

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 10, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-12 Lonesome Dove Estates Unit No. 6, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Cpt Augustus McCrae Trl & Eastern St)
DEVELOPER: Baltazar Montoya

The Planning and Zoning Commission approved the above-mentioned item on August 25, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014014022 on August 28, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 93376

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 . . : MONTOYA CUSTOM HOMES INC
ADDRESS: 6003 S BOWIE ST
AMARILLO TX 79118

PROPERTY DESCRIPTION

SECT 111 A B & M
LOT BLOCK 0002
871.22FT N X 800FT E
BEG 30FT E & 4381.43FT
N OF SW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1110 9500.0 TAXES FOR 2013 ARE \$ 853.06
Acres: 16.0000 Randall County Market Value: 52,615
2013 Taxes WITHOUT Exemptions \$ 853.06

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 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.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Handwritten signature of Deputy and the word DEPUTY

4/ 9/2014

DATE OF TAX CERTIFICATE

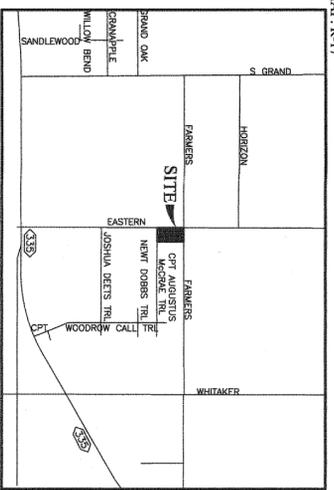
FEE PAID \$ 10.00

FILED AND RECORDED

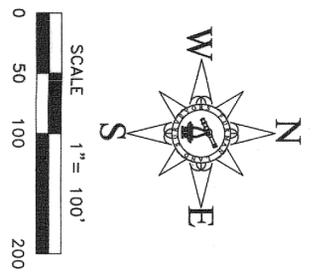
OFFICIAL PUBLIC RECORDS

Handwritten signature of Renee Calhoun

2014014022
08/28/2014 10:27 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP
NOT TO SCALE



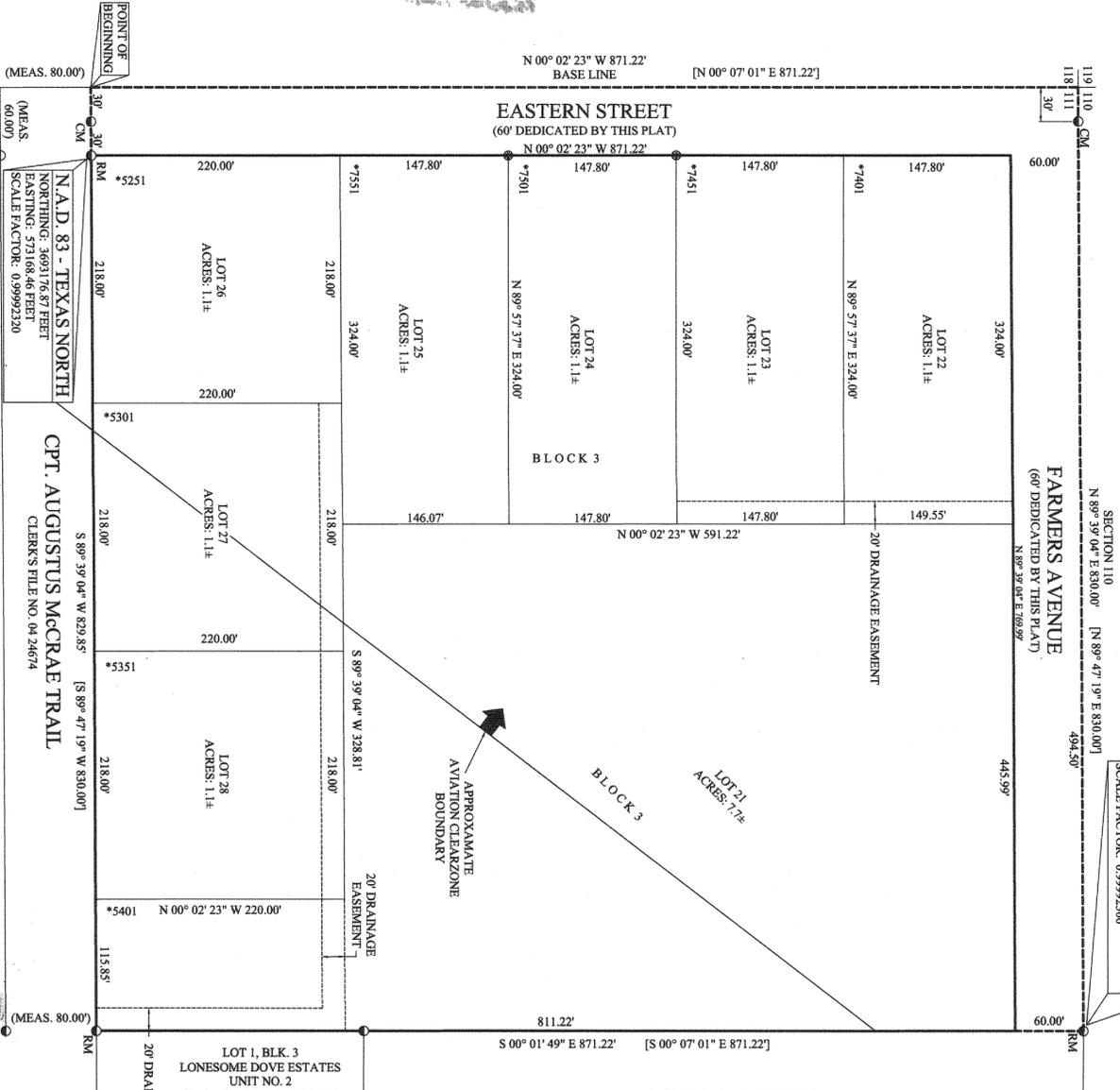
LEGEND:

