

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

June 5, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-23 Oakwood Addition Unit No. 5, an addition to the City of Amarillo, being a portion of Lot 7 Block 13, Oakwood Addition Unit No. 1 and a portion of an unplatted tract in Section 4, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Scotty Dr & Venice Dr)  
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on May 20, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013009328 on May 22, 2013. Please post your records accordingly.



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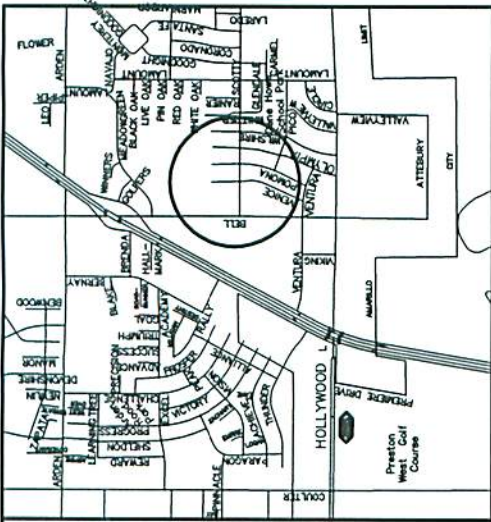
Kelley Shaw, Planning Director



BLK 9 BS+F

SEC 4

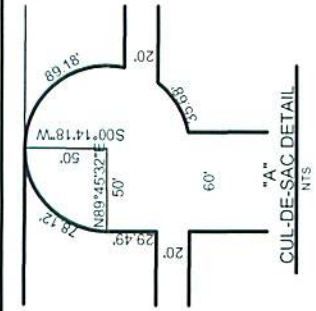
K-17



VICINITY MAP  
NTS

SPC N4033  
TEXAS NORTH  
S.E. CORNER OF PLAT  
NORTHING Y = 3689570.985  
EASTING X = 536911.684  
CONVERGENCE = -0.135203716  
SCALE FACTOR = 0.999923979  
COMBINED FACTOR = 0.999756068  
N.W. CORNER OF LOT 6 BLK 13, OAKWOOD NO. 1  
NORTHING Y = 3690077.001  
EASTING X = 536911.688  
CONVERGENCE = -0.135205144  
SCALE FACTOR = 0.999923979  
COMBINED FACTOR = 0.999756068

THOMAS-ISRAEL CONSULTING ENGINEERS  
517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4829 FAX (806) 358-4820  
E-mail: tengstr@thomasandisrael.com  
JOB NO. 12221



CUL-DE-SAC DETAIL  
NTS

MARK	BEARINGS	LENGTH
L-1	N 89°45'42" E	50.00
L-2	N 45°00'05" W	28.40
L-3	S 44°59'55" W	28.17
L-4	N 44°55'27" E	7.07
L-5	N 44°57'04" W	7.11

LEGEND:

- 1/2 INCH REBAR (HH SET)
- 1/2 INCH REBAR (FND)
- \* ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

- EXIST. EXISTING
- DRAIN DRAINAGE
- ESMT. EASEMENT
- SFS SOUTHWESTERN PUBLIC SERVICE
- SL SUDDELAN

NOTE:

1. THIS PLAT IS NOT WITHIN THE FEMA FLOOD HAZARD AREA, ACCORDING TO FIRM 48387C02U DATED JUNE 4, 2010, BUT A PORTION IS LOCATED WITHIN THE BASE FLOOD (AS SHOWN).
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.
4. DEDICATED ALLEY RIGHT-OF-WAY SQUARE FOOTAGE: 19,459 S.F.
5. DEDICATED STREET RIGHT-OF-WAY SQUARE FOOTAGE: 40,374 S.F.
6. DEDICATED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT SQUARE FOOTAGE: 18,922 S.F.

DESCRIPTION:

A 4.49 ACRE TRACT OF LAND BEING A PORTION OF LOT 7, BLOCK 13, OAKWOOD ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 596, PAGE 389, DEED RECORDS OF RANDALL COUNTY, TEXAS, AND A PORTION OF AN UNPLATTED TRACT, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A Z INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID OAKWOOD ADDITION UNIT NO. 1 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°39'40" W., 305.00 FEET TO A Z INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°14'28" W., 658.15 FEET TO A Z INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°45'42" E., 175.00 FEET TO A Z INCH REBAR SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S. 00°14'18" W., 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 102°11'59", AN ARC DISTANCE OF 89.18 FEET TO A Z INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S. 89°45'42" E., 81.13 FEET TO A Z INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°14'28" E., 598.53 FEET TO THE PLACE OF BEGINNING.

APPROVAL: \_\_\_\_\_ APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

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 PERMETER SURVEY MONUMENTED BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 23TH DAY OF JANUARY, 2012.

