOCK 2
AMENDED CHOICE ACRES
UNIT NO. 1
CLERK FILE NO. 2005011023

MISSION AVENUE

LOT B1, BLOCK 1
AMENDED CHOICE ACRES
UNIT NO. 1
CLERK FILE NO. 2005011023

LOT 61, BLOCK 1
HIGH COUNTRY ESTATES
UNIT NO. 1 AMENDED
CLERK'S FILE NO. 0113407



BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE. DISTANCES AND AREA ARE SURFACE.

Bearings and distances inside () are record.

LEGEND

- - CORNER FOUND ON THIS SURVEY
- - 3/8" IRON ROD WITH CAP MARKED "W.O.E. INC." SET ON THIS SURVEY.
- - ADDRESS RANGE PROVIDED BY THE CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE.
- SPS - SOUTHWESTERN PUBLIC SERVICE

NOTES

1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 220, MAP NO. 48381C0220E, DATED JUNE 4, 2010, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

2) THIS PLAT IS WITHIN THE CITY OF AMARILLO'S EXTRATERRITORIAL JURISDICTION.

3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EMBLEM ANDING EACH APPROVED WATER WELL LOCATION WITHIN A RADIUS OF 100 FEET 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 LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EMBLEM IS FOR THE SOLE PURPOSE OF SANITARY CONTROL, AND DOES NOT PREVENT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS PLAT.

Approval

Approved By The Bi-City-County
Health Department

J. A. Potts, RS
Health Officer

MARCH 21, 2014
Date

DEDICATION
The State of Texas
Know All Men By These Presents
County of Randall

That Davy Hamilton, d/b/a Hamilton Steel and Concrete, owner of the land shown and described hereon, have caused said land to be surveyed and platted and to be designated as High Country Estates, Frontage Tract 1, a property located within the extraterritorial jurisdiction of the City of Amarillo, Randall County, Texas.

On this 20 day of March, 2014

Davy Hamilton
Davy Hamilton

DEDICATION
The State of Texas
Know All Men By These Presents
County of Randall

That Jeff Hamilton, d/b/a Hamilton Steel and Concrete, owner of the land shown and described hereon, have caused said land to be surveyed and platted and to be designated as High Country Estates, Frontage Tract 1, a property located within the extraterritorial jurisdiction of the City of Amarillo, Randall County, Texas.

On this 20 day of March, 2014

Jeff Hamilton
Jeff Hamilton

ATTEST
The State of Texas
County of Potter

Before me, the undersigned authority, on this day, personally appeared, Davy Hamilton, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purposes and consideration herein expressed.

Given under my hand and seal of office.

On this 20 day of March, 2014

Amy Kyla Bennett
Amy Kyla Bennett

WHERE ON EARTH
Professional Land Surveying
P.O. BOX 802
AMARILLO, TEXAS 79174
409-684-8100
www.wonearth.com

AMY KYLA BENNETT
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 09-27-2017

ATTEST
The State of Texas
County of Potter

Before me, the undersigned authority, on this day, personally appeared, Jeff Hamilton, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purposes and consideration herein expressed.

Given under my hand and seal of office.

On this 20 day of March, 2014

Amy Kyla Bennett
Amy Kyla Bennett

STATE OF TEXAS
NOTARY PUBLIC
MICHAEL J. NEWTON
4893
Professional Land Surveyor

FILED OF RECORD
3-21-14
Randall County
Date

2014004325
Clerk's File No.

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79109-1971

GRANTEES ADDRESS:
RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1322
CANYON, TEXAS 79014

APPROVAL
Approved by the designated official for the City of Amarillo, Texas.
On the 25 day of MARCH, 2014

R/C
Assistant City Manager/Development Services

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 =====	PROPERTY DESCRIPTION =====
NAME . . .: HAMILTON STEEL & CONCRETE	SECT 31 TYLER TAP
ADDRESS: 17600 FM 2590	LOT BLOCK 0001
CANYON TX 79015	IRREG TR BEG AT SW
	COR OF KIMBLE EST # 1

PROPERTY ACCOUNT NUMBER: R 758 0310 1030.0	TAXES FOR 2013 ARE \$	616.05
Acres: 2.0600	Randall County Market Value:	36,050
	2013 Taxes WITHOUT Exemptions \$	616.05

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 2014 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
 TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Brenda Davis

 DEPUTY

3/11/2014

 DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

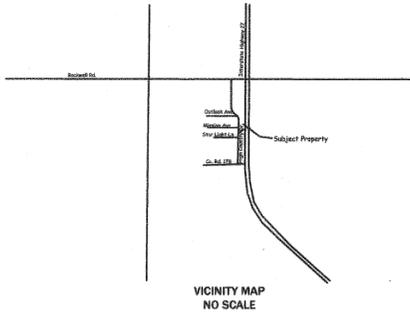
OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014004325
03/21/2014 12:55 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT #217.04
A.P. NO. 123



VICINITY MAP
NO SCALE

HIGH COUNTRY ESTATES UNIT NO. 2 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UPLATTED TRACT OF LAND IN SECTION 31, BLOCK 1, T.T.R.R. CO. SURVEY, RANDALL COUNTY, TEXAS.

