

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-90 South Side Acres Unit No. 24, an addition to the City of Amarillo, a 7.218 acre tract of land being a replat of Lot 12 and a portion of Lot 13, Block 3, Amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: SW 58th Ave & S Georgia St)
DEVELOPER: Teresa Hibbard

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 2015000701 on January 15, 2015. Please post your records accordingly.



Kelley Shaw, Planning Director

L-116

SEC 230

BLK 2A B+m

CENSUS TRACT: # 220 01
AP No. L-16

LEGEND

- ① IRON PIPE SET WITH 2" ALUMINUM CAP STAMPED
- ② GRESHAM & ASSOCIATES, INC PLS 1939
- IRON ROD FOUND WITH CAP STAMPED "CT"
- IRON ROD FOUND WITH CAP STAMPED "TURNAM"
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- CM CONTROL MONUMENT
- S.P.S. SOUTHWESTERN PUBLIC SERVICE CO.
- ADDRESS RANGE (SUBJECT TO CHANGE WITHOUT NOTICE)
- () PREVIOUSLY RECORDED INFORMATION

DEDICATION

STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
That WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware
subsidiary trust, being the owner of the subject tract shown and described
on this plat has caused such lands to be surveyed, subdivided, platted and
dedicated as SOUTH SIDE ACRES SUBDIVISION UNIT NO. 24.
Address to the City of Amarillo, Texas, and do declare that all streets,
alleys, lanes and easements shown on 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 29th DAY OF December, 2014

Teresa Hubbard
Director of Design
2001 S.E. 10th Street
Brenoville, Arkansas 72716
(479) 204-0414

ATTEST

STATE OF Arkansas
COUNTY OF Benton

Before me, the undersigned authority, on this day personally appeared,
Teresa Hubbard, 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

KIMBERLY GONZALES
Notary Public
Benton County
My Commission Expires
November 01, 2015

APPROVAL:

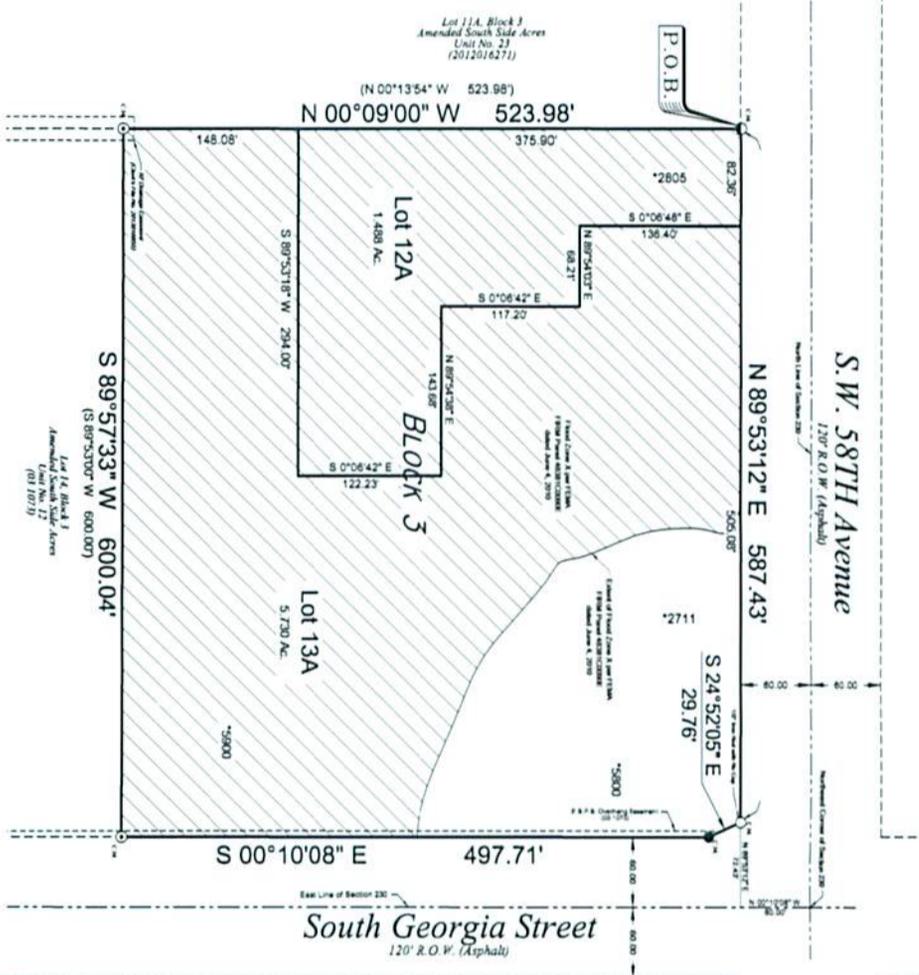
Approved by _____ the designated official for the
City of Amarillo, Texas, this 8 day of Dec, 2014

