

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-80 Washington Industrial Tracts Addition Unit No. 17, an addition to the City of Amarillo, being a replat of Lots 3A and a portion of 3B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 173, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SW 48th Ave & Washington St)
DEVELOPER: Kenneth Kyle Black

The Designated Official for the City of Amarillo approved the above-mentioned item on January 8, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015000687 on January 15, 2015. Please post your records accordingly.



Kelley Shaw, Planning Director



BLK 2 AB+M

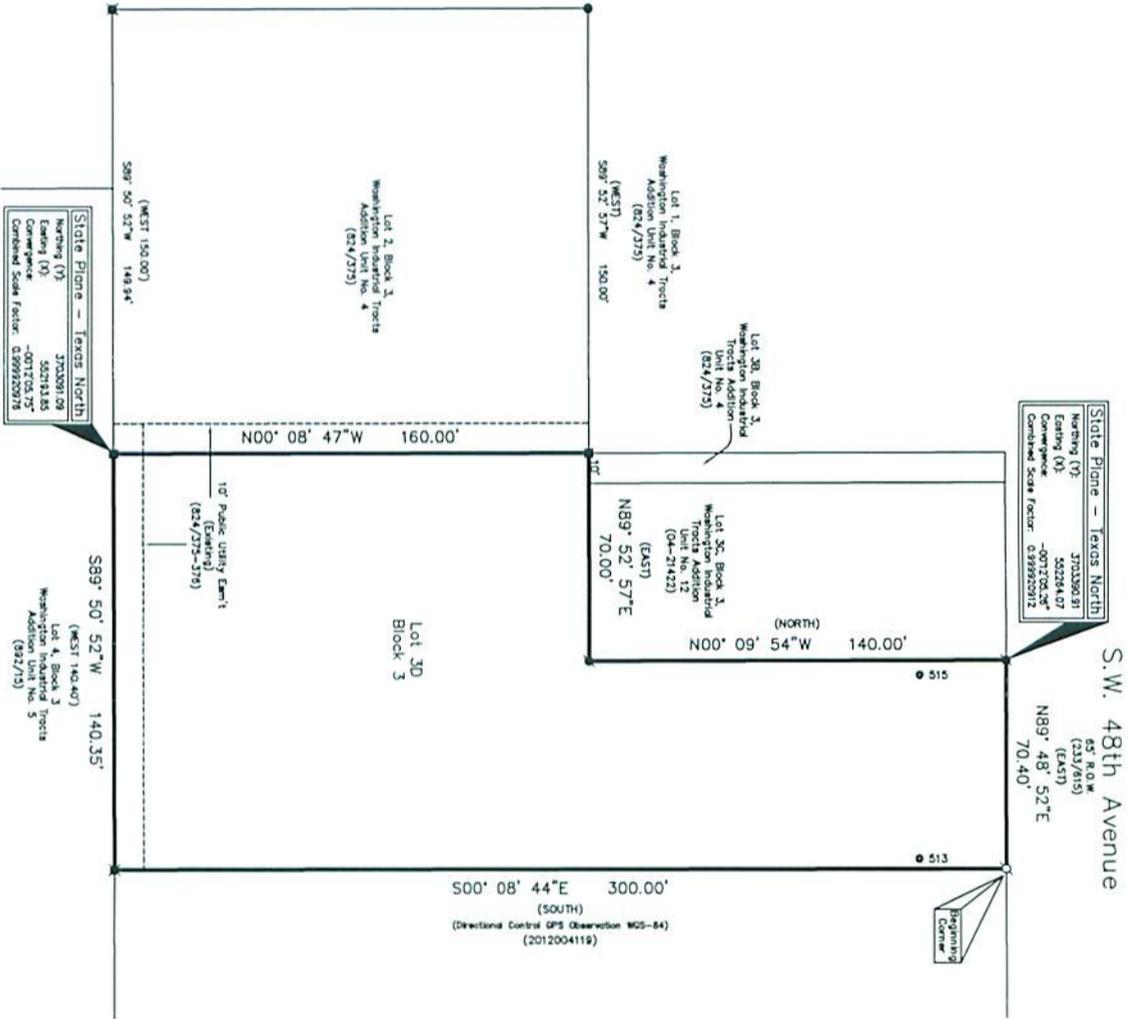
SEC 173

N-15

County Tract No. 208
AP Map No. 1415

Granting Address:
City of Amario
P.O. Box 1971
Amarillo, Texas 79105-1971

S. Washington Street



State Plane - Texas North
Nearing (Y) 370201.09
Easting (X) 552133.85
Cornermark -001705.17
Combined Scale Factor: 0.999920375

