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

3/28/2016

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

RE: **Letter of Action: Approval- Mays Ranches Unit No. 20 – ZB1504496 Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 3/11/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016004182 on 3/16/2016. 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.

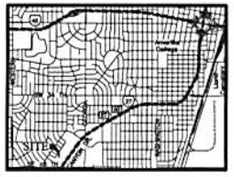
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is david.soto@amarillo.gov or 806.378.6289.

Sincerely,

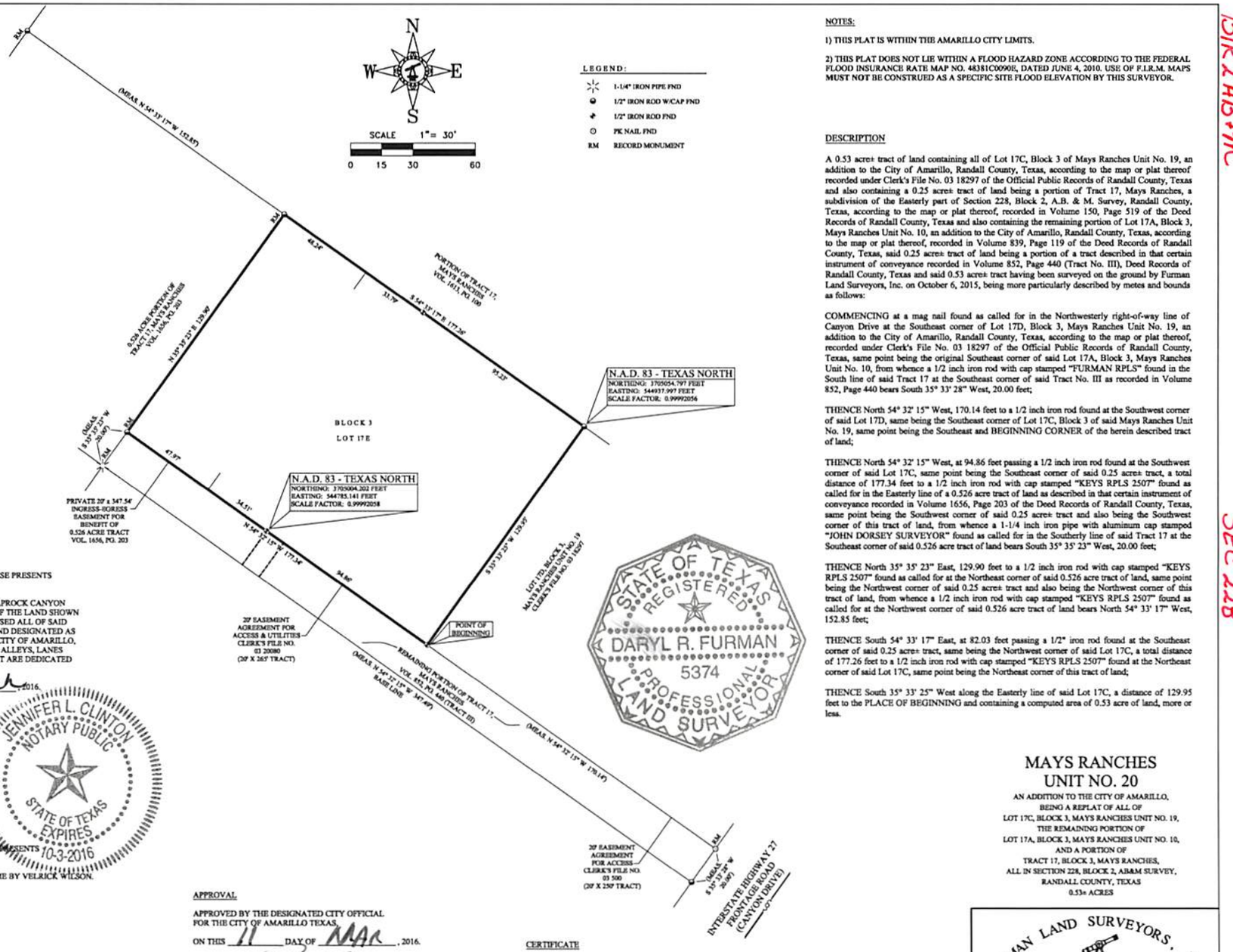
David Soto

David Soto
Planner I

2010 CENSUS TRACT # 211.01 A.P. L-14



VICINITY MAP
NOT TO SCALE



LEGEND:

- 1-1/4" IRON PIPE FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- PK NAIL FND
- RM RECORD MONUMENT

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0090E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 0.53 acre± tract of land containing all of Lot 17C, Block 3 of Mays Ranches Unit No. 19, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 03 18297 of the Official Public Records of Randall County, Texas and also containing a 0.25 acre± tract of land being a portion of Tract 17, Mays Ranches, a subdivision of the Easterly part of Section 228, Block 2, A.B. & M. Survey, Randall County, Texas, according to the map or plat thereof, recorded in Volume 150, Page 519 of the Deed Records of Randall County, Texas and also containing the remaining portion of Lot 17A, Block 3, Mays Ranches Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 839, Page 119 of the Deed Records of Randall County, Texas, said 0.25 acre± tract of land being a portion of a tract described in that certain instrument of conveyance recorded in Volume 852, Page 440 (Tract No. III), Deed Records of Randall County, Texas and said 0.53 acre± tract having been surveyed on the ground by Furman Land Surveyors, Inc. on October 6, 2015, being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found as called for in the Northwesterly right-of-way line of Canyon Drive at the Southeast corner of Lot 17D, Block 3, Mays Ranches Unit No. 19, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 03 18297 of the Official Public Records of Randall County, Texas, same point being the original Southeast corner of said Lot 17A, Block 3, Mays Ranches Unit No. 10, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found in the South line of said Tract 17 at the Southeast corner of said Tract No. III as recorded in Volume 852, Page 440 bears South 35° 33' 28" West, 20.00 feet;

THENCE North 54° 32' 15" West, 170.14 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 17D, same being the Southeast corner of Lot 17C, Block 3 of said Mays Ranches Unit No. 19, same point being the Southeast and BEGINNING CORNER of the herein described tract of land;

THENCE North 54° 32' 15" West, at 94.86 feet passing a 1/2 inch iron rod found at the Southwest corner of said Lot 17C, same point being the Southeast corner of said 0.25 acre± tract, a total distance of 177.34 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for in the Easterly line of a 0.526 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1656, Page 203 of the Deed Records of Randall County, Texas, same point being the Southwest corner of said 0.25 acre± tract and also being the Southwest corner of this tract of land, from whence a 1-1/4 inch iron pipe with aluminum cap stamped "JOHN DORSEY SURVEYOR" found as called for in the Southerly line of said Tract 17 at the Southeast corner of said 0.526 acre tract of land bears South 35° 35' 23" West, 20.00 feet;

THENCE North 35° 35' 23" East, 129.90 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the Northeast corner of said 0.526 acre tract of land, same point being the Northwest corner of said 0.25 acre± tract and also being the Northwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the Northwest corner of said 0.526 acre tract of land bears North 54° 33' 17" West, 152.85 feet;

THENCE South 54° 33' 17" East, at 82.03 feet passing a 1/2" iron rod found at the Southeast corner of said 0.25 acre± tract, same being the Northwest corner of said Lot 17C, a total distance of 177.26 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Northeast corner of said Lot 17C, same point being the Northeast corner of this tract of land;

THENCE South 35° 35' 25" West along the Easterly line of said Lot 17C, a distance of 129.95 feet to the PLACE OF BEGINNING and containing a computed area of 0.53 acre of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, VELRICK WILSON, FOR CAPROCK CANYON INVESTMENTS, LLC, BEING 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 MAYS RANCHES UNIT NO. 20, 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 10 DAY OF March, 2016.

Velrick Wilson
VELRICK WILSON
CAPROCK CANYON INVESTMENTS, LLC
2801 HARMONY DR.
AMARILLO, TEXAS 79106
(806) 676-2676

JENNIFER L. CLINTON NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-3-2016

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VELRICK WILSON.