[Signature]
Assistant City Manager

GRANTER'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 7971
AMARILLO, TEXAS
79105-1971

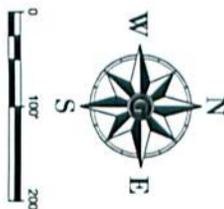
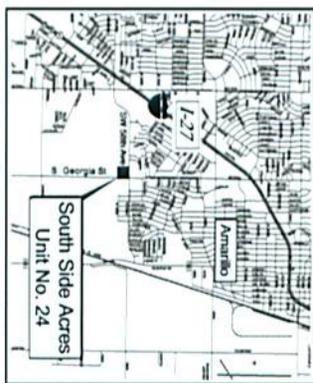
South Side Acres Unit No. 24

AN ADDITION TO THE CITY OF AMARILLO
A 7.218 acre tract of land being a replat of Lot 12, Block 3, Amended South Side Acres Unit No. 12 in Section 230, AB AM Survey, Randall County, Texas.



LEGAL DESCRIPTION:

A 7.218 acre tract of land being a replat of Lot 12 and a portion of Lot 13, Block 3, Amended South Side Acres Unit No. 12, as recorded in Clerk's File No. 03 1073 of the Official Public Records, Randall County, Texas, being further described by metes-and-bounds as follows:
Beginning at a 1/2" iron rod with cap stamped "CT" found for the Northwest corner of said Lot 12, Block 3, Amended South Side Acres Unit No. 12, the POINT OF BEGINNING of the tract;
THENCE N 89°53'12" E, along the North line of said Amended South Side Acres Unit No. 12, a distance of 587.43 feet to a 1/2" iron rod with no cap found for the most Northerly Northwest corner of the tract from whence the Northwest corner of Section 230 bears N 89°53'12" E, a distance of 72.43 feet and N 0°10'08" W, a distance of 60.00 feet;
THENCE S 24°52'05" E, a distance of 29.76 feet to a iron rod with cap stamped "Turnam" found in the East line of said Amended South Side Acres Unit No. 12;
THENCE S 0°10'08" E, along said East line of Amended South Side Acres Unit No. 12, a distance of 497.71 feet to a 1" iron pipe with 2" aluminum cap stamped "Gresham & Associates, Inc. PLS 1939" set for the Southwest corner of the tract;
THENCE N 0°10'08" W, along the West line of said Lot 12, Block 3, Amended South Side Acres Unit No. 12, a distance of 523.98 feet to the POINT OF BEGINNING;
Said tract contains a completed area of 314,423 square feet, 7.218 acres.



NOTES

1. The Plat and Legal Description are based upon Certified (True) bearings and distances obtained from the City of Amarillo, Texas, and the AMARILLO Survey System (Texas North Zone 4291, U.S. Survey Feet);
2. Add the corresponding angle of 91°25'4"
3. Convert azimuths to Grid bearings
4. Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99972324
5. Compute the Grid bearings with the Grid distances to obtain Grid area
6. This plat does not lie within the Amarillo E.T.J.
7. Previous recorded information in parentheses
8. Portions of this plat lie in Flood Hazard Zone "X" per FEMA Map Panel No. 48381C0090E, 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 measurements called 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 14th day of November, 2014.
[Signature]
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

FILED OR RECORD:
DATE 11/15/14
COUNTY 2015000701
CLERK'S FILE NUMBER



Registered Professional Land Surveyors
GRESHAM & ASSOCIATES, INC.
Surveying and Mapping
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 14th West, Suite 110
Amarillo, Texas 79106
Phone: (806) 359-9644 Fax: (806) 359-9717
Project No.: 047-05-14
Dwayne R. Gresham
CA Surveyor

APP

P-14-90

JS

ANNEX
WAL MART

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

NO. 94016

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 ..: WAL MART REAL ESTATE
ADDRESS: BUSINESS TRUST
2001 SE 10TH ST
BENTONVILLE AR 72712

PROPERTY DESCRIPTION
=====

SOUTH SIDE ACRES # 12 AMD
LOT 012 BLOCK 0003

PROPERTY ACCOUNT NUMBER: R 73 1810 7720.0 TAXES FOR 2014 ARE \$ 11,007.17
Acres: 5.1600 Randall County Market Value: 506,135
2014 Taxes WITHOUT Exemptions \$ 11,007.17

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 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014



DEPUTY

1/ 5/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX
WAL MART

TAX CERTIFICATE

NO. 94017

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 ..: WAL MART REAL ESTATE
ADDRESS: BUSINESS TRUST
2001 SE 10TH MAIL STOP 0550
BENTONVILLE AR 72716

