THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 21, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-68 Sleepy Hollow Unit No. 111, an addition to the City of Amarillo, a 1.20 acre tract of land being a replat of a portion of Lot 20, Block 38, Sleepy Hollow Subdivision Unit No. 74, in Section 41, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Soncy Rd & Tarter Ave)
DEVELOPER: Timothy Minnix

The Designated Official for the City of Amarillo approved the above-mentioned item on December 22, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014020791 on December 24, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

CENSUS TRACT: # 216.04

A.P. No: I-14

Sleepy Hollow Unit No. 111

AN ADDITION TO THE CITY OF AMARILLO

A 1.200 acre tract of land being a replat of a portion of Lot 20, Block 38, Sleepy Hollow Subdivision No. 74, in Section 41, Block 9, B.S. & F. Survey, Randall County, Texas.

N W E S

0 50 100
25 75
SCALE 1" = 50'

DEDICATION

STATE OF TEXAS (

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL (

That **KWAD, LLC**, being the owner of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as **Sleepy Hollow Unit No. 111**, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes, and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes, and easements.

EXECUTED THIS 22 DAY OF September, 2014.

Timothy Minnix

Timothy Minnix
Manager
KWAD, LLC
P.O. Box 64895
Lubbock, Texas 79464
(806) 790-2343

ATTEST

STATE OF TEXAS

COUNTY OF POTTER

Before me, the undersigned authority, on this day personally appeared, **Timothy Minnix**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

22 DAY OF September, 2014.

Patricia L. McBride

NOTARY PUBLIC, STATE OF TEXAS

PATRICIA L. McBRIDE
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 10-15-2017

APPROVAL:

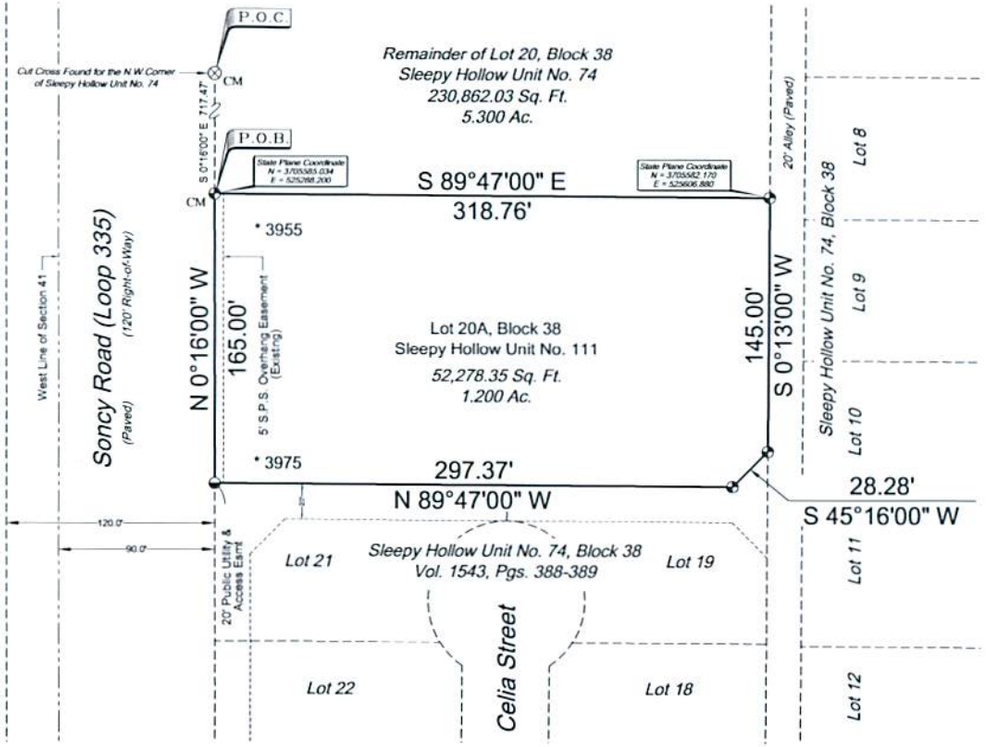
Approved by the designated official for the City of Amarillo, Texas, this 22 day of Dec, 2014.

