



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

10/16/2018

Robert Keys
Robert Keys & Associates
7106 S. Bell St.
Amarillo, TX 79109

RE: Letter of Action: Approval- Arrowhead Addition Unit No. 11 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 10/16/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018015483 on 8/30/2018. 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 sherry.bailey@amarillo.gov or 806/378-6292.

Sincerely,

Sherry L. Bailey

Senior Planner

\\02 Server\Share\Randall\2018\Section 149\Arrowhead Addition 11\Final Plat.dwg, 6/14/2018 7:56:27 PM

BLK 2 AB+M

SEC 149

0-18

Comau Tract No. 2170
AP Map No. 0-18

Notes

- 1) This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas
- 2) This plat does not lie within food hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Hazard Risk Map Community Panel No. 4839(C)2006, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the food damage mitigation order of the food damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if the subject property is subject to flood hazard areas as defined in the Flood Insurance Rate Manual (FIRM) as shown on the referenced FEMA/FIRM which designates approximate food hazard area zones. Said food maps do not represent a detailed food study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses 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 (603.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) There is hereby created by this plat a sanitary sewer easement around each approved water well location with a 150 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 150 feet to a sub-surface sewerage system. Water well locations 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.

Dedication

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

That, Charles Edward Hahn, being the owner of all the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Arrowhead Addition Unit No. 11 a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map of plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unrevocable as existing with the recording information shown. Executed this 15th day of August, 2018.

Charles Edward Hahn
9101 Tradewind Street
Amarillo, Texas 79118
(806) 994-8801

Notary Attest

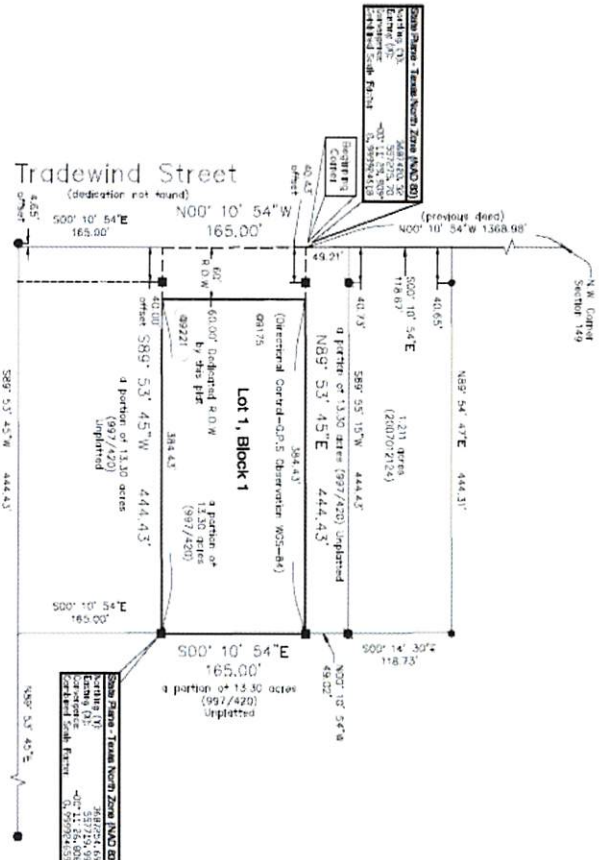


Robert Ed Keys
Notary Public in and for the State of Texas
My commission expires 02/28/19

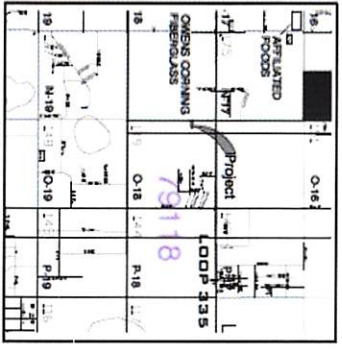
Given under my hand and seal of office this 15th day of August, 2018.

