THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 16, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-82 The Colonies Unit No. 54, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Tuscany Pkwy & Coulter St)
DEVELOPER: Kirk Coury

The Designated Official for the City of Amarillo approved the above-mentioned item on December 23, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013023079 on December 27, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK 9 BS+F

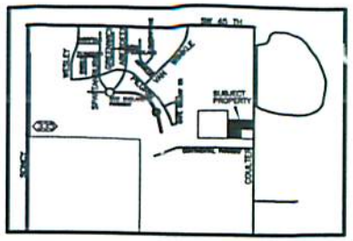
P-13-82

SEC 4D

JS

I-15

2000 CENSUS TRACT # 216.09 A.P. I-15



VICINITY MAP

NOT TO SCALE

LEGEND:

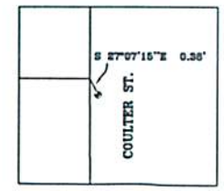
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- "X" IN CONCRETE FND
- EBMT. EASEMENT
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- S.W.B.T. SOUTHWESTERN BELL TELEPHONE

N
W E
S

SCALE 1"= 100'

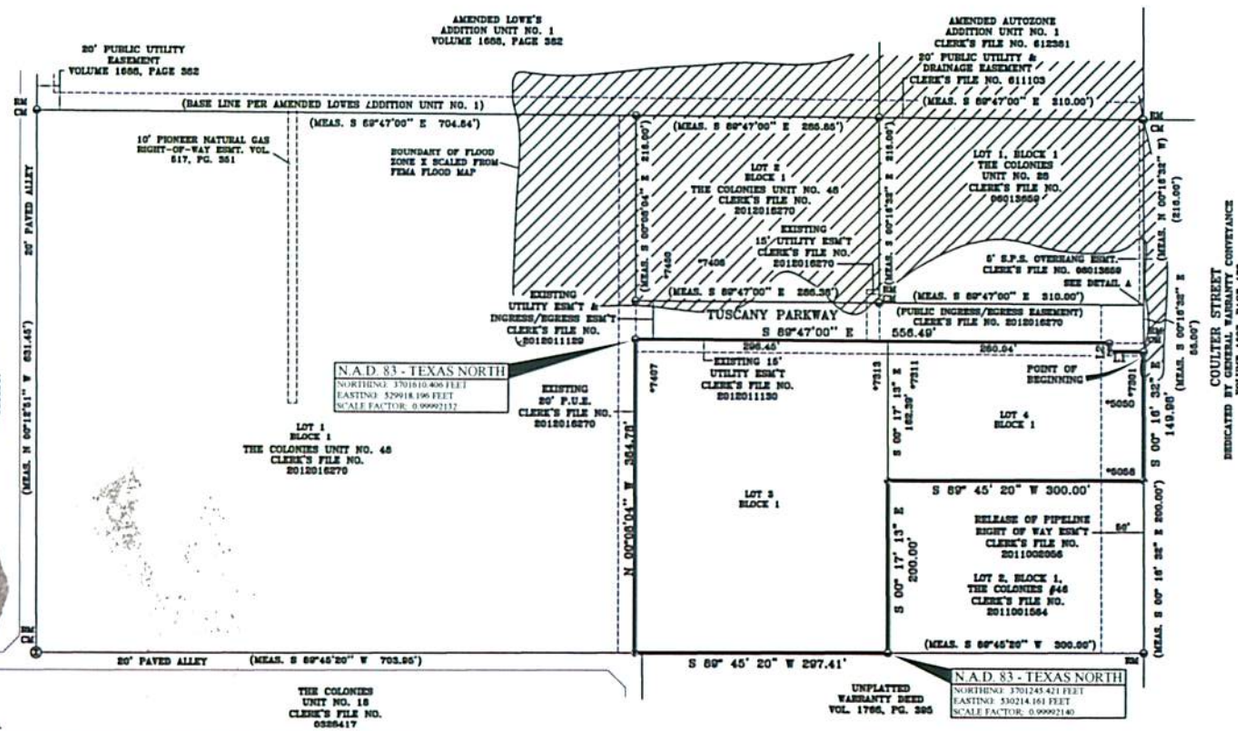
0 50 100 200

DETAIL A



LINE DATA

L1 = S 89°47'00" E 40.00'
L2 = S 00°16'32" E 10.00'



