DEVELOPMENT SERVICES
808 S Buchanan St.
AMARILLO TX 79105-1971
(806) 378-5263

3/8/2016

Daryl Furman
3501 S. Georgia Street-Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval- Ranch Road Acres Unit No. 1- ZB1504481 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 2/29/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1288892 on 2/29/2016. 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,

David Soto

David Soto
Planner I

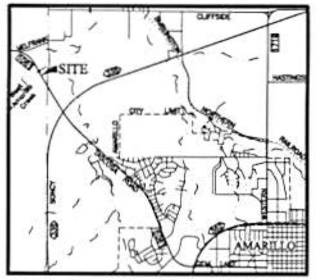
Cc: Jan Sanders

1288892 PLAT
02/29/2016 01:59 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-11

BlK 9 BS+F SEC 56 H-8

2010 CENSUS TRACT # 143 A.P.# H-8



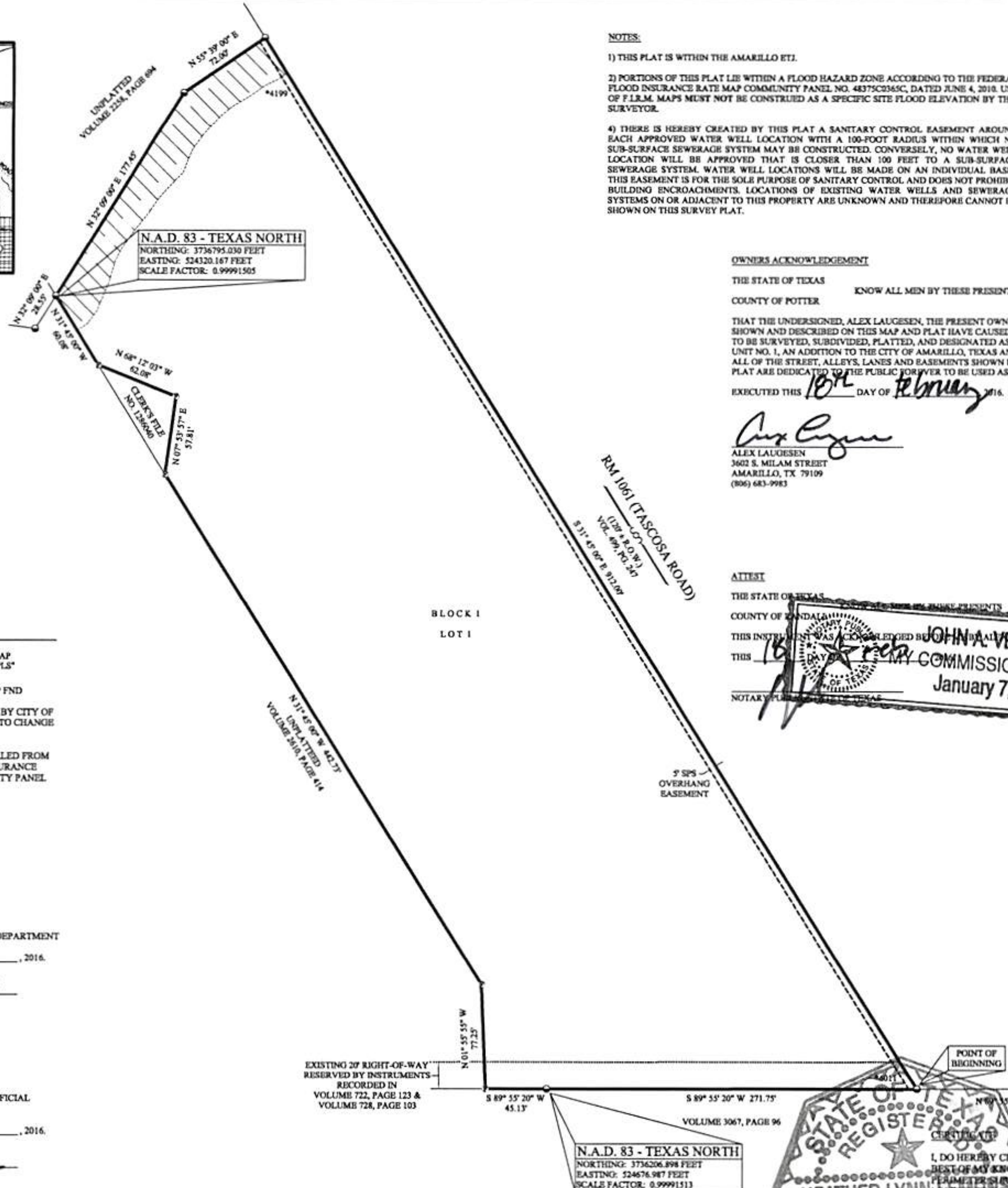
VICINITY MAP

NOT TO SCALE

N
W E
S

SCALE 1" = 60'

0 30 60 120



NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO ETJ.

2) PORTIONS OF THIS PLAT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0365C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

4) 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 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.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, ALEX LAUGESEN, THE PRESENT OWNERS 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 RANCH ROAD ACRES UNIT NO. 1, 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 18th DAY OF February 2016.

ALEX LAUGESEN
3602 S. MILAM STREET
AMARILLO, TX 79109
(806) 683-9983

ATTEST

THE STATE OF TEXAS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 18 DAY OF

NOTARY PUBLIC, STATE OF TEXAS

JOHN A. VENTURA
MY COMMISSION EXPIRES
January 7, 2018

DESCRIPTION

A 4.3060 acres tract of land out of a called 8.6598 acres tract of land described by deed recorded in Volume 897, Page 491 of the Deed Records of Potter County, Texas, said 8.6598 acres tract also being situated in the Southeast 1/4 of Section 56, Block 9, B.S. & F. Survey, Potter County, Texas, and said 4.3060 acres tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with cap stamped "Gresham PLS 1939", the point of beginning of this tract, from whence the southeast corner of Section 56 bears N 89° 55' 20" E a distance of 251.53 feet;

