



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

6/1/2016

Matt Thomas
517 N. Polk St.
Amarillo, Texas 79110

RE: Letter of Action: Approval- Eberstadt & Brock Unit No. 11 – ZB1600359 Final Plat

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 5/9/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016008081 on 5/13/2016. 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,

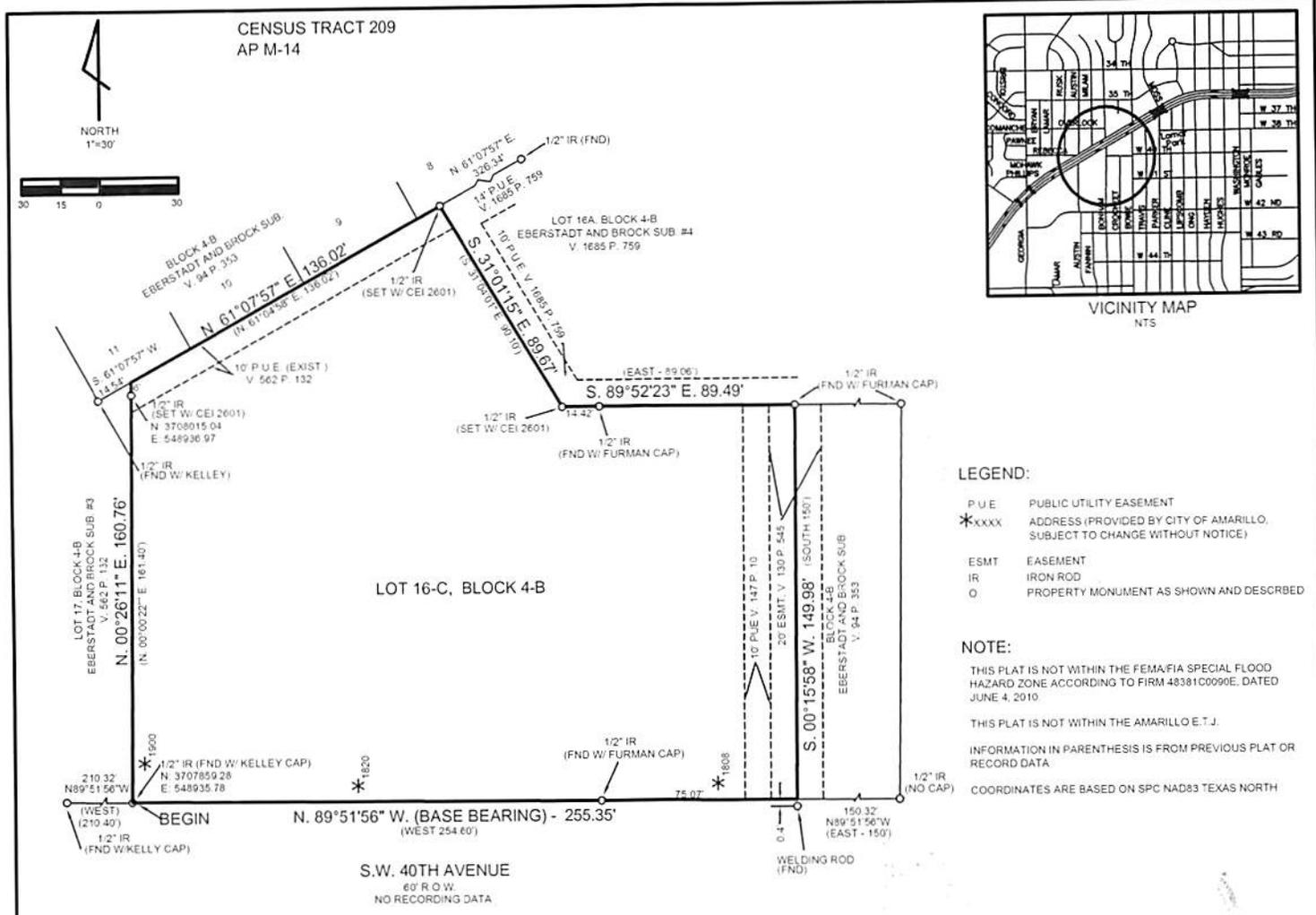
A handwritten signature in black ink that reads 'David Soto'.