Assistant City Manager, Development Services

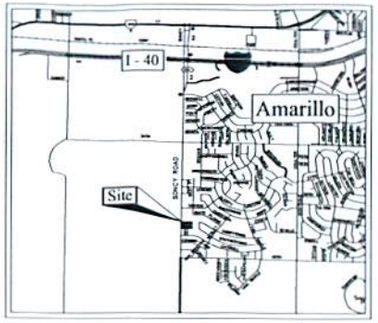
GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS
79105-1971

LEGEND

- IRON ROD FOUND WITH CAP STAMPED "GRESHAM PLS 1939"
- 1/2" x 24" REBAR SET WITH CAP STAMPED "GRESHAM PLS 1939"
- CM CONTROL MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- * ADDRESS RANGES (Subject to change without notice)



Vicinity Map
Not to Scale



LEGAL DESCRIPTION:

A 1.200 acre tract of land being a replat of a portion of Lot 20, Block 38, Sleepy Hollow Unit No. 74, an addition to the City of Amarillo, according to the map or plat thereof being recorded in Volume 1543, Page 388-389, Deed Records, Randall County, Texas, being further described by metes-and-bounds as follows:

Commencing at a cross cut in concrete found for the Northwest corner of said Sleepy Hollow Unit No. 74;
Thence S 0°16'00" E, along the West line of said Unit 74, a distance of 717.47 feet to a 1/2"x24" rebar with cap stamped "Gresham PLS 1939" set for the Northwest corner and **Point of Beginning** of this tract;
Thence S 89°47'00" E, parallel to and 165.00 feet North of the North line of Lots 19 and 21 of said Block 38, Sleepy Hollow Unit No. 74, a distance of 318.76 feet to a 1/2"x24" rebar with cap stamped "Gresham PLS 1939" set for the Northeast corner of this tract, same being a point in the West line of a 20' alley;
Thence S 0°13'00" W, along said West line of a 20' alley and the East line of said Lot 20, a distance of 145.00 feet to a 1/2"x24" rebar with cap stamped "Gresham PLS 1939" set for the most Easterly Southeast corner of this tract, same being the Northeast corner of said Lot 19, Block 38, Sleepy Hollow Unit No. 74;
Thence S 45°16'00" W, along the North line of said Lot 19, Block 38, Sleepy Hollow Unit No. 74, a distance of 28.28 feet to a 1/2"x24" rebar with cap stamped "Gresham PLS 1939" set for the most Southerly Southeast corner of this tract, same being an interior corner of Lot 19, Block 38, Sleepy Hollow Unit No. 74;
Thence N 89°47'00" W, along the North line of said Lots 19 and 21, Block 38, Sleepy Hollow Unit No. 74, a distance of 297.37 feet to an iron rod with cap stamped "Gresham PLS 1939" found for the Southwest corner of this tract, same being the Northwest corner of Lot 21, Block 38, Sleepy Hollow Unit No. 74 being a point in the East right-of-way line of Soncy Road;
Thence N 0°16'00" W, along the East right-of-way line of said Soncy Road, a distance of 165.00 feet to the **Point of Beginning** of this tract;
Said tract contains a computed area of 52,278.35 square feet, 1.200 acres of land.

FILED OF RECORD:

12-24-14 DATE
RANDALL COUNTY
2014020791 CLERK'S FILE NUMBER

NOTES:

1. The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(CORS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet.):
   a) Convert to azimuth
   b) Add the convergence angle of 0°15'24"
   c) Convert azimuth to Grid bearing
   d) Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99974472
   e) Compute the Grid bearings with the Grid distances to obtain Grid area
2. This plat does not lie within the Amarillo E.T.J.
3. Previous recorded information in parenthesis.
4. This plat does not lie in a flood hazard zone per FEMA Map Panel No. 48381C0070E dated June 4, 2010.