State Plane - Texas North
Nearing (Y) 370200.81
Easting (X) 552134.07
Cornermark -001705.47
Combined Scale Factor: 0.999920375



S.W. 48th Avenue
48' R.O.W.
(231/615)
N89° 48' 52\"/>



500' 08' 44\"/>



- Legend:
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
 - = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2 inch iron rod (found)
 - = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664" (found)
 - Ⓢ 1234 = Address assigned by the City of Amario (subject to change without notice)
 - P.U.E. = Public Utility Easement

Washington Industrial Tracts Addition Unit No. 17
An addition to the City of Amario, being a replat of Lots 3-A and a portion of 3-B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 17.3, Block 2, A. B. & M. Survey, Randall County, Texas 0.744 Acres

Filed of Record:
1-15-15
2015000687
Randall County
County Clerk Title No.

Robert Keys & Associates
18061952-1782 Email rk@aia.com
4623 S.W. 40th Avenue, Texas 79729-5405
Phone No. 10033400 www.rkaia.com

APP

P-14-80

JS

BLK 2 AB+M

SEC 173

N-15

Census Tract No. 208
AP Map No. N-15

Notes

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C, 0909E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

Description

A 0.74 acre tract of land being a portion of Lot 3B and all of Lot 3A, Block 3, Washington Industrial Tracts Addition Unit No. 4, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 824, Page 375 of the Deed Records of Randall County, Texas, all situated in Section 173, Block 2, A. B. & M. Survey, Amarillo, Randall County, Texas and being surveyed on the ground by Robert Keys and Associates on September 16, 2014 and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe, found at the northeast corner of this tract of land and the northeast corner of said Washington Industrial Tracts Addition Unit No. 4;

Thence S. 00° 08' 44" E., (Directional Control GPS Observation WGS-84), 300.00 feet along the east line of said Lot 3A to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southeast corner of this tract of land and the southeast corner of said Washington Industrial Tracts Addition Unit No. 4;

Thence S. 89° 50' 52" W., 140.35 feet along the north line of Lot 4, Block 3, Washington Industrial Tracts Addition Unit No. 5, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 892, Page 15 of the Deed Records of Randall County, Texas, to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land and the southeast corner of Lot 2, Block 3, of said Washington Industrial Tracts Addition Unit No. 4, from whence 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southwest corner of said Lot 2 bears S. 89° 50' 52" W., 149.94 feet;

Thence N. 00° 08' 47" W., 160.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly northwest corner of this tract of land and the northeast corner of said Lot 2, same being the southeast corner of Lot 1, Block 3, of said Washington Industrial Tracts Addition Unit No. 4, from whence 1/2 inch iron rod, found at the northwest corner of said Lot 2 bears S. 89° 52' 57" W., 150.00 feet;

Thence N. 89° 52' 57" E., at 10.00 feet pass the southwest corner of Lot 3C, Block 3, Washington Industrial Tracts Addition Unit No. 12 an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record under Clerk's File No. 04-21422 of the Official Public Records of Randall County, Texas, a total distance of 70.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said Lot 3C and a jog corner of this tract of land;

Thence N. 00° 09' 54" W., 140.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 3C and most northerly northwest corner of this tract of land;

Thence N. 89° 48' 52" E., along the south right-of-way line of S.W. 48th Avenue as dedicated by Washington Industrial Tracts Addition, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 233, Page 615 of the Deed Records of Randall County, Texas, 70.40 feet to the **POINT OF BEGINNING**.

Dedication

The State of Texas §
County of Randall §
Know all men by these presents:

That, Kenneth Kyle Black, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Washington Industrial Tracts Addition Unit No. 17 an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 18th day of DECEMBER, 2014.

Kenneth Kyle Black
511 Pinto Drive
Amarillo, Texas 79118
(806) 654-1090

Approval

Approved by the Designated Official for the City of Amarillo, Texas this 6TH day of JANUARY, 2015.

Designated Official for the City of Amarillo

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Kenneth Kyle Black, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 18th day of December, 2014.




