



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

6/15/2016

Daryl Furman
3501 S. Georgia St, Suite "D"
Amarillo, TX 79109

RE: Letter of Action: Approval- Coulter Acres Unit No. 16 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 5/26/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016008875 on 5/26/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

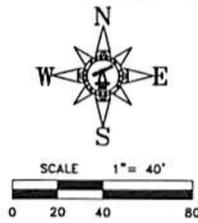
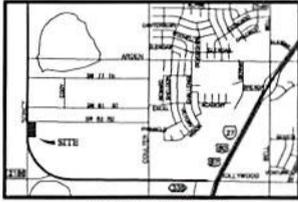
Laura Bergey
Current Planner I



BIK9BS+F

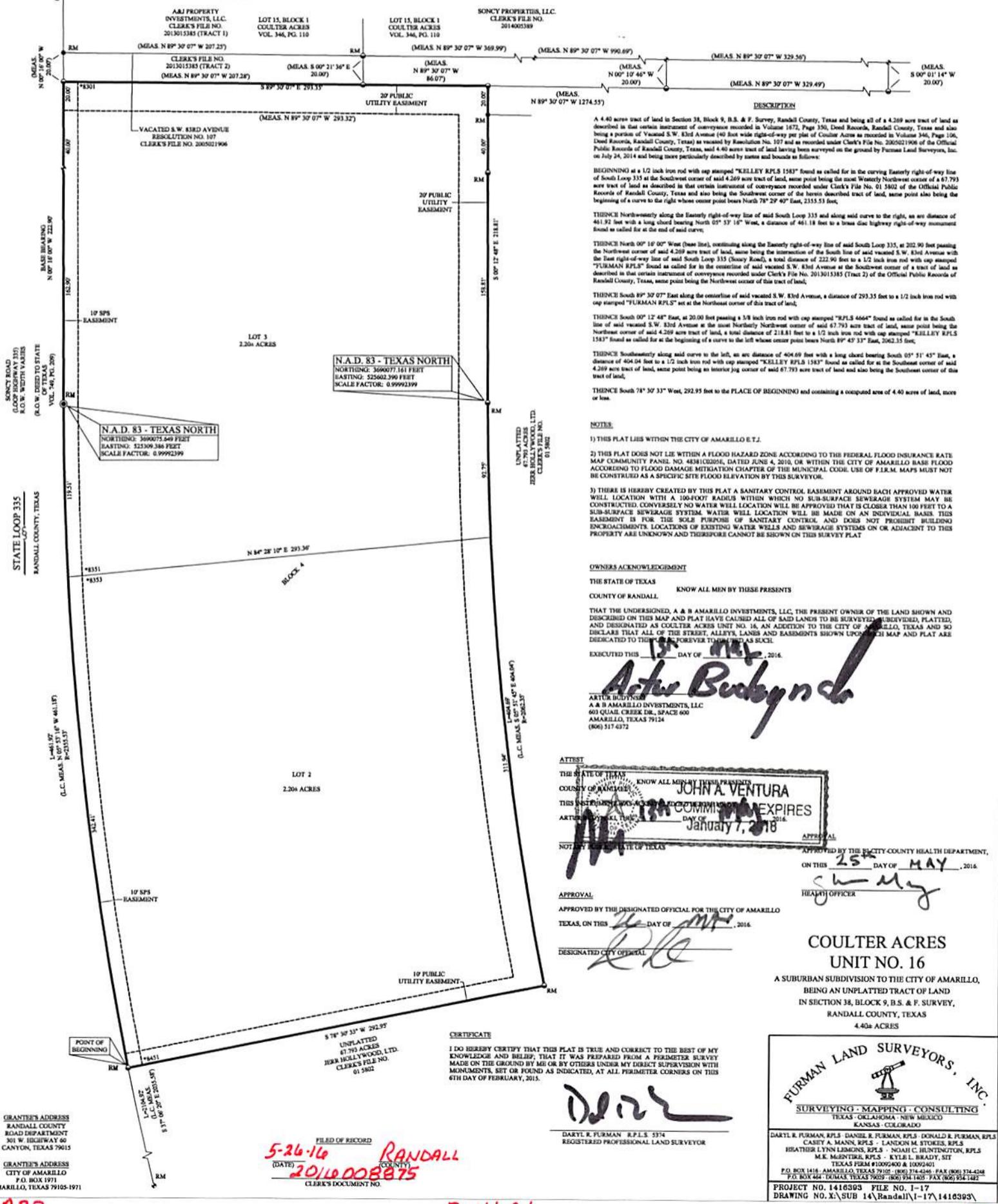
SEC 38

I-17



- LEGEND:**
- BRASS DISC HWY ROW MONUMENT FND
 - 1/2" IRON ROD W/FURMAN CAP FND
 - 1/2" IRON ROD FND
 - 3/8" IRON ROD W/CAP FND
 - RM RECORD MONUMENT
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 - SPS SOUTHWESTERN PUBLIC SERVICE