- 1/2" IRON ROD W/CAP END
- RM RECORDED MONUMENT
- CM CONTROL MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- SHARED ACCESS POINT RECOMMENDATION
- ITEMS IN BRACKETED FROM PREVIOUSLY RECORDED INFORMATION

APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO
TEXAS, THIS 25 DAY OF August, 2014.
CHAIRMAN *[Signature]*

APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON THIS 26th DAY OF August, 2014.
HEALTH OFFICER *[Signature]*

GRANTER'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL CO. ROAD DEPT.
P.O. BOX 138
CANYON, TEXAS 79015



N.A.D. 83 - TEXAS NORTH
NORTHING: 3694050.64 FEET
EASTING: 573960.90 FEET
SCALE FACTOR: 0.99992300

CLERK'S FILE NO. 2005019832

LOT 1, BLK. 3
LONESOME DOVE ESTATES
UNIT NO. 2
CLERK'S FILE NOs. 04 24674
AND 2013007393

8-28-14 (DATE)
2014014002 (COUNTY)
Randall (COUNTY)
8-28-14 (DATE)
2014014002 (COUNTY)
Randall (COUNTY)
CLERK'S DOCUMENT NO.

FILED OF RECORD
8-28-14 (DATE)
2014014002 (COUNTY)
Randall (COUNTY)
CLERK'S DOCUMENT NO.

NOTARY PUBLIC, STATE OF TEXAS
JONIA VENTURA
Notary Public, State of Texas
January 7, 2015

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO
DARBY R. FURMAN, P.R.T.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 734-6444 FAX (806) 734-6288
P.O. BOX 488 - DALLAS, TEXAS 75220 - (972) 924-4865 FAX (972) 924-4862
PROJECT NO. 1415301 FILE NO. R-17
DRA WING NO. ZS:SUB 14RandallR-171415301

