



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

6/1/2016

Matt Thomas
517 N. Polk St.
Amarillo, Texas 79110

RE: Letter of Action: Approval- South Georgia Unit No. 31 – ZB1600335 Final Plat

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 5/9/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016007810 on 5/10/2016. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I



BIK 2 AB+M

SEC 183

M-110

CENSUS TRACT 220.01
AP M-16



SPC NAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND
N.W. CORNER
NORTHING/Y= 3695667.81
EASTING/X= 546850.70
S.W. CORNER
NORTHING/Y= 3694147.81
EASTING/X= 546846.39



VICINITY MAP
NTS



LEGEND:

- 1) ○ 5/8 INCH REBAR W/ CAP STAMPED "CEI RPLS 2601" (SET)
- 2) ● 1/2 INCH REBAR W/ CAP STAMPED "H9F" (FND)
- 3) P U E PUBLIC UTILITY EASEMENT
- 4) SPS SOUTHWESTERN PUBLIC SERVICE
- 5) ESMT EASEMENT
- 6) O H OVERHANG
- 7) SL SUDDENLINK
- 8) * ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

NOTE:

1. THIS PLAT IS NOT WITHIN THE FEMA/FIA SPECIAL FLOOD HAZARD ZONE ACCORDING TO FIRM 48381C0090E, DATED JUNE 4, 2010.
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 4700 MSL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
4. LOTS ADJACENT TO FARMERS AVENUE SHALL NOT HAVE INGRESS FROM OR EGRESS TO FARMERS AVENUE.
5. BASIS OF BEARING IS THE SOUTH LINE OF SECTION 183 AS DETERMINED FROM GPS OBSERVATION.
6. 5' X 5' CORNER CLIPS FOR ADA RAMP (L-2 AND L-3)
7. 5 FOOT PEDESTRIAN ACCESS EASEMENT ALONG CUL-DE-SAC AS SHOWN.

SQUARE FOOTAGE (BY THIS PLAT)
STREETS/ALLEY 98,500 SQ. FT.
EASEMENT: 7907.74 SQ. FT.

LINE DATA

MARK	BEARING	LENGTH
L-1	N 44°57'00" E	28.28'
L-2	N 44°57'00" E	7.07'
L-3	N 45°03'00" W	7.07'

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED SURVEYING FIRM NO. 1007 9800
 TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 E-mail: tiengsur@thomasandisrael.com

FILED OF RECORD
5-10-16 RANDALL
 DATE COUNTY
2016007810
 FILE CLERK NO

**SOUTH GEORGIA PLACE
 UNIT NO. 31**
 AN ADDITION TO THE CITY OF AMARILLO, BEING AN
 UNPLATTED TRACT OF LAND,
 IN SECTION 183, BLOCK 2, A. B. & M. SURVEY,
 RANDALL COUNTY, TEXAS
 (5.928 ACRES)

APP

P-110-20

JS

Blk 2 A B & M

SEC 183

M-116

DESCRIPTION:

A 5.932 ACRE TRACT OF LAND SITUATED IN SECTION 183, BLOCK 2, A, B & M SURVEY, RANDALL COUNTY, TEXAS, BEING A PORTION OF A 52.516 ACRE TRACT OF LAND RECORDED IN CLERKS' FILE NUMBER 2006021200 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE AT THE SOUTHEAST CORNER OF SOUTH GEORGIA PLACE UNIT NO. 29 AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD UNDER CLERKS' FILE NUMBER 2012023758 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND MARKING THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT,

THENCE N 00°03'00" W, 1520.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF SAID SOUTH GEORGIA PLACE UNIT NO. 29,

THENCE N 89°57'00" E, 170.00 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "CEI RPLS 2601" SET AT THE NORTHEAST CORNER OF THIS TRACT,

THENCE S 00°03'00" E, 1520.00 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "CEI RPLS 2601" SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE,

THENCE S 89°57'00" W, 170.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE TO THE PLACE OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 5.932 ACRES OF LAND AS CALCULATED