-CERTIFICATE-

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 26th day of August, 20 14

STATE OF TEXAS
REGISTERED
DWAYNE R. GRESHAM
1939
PROFESSIONAL
LAND SURVEYOR

Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

GAI
SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC
Lic.# 10074800
Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 I-40 West, Suite 150 Amarillo, Texas 79106
Phone: (806) 359-9648 www.gresurv.com Fax: (806) 359-9717
Project No.: 077-08-14
Sleepy Hollow Unit No. 111 Drawn By:

BLK 9 BS+F
SEC 41
I-14
P-14-08
APP
JS

2014020791 PLAT Total Pages: 2

ANNEX

T A X C E R T I F I C A T E NO. 93930

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 ..: KWAD LLC
ADDRESS: 5145 69TH ST
LUBBOCK TX 79424

PROPERTY DESCRIPTION
==========
SLEEPY HOLLOW #74
LOT BLOCK 0038
SOUTH 1.20 AC OF 20
BEG 717.47FT S OF NW COR
OF LOT

PROPERTY ACCOUNT NUMBER: R 73 0540 3842.0 **TAXES FOR 2014 ARE $** 460.02
Acres: 1.2000 **Randall County Market Value:** 186,055
2014 Taxes WITHOUT Exemptions $ 3,997.85

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 2014

Sharon Hollingsworth 12/ 8/2014

DEPUTY DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Renee Calhoun

2014020791
12/24/2014 09:45 AM
Fee: 46.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: # 216.04

A.P. No: I-14

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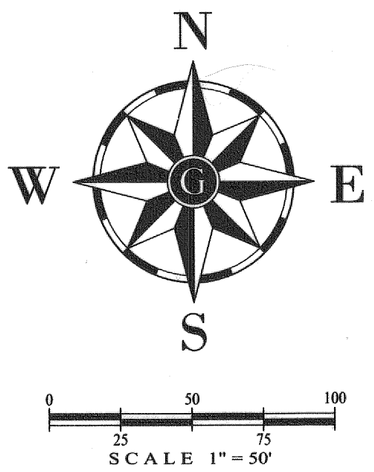

Vicinity Map
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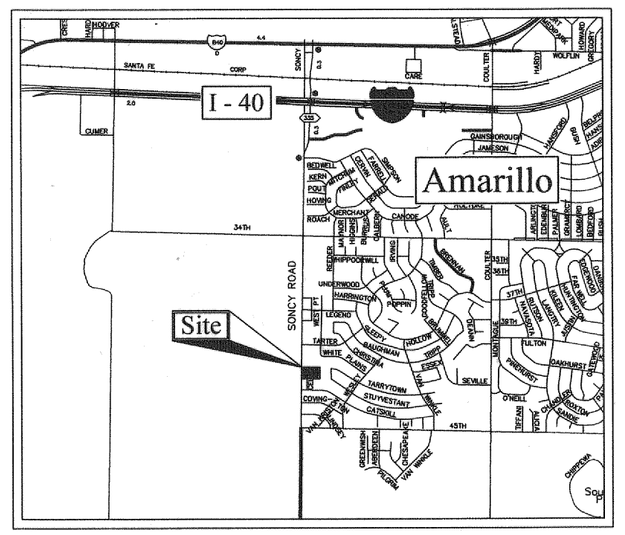

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EXECUTED THIS 22nd DAY OF September, 2014.

Timothy Minnix
Manager
KWAD, LLC
P.O. Box 64895
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(806) 790-2343

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Before me, the undersigned authority, on this day personally appeared, **Timothy Minnix**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

22nd DAY OF September, 2014.

PATRICIA L. McBRIDE
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 10-15-2017

Patricia L. McBride
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL:

Approved by the designated official for the City of Amarillo, Texas, this 22 day of December 2014.