David Soto
Planner I

BIK 2A+B+M

SEC 185

M-14



LEGEND:
 P U E PUBLIC UTILITY EASEMENT
 *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 ESMT EASEMENT
 IR IRON ROD
 O PROPERTY MONUMENT AS SHOWN AND DESCRIBED

NOTE:
 THIS PLAT IS NOT WITHIN THE FEMA/FIA SPECIAL FLOOD HAZARD ZONE ACCORDING TO FIRM 48381C0090E, DATED JUNE 4, 2010.
 THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT OR RECORD DATA
 COORDINATES ARE BASED ON SPC NAD83 TEXAS NORTH

DESCRIPTION:

A 1.039 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF LOT 16, BLOCK 4-B, EBERSTADT AND BROCK SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 94, PAGE 353, DEED RECORDS OF RANDALL COUNTY, TEXAS BEING IN SECTION 185, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KELLEY" FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF LOT 17, BLOCK 4-B, EBERSTADT AND BROCK SUBDIVISION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO FILED FOR RECORD IN VOLUME 562, PAGE 132, DEED RECORDS OF RANDALL COUNTY, TEXAS, FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 17 BEARS N 89°51'56" W, 210.32 FEET;

THENCE N 00°26'11" E, ALONG THE EAST LINE OF SAID LOT 17, PASS A 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 154.76 FEET, CONTINUING FOR A TOTAL DISTANCE OF 160.76 FEET TO A POINT, FROM WHENCE A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KELLEY" BEARS S 61°07'57" W, 14.54 FEET;

THENCE N 61°07'57" E, FOR A DISTANCE OF 136.02 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED "CEI RPLS 2601", FROM WHENCE A 1/2 INCH IRON ROD FOUND BEARS N 61°07'57" E, 326.34 FEET;

THENCE S 31°01'15" E, FOR A DISTANCE OF 89.67 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED "CEI RPLS 2601";

THENCE S 89°52'23" E, PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "FURMAN" AT A DISTANCE OF 14.42 FEET, CONTINUING FOR A TOTAL DISTANCE OF 89.49 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "FURMAN", FROM WHENCE A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "FURMAN" BEARS S 89°52'23" E, 89.49 FEET;

THENCE S 00°15'58" W, FOR A DISTANCE OF 149.98 FEET TO THE SOUTHEAST CORNER OF THIS TRACT FROM WHENCE A WELDING ROD FOUND BEARS S 00°15'58" W, 0.4 FEET AS WELL AS A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 16 BEARS S 89°51'56" E, 150.32 FEET;

THENCE N 89°51'56" W (BASE BEARING) BY GPS OBSERVATION, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 40TH AVENUE, FOR A DISTANCE OF 255.35 FEET TO THE POINT OF BEGINNING

SAID TRACT CONTAINS AN AREA OF 1.039 ACRES OF LAND AS CALCULATED.

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 28TH DAY OF MARCH, 2016.

Clyde E. Israel
 CLYDE E. ISRAEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

APPROVAL:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 9th DAY OF MAY, 2016.

DESIGNATED CITY OFFICIAL: *[Signature]*

GRANTEE'S ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1971
 AMARILLO, TX 79105-1971

DEDICATION:

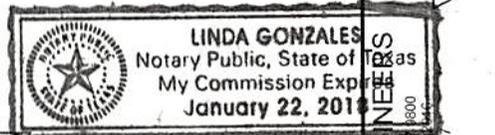
STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
 COUNTY OF RANDALL

THAT AMARILLO MONTESSORI ACADEMY, ALLISON SANDERS, PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS EBERSTADT AND BROCK SUBDIVISION UNIT NO. 11, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 185, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, UNLESS OTHERWISE NOTED.

EXECUTED THIS 19 DAY OF April, 2016.

Allison L. Sanders
 ALLISON SANDERS, PRESIDENT
 3806 BOWIE STREET
 AMARILLO, TEXAS 79110
 (806) 683-4970

ATTEST: *Linda Gonzales*
 STATE OF Texas
 COUNTY OF Randall



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLISON SANDERS, PRESIDENT OF AMARILLO MONTESSORI ACADEMY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF April, 2016.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES January 22, 2018

EBERSTADT AND BROCK SUBDIVISION UNIT NO. 11

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 16, BLOCK 4-B, EBERSTADT AND BROCK SUB. AND ALL OF LOT 16-B, BLOCK 4-B, EBERSTADT AND BROCK SUB. 10, ALL IN SECTION 185, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (1.039 ACRES)

FILED OF RECORD
5-13-16 RANDALL
 DATE COUNTY
2016008081
 FILE CLERK NO.