DESCRIPTION

A 3.58± acre tract of land out of Section 40, Block 9, B.S. & F. Survey, Randall County, Texas, also being a portion of a 13.89 acre tract of land (Tract 1) and a 3.27 acre tract of land (Tract 2) as described in that certain instrument recorded under Clerk's File No. 2010002120 of the Official Public Records of Randall County, Texas, said 3.58± acre tract of land being surveyed on the ground by Furman Land Surveyors, Inc. on November 15, 2013 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the most Easterly Northeast corner of this tract of land in the West right-of way line of Coulter Street as dedicated by that certain instrument recorded in Volume 1667, Page 173 of the Deed Records of Randall County, Texas, the same point being the most Easterly Southeast corner of Lot 1, Block 1, The Colonies Unit No. 48, an Addition to the City of Amarillo in Randall County, Texas according to the map or plat thereof, recorded under Clerk's File No. 2012016270 of the Official Public Records of Randall County, Texas;

THENCE South 00° 16' 32" East, 149.98 feet along the said West right-of-way line of Coulter Street to a 1/2 inch iron rod found at the most Easterly Southeast corner of this tract of land, the same point being the Northeast corner of Lot 2, Block 1, The Colonies Unit No. 46, an Addition to the City of Amarillo in Randall County, Texas according to the map or plat thereof, recorded under Clerk's File No. 2011001564 of the Official Public Records of Randall County, Texas;

THENCE South 89° 45' 20" West, 300.00 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 2, Block 1, same point being an interior jog corner of this tract of land;

THENCE South 00° 17' 13" East, 200.00 feet to a 1/2 inch iron rod found in the South line of said 3.27 acre tract of land, same being the North line of a tract of land as described in that certain instrument of conveyance recorded in Volume 1766, Page 395, Deed Records of Randall County, Texas, same point being the Southwest corner of said Lot 2, Block 1 and also being the most Southerly Southeast corner of this tract of land;

THENCE South 89° 45' 20" West along the South line of said 3.27 and 13.89 acre tracts of land, a distance of 297.41 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land, the same point being the most Southerly Southeast corner of said Lot 1, Block 1, The Colonies Unit No. 48;

THENCE North 00° 08' 04" West, 364.78 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Northwest corner of this tract of land, the same point being an interior jog corner of said Lot 1, Block 1;

THENCE South 89° 47' 00" East (base line), 556.49 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the most Northerly Northeast corner of this tract of land, same point being an interior jog corner of said Lot 1, Block 1;

THENCE South 00° 16' 32" East, 10.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at an interior jog corner of this tract of land;

THENCE South 89° 47' 00" East, 40.00 feet to the PLACE OF BEGINNING and containing 3.58 acres of land, more or less.

OWNERS ACKNOWLEDGMENT

THE STATE OF Texas
COUNTY OF Randall KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, COURY ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 THE COLONIES UNIT NO. 54, 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 UNLESS OTHERWISE NOTED.

EXECUTED THIS 16th DAY OF December, 2013.

Coury Enterprises LLC by Kirk A. Coury

COURY ENTERPRISES, LLC
BY: KIRK A. COURY, AGENT & ATTORNEY-IN-FACT
1707 CLUB VIEW DRIVE
AMARILLO, TEXAS 79124

ATTEST

THE STATE OF TX
COUNTY OF Potter KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KIRK A. COURY AS AGENT AND ATTORNEY IN FACT FOR COURY ENTERPRISES, LLC,
THIS 16 DAY OF Dec, 2013.

Karin S. Gaddis

NOTARY PUBLIC, STATE OF TEXAS

KARIN S. GADDIS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 05-13-2015

THE COLONIES UNIT NO. 54

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 40, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
3.581 ACRES

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS ON THIS 23rd DAY OF December, 2013.

Vicki Covey
VICKI COVEY

FILED OF RECORD 12-27-13 (DATE) RANDALL (COUNTY)

2013023079
CLERK'S DOCUMENT NO.

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

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) A PORTION OF THIS PLAT LIES WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4831 C0070 E, EFFECTIVE JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

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 15TH DAY OF NOVEMBER, 2013.