THENCE S 89° 55' 20" W along the South line of Section 56, 271.75 feet to a 1/2" iron rod set with cap stamped "Gresham PLS 1939", the Southwest corner of this tract;

THENCE N 31° 45' 00" W at 612.98 feet pass a 1/2" iron rod stamped "Gresham PLS 1939", continue for a total distance of 687.98 feet to a 1/2" x 24" iron rod set with cap stamped "Gresham PLS 1939", in the center line of a creek, the most Westerly Northwest corner of this tract;

THENCE N 32° 09' 00" E, along the center line of said creek 177.45 feet to a 1/2" x 24" iron rod set with cap stamped "Gresham PLS 1939", the most Northerly Northwest corner of said tract;

THENCE N 55° 39' 00" E, along the center line of said creek 72.0 feet to a 1/2" x 24" iron rod set with cap stamped "Gresham PLS 1939", the Northeast corner of this tract;

THENCE S 31° 45' 00" E along the Southwesterly right-of-way line of Ranch Road 1061, 912.0 feet to the POINT OF BEGINNING of this tract;

(Description per instrument recorded under Clerk's File No. 1251594 of the Official Public Records of Potter County, Texas.)

PLUS

Being a 1,742 square foots tract of land situated in the Southeast 1/4 of Section 56, Block 9, B.S. & F. Survey, Potter County, Texas, and being a portion of a 4.3056 acre tract of land as described in that certain instrument of conveyance recorded in Volume 2610, Page 414 of the Official Public Records of Potter County, Texas, said 1,742 square foots tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on December 11, 2015 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found as called for at the Southeast corner of said 4.3056 acre tract of land, same point being the Southwest corner of a 4.3060 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 1251594 of the Official Public Records of Potter County, Texas and also being the Southeast corner of the herein described tract of land, from whence a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found as called for at the Southeast corner of said 4.3060 acre tract of land bears North 89° 55' 20" East, 271.75 feet;