THIS 10th DAY OF March, 2016.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS 11 DAY OF MAR, 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 6TH DAY OF OCTOBER, 2015.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

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

FILED OF RECORD

3-16-16 (DATE) RANDALL (COUNTY)

2016004182
CLERK'S DOCUMENT NO.

MAYS RANCHES UNIT NO. 20

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF ALL OF
LOT 17C, BLOCK 3, MAYS RANCHES UNIT NO. 19,
THE REMAINING PORTION OF
LOT 17A, BLOCK 3, MAYS RANCHES UNIT NO. 10,
AND A PORTION OF
TRACT 17, BLOCK 3, MAYS RANCHES,
ALL IN SECTION 228, BLOCK 2, AB&M SURVEY,
RANDALL COUNTY, TEXAS
0.53± ACRES

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) 374-4346 · FAX (806) 374-4348
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1483

PROJECT NO. 1618103 FILE NO. L-14
DRAWING NO. P:\SUB 16\RANDALL\L-14\1618103\

APP
P-16-13
JS
BLK 2 AB+M
SEC 228
L-14

2016004182 PLAT Total Pages: 4

ANNEX

T A X C E R T I F I C A T E NO. 95207

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 ..: B K J ENTERPRISES INC
ADDRESS: PO BOX 21013
,AMARILLO TX 79114

PROPERTY DESCRIPTION
==========
MAYS RANCHES # 10
LOT BLOCK 0003
NW 34.51FT OF 17-A

PROPERTY ACCOUNT NUMBER: R 44 9200 5070.0 **TAXES FOR 2015 ARE $** 48.48
Acres: .1500 **Randall County Market Value:** 2,243
2015 Taxes WITHOUT Exemptions $ 48.48

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

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

Christina McMurray
DEPUTY

1/25/2016
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX

T A X C E R T I F I C A T E NO. 95205

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 ..: CAPROCK CANYON INVESTMENTS LLC
ADDRESS: 2801 HARMONY ST
AMARILLO TX 79106

PROPERTY DESCRIPTION
==========
MAYS RANCHES # 19
LOT 017C BLOCK 0003

PROPERTY ACCOUNT NUMBER: R 44 9200 5072.0 **TAXES FOR 2015 ARE $** 2,318.54
Acres: **Randall County Market Value:** 107,276
2015 Taxes WITHOUT Exemptions $ 2,318.54

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

TOTAL Taxes Due $ .00

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christine McMurray
DEPUTY

1/25/2016
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

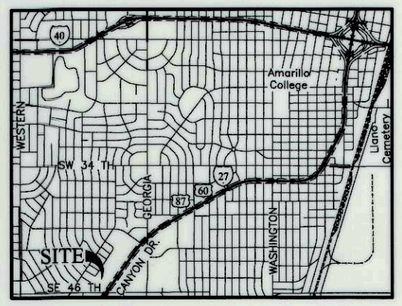
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016004182
03/16/2016 09:31 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 211.01 A.P. L-14