1.84 ACRES OF LAND

DESCRIPTION

A 1.84 acre tract of land being all of that certain 1.86 acre tract of land conveyed by Deed from A.W. Lair Family Partnership, LTD, dated June 1, 2007, recorded as Document No. 2007004669, clear of Deed overlap with that certain tract of land conveyed by Deed from A.W. Lair Family Partnership, LTD, to Canyon Outdoor Advertising, Inc., dated October 6, 2000, recorded as Document No. 220-00621571, out of a 293.216 acre tract of land recorded in Volume 1765, page 215, Official Public Records, located in Section 31, Block 1, T.T. Rwy. Co. Survey, Randall County, Texas, said 1.84 acre tract is more particularly described as follows:

BEGINNING at a point in the Westerly right-of-way line of Interstate Highway 27, the most Easterly-Northeast corner of High Country Estates Unit 1 subdivision and the Southeast corner of said 1.86 acre tract, for the Southeast corner of this tract, from which a 2" iron pipe found at the Southeast corner of said 293.216 acre tract bears S.0°18'10"W. 2157.63 feet; (Bearings are compared to the Texas Coordinate System of 1983, North Zone. Distances and area are surface.)

THENCE N.88°41'50"W. 49.93 feet to a 5/8" iron rod (bent) found at a corner of said 1.86 acre tract, for a corner of this tract;
THENCE S.46°06'05"W. 316.08 feet to a 3/8" iron rod with cap marked "WOE INC." set in the Easterly right-of-way line of High Country Drive, at the Southwest corner of said 1.86 acre tract, for the Southwest corner of this tract;

THENCE N.1°03'55"E., along said Easterly right-of-way line of High Country Drive and along the West line of said 1.86 acre tract, 406.63 feet to a 3/8" iron rod with cap marked "WOE INC." set at the Southwest corner of Tract 2 of said Canyon Outdoor tract, for the most Westerly-Northwest corner of this tract;

THENCE N.79°52'35"E., along the South line of said Tract 2 Canyon Outdoor tract, 128.95 feet to a 3/8" iron rod with cap marked "WOE INC." set in the North line of said 1.86 acre tract, for the most Northerly-Northwest corner of this tract;

THENCE S.89°41'50"E. 144.28 feet to a 3/8" iron rod with cap marked "WOE INC." set in said Westerly right-of-way line of Interstate Highway 27 and at the Northeast corner of said 1.86 acre tract, for the Northeast corner of this tract, from which a TxDOT type II monument found at the most Easterly-Northeast corner of said 293.216 acre tract bears N.0°18'10"E. 2864.10 feet;

THENCE S.0°18'10"W., along said Westerly right-of-way line of Interstate Highway 27 and along the East line of said 1.86 acre tract, 210.25 feet to the **PLACE OF BEGINNING**.

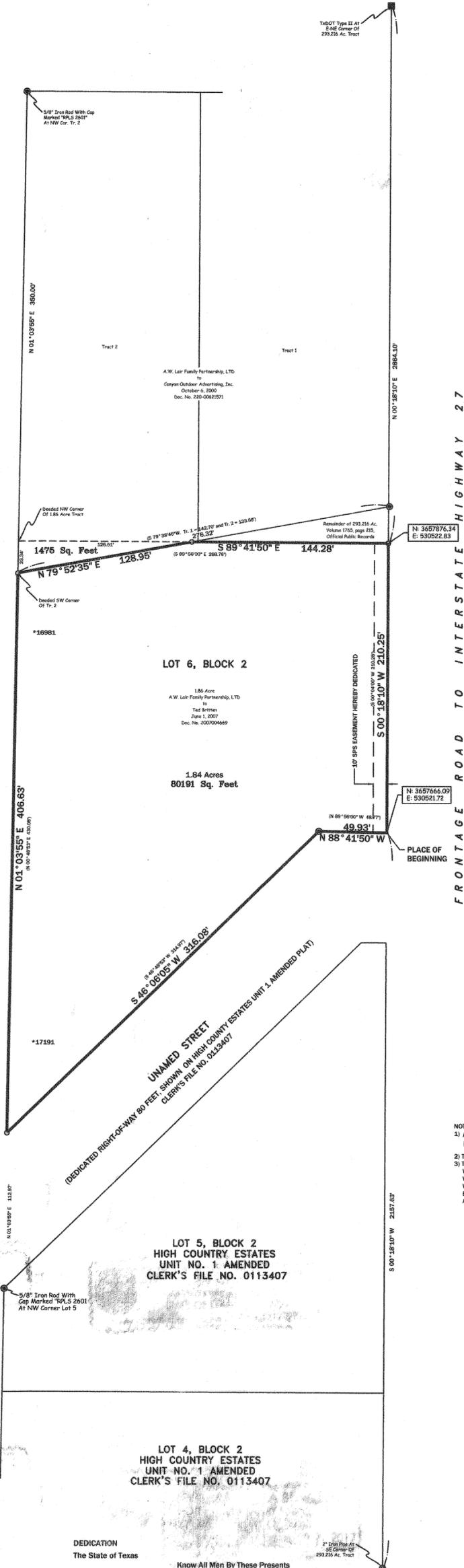
LOT 20, BLOCK 2
AMENDED CHOICE ACRES
UNIT NO. 1
CLERK FILE NO. 2005011023