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

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
BEATRICE LYNN LEMONS, RPLS
(806)374-6246
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1315123PLAT FILE NO. I-15
DRAWING NO. C:\SUB15\RANDALL\I-15\1315123PLAT

2013023079 PLAT Total Pages: 3

ANNEX

T A X C E R T I F I C A T E NO. 93086

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 ..: COURY KIRK A ETAL
ADDRESS: 10 CARE CIR UNIT A
AMARILLO TX 79124

PROPERTY DESCRIPTION
==========
SECT 40 B S & F
LOT BLOCK 0009
IRREG 1.68 AC TR BEG
APROX 2776FT N & 460 FT
W OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0400 4050.0 **TAXES FOR 2013 ARE $** 2,726.63
Acres: 1.6800 **Randall County Market Value:** 128,065
2013 Taxes WITHOUT Exemptions $ 2,726.63

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

Sharon Hollingsworth

DEPUTY

12/23/2013

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013023079
12/27/2013 10:16 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

ANNEX

T A X C E R T I F I C A T E NO. 93087

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 ..: COURY KIRK A ETAL
ADDRESS: 10 CARE CIR UNIT A
AMARILLO TX 79124

PROPERTY DESCRIPTION
==========
SECT 40 B S & F
LOT BLOCK 0009
IRREG 1.89 AC TR
BEG 50FT S OF SE COR
OF THE COLONIES # 28

PROPERTY ACCOUNT NUMBER: R 370 0400 2100.0 **TAXES FOR 2013 ARE $** 12,647.06
Acres: 1.8860 **Randall County Market Value:** 594,010
2013 Taxes WITHOUT Exemptions $ 12,647.06

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

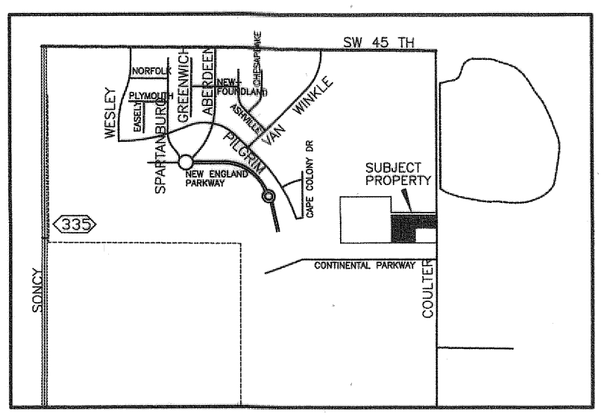
12/23/2013

DEPUTY

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

2000 CENSUS TRACT # 216.09 A.P. I-15



VICINITY MAP

NOT TO SCALE

L E G E N D:

	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
	1/2" IRON ROD W/CAP FND
	1/2" IRON ROD FND
	"X" IN CONCRETE FND
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RM	RECORD MONUMENT
CM	CONTROL MONUMENT
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
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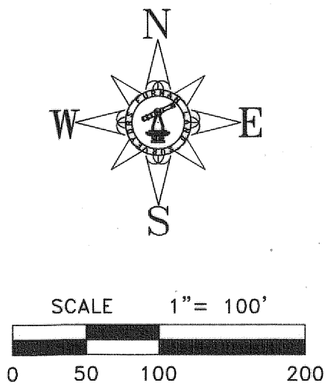
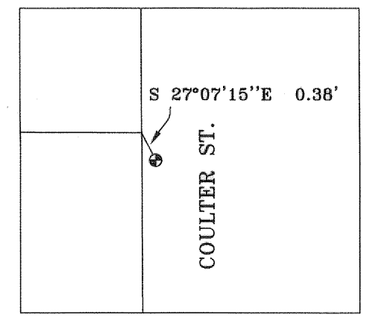