Notary Public in and For the State of Texas
My commission expires 05/22/15

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 16th day of September, 2014.




Registered Professional Land Surveyor

Washington Industrial Tracts Addition Unit No. 17
An addition to the City of Amarillo, being a replat of Lots 3-A and a portion of 3-B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 173, Block 2, A. B. & M. Survey, Randall County, Texas 0.74± Acres

Filed of Record :
1-15-15
Date
20150001087
County Clerk Fee No.

Robert Keys & Associates

(806) 352-1762 Email: rkeys@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-9405
Firm No. 10024400 www.keysurveying.com

APP

P-14-80

JS

N:\1\Ama\N-15\Washington Industrial Tracts Unit 17 513 SW 48th Ave Kyle Black - 20140909\Washington Ind Tracts Unit 17 513 SW 48th Ave Kyle Black - 20140909.dwg, 12/17/2014 1:08:00 P.M.

CANYON
KENNETH BLACK

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

NO. 93908

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 ..: BLACK KENNETH KYLE
ADDRESS: 511 PINTO DR
AMARILLO TX 79118

PROPERTY DESCRIPTION
=====

WASHINGTON IND TRACTS ADDN #4
LOT BLOCK 0003
N 120FT OF 3-A

PROPERTY ACCOUNT NUMBER: R 86 1150 0275.0 TAXES FOR 2014 ARE \$ 800.46
Acres: .1700 Randall County Market Value: 37,252
2014 Taxes WITHOUT Exemptions \$ 800.46

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



DEPUTY

11/24/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
KENNETH BLACK

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

NO. 93909

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 ..: BLACK KENNETH KYLE
ADDRESS: 511 PINTO DR
AMARILLO TX 79118

PROPERTY DESCRIPTION
=====

WASHINGTON IND TRACTS ADDN #4
LOT BLOCK 0003
3-B LESS N 140FT

PROPERTY ACCOUNT NUMBER: R 86 1150 0290.0 TAXES FOR 2014 ARE \$ 110.58
Acres: .3000 Randall County Market Value: 5,146
2014 Taxes WITHOUT Exemptions \$ 110.58

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



DEPUTY

11/24/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
KENNETH BLACK

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

NO. 93907

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 ..: BLACK KENNETH KYLE
ADDRESS: 511 PINTO DR
AMARILLO TX 79118

PROPERTY DESCRIPTION
=====

WASHINGTON IND TRACTS ADDN #4
LOT BLOCK 0003
S 180FT OF 3-A

PROPERTY ACCOUNT NUMBER: R 86 1150 0280.0 TAXES FOR 2014 ARE \$ 55.70
Acres: .2500 Randall County Market Value: 2,592
2014 Taxes WITHOUT Exemptions \$ 55.70