Assistant City Manager, Development Services

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS
79105-1971

LEGEND

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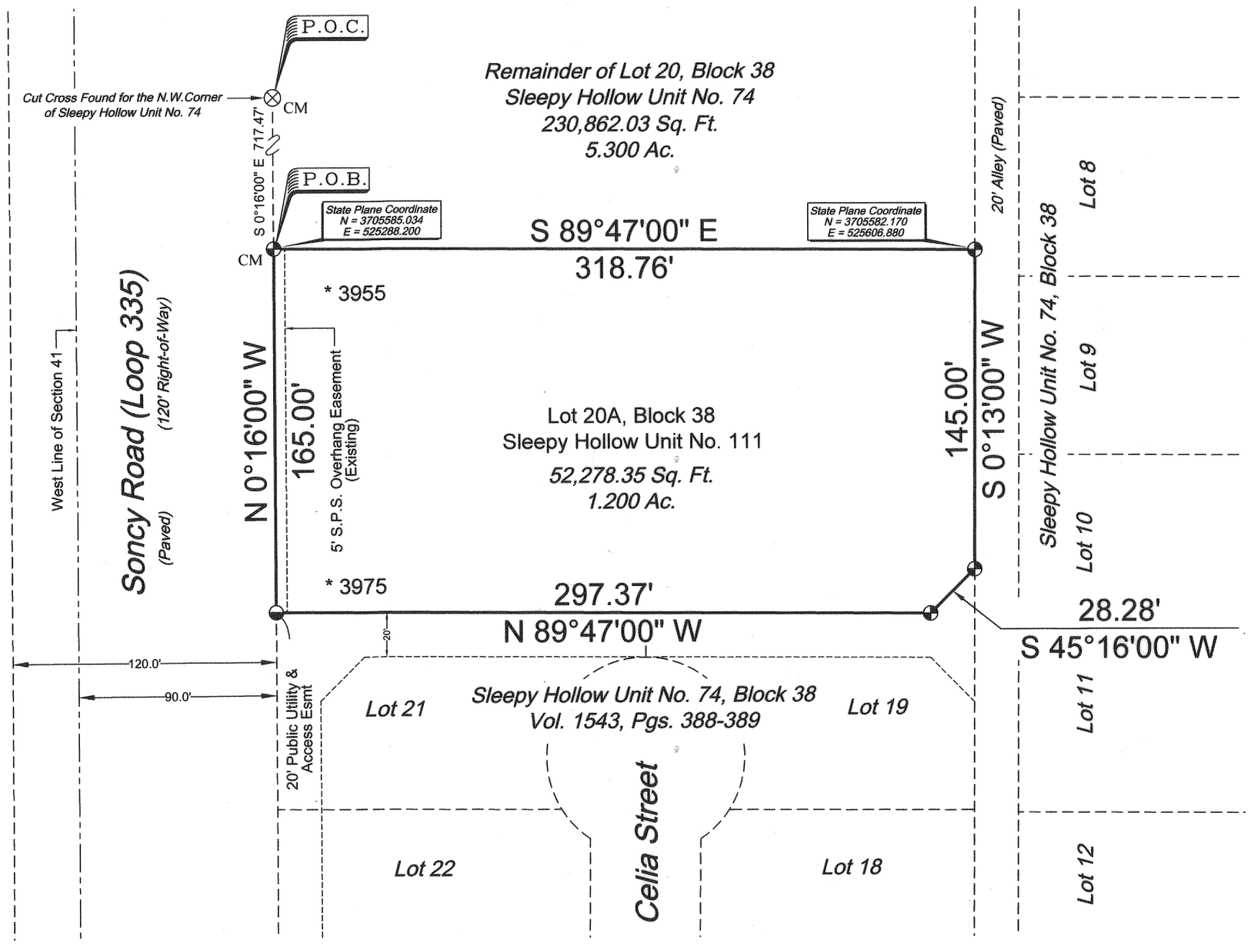

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Dated this 26th day of August, 20 14

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Project No.: 077-08-14

Sleepy Hollow Unit No. 111 | Drawn By: CA Beerv