Grantor's Address:

9101 Tradewind Street
Amarillo, Texas 79118-1871



SCALE: 1" = 100'



Description

A 1.683 acre tract of land being a portion of a 33.30 acre tract of land described in that certain Warranty Deed recorded in Volume 897, Page 420 of the Deed Records of Randall County, Texas, situated in Section 149, Block 2, A, B & M Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on these 10th & 16th days of July, 2018, and said tract of land being further described by mass and bounds as follows:

Commencing at the northwest of a 1.211 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2007012124 of the Official Public Records of Randall County, Texas, from whence a 308 inch non-rebar, found for reference, bears N. 89° 54' 47" E., 40.69 feet;

Thence S. 00° 10' 54" E., 118.67 feet along the west line of said Section 149 to the southwest corner of said 1.211 acre tract of land, from whence a 308 inch non-rebar with a cap stamped "HBD", found for reference, bears N. 89° 55' 15" E., 40.73 feet;

Thence S. 00° 10' 54" E., 48.21 feet along the west line of said Section 149 to the northwest and BEGINNING CORNER of the tract of land, from whence the Northwest Corner of said Section 149 bears N. 00° 10' 54" W., 158.98 feet (previous deed);

Thence N. 89° 53' 45" E., (Directional Control GPS Observation WGS-84), at 40.43 feet plus 308 inch non-rebar with a cap stamped "KEYS R.P.L.S. 2507", set for reference, "KEYS" shall denote of 444.43 feet to the northeast corner of the tract of land, from whence "KEYS" R.P.L.S. 2507", set at the northeast corner of the tract of land, from whence a 308 inch non-rebar with a cap stamped "HBD", found at the southeast corner of said 1.211 acre tract of land bears N. 00° 10' 54" W., 48.02 feet;

Thence S. 00° 10' 54" E., 165.00 feet to 308 inch non-rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 1/2 inch non-rebar, found at the southeast corner of said 13.30 acre tract of land bears S. 00° 10' 54" E., 165.00 feet and N. 89° 53' 45" E., 281.38 feet;

Thence S. 89° 53' 45" W., at 40.43 feet plus a 308 inch non-rebar with a cap stamped "KEYS R.P.L.S. 2507" set for reference, the total distance of 444.43 feet to the southwest corner of the tract of land, from whence the southwest corner of said 13.30 acre tract of land bears S. 00° 10' 54" E., 165.00 feet and a 1/2 inch non-rebar, found for reference, bears S. 89° 53' 45" W., 4.65 feet from the southwest of said 13.30 acre tract of land.

Thence N. 00° 10' 54" W., 165.00 feet along the west line of said Section 149 to the POINT OF BEGINNING.

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 15th day of August, 2018.

Richard J. Williams
Chairman

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 plat of the same as shown to me or by others under my direct supervision on the 10th and 16th days of July, 2018.

Robert Ed Keys
Registered Professional Land Surveyor
Job No. 180705



Arrowhead Addition Unit No. 11

A Suburban Subdivision to the City of Amarillo being an unplatented tract of land out of Section 149, Block 2, A, B, & M Survey, Randall County, Texas 1.683± Acres

Approved by the B-City-County Health Department
Heath Officer
Date 8/28/18

Approval

Filed of Record: 8/30/18
Randall County Clerk File No. 2018015483

Robert Keys & Associates
Registered Professional Land Surveyors
1800 320-1782 Email: info@rka-surveying.com
From: 1800-320-1782 Website: www.rka-surveying.com

APP

P-18-86

HG

Christina McMurray

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R200149096000

Statement Date: 07/30/2018
Owner: HAM CHARLES EDWARD
Mailing HAM ROSANNE
Address: 9101 TRADEWIND ST
AMARILLO, TX 791185205

Property Location: 0000000 BURLINGTON RD
Legal: SECT 149 A B & M|LOT BLOCK 0002|681FT E
X 797FT S BEG|900FT S OF NW COR OF
SECT|LESS VAR TRACTS

TAX CERTIFICATE FOR ACCOUNT : R200149096000
AD NUMBER: R200149096000
GF NUMBER: ROBERT KEYS & ASSOCIATES
CERTIFICATE NO : 1690633

DATE : 7/30/2018
FEE : \$10.00
PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 149 A B & M|LOT BLOCK 0002|681FT E
X 797FT S BEG|900FT S OF NW COR OF
SECT|LESS VAR TRACTS
0000000 BURLINGTON RD
10.38 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

HAM CHARLES EDWARD HAM ROSANNE
9101 TRADEWIND ST
AMARILLO TX 791185205

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2017 ARE \$18.62

CURRENT VALUES			
LAND MKT VALUE:	\$1,090	IMPROVEMENT :	\$0
AG LAND VALUE:	\$61,190	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$62,280	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200149096000

CERTIFIED BY:

Paula J. Madrid
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018015483

08/30/2018 04:06 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