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



DEPUTY

11/24/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



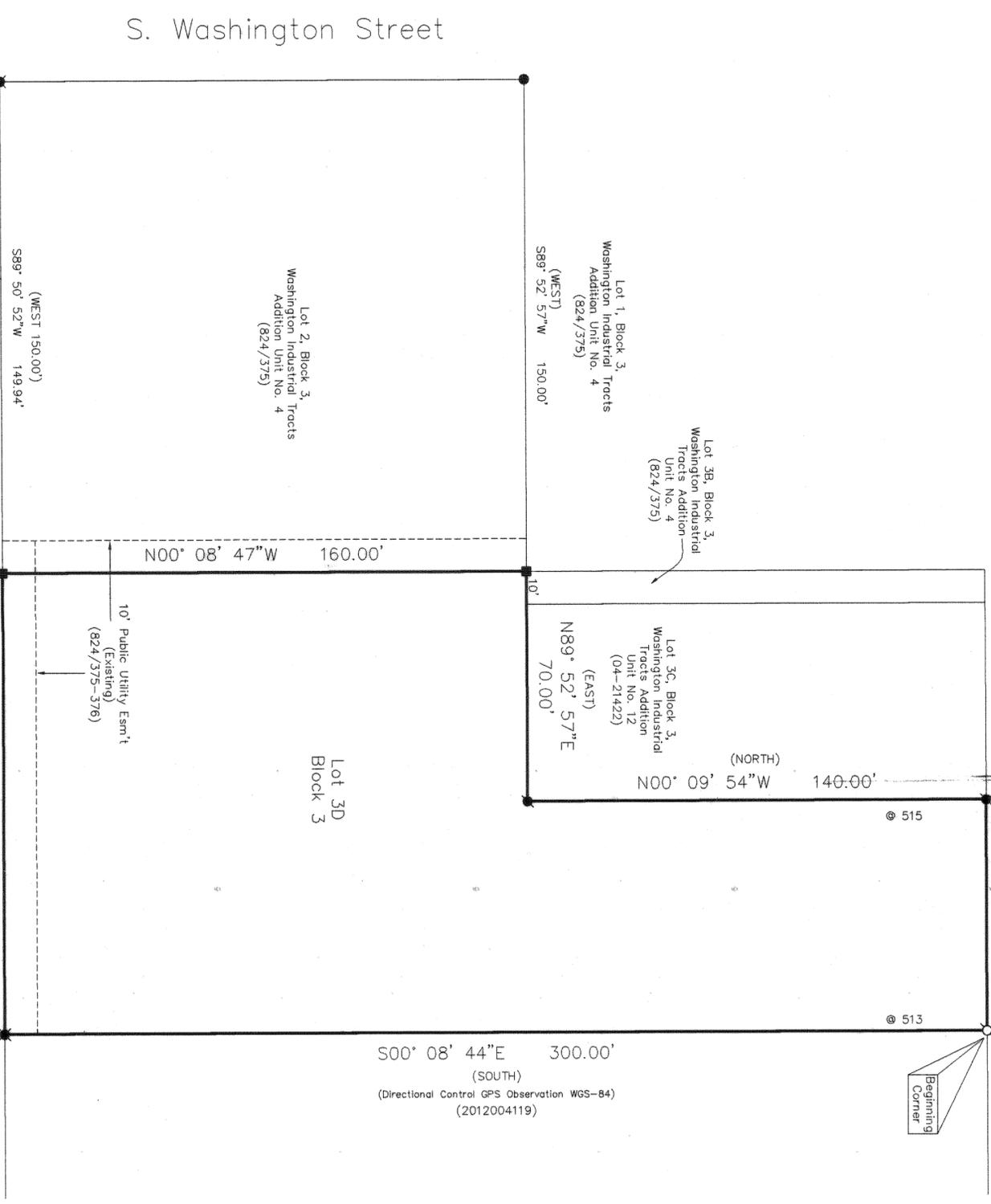
Renee Calhoun

2015000687
01/15/2015 11:13 AM
Fee: 87.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

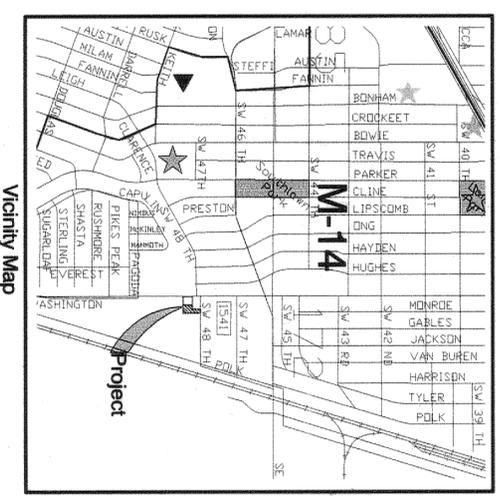
State Plane - Texas North
 Northing (Y): 3703390.91
 Easting (X): 552264.07
 Convergence: -0012'05.26"
 Combined Scale Factor: 0.999920912

State Plane - Texas North
 Northing (Y): 3703091.09
 Easting (X): 552193.85
 Convergence: -0012'05.75"
 Combined Scale Factor: 0.999920976

S.W. 48th Avenue
 65' R.O.W.
 (233/815)
 (EAST)
 N89° 48' 52"E
 70.40'

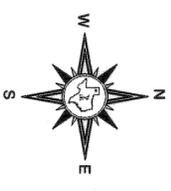


S00° 08' 44"E 300.00'
 (SOUTH)
 (Directional Control GPS Observation WGS-84)
 (2012004119)



- Legend :**
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
 - = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2 inch iron rod (found)
 - = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4864" (found)
 - @1234= Address assigned by the City of Amarillo (subject to change without notice)
 - P.U.E. = Public Utility Easement

S. Washington Street



Grantor's Address:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79105-1971

Filed of Record :

1/15/15
 date
 2015 000 687
 County Clerk File No.