DEDICATION:

STATE OF TEXAS X
COUNTY OF RANDALL X
KNOW ALL MEN BY THESE PRESENT

THAT AMARILLO WILLOW GROVE DEVELOPMENT, LTD, DEAN BARNETT, VICE-PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SOUTH GEORGIA PLACE UNIT NO. 31, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 183, BLOCK 2, A, B & M SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, EASEMENTS AND ALLEYS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, EASEMENTS AND ALLEYS, UNLESS OTHERWISE NOTED

EXECUTED THIS 4th DAY OF May 2016

Signature of Dean Barnett
AMARILLO WILLOW GROVE DEVELOPMENT, LTD
DEAN BARNETT, VICE-PRESIDENT
7006 GREENHAVEN
AMARILLO, TEXAS 79110
(806) 678-9573

ATTEST:

STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEAN BARNETT, VICE-PRESIDENT OF AMARILLO WILLOW GROVE DEVELOPMENT, LTD, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED

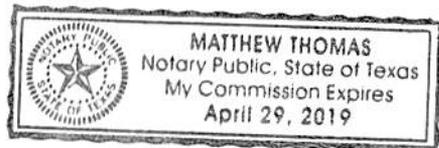
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF May 2016

Signature of Notary
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 4/29/19

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 4TH DAY OF MAY, 2016.

Signature of Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE 5-9-2016
Signature of Chairman
CHAIRMAN

SOUTH GEORGIA PLACE
UNIT NO. 31

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND, IN SECTION 183, BLOCK 2, A, B. & M. SURVEY, RANDALL COUNTY, TEXAS (5.928 ACRES)

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED SURVEYING FIRM NO. 1007 9800
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: tiengsur@thomasandisrael.com

APP

P-16-20

15

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 95300

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 . . : AMARILLO WILLOW GROVE
ADDRESS: DEVELOPMENT LTD
8115 SANTA FE TRL
AMARILLO TX 79110

PROPERTY DESCRIPTION

SECT 183 A B & M
LOT BLOCK 0002
IRREG TR BEG APPRX 2117.5FT
E & 50FT N OR SW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1830 2720.0 TAXES FOR 2015 ARE \$ 4,634.23
Acres: 20.7600 Randall County Market Value: 207,600
2015 Taxes WITHOUT Exemptions \$ 4,634.23

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 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Handwritten signature of Christine M. Murray, DEPUTY

