



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

8/22/2016

Sam Nunn  
Citizens Bank  
4117 S. Georgia Street  
Amarillo, TX 79110

**RE: Letter of Action: Approval - Eberstadt & Brock Unit No. 12 Final Plat Application**

Mr. Nunn,

The City of Amarillo has approved the above Final Plat on 8/8/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016014264 on 8/10/2016. 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](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I



BIK 2 AB+M

SEC 185

M-14

2010 CENSUS TRACT # 209 A.P.# M-14



VICINITY MAP NOT TO SCALE

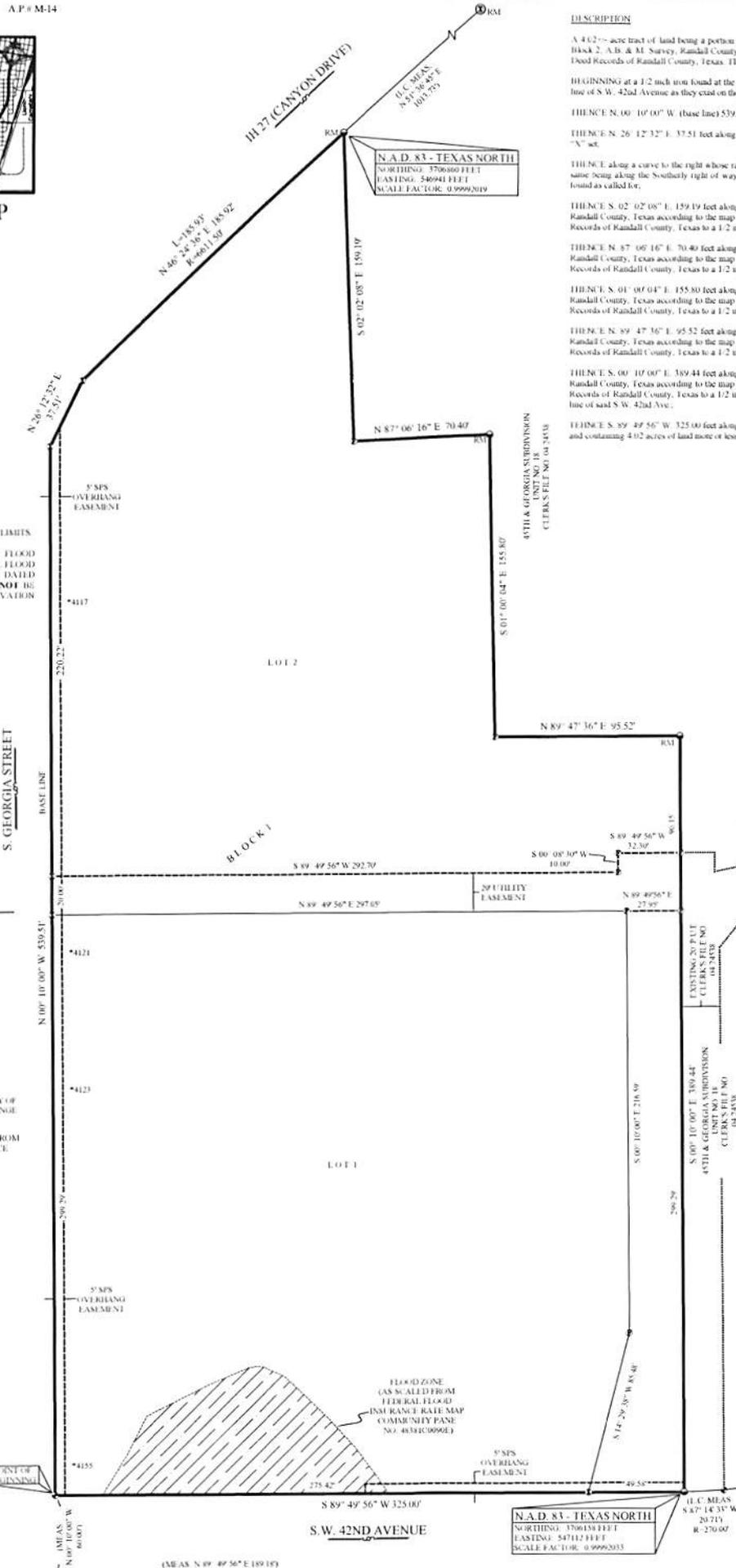


NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) PORTIONS OF THIS PLAT LIES WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 4831C0904, DATED JUNE 4, 2010. USE OF FEMA MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