2010 CENSUS TRACT # 216.08 A.P. I-17



APP

P-14-91

JS

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95488

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 .: A & B AMARILLO INVESTMENTS LLC
ADDRESS: 5720 BARRINGTON CT
AMARILLO TX 79119

PROPERTY DESCRIPTION

SECT 38 B S & F
LOT BLOCK 0009
IRREG TR BEG 2377.1FT N &
111.62FT E OF SW COR OF SECT
PLUS 20FT VAC 83RD

PROPERTY ACCOUNT NUMBER: R 370 0380 6250.0 TAXES FOR 2015 ARE \$ 920.87
Acres: 4.4000 Randall County Market Value: 55,000
2015 Taxes WITHOUT Exemptions \$ 920.87

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 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 Sharon Hollingsworth
DEPUTY

4/26/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2016008875

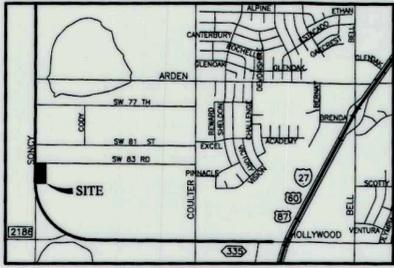
05/26/2016 03:28 PM

Fee: 48.00

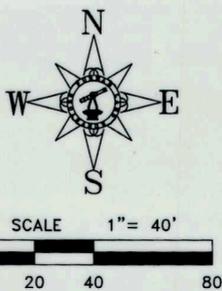
Renee Calhoun, County Clerk

Randall County, Texas

PLAT

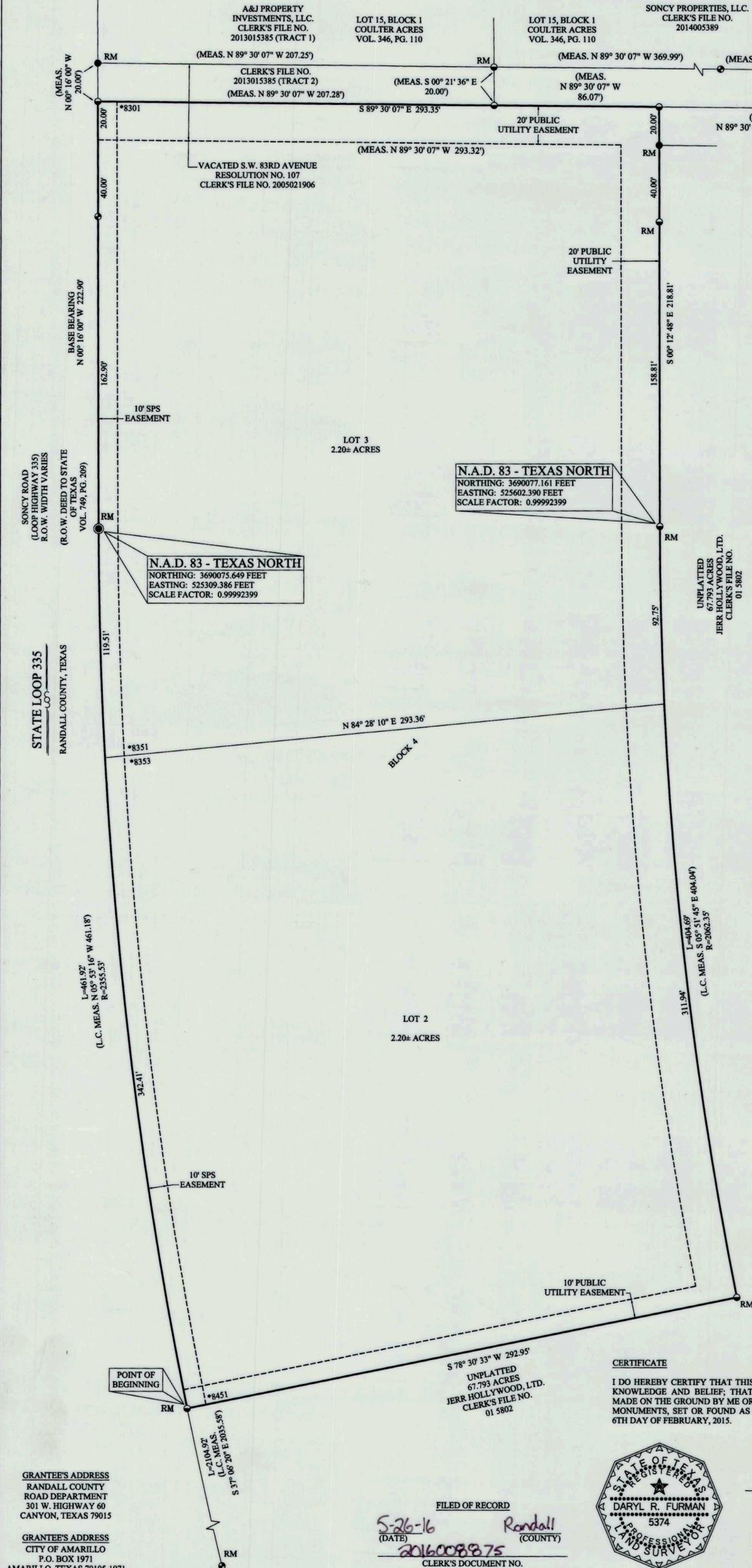


VICINITY MAP
NOT TO SCALE



LEGEND:

- BRASS DISC HWY ROW MONUMENT FND
- 1/2" IRON ROD W/FURMAN CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- RM RECORD MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- SPS SOUTHWESTERN PUBLIC SERVICE



A 4.40 acre± tract of land in Section 38, Block 9, B.S. & F. Survey, Randall County, Texas and being all of a 4.269 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1672, Page 350, Deed Records, Randall County, Texas and also being a portion of Vacated S.W. 83rd Avenue (40 foot wide right-of-way per plat of Coulter Acres as recorded in Volume 346, Page 106, Deed Records, Randall County, Texas) as vacated by Resolution No. 107 and as recorded under Clerk's File No. 2005021906 of the Official Public Records of Randall County, Texas, said 4.40 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on July 24, 2014 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "KELLEY RPLS 1583" found as called for in the curving Easterly right-of-way line of South Loop 335 at the Southwest corner of said 4.269 acre tract of land, same point being the most Westerly Northwest corner of a 67.793 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 01 5802 of the Official Public Records of Randall County, Texas and also being the Southwest corner of the herein described tract of land, same point also being the beginning of a curve to the right whose center point bears North 78° 29' 40" East, 2355.53 feet;

THENCE Northwesterly along the Easterly right-of-way line of said South Loop 335 and along said curve to the right, an arc distance of 461.92 feet with a long chord bearing North 05° 53' 16" West, a distance of 461.18 feet to a brass disc highway right-of-way monument found as called for at the end of said curve;

THENCE North 00° 16' 00" West (base line), continuing along the Easterly right-of-way line of said South Loop 335, at 202.90 feet passing the Northwest corner of said 4.269 acre tract of land, same being the intersection of the South line of said vacated S.W. 83rd Avenue with the East right-of-way line of said South Loop 335 (Sonyc Road), a total distance of 222.90 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found as called for in the centerline of said vacated S.W. 83rd Avenue at the Southwest corner of a tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2013015385 (Tract 2) of the Official Public Records of Randall County, Texas, same point being the Northwest corner of this tract of land;

THENCE South 89° 30' 07" East along the centerline of said vacated S.W. 83rd Avenue, a distance of 293.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northeast corner of this tract of land;

THENCE South 00° 12' 48" East, at 20.00 feet passing a 3/8 inch iron rod with cap stamped "RPLS 4664" found as called for in the South line of said vacated S.W. 83rd Avenue at the most Northerly Northwest corner of said 67.793 acre tract of land, same point being the Northeast corner of said 4.269 acre tract of land, a total distance of 218.81 feet to a 1/2 inch iron rod with cap stamped "KELLEY RPLS 1583" found as called for at the beginning of a curve to the left whose center point bears North 89° 43' 33" East, 2062.35 feet;

THENCE Southeasterly along said curve to the left, an arc distance of 404.69 feet with a long chord bearing South 05° 51' 45" East, a distance of 404.04 feet to a 1/2 inch iron rod with cap stamped "KELLEY RPLS 1583" found as called for at the Southeast corner of said 4.269 acre tract of land, same point being an interior jog corner of said 67.793 acre tract of land and also being the Southeast corner of this tract of land;

THENCE South 78° 30' 33" West, 292.95 feet to the PLACE OF BEGINNING and containing a computed area of 4.40 acres of land, more or less.

NOTES:

- 1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO E.T.J.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0205E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION 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

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, A & B AMARILLO INVESTMENTS, LLC, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS COULTER ACRES UNIT NO. 16, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 13th DAY OF May, 2016.

Artur Budzypski
ARTUR BUDZYPSKI
A & B AMARILLO INVESTMENTS, LLC
603 QUAIL CREEK DR., SPACE 600
AMARILLO, TEXAS 79124
(806) 517-0372

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
ARTUR BUDZYPSKI, THIS 13th DAY OF May, 2016.

NOTARY PUBLIC, STATE OF TEXAS
John A. Ventura
JOHN A. VENTURA
MY COMMISSION EXPIRES
January 7, 2018

APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,
ON THIS 25th DAY OF May, 2016.

APPROVAL
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO
TEXAS, ON THIS 26th DAY OF May, 2016.

DESIGNATED CITY OFFICIAL

COULTER ACRES
UNIT NO. 16

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 38, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
4.40± ACRES

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 6TH DAY OF FEBRUARY, 2015.



DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD
5-26-16
2016008975
Randall
(COUNTY)
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS
RANDALL COUNTY
ROAD DEPARTMENT
301 W. HIGHWAY 60
CANYON, TEXAS 79015

GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPI
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS · KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1403 · FAX (806) 934-1482

PROJECT NO. 1416393 FILE NO. I-17
DRAWING NO. X:\SUB 14\Randall\I-17\1416393\