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

9/21/2016

James L. McClure
Trios Real Estate Investments, Inc.
P. O. Box 7366
Amarillo, TX 79114

RE: Letter of Action: Approval- Mathes Acres Unit No. 3 – ZB1504497 – Final Plat

Mr. McClure,

The City of Amarillo has approved the above Final Plat on 9/12/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016016514 on 9/14/2016. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

APP

BK9 B5-F

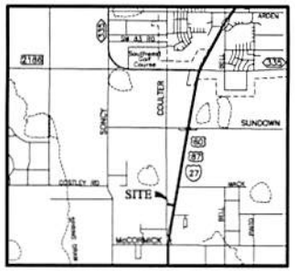
P-16-154

SEC 34

J-20

JS

2010 CENSUS TRACT # 217.04 A.P.# J-20



VICINITY MAP

NOT TO SCALE

N
W E
S

SCALE 1" = 50'

0 25 50 100

L E G E N D:

◉	ALUMINUM CAP IN CONCRETE FND
◒	1/2" IRON ROD W/ CAP FND
CM	CONTROL MONUMENT
⊛	WELL
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

NOTES:

1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ETJ.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E, DATED JUNE 4, 2010. 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 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.

DESCRIPTION

All of Lot 13 and the North one-half of Lot 14, Mathes Acres, a subdivision of Section 34, Block 9 BS&F Survey, Randall County, Texas according to the map or plat thereof, recorded in Volume 241, Page 85, of the Deed Records of Randall County, Texas. This tract being described by metes and bounds as follows:

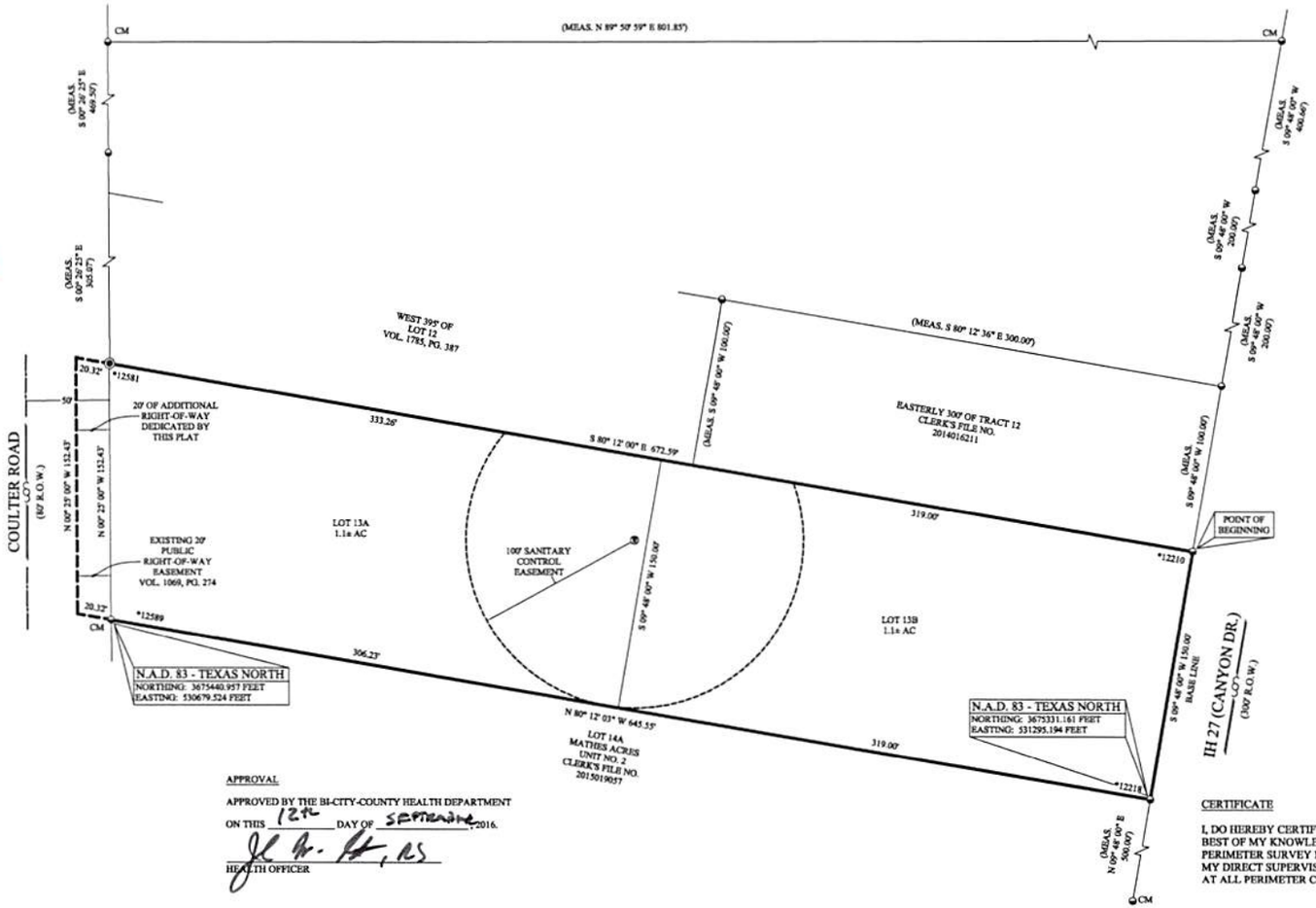
BEGINNING at a 1/2 inch iron rod with cap found for the Northeast corner of said Lot 13;