VICINITY MAP

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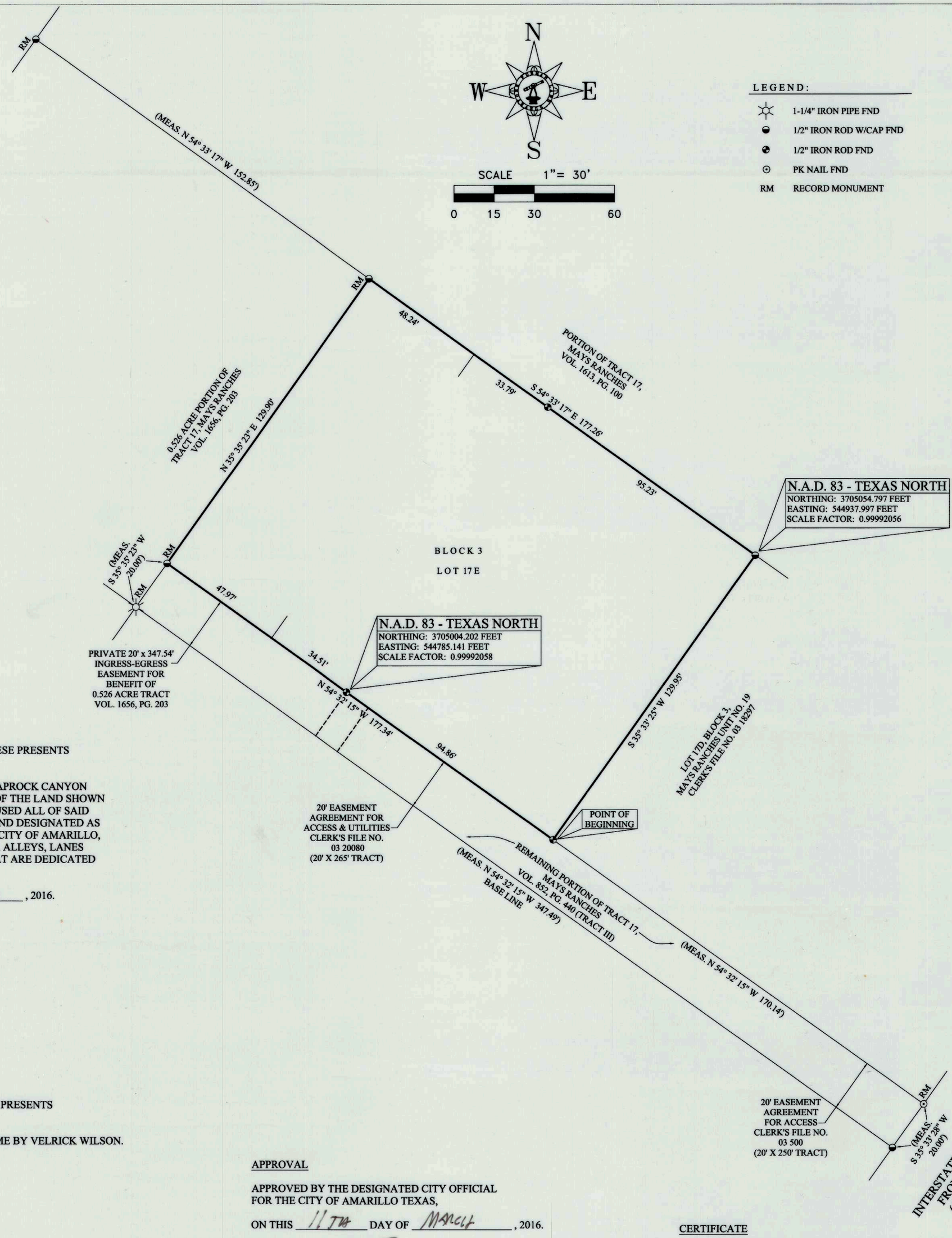

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EXECUTED THIS 10 DAY OF March, 2016.

Velrick Wilson
VELRICK WILSON
CAPROCK CANYON INVESTMENTS, LLC
2801 HARMONY DR.
AMARILLO, TEXAS 79106
(806) 676-2676

JENNIFER L. CLINTON NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-3-2016

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VELRICK WILSON.

THIS 10th DAY OF March, 2016.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS 11TH DAY OF MARCH, 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 6TH DAY OF OCTOBER, 2015.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

3-16-16 (DATE) RANDALL (COUNTY)

2016004182
CLERK'S DOCUMENT NO.

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

MAYS RANCHES UNIT NO. 20

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF ALL OF
LOT 17C, BLOCK 3, MAYS RANCHES UNIT NO. 19,
THE REMAINING PORTION OF
LOT 17A, BLOCK 3, MAYS RANCHES UNIT NO. 10,
AND A PORTION OF
TRACT 17, BLOCK 3, MAYS RANCHES,
ALL IN SECTION 228, BLOCK 2, AB&M SURVEY,
RANDALL COUNTY, TEXAS
0.53± ACRES

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
TEXAS FIRM #10092400 & 10092401

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P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1618103 FILE NO. L-14
DRAWING NO. P:\SUB 16\RANDALL\L-14\1618103\