# THE CITY OF AMARILLO, TEXAS

*INTERDEPARTMENTAL*
*OFFICE COMMUNICATION*

April 2, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-16 Ranch Acres South Unit No. 6, a suburban subdivision to the City of Amarillo, of an unplatted tract of land in Section 146, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: S Osage St & FM 1151) DEVELOPER: Debra Fussell

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 2014004323 on March 21 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

# RANCH ACRES SOUTH UNIT NO. 6

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
OF AN UNPLATTED TRACT OF LAND IN SECTION 146, BLOCK 2
A.B.&M. SURVEY, RANDALL COUNTY, TEXAS

(4.18 ACRES)

A.P. NO. P-20
CENSUS TRACT NO. 217.02

LEGEND

- = 3/8" Iron Rod with "RPLS 4664" cap, found
- = Control Monument found as noted.

## DEDICATION

State of Texas

County of Randall X Know all men by these presents

X

That, I, Debra Denise Fussell, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Ranch Acres South Unit No. 6, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 10th Day of March 2014

Debra Denise Fussell
12101 S. Osage Street
Amarillo, Texas 79118
806-622-3764

## ATTEST

State of Texas

County of Randall

Before me the undersigned authority on this day personally appeared Debra Denise Fussell, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 10th Day of March 2014

Lindsey Carpenter
Notary Public State of _____
Comm. Expires _____

LINDSEY SEBASTIAN
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 09-12-2015

## APPROVAL:

Approved by the designated official for The City of Amarillo, Texas on this 20 day of MARCH 2014

Assistant City Manager, Development Services

## APPROVAL:

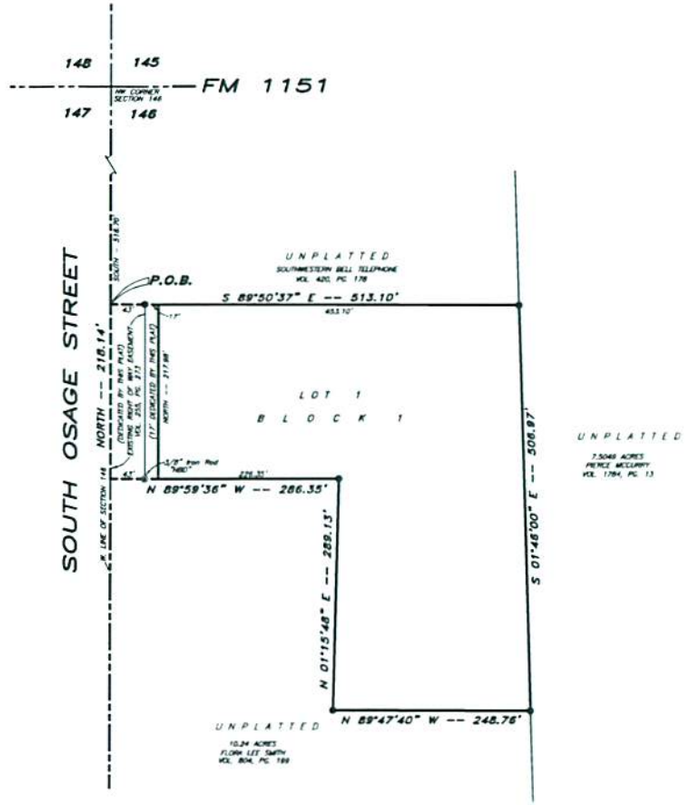
Approved by the Bi-City County Health Department.

Health Officer Date MARCH 20, 2014

GRANTEES ADDRESS:

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

Randall County Road Department
P.O. Box 1338
Canyon, Texas 79015



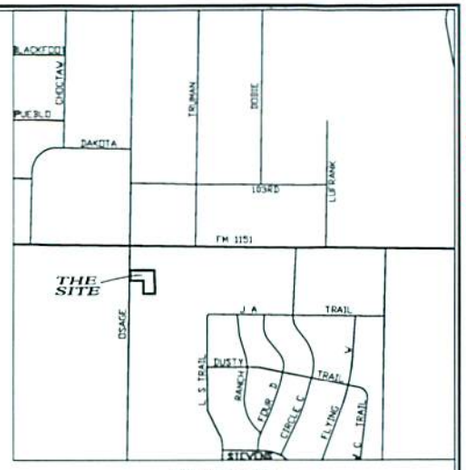

NOTES:

1. This Plat is located within the Amarillo ETJ.

2. This Plat **Does Not** lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C-0235-E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.

3. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".

4. 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 will be approved that is closer than 100 feet to a sub 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 systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.




VICINITY MAP
NOT TO SCALE

## PROPERTY DESCRIPTION:

A 4.18 acre tract of land in the Northwest part of Section 146, Block 2, A.B.&M. Survey, Randall County, Texas, said tract being a part of a tract known as 10.24 acres by deed recorded in Volume 804, Page 199 of the Deed Records of Randall County, Texas, said 4.18 acre tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of Section 146;

THENCE South, along the West line of Section 146, a distance of 516.70 feet to the BEGINNING CORNER of this tract;

THENCE South 89 degrees 50 minutes 37 seconds East, at a distance of 43.00 feet pass the East physical right of way of Osage Street, continue for a total distance of 513.10 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE South 01 degree 46 minutes 00 seconds East, a distance of 506.97 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 89 degrees 47 minutes 40 seconds West, a distance of 248.76 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 01 degree 15 minutes 48 seconds East, a distance of 289.13 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 89 degrees 59 minutes 36 seconds West, at a distance of 243.35 feet pass a 3/8 inch iron rod with cap stamped "HBD" found in the East line of S. Osage Street, continue for a total distance of 286.35 feet to the West line of said Section 146;

THENCE North, a distance of 218.14 feet to the PLACE OF BEGINNING.

Said tract contains a computed area of 4.18 acres of land.

## CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or others under my direct supervision.

Dated this 10 Day of March, 2014

K.C. Brown, RPLS 4664

STATE OF TEXAS
REGISTERED
K. C. BROWN
4664
LICENSED
LAND SURVEYOR

"FINAL PLAT"

RANCH ACRES SOUTH UNIT NO. 6

AN UNPLATTED TRACT OF LAND IN SECTION 146, BLOCK 2
A.B.&M. SURVEY
RANDALL COUNTY, TEXAS
4.18 ACRES

FILED OF RECORD
3-21-14 RANDALL
Date County
2014004323
File Clerk's No.


Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS
P.O. Box 1848
Pampa, Texas 79065
(806) 665-0551
(806) 665-0552 FAX

Sheet 1 of 1
Drawn By: J. Smith
Plat No. 43890

4713 S. Travis St.
Amarillo, Texas 79110
(806) 355-9500
(806) 355-1366 FAX


APP
P-14-14
JS
BLK 2 AB+M
SEC 146
P-20

2014004323 PLAT Total Pages: 2

ANNEX
MITCHELL REALTY

# T A X  C E R T I F I C A T E

NO. 93276

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

*EXEMPTIONS APPLY*
EXEMPTIONS : HST * AGE * FRZ *

**PROPERTY OWNER**
==========
**NAME ..:** SMITH FLORA ESTATE
**ADDRESS:** % FUSSELL DEBRA
12101 S OSAGE ST
AMARILLO TX 79118

**PROPERTY DESCRIPTION**
==========
SECT 146 A B & M
LOT BLOCK 0002
427.9FT S X 473.1FT E BEG
516.7FT S & 40FT E OF
NW COR OF SECT

**PROPERTY ACCOUNT NUMBER:** R 200 1460 8000.0 **TAXES FOR 2013 ARE $** 1,080.28
Acres: 5.7000 **Randall County Market Value:** 180,104
**2013 Taxes WITHOUT Exemptions $** 2,918.60

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.