THENCE S. 09° 48' 00" W. (base line) 150.00 feet to a 1/2 inch iron rod with cap found, same being the Northeast corner of Lot 14A Mathis Acres Unit No. 2 according to the map or plat thereof as recorded under County Clerks File No. 2015019057 of the Official Public Records of Randall County, Texas;

THENCE N. 80° 12' 03" W. at 625.23 feet pass a 1/2 inch iron rod with cap found for the Northwest corner of said Lot 14A, a total distance of 645.55 feet along the North line of said Lot 14A to a point;

THENCE N. 00° 25' 00" W. 152.43 feet to a point for the Northwest corner of said Lot 13;

THENCE S. 80° 12' 00" E. at 20.32 feet pass an aluminum cap in concrete found, a total distance of 672.59 feet to the POINT OF BEGINNING



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THAT THE UNDERSIGNED, JAMES L. McCLURE FOR TRIOS REAL ESTATE INVESTMENTS, INC., 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 MATHES ACRES UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO 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 17th DAY OF August, 2016.

James L. McClure

JAMES L. McCLURE
TRIOS REAL ESTATE INVESTMENTS, INC.
P.O. BOX 7366
AMARILLO, TEXAS 79114
(806) 676-1232

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES L. McCLURE

THIS 17th DAY OF August, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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

MATHES ACRES UNIT NO. 3

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING A REPLAT OF
A PORTION OF LOT 14
AND ALL OF LOT 13
MATHES ACRES
IN SECTION 34, BLOCK 9,
B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
2.20± ACRES

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 12th DAY OF September, 2016.

HEALTH OFFICER

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 26TH DAY OF MARCH, 2015.

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

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

FURMAN LAND SURVEYORS, INC.

SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

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TEXAS FIRM #10092400 & 10092401

P.O. BOX 1818 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1425 · FAX (806) 934-1482

PROJECT NO. 1618133 FILE NO. J-20
DRAWING NO. P:\SUB 16\RANDALL\J-20\1618133\

GRANTEE'S ADDRESS:

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

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS, ON THIS 12 DAY OF Sept, 2016.

DESIGNATED CITY OFFICIAL

FILED OF RECORD

9-14-16 (DATE) RANDALL (COUNTY)

2016016514
CLERK'S DOCUMENT NO.

2016016514 PLAT Total Pages: 3

ANNEX
FERMAN LAND SURVEYORS **T A X C E R T I F I C A T E** NO. 95254

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 ..: TRIOS REAL ESTATE
ADDRESS: INVESTMENTS INC
PO BOX 7366
AMARILLO TX 79114

PROPERTY DESCRIPTION
==========
MATHES ACRES
LOT BLOCK
ALL OF 13 & N/2 OF 14
AND S/2 OF 19 & ALL
OF 20 & 21 PLUS N
8.778 AC OF 22

PROPERTY ACCOUNT NUMBER: R 44 8590 0430.0 **TAXES FOR 2015 ARE $** 3,100.31
Acres: 14.7300 **Randall County Market Value:** 185,170
2015 Taxes WITHOUT Exemptions $ 3,100.31

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

2/12/2016
---------- DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

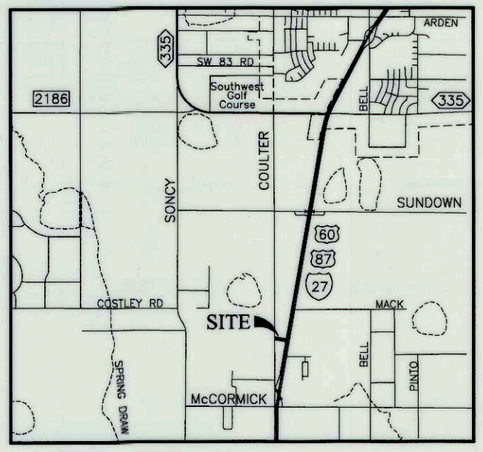
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016016514
09/14/2016 08:13 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 217.04 A.P.# J-20