MISSION AVENUE

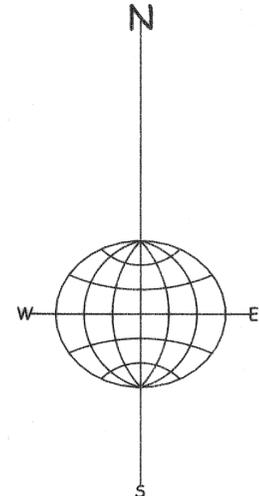
LOT 81, BLOCK 1
AMENDED CHOICE ACRES
UNIT NO. 1
CLERK'S FILE NO. 2005011023

LOT 61, BLOCK 1
HIGH COUNTRY ESTATES
UNIT NO. 1 AMENDED
CLERK'S FILE NO. 0113407

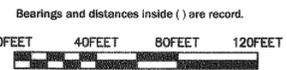
HIGH COUNTRY DRIVE
(DEDICATED ON HIGH COUNTRY ESTATES UNIT 1 AMENDED PLAT)



FRONTAGE ROAD TO INTERSTATE HIGHWAY 27
(Volume 209, Page 71, Deed Record)



BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE.
DISTANCES AND AREA ARE SURFACE.



LEGEND

- - CORNER FOUND ON THIS SURVEY
- - 3/8" IRON ROD WITH CAP MARKED "WOE INC." SET ON THIS SURVEY.
- ***** - ADDRESS RANGE (PROVIDED BY THE CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE.
- SPS - SOUTHWESTERN PUBLIC SERVICE

- NOTES:
- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 220, MAP NO. 48381C0220E, DATED JUNE 4, 2010, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - 2) THIS PLAT IS WITHIN THE CITY OF AMARILLO'S EXTRATERRITORIAL JURISDICTION.
 - 3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A RADIUS OF 100 FEET 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 LOCATIONS 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 SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS PLAT.

Approval

Approved By The Bi-City-County Health Department

J. N. Newton, AS
Health Officer

MARCH 21, 2014
Date

FILED OF RECORD

3-21-14
Date
Randall County

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1974
AMARILLO, TEXAS 79105-1974

GRANTEES ADDRESS:
RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1332
CANYON, TEXAS 79015

2014004525
Clerk's File No.

APPROVAL

Approved by the designated official for the City of Amarillo, Texas.

On the 21 day of March, 2014

Assignment City Manager, Development Services

DEDICATION
The State of Texas
County of Randall
Know All Men By These Presents

That Davy Hamilton, d/b/a Hamilton Steel and Concrete, owner of the land shown and described hereon, have caused said land to be surveyed and platted and to be designated as High Country Estates, Frontage Tract 1, a property located within the extraterritorial jurisdiction of the City of Amarillo, Randall County, Texas.

On this 20 day of March, 2014

Davy Hamilton
Davy Hamilton

ATTEST
The State of Texas
County of Potter

Before me, the undersigned authority, on this day, personally appeared, Davy Hamilton, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purposes and consideration herein expressed.

Given under my hand and seal of office,
On this 20 day of March, 2014

Amy Kyla Bennett
(Notary Public)
Commission expires: 09/27/2017

WHERE ON EARTH
Professional Land Surveying
P.O. BOX 902
ANDREWS, TEXAS 79714
432-524-5198
www.wonearth.com
Project No. 14090148

AMY KYLA BENNETT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 09-27-2017

DEDICATION
The State of Texas
County of Randall
Know All Men By These Presents

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On this 20 day of March, 2014

Jeff Hamilton
Jeff Hamilton

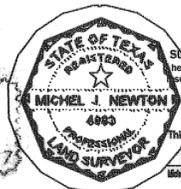
ATTEST
The State of Texas
County of Potter

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Given under my hand and seal of office,
On this 20 day of March, 2014

Amy Kyla Bennett
(Notary Public)
Commission expires: 09/27/17

AMY KYLA BENNETT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 09-27-2017



SURVEYOR'S CERTIFICATE
I hereby certify that this plat correctly shows the results of an actual survey made upon the ground.
This the 20 day of March, 2014.
Michel J. Newton
Registered Professional Land Surveyor No. 480