*H.O. Hartfield*  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377  
LAND SURVEYING  
5977

CHAIRMAN

APPROVED BY THE CITY OF AMARILLO BEING A PORTION OF BLOCK 13, OAKWOOD ADDITION UNIT NO. 1, AND A PORTION OF AN UNPLATTED TRACT IN SECTION 4, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS (4.49 ACRES)

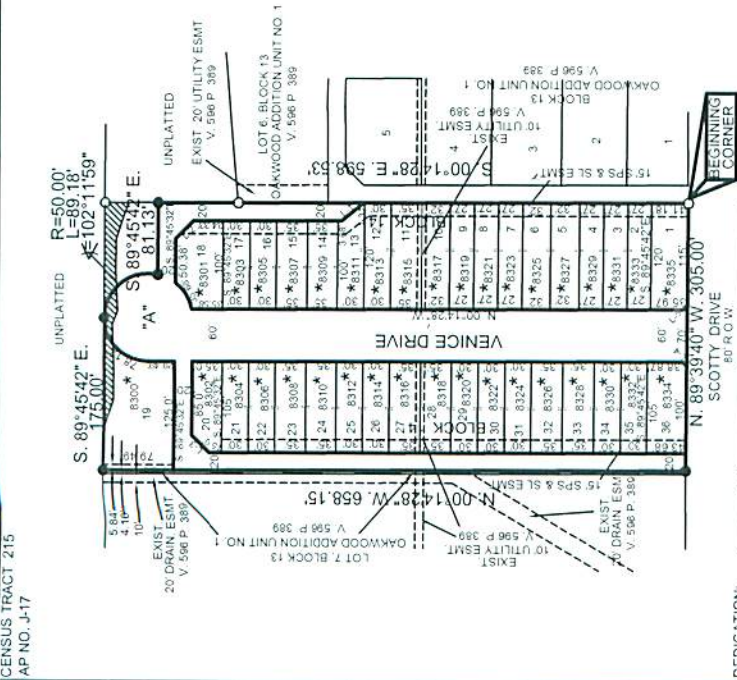
FILED OF RECORD

DATE 5-22-13

FILE CLERK NO. 2013009328

RANDALL COUNTY

FILE CLERK NO.



DEDICATION:

STATE OF TEXAS  
COUNTY OF RANDALL

THAT HAPPY HORIZONS PROPERTIES, LP BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RE-SUBDIVIDED, RE-PLATTED AND DESIGNATED AS OAKWOOD ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 4, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE EASEMENTS, ALLEYS AND STREETS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, ALLEYS AND STREETS. EXECUTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

*Suzanne Boyce*  
HAPPY HORIZONS PROPERTIES, LP  
BY: HAZEL HORIZONS INC., GENERAL PARTNER  
BY: SUZANNE BOYCE, PRESIDENT  
3905 BELL STREET  
AMARILLO, TEXAS 79109  
(806) 353-6671

ATTEST:  
STATE OF TEXAS  
COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUZANNE BOYCE, PRESIDENT, HAPPY HORIZONS, INC. GENERAL PARTNER 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 ON THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF May 2013

*Sorena Ann Green*  
NOTARY PUBLIC AND CLERK OF THE STATE OF TEXAS

MY COMMISSION EXPIRES February 6, 2017

GRANTEE'S ADDRESS IS:  
CITY OF AMARILLO  
PO BOX 1071  
AMARILLO, TX 79105-1071

APP

P-13-23

JS

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 92218

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 . . : HAPPY HORIZONS PROPERTIES LP
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====

OAKWOOD ADDN # 1
LOT 007 BLOCK 0013

PROPERTY ACCOUNT NUMBER: R 52 8220 2540.0 TAXES FOR 2012 ARE \$ 9.92
Acres: 2.8300 Randall County Market Value: 49,386
2012 Taxes WITHOUT Exemptions \$ 1,074.85

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);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$ .00

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Handwritten signature of Sharon Hollingsworth

3/ 6/2013

DEPUTY

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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

<b>PROPERTY OWNER</b> =====	<b>PROPERTY DESCRIPTION</b> =====
<b>NAME ..:</b> HAPPY HORIZONS PROPERTIES LP	SECT 4 B S & F
<b>ADDRESS:</b> 3905 BELL ST STE B	LOT BLOCK 0009
AMARILLO TX 79109	IRREG TR BEG
	2238.18FT N & 583FT
	E OF SW COR OF SECT

<b>PROPERTY ACCOUNT NUMBER:</b> R 370 0040 1200.0	<b>TAXES FOR 2012 ARE \$</b>	6.16
Acres: 5.0500	<b>Randall County Market Value:</b>	17,778
	<b>2012 Taxes WITHOUT Exemptions \$</b>	386.93


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 =====
<b>TOTAL Taxes Due \$</b>		<b>.00</b>

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.  
 \*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2012  
 TAX ASSESSOR/COLLECTOR

 3/ 6/2013  
 ----- FEE PAID \$ 10.00  
 DEPUTY DATE OF TAX CERTIFICATE

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

2013009328

05/22/2013 09:02 AM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