PROPERTY DESCRIPTION

=====

SOUTH SIDE ACRES # 12 AMD
LOT 013 BLOCK 0003

PROPERTY ACCOUNT NUMBER: R 73 1810 7730.0 TAXES FOR 2014 ARE \$ 8,302.90
Acres: 2.0600 Randall County Market Value: 381,786
2014 Taxes WITHOUT Exemptions \$ 8,302.90

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 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christina M. Murray

DEPUTY

1/ 5/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2015000701

01/15/2015 11:26 AM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

South Side Acres Unit No. 24

AN ADDITION TO THE CITY OF AMARILLO

A 7.218 acre tract of land being a replat of Lot 12 and a portion of Lot 13, Block 3, Amended South Side Acres Unit No. 12 in Section 230, A.B.&M. Survey, Randall County, Texas.

LEGEND

- 1" IRON PIPE SET WITH 2" ALUMINUM CAP STAMPED
- "GRESHAM & ASSOCIATES, INC PLS 1939"
- IRON ROD FOUND WITH CAP STAMPED "CI"
- IRON ROD FOUND WITH CAP STAMPED "FURNAN"
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- CM CONTROL MONUMENT
- S.P.S. SOUTHWESTERN PUBLIC SERVICE CO.
- * ADDRESS RANGE (SUBJECT TO CHANGE WITHOUT NOTICE)
- () PREVIOUSLY RECORDED INFORMATION

DEDICATION

STATE OF TEXAS ()
COUNTY OF RANDALL ()
KNOW ALL MEN BY THESE PRESENTS

That **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, 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 **SOUTH SIDE ACRES SUBDIVISION UNIT NO. 24**, 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 29th DAY OF December, 2014.

Teresa Hibbard
Teresa Hibbard
Director of Design
2001 S.E. 10th Street
Bentonville, Arkansas 72716
(479) 204-0414

ATTEST

Aracelis
Aracelis
STATE OF TEXAS
COUNTY OF Benton

Before me, the undersigned authority, on this day personally appeared, Teresa Hibbard, 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.

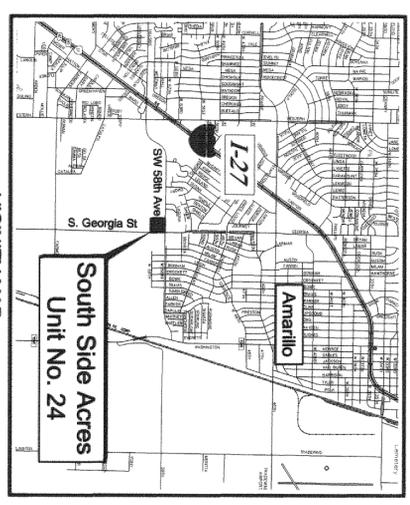
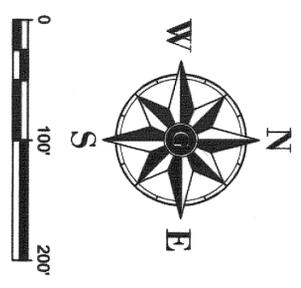
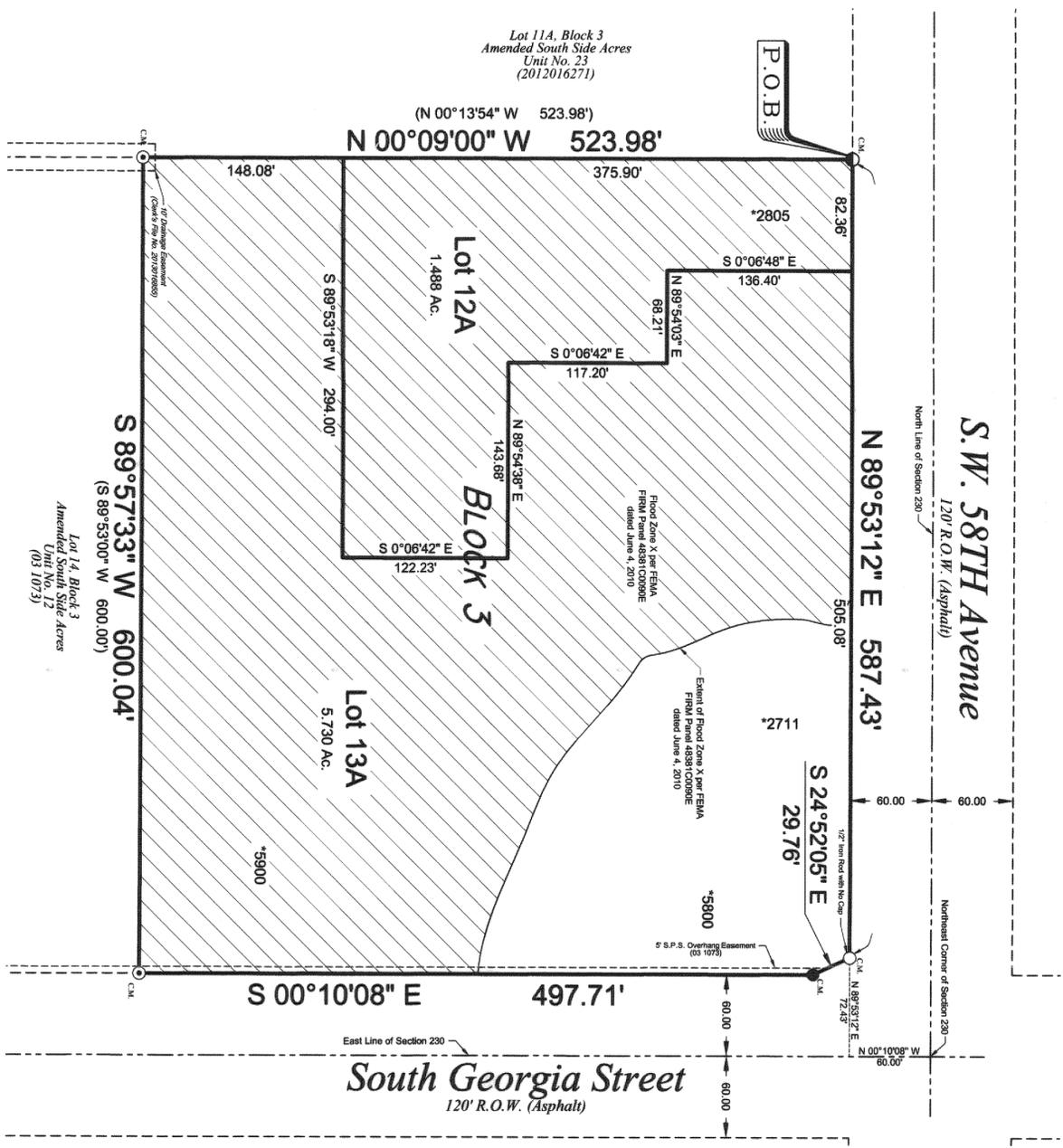
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS
29th DAY OF December, 2014.
KIMBERLY GONZALES
Notary Public in and for the State of Texas
My Commission Expires November 01, 2015