2/29/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

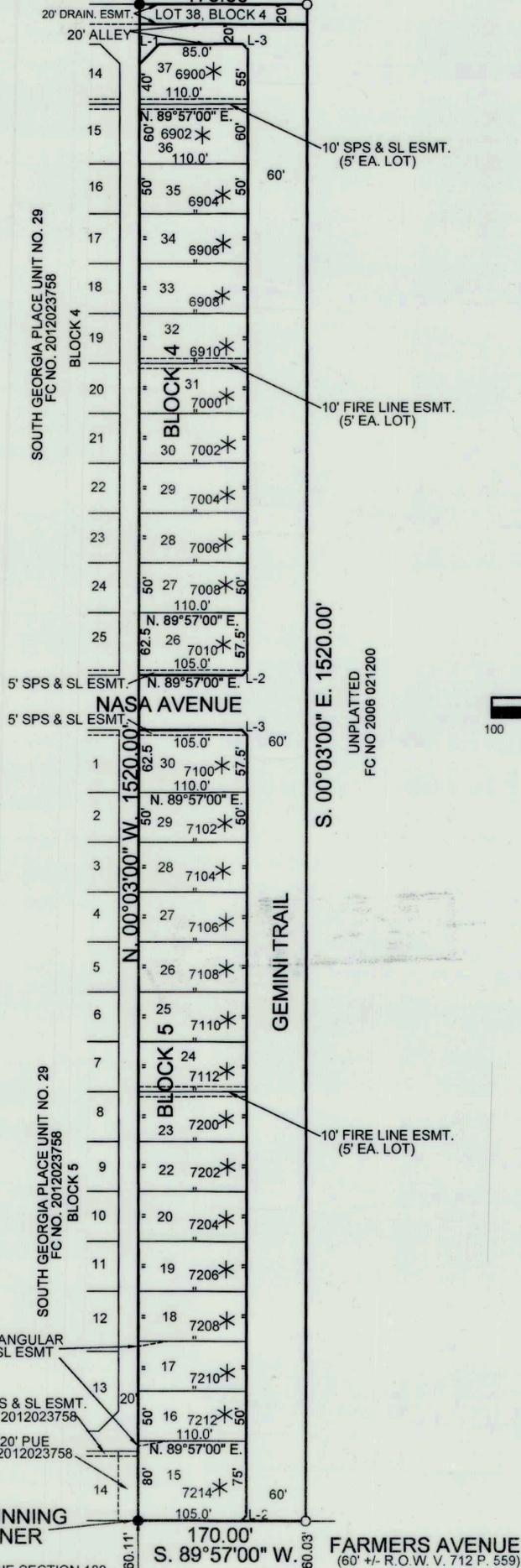


Renee Calhoun

2016007810
05/10/2016 03:08 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

UNPLATTED
V. 800 P. 374

N. 89°57'00" E.
170.00'



SPC NAD83
TEXAS NORTH

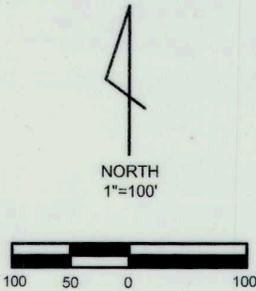
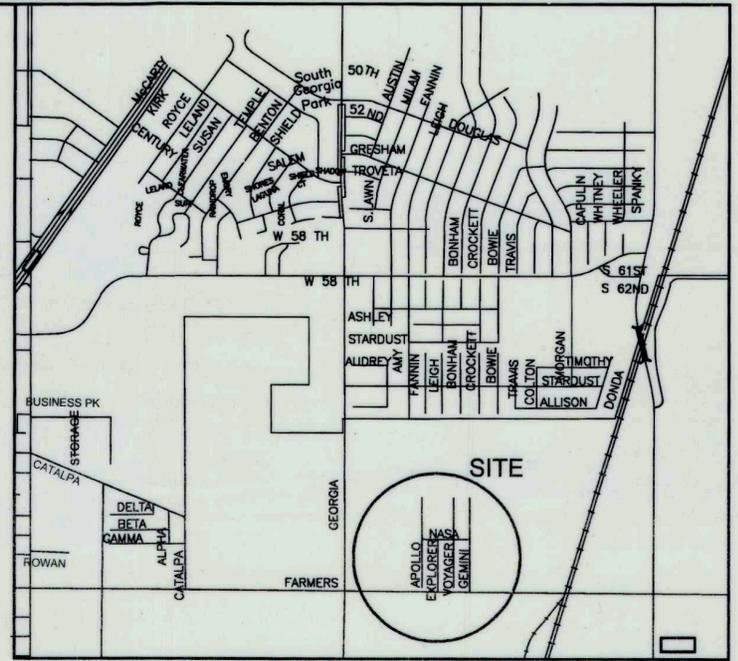
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) KNOW ALL MEN BY THESE PRESENT
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Dean Barnett
AMARILLO WILLOW GROVE DEVELOPMENT, LTD.
DEAN BARNETT, VICE-PRESIDENT
7006 GREENHAVEN
AMARILLO, TEXAS 79110
(806) 678-9573

ATTEST:

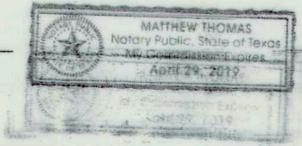
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Matthew Thomas
NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES: 4/29/19



CERTIFICATE:

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Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE: 5-9-2016 Cheryl
CHAIRMAN

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

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JOB NO. 13358