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED SURVEYING FIRM NO. 1001800
 TEXAS REGISTERED ENGINEERING FIRM NO. F-1001800
 517 N. POLK STREET, AMARILLO, TEXAS 79101
 (806) 358-4829 FAX (806) 358-4820
 E-mail: tbiengsur@thomasandisrael.com

APP

P-16-30

JS

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 . . : AMARILLO MONTESSORI
ADDRESS: ACADEMY
3806 BOWIE ST
AMARILLO TX 79110

PROPERTY DESCRIPTION

=====
EBERSTADT & BROCK SUB
LOT BLOCK 004B
75.22 FT W X 150 FT
N BEG 150 FT W OF
S E COR OF 16

PROPERTY ACCOUNT NUMBER: R 18 1200 0530.0 TAXES FOR 2015 ARE \$ 84.92
Acres: Randall County Market Value: 3,929
2015 Taxes WITHOUT Exemptions \$ 84.92

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);

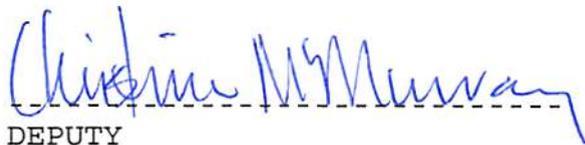
TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

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


DEPUTY

4/15/2016

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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 . . : AMARILLO MONTESSORI
 ADDRESS: ACADEMY
 3806 BOWIE ST
 AMARILLO TX 79110

PROPERTY DESCRIPTION

=====

EBERSTADT & BROCK SUB
 LOT BLOCK 004B
 179.38FT IRREG TR BEG
 20.62FT E OF SW COR
 OF 16

PROPERTY ACCOUNT NUMBER: R 18 1200 0540.0 TAXES FOR 2015 ARE \$.00
 Acres: .7800 Randall County Market Value: 33,923
 2015 Taxes WITHOUT Exemptions \$ 733.16

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);

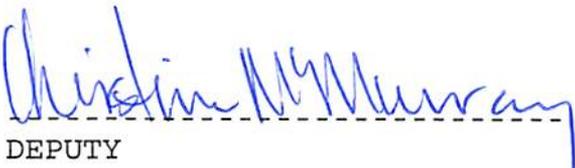
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=====	=====	=====
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SHARON HOLLINGSWORTH
 TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015


 DEPUTY

4/15/2016

 DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2016008081

05/13/2016 03:28 PM

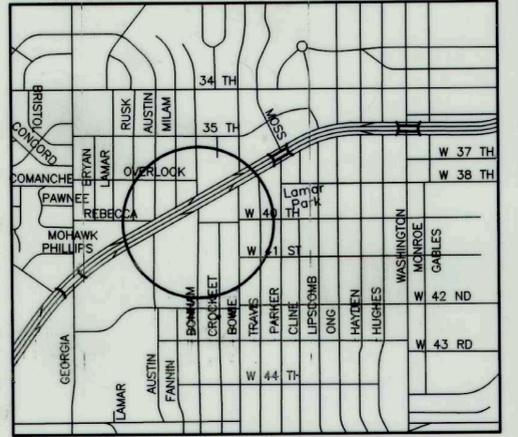
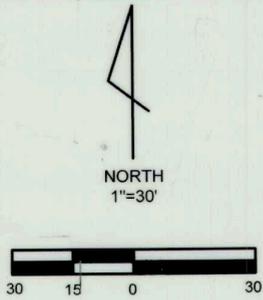
Fee: 50.00