APPROVAL:

Approved by _____, the designated official for the City of Amarillo, Texas, this 29th day of December, 2014.

Assistant City Manager

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



LEGAL DESCRIPTION:

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Beginning at a 1/2" iron rod with cap stamped "CI" found for the Northwest corner of said Lot 12, Block 3, Amended South Side Acres Unit No. 12, the **POINT OF BEGINNING** of this tract;
THENCE N 89°53'12" E, along the North line of said Amended South Side Acres Unit No. 12, a distance of 587.43 feet to a 1/2" iron rod with no cap found for the most Northerly Northeast corner of this tract, from whence the Northeast corner of Section 230 bears N 89°53'12" E, a distance of 72.43 feet and N 0°10'08" W, a distance of 60.00 feet;
THENCE S 24°52'05" E, a distance of 29.76 feet to a iron rod with cap stamped "Furnan" found in the East line of said Amended South Side Acres Unit No. 12;
THENCE S 0°10'08" E, along said East line of Amended South Side Acres Unit No. 12, a distance of 497.71 feet to a 1" iron pipe with 2" aluminum cap stamped "Gresham & Associates, Inc. PLS 1939" set for the Southeast corner of this tract;
THENCE S 89°57'33" W, along the South line of said Lot 12, Block 3, Amended South Side Acres Unit No. 12, a distance of 600.04 feet to a 1" iron pipe with 2" aluminum cap stamped "Gresham & Associates, Inc. PLS 1939" set for the Southwest corner of this tract;
THENCE N 0°09'00" W, along the West line of said Lot 12, Block 3, Amended South Side Acres Unit No. 12 a distance of 523.98 feet to the **POINT OF BEGINNING**;
 Said tract contains a computed area of 314.423 square feet, 7.218 acres.

CERTIFICATE-

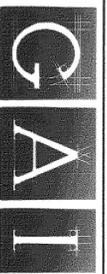
I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in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

Dated this 14th day of November, 20 14.

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



FILED OF RECORD:
DATE 1/15/15 COUNTY Randall
CLERK'S FILE NUMBER 2015000701



Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 L40 West, Suite 150
Phone: (805) 358-9648
www.gresurv.com
Amarillo, Texas 79106
Fax: (805) 358-9717
Project No.: 047-05-14

South Side Acres Unit No. 24
Drawn By: CA Beery