If there is an over 65 exemption, the new owner may receive a supplemental bill
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Brenda Davis
DEPUTY

3/18/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

**FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS
Renee Calhoun
2014004323
03/21/2014 12:55 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

A.P. NO. P-20
CENSUS TRACT NO. 217.02

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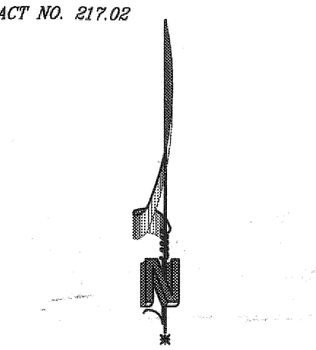

Scale 1" = 100'

0 50 100 200

LEGEND

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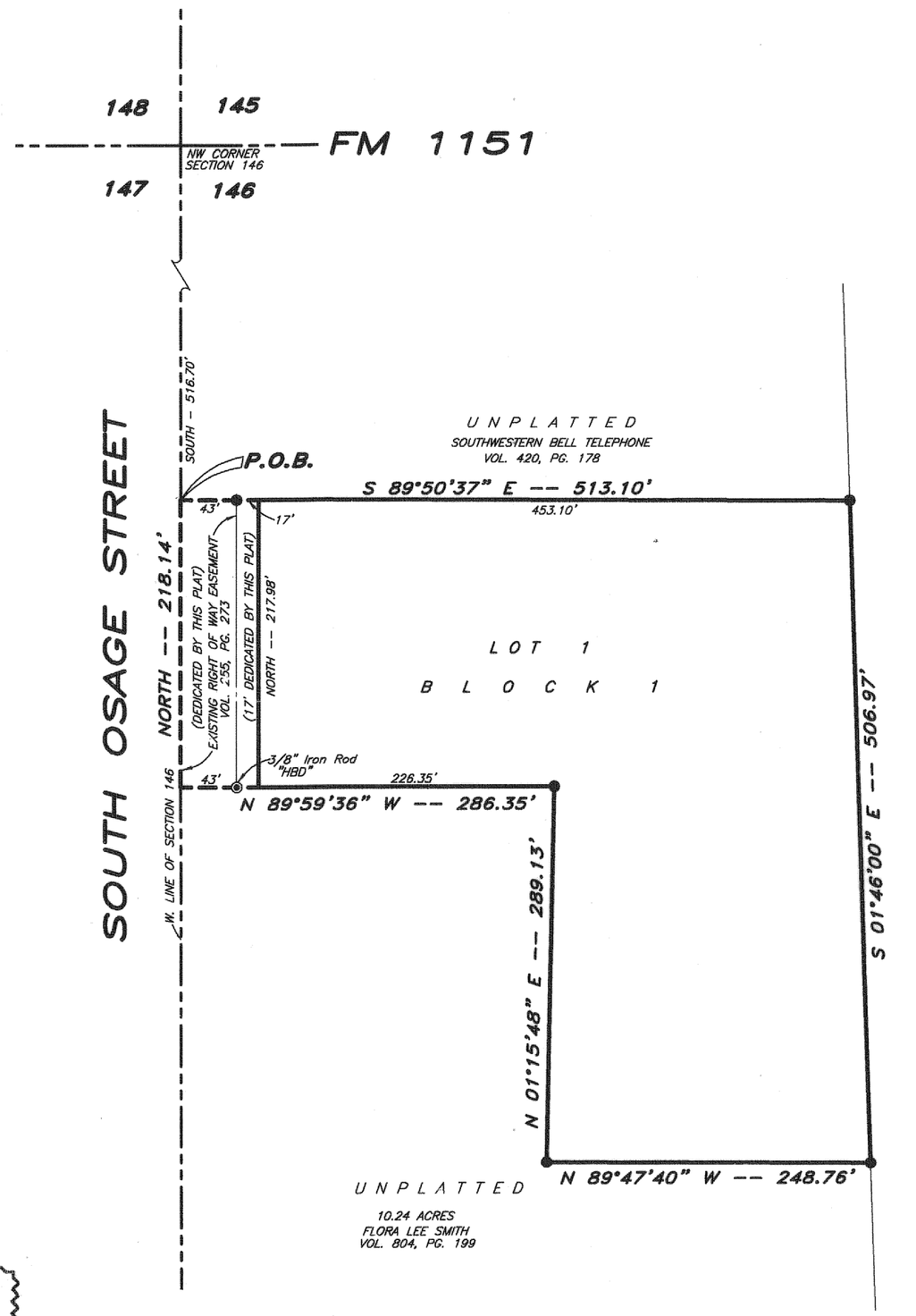