OWNERS ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, MONTVOYA CUSTOM HOMES, INC., THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS LONESOME DOVE ESTATES UNIT NO. 6, A SUBURBAN SUBDIVISION OF AN UNPLATTED TRACT OF LAND IN SECTION 111, BLOCK 2, A.B.&M. SURVEY, RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 2 DAY OF July, 2014.
MONTVOYA CUSTOM HOMES, INC.
BY: BALTAZAR MONTVOYA - PRESIDENT
4108 S.W. 45TH AVENUE
AMARILLO, TEXAS 79109
PH: (806) 433-5266
ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BALTAZAR MONTVOYA
THIS 7 DAY OF July, 2014.
NOTARY PUBLIC, STATE OF TEXAS



LONESOME DOVE ESTATES
UNIT NO. 6
A SUBURBAN SUBDIVISION TO THE
CITY OF AMARILLO BEING AN UNPLATTED
TRACT OF LAND IN SECTION 111,
BLOCK 2, A.B.&M. SURVEY
RANDALL COUNTY, TEXAS
16.6 ACRES.

- NOTES:
- 1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO, TEXAS.
 - 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529 0095 E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
 - 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 SUBSURFACE 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 SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.
 - 4) PORTIONS OF THIS PLAT ARE SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 4,950 MSL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION

A 16.600 ACRE TRACT OF LAND SITUATED IN SECTION 111, BLOCK 2, A.B.&M. SURVEY, RANDALL COUNTY, TEXAS BEING OUT OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME 61, PAGE 462 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AND SAID 16.600 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN R.P.L.S. 1999", FOUND AT THE COMMON CORNER OF SECTION 111, 112 AND 118 OF SAID BLOCK 2, (BEARINGS RELATIVE TO CONCRETE RIGHT OF WAY MONUMENTS, FOUND ALONG LOOP HIGHWAY NO. 335 BETWEEN STATIONS 438+23.77 AND 454+47.51 AND HAVING A BEARING OF N. 0° 6' 19" E.) FROM WHENCE A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF SECTIONS 85, 86, 111 AND 112 OF SAID BLOCK 2 BEARS S. 89° 56' 16" E., 5280.68 FEET;

THENCE N. 00° 07' 01" E., 4385.43 FEET ALONG THE COMMON LINE OF SAID SECTION 111 AND 118 (DEED OF SECTION 118 IS RECORDED IN VOLUME 538, PAGE 114 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, WHICH DESCRIBES THE ENTIRE SECTION) TO A 1/2 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. 00° 07' 01" E., 871.22 FEET ALONG THE COMMON LINE OF SAID SECTIONS 111 AND 118 TO A 1 INCH IRON PIPE FOUND AT THE COMMON CORNER OF SECTIONS 110, 111, 118 AND 119 OF THE SAID BLOCK 2 AND NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N. 89° 47' 19" E., ALONG THE COMMON LINE OF SAID SECTIONS 110 AND 111 (DEED OF SECTION 110 IS RECORDED IN VOLUME 91, PAGE 422 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, WHICH DESCRIBES THE ENTIRE SECTION) AT 30.00 FEET PASS A 1/2 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET IN THE EAST LINE OF A 30 FOOT WIDE COUNTY MAINTAINED ROADWAY CONTINUING FOR A TOTAL DISTANCE OF 830.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.600 ACRES OF LAND OF WHICH 0.600 ACRE OF LAND LIES IN SAID 30 FOOT WIDE COUNTY MAINTAINED ROADWAY LEAVING 16.00 ACRES OF LAND NET. (VARRANTY DEED BY OTHERS - CLERK'S FILE NO. 2013002279 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS)

THENCE S. 00° 07' 01" W., 871.22 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S. 89° 47' 19" W., 800.00 FEET PASS A 1/2 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET IN THE EAST LINE OF A 30 FOOT WIDE COUNTY MAINTAINED ROADWAY, CONTINUING FOR A TOTAL DISTANCE OF 830.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.600 ACRES OF LAND OF WHICH 0.600 ACRE OF LAND LIES IN SAID 30 FOOT WIDE COUNTY MAINTAINED ROADWAY LEAVING 16.00 ACRES OF LAND NET.

CERTIFICATE

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 16th DAY OF JANUARY, 2014.