DETAIL A



LINE DATA

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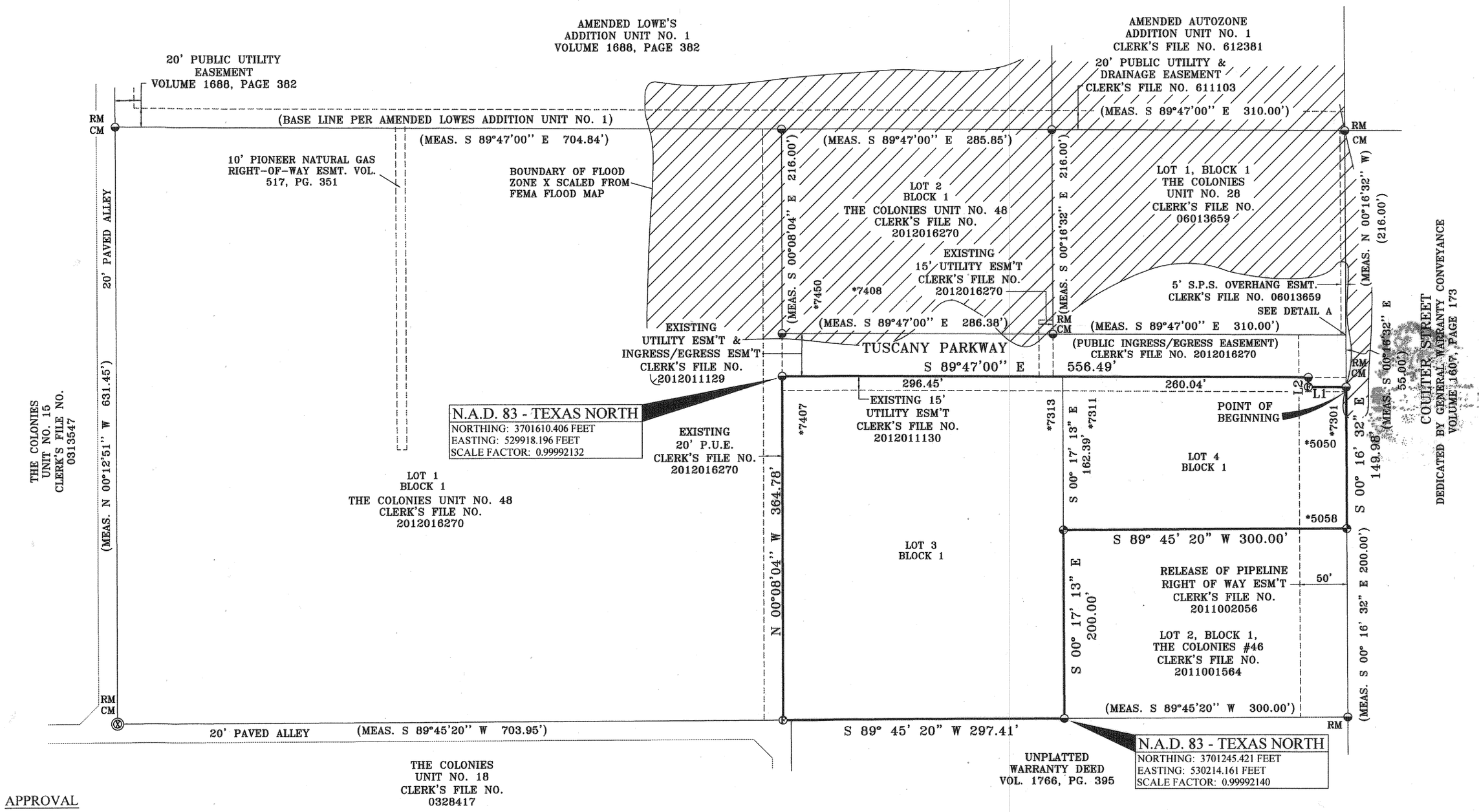

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OWNERS ACKNOWLEDGMENT

THE STATE OF Texas
COUNTY OF Randall KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, COURY ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 THE COLONIES UNIT NO. 54, 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 UNLESS OTHERWISE NOTED.

EXECUTED THIS 16th DAY OF December, 2013.

Coury Enterprises LLC by Kirk A. Coury

COURY ENTERPRISES, LLC
BY: KIRK A. COURY, AGENT & ATTORNEY-IN-FACT
1707 CLUB VIEW DRIVE
AMARILLO, TEXAS 79124

ATTEST

THE STATE OF Tx
COUNTY OF Potter KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KIRK A. COURY AS AGENT AND ATTORNEY IN FACT FOR COURY ENTERPRISES, LLC,
THIS 16 DAY OF Dec., 2013.

Karin S. Gaddis
NOTARY PUBLIC, STATE OF TEXAS

KARIN S. GADDIS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 05-13-2017

THE COLONIES UNIT NO. 54

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 40, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
3.58± ACRES

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 23rd DAY OF December, 2013.

Vicki Covey
VICKI COVEY

FILED OF RECORD 12-27-13 (DATE) Randall (COUNTY)

2013023079
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

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

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) A PORTION OF THIS PLAT LIES WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4831 C0070 E, EFFECTIVE JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

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

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 15TH DAY OF NOVEMBER, 2013.

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

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4246
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LANDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1315133PLAT FILE NO. I-15
DRAWING NO. C:\SUB13\RANDALL\I-15\1315133PLAT