Randall
 county

Washington Industrial Tracts Addition Unit No. 17
 An addition to the City of Amarillo, being a replat of Lots 3-A and a portion of 3-B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 173, Block 2, A. B. & M. Survey, Randall County, Texas, 0.74± Acres

Robert Keys & Associates
 land surveying
 land planning
 (806)352-1782 Email: info@keysurveying.com
 4423 S.W. 45th Avenue, Amarillo, Texas 79108-5405
 Firm No. 10034400 www.keysurveying.com

Notes

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0090E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

Description

A 0.74 acre tract of land being a portion of Lot 3B and all of Lot 3A, Block 3, Washington Industrial Tracts Addition Unit No. 4, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 824, Page 375 of the Deed Records of Randall County, Texas, all situated in Section 173, Block 2, A. B. & M. Survey, Amarillo, Randall County, Texas and being surveyed on the ground by Robert Keys and Associates on September 16, 2014 and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe, found at the northeast corner of this tract of land and the northeast corner of said Washington Industrial Tracts Addition Unit No. 4;

Thence S. 00° 08' 44" E., (Directional Control GPS Observation WGS-84), 300.00 feet along the east line of said Lot 3A to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southeast corner of this tract of land and the southeast corner of said Washington Industrial Tracts Addition Unit No. 4;

Thence S. 89° 50' 52" W., 140.35 feet along the north line of Lot 4, Block 3, Washington Industrial Tracts Addition Unit No. 5, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 892, Page 15 of the Deed Records of Randall County, Texas, to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land and the southeast corner of Lot 2, Block 3, of said Washington Industrial Tracts Addition Unit No. 4, from whence 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southwest corner of said Lot 2 bears S. 89 50' 52" W., 149.94 feet;

Thence N. 00° 08' 47" W., 160.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly northwest corner of this tract of land and the northeast corner of said Lot 2, same being the southeast corner of Lot 1, Block 3, of said Washington Industrial Tracts Addition Unit No. 4, from whence 1/2 inch iron rod, found at the northwest corner of said Lot 2 bears S. 89 52' 57" W., 150.00 feet;

Thence N. 89° 52' 57" E., at 10.00 feet pass the southwest corner of Lot 3C, Block 3, Washington Industrial Tracts Addition Unit No. 12 an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record under Clerk's File No. 04-21422 of the Official Public Records of Randall County, Texas, a total distance of 70.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said Lot 3C and a jog corner of this tract of land;

Thence N. 00° 09' 54" W., 140.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 3C and most northerly northwest corner of this tract of land;

Thence N. 89° 48' 52" E., along the south right-of-way line of S.W. 48th Avenue as dedicated by Washington Industrial Tracts Addition, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 233, Page 615 of the Deed Records of Randall County, Texas, 70.40 feet to the **POINT OF BEGINNING**.

Dedication

The State of Texas §
County of Randall §
Know all men by these presents:

That, **Kenneth Kyle Black**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Washington Industrial Tracts Addition Unit No. 17** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 18th day of October, 2014.

Kenneth Kyle Black
Kenneth Kyle Black
511 Pinto Drive
Amarillo, Texas 79118
(806) 654-1090

Approval

Approved by the Designated Official for the City of Amarillo, Texas this 18th day of January, 2015

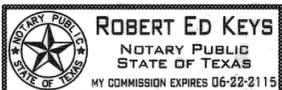
[Signature]
Designated Official for the City of Amarillo

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Kenneth Kyle Black**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 18th day of October, 2014.



[Signature]
Notary Public in and For the State of Texas
My commission expires 6/22/15

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 16th day of September, 2014.



[Signature]
Registered Professional Land Surveyor

Washington Industrial Tracts Addition Unit No. 17

An addition to the City of Amarillo, being a replat of Lots 3-A and a portion of 3-B, Block 3, Washington Industrial Tracts Addition Unit No. 4, all in Section 173, Block 2, A. B. & M. Survey, Randall County, Texas
0.74± Acres

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Filed of Record :

1/15/15 Date
Randall County
2015 000187
County Clerk File No.

Robert Keys & Associates
land surveying
mapping
land planning
(806)352-1782 Email: info@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keysurveying.com