Renee Calhoun, County Clerk

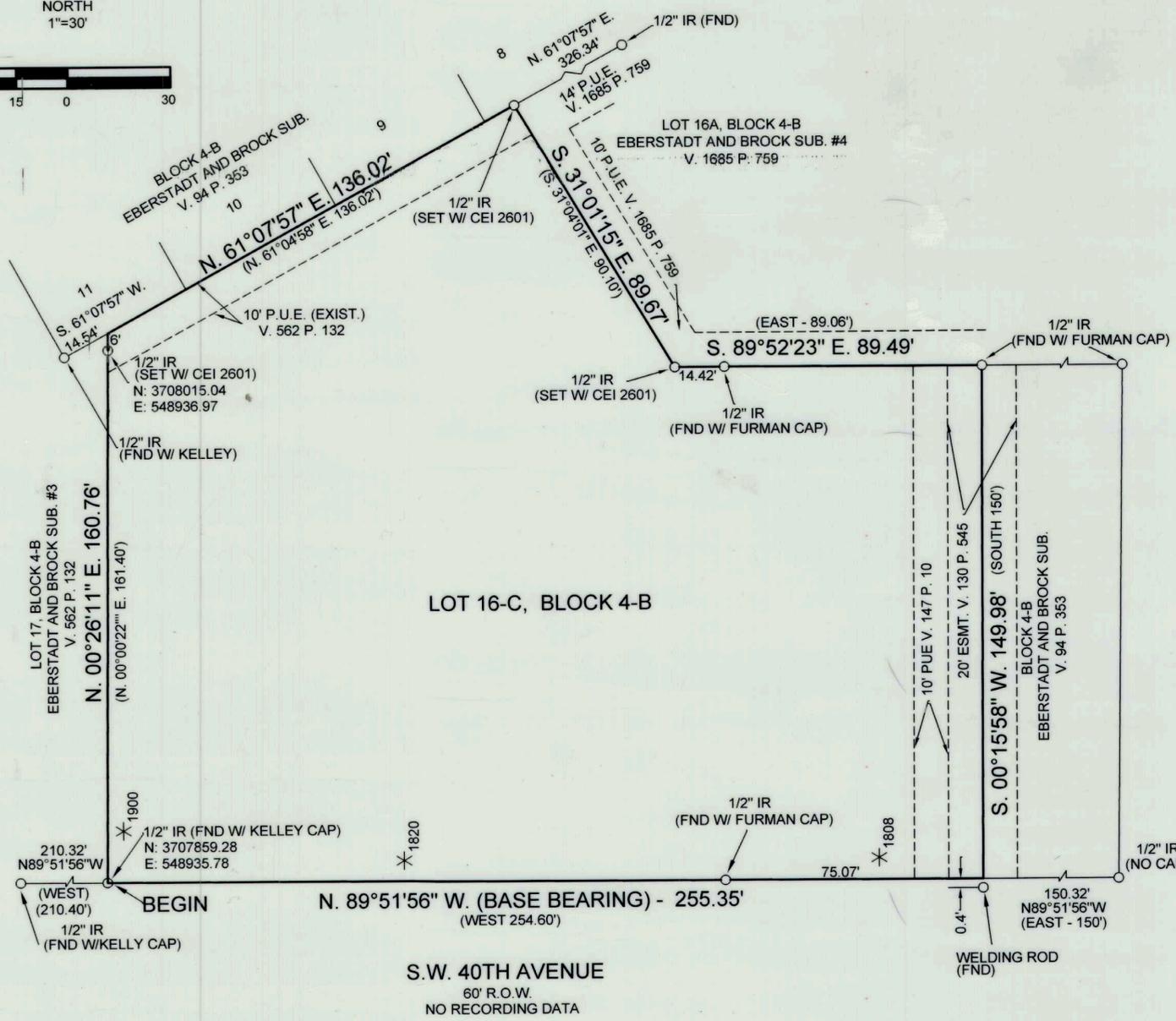
Randall County, Texas

PLAT

CENSUS TRACT 209
AP M-14



VICINITY MAP
NTS



LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- ESMT. EASEMENT
- IR IRON ROD
- O PROPERTY MONUMENT AS SHOWN AND DESCRIBED

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SAID TRACT CONTAINS AN AREA OF 1.039 ACRES OF LAND AS CALCULATED.

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)

THAT AMARILLO MONTESSORI ACADEMY, ALLISON SANDERS, PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS EBERSTADT AND BROCK SUBDIVISION UNIT NO. 11, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 185, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, UNLESS OTHERWISE NOTED.

EXECUTED THIS 12 DAY OF April, 2016.

Allison K. Sanders
AMARILLO MONTESSORI ACADEMY
ALLISON SANDERS, PRESIDENT
3806 BOWIE STREET
AMARILLO, TEXAS 79110
(806) 683-4976

ATTEST:

STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLISON SANDERS, PRESIDENT OF AMARILLO MONTESSORI ACADEMY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF April 2016.

Shonzo
NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES: January 22, 2018

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 28TH DAY OF MARCH, 2016.

Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



APPROVAL:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 9th DAY OF March, 2016.

[Signature]
DESIGNATED CITY OFFICIAL

FILED OF RECORD

5-13-16 Randall
DATE COUNTY

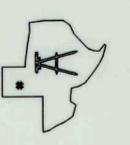
2016008081
FILE CLERK NO.

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 16, BLOCK 4-B, EBERSTADT AND BROCK SUB. AND ALL OF LOT 16-B, BLOCK 4-B, EBERSTADT AND BROCK SUB. 10, ALL IN SECTION 185, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (1.039 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS



TEXAS REGISTERED SURVEYING FIRM NO. 1007 9800
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: tiengsur@thomasandisrael.com



JOB NO. 13733