THENCE South 89° 55' 20" West along the South line of said Section 56, same being the South line of said 4.3056 acre tract of land, a distance of 45.13 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land;

THENCE North 01° 55' 55" West, 77.25 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Easterly line of said 4.3056 acre tract of land, same being the Westerly line of said 4.3060 acre tract of land, same point being the most Northerly corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found as called for at the Northwest corner of said 4.3060 acre tract of land bears North 31° 45' 00" West, 597.26 feet;

THENCE South 31° 45' 00" East, 90.72 feet to the PLACE OF BEGINNING and containing a computed area of 1,742 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 1286039 of the Official Public Records of Potter County, Texas.)

SAVE AND EXCEPT

Being a 1,742 square foots tract of land situated in the Southeast 1/4 of Section 56, Block 9, B.S. & F. Survey, Potter County, Texas, and being a portion of a 4.3060 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 1251594 of the Official Public Records of Potter County, Texas, said 1,742 square foot± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on December 11, 2015 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found as called for at the Northwest corner of said 4.3060 acre tract of land, same point being the Northeast corner of a 4.3056 acre tract of land as described in that certain instrument of conveyance recorded in Volume 2610, Page 414 of the Official Public Records of Potter County, Texas;

THENCE South 31° 45' 00" East along the Westerly line of said 4.3060 acre tract of land, same being the Easterly line of said 4.3056 acre tract of land, a distance of 60.08 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest and BEGINNING CORNER of the herein described tract of land;

THENCE South 68° 12' 03" East, 62.08 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 07° 53' 57" West, 57.81 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Southerly corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found at the Southwest corner of said 4.3060 acre tract of land, same being the Southeast corner of said 4.3056 acre tract of land, bears South 31° 45' 00" East, 533.45 feet;

THENCE North 31° 45' 00" West, 94.45 feet to the PLACE OF BEGINNING and containing a computed area of 1,742 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 1286040 of the Official Public Records of Potter County, Texas.)

Said tract contains a total area of 4.306 acres more or less.

RANCH ROAD ACRES
UNIT NO. 1

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 56, BLOCK 9,
BS&F SURVEY,
POTTER COUNTY, TEXAS
4.306± ACRES

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/ CAP FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0365C)

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 10TH DAY OF DECEMBER, 2015.

HEATHER LYNN LEMONS R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
HEATHER LYNN LEMONS
5712
PROFESSIONAL LAND SURVEYOR

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT

ON THIS 26th DAY OF FEB, 2016.

HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS,

ON THIS 29 DAY OF FEB, 2016.

DESIGNATED CITY OFFICIAL

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

2-29-16 (DATE) POTTER (COUNTY)

1288892
CLERK'S DOCUMENT NO.

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

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
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) 934-1405 · FAX (806) 934-1483

PROJECT NO. 1517941 FILE NO. 1517941
DRAWING NO. P:\SUB 16\POTTER\H-8\1517941

APP P-16-08 JS

Through Tax Year 2015	# TAX CERTIFICATE	Certificate # 7136

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information

Property ID: 46938 Geo ID: 37005603400
Legal Acres: 4.3500
Legal Desc: SECT 56 B S & F LOT BLOCK 0009 IRREG TR BEG 251.4FT W OF SE COR OF SECT
Situs: 4011 RM 1061 (TASCOSA) , 79124
DBA:
Exemptions: HS

Owner ID: 100231462 100.00%
LAUGESEN ALEX DANE
3602 S MILAM ST
AMARILLO, TX 79109-4849

For Entities	Value Information	
PANHANDLE WD	Improvement HS:	203,632
POTTER COUNTY	Improvement NHS:	0
	Land HS:	29,600
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	233,232

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			**0.00**	**0.00**	**0.00**	**0.00**

Effective Date: 01/25/2016 Total Due if paid by: 01/31/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	1,548.71
PANHANDLE WD	18.43

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 01/25/2016
Requested By: LAUGESEN ALEX DANE
Fee Amount: 10.00
Reference #: R370 0560 3400