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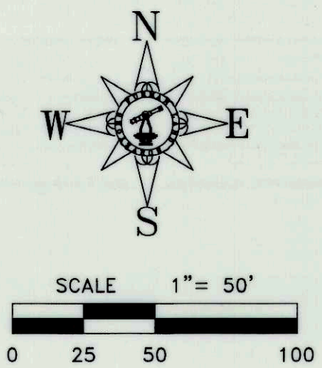

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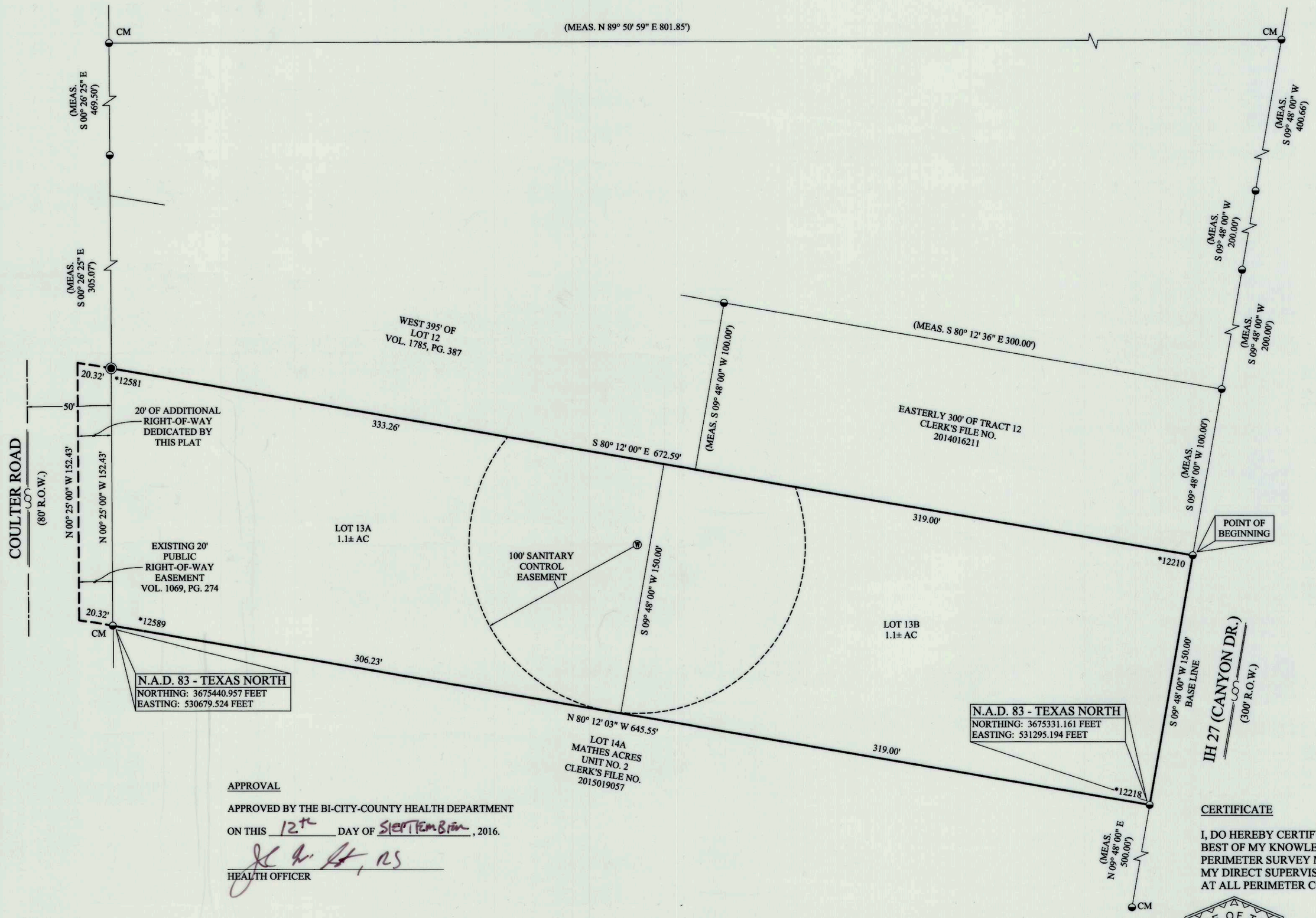

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JENNIFER L. CLINTON NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-3-2016

ATTEST

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NOTARY PUBLIC, STATE OF TEXAS

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ON THIS 12th DAY OF SEPTEMBER, 2016.

HEALTH OFFICER

GRANTEE'S ADDRESS:

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

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

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DESIGNATED CITY OFFICIAL

FILED OF RECORD

9-14-16 (DATE) Randall (COUNTY)

2016016514
CLERK'S DOCUMENT NO.

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

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

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