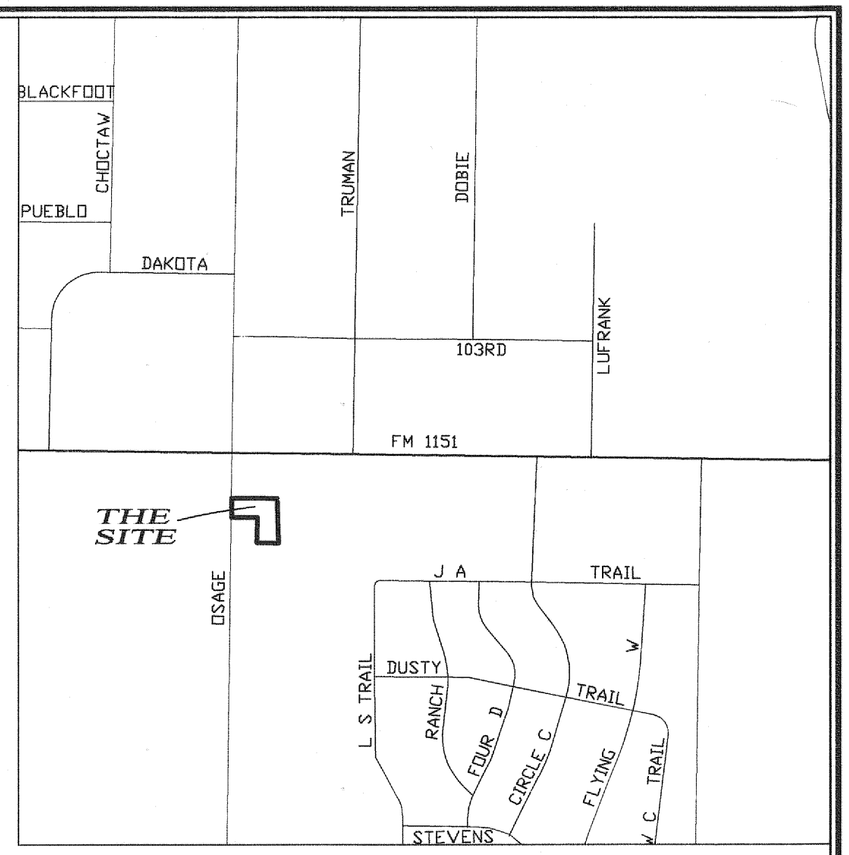


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Executed this 19th Day of March, 2014

Debra Denise Fussell
12101 S. Osage Street
Amarillo, Texas 79118
806-622-3764

## ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Debra Denise Fussell, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 19th Day of March, 2014

lindsey carpenter
Notary Public State of _____
Comm. Expires _____

LINDSEY SEBASTIAN
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 09-12-2015

## APPROVAL:

Approved by the designated official
for The City of Amarillo, Texas,
on this 21 day of MARCH, 2014

Assistant City Manager, Development Services

## APPROVAL:

Approved by the Bi-City County Health Department.

Health Officer — MARCH 20, 2014 Date

GRANTEES ADDRESS:

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

Randall County Road Department
P.O. Box 1338
Canyon, Texas 79015

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RANDALL COUNTY, TEXAS
4.18 ACRES

FILED OF RECORD

3-21-14 Date — Randall County

2014004323
File Clerk's No.


Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

P.O. Box 1248
Hereford, Texas 79045
(806) 364-8064
(806) 364-8068 FAX

4713 S. Western St.
Amarillo, Texas 79109
(806) 352-8040
(806) 352-1008 FAX


| | |
|---|---|
| Sheet | 1 of 1 |
| Drawn By: | J. Smith |
| Plat No.: | A5805 |

Z:\AMA HBD JOBS\5500JOBS\A5805\A5805-P.dwg