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1288892

Filing and Recording Date: 02/29/2016 01:59:06 PM Pages: 3 Recording Fee: $35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

Julie Smith, County Clerk
Potter County, Texas

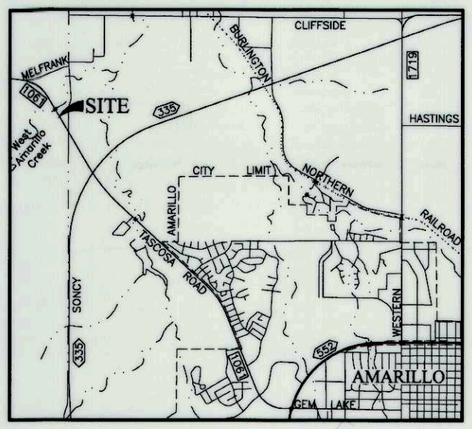
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

Re 1288892

AMARILLO CITY
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79105

2010 CENSUS TRACT # 143 A.P.# H-8



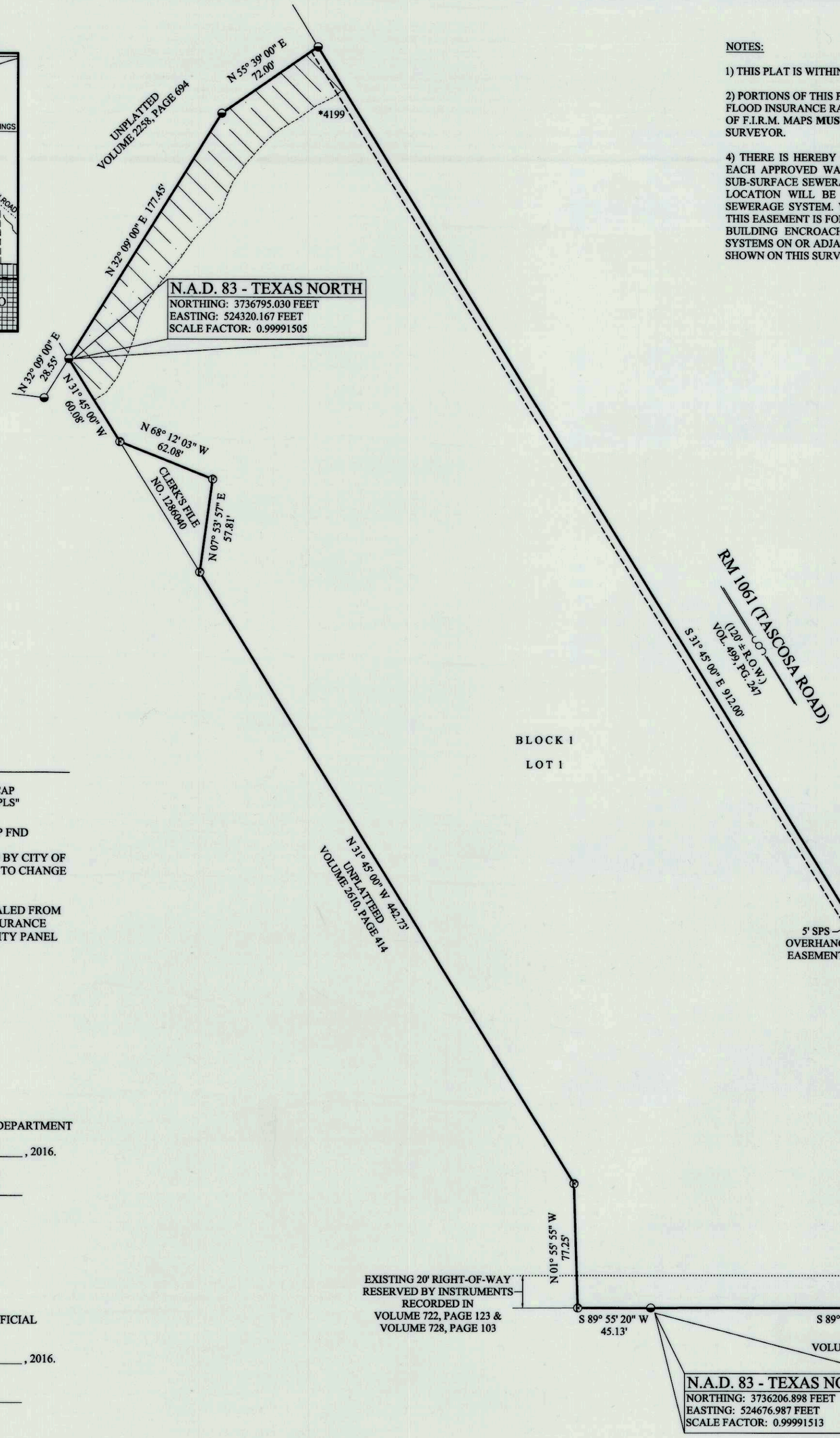
VICINITY MAP

NOT TO SCALE

N W E S

SCALE 1"= 60'

0 30 60 120



NOTES:

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2) PORTIONS OF THIS PLAT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0365C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

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OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER — KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, ALEX LAUGESEN, THE PRESENT OWNERS 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 RANCH ROAD ACRES UNIT NO. 1, 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 18th DAY OF February, 2016.

ALEX LAUGESEN
3602 S. MILAM STREET
AMARILLO, TX 79109
(806) 683-9983

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALEX LAUGESEN.

THIS 18th DAY OF Feb., 2016.

NOTARY PUBLIC, STATE OF TEXAS

JOHN A. VENTURA
MY COMMISSION EXPIRES
January 7, 2018

DESCRIPTION

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THENCE N 32° 09' 00" E, along the center line of said creek 177.45 feet to a 1/2" x 24" iron rod set with cap stamped "Gresham PLS 1939", the most Northerly Northwest corner of said tract;

THENCE N 55° 39' 00" E, along the center line of said creek 72.0 feet to a 1/2" x 24" iron rod set with cap stamped "Gresham PLS 1939", the Northeast corner of this tract;

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(Description per instrument recorded under Clerk's File No. 1251594 of the Official Public Records of Potter County, Texas.)

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THENCE North 01° 55' 55" West, 77.25 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Easterly line of said 4.3056 acre tract of land, same being the Westerly line of said 4.3060 acre tract of land, same point being the most Northerly corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "GRESHAM PLS 1939" found as called for at the Northwest corner of said 4.3060 acre tract of land bears North 31° 45' 00" West, 597.26 feet;

THENCE South 31° 45' 00" East, 90.72 feet to the PLACE OF BEGINNING and containing a computed area of 1,742 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 1286039 of the Official Public Records of Potter County, Texas.)

SAVE AND EXCEPT

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THENCE North 31° 45' 00" West, 94.45 feet to the PLACE OF BEGINNING and containing a computed area of 1,742 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 1286040 of the Official Public Records of Potter County, Texas.)

Said tract contains a total area of 4.306 acres more or less.

RANCH ROAD ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 56, BLOCK 9,
BS&F SURVEY,
POTTER COUNTY, TEXAS
4.306± ACRES

LEGEND:

⊕	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
◒	1/2" IRON ROD W/ CAP FND
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
	FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0365C)

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT

ON THIS 26th DAY OF FEB, 2016.

HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL
FOR THE CITY OF AMARILLO TEXAS,

ON THIS 29 DAY OF FEB, 2016.

DESIGNATED CITY OFFICIAL

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 10TH DAY OF DECEMBER, 2015.

STATE OF TEXAS REGISTERED HEATHER LYNN LEMONS 5712 PROFESSIONAL LAND SURVEYOR

HEATHER LYNN LEMONS R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
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) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1517941 FILE NO. 1517941
DRAWING NO. P:\SUB 15\POTTER\H-8\1517941

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

POTTER COUNTY ROAD AND
BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

2-29-16 (DATE) Potter (COUNTY)

128888 92
CLERK'S DOCUMENT NO.