LEGEND:

- ⊕ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ⊕ "X" IN CONCRETE SET
- ⊕ "X" IN CONCRETE END
- ⊕ 1/2" IRON ROD W/CAP END
- ⊕ 1/2" IRON ROD END
- ⊕ 3/8" IRON ROD W/CAP END
- RM RECORD MONUMENT
- \*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. 4831C0904)



**DESCRIPTION**

A 4.02-acre tract of land being a portion of Tracts 10 and 11 of Eberstadt & Brock's Subdivision of the west half of Section 185, Block 2, A.B. & M. Survey, Randall County, Texas according to the map or plat thereof as recorded in Volume 15, Page 456 of the Deed Records of Randall County, Texas. This tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the East right of way line of S. Georgia Street and the North right of way line of S.W. 42nd Avenue as they exist on the ground;

THENCE N. 00° 10' 00" W. (base line) 539.51 feet along the said East right of way line of S. Georgia Street feet to an "X" in concrete set;

THENCE N. 26° 12' 25" E. 375.51 feet along the Southerly right of way line of Block 27 (Canyon Drive) as it exists on the ground to an "X" set;

THENCE along a curve to the right whose radius is 6611.50 feet a long chord bearing and distance of N. 46° 24' 36" E. 185.92 feet, same being along the Southerly right of way line of Block 27 (Canyon Drive) as it exists on the ground to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 02° 02' 08" E. 159.19 feet along a common line with 45th & Georgia Subdivision, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 04-24538 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 87° 06' 16" E. 70.40 feet along a common line with 45th & Georgia Subdivision, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 04-24538 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with cap found as called for;

THENCE S. 01° 00' 04" E. 155.80 feet along a common line with 45th & Georgia Subdivision, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 04-24538 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 89° 47' 36" E. 95.52 feet along a common line with 45th & Georgia Subdivision, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 04-24538 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with cap found as called for;

THENCE S. 00° 10' 00" E. 389.44 feet along a common line with 45th & Georgia Subdivision, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 04-24538 of the Official Public Records of Randall County, Texas to a 1/2 inch iron rod with cap found as called for, same point being in the Northerly right of way line of said S.W. 42nd Ave.;

THENCE S. 89° 49' 56" W. 325.00 feet along the Northerly right of way line of said S.W. 42nd Ave. to the POINT OF BEGINNING and containing 4.02 acres of land more or less.

**OWNERS ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SAMSON, FOR CITIZENS BANK, 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, PLATED, AND DESIGNATED AS EBERSTADT & BROCK UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN ON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 25th DAY OF July 2016.

SAMSON  
CITIZENS BANK  
417 S. GEORGIA STREET  
AMARILLO, TEXAS 79110  
(806) 350-5600

**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SAMSON, FOR CITIZENS BANK, AND I HAVE SIGNED THIS INSTRUMENT AS NOTARY PUBLIC, STATE OF TEXAS.

25th July 2016

NOTARY PUBLIC  
STATE OF TEXAS  
EXPIRES 10-3-2016

**OWNERS ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED C. EWING KING, FOR RKMS AMARILLO #2, 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, PLATED, AND DESIGNATED AS EBERSTADT & BROCK UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN ON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 25th DAY OF July 2016.

C. EWING KING, ALTERNATE  
RKMS AMARILLO #2  
580 SAN FELICE, SUITE 200  
HOUSTON, TEXAS 77057  
(713) 742-9000

**ATTEST**

THE STATE OF TEXAS  
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY C. EWING KING AND I HAVE SIGNED THIS INSTRUMENT AS NOTARY PUBLIC, STATE OF TEXAS.

25th July 2016

CATHLEEN M. BROUSSARD  
Notary Public, State of Texas  
My Commission Expires  
March 04, 2018

**EBERSTADT & BROCK  
SUBDIVISION  
UNIT NO. 12**

AN ADDITION TO THE CITY OF AMARILLO,  
BEING A REPLAT OF A PORTION OF TRACTS 10 AND 11,  
EBERSTADT & BROCK SUBDIVISION IN  
SECTION 185, BLOCK 2, A.B. & M. SURVEY,  
RANDALL COUNTY, TEXAS  
4.02+ ACRES

**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO, TEXAS ON THIS 25th DAY OF July 2016.

DESIGNATED CITY OFFICIAL

**CERTIFICATE**

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEVE 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 25TH DAY OF APRIL, 2016.

**FILED FOR RECORD**

8-10-16 RANDALL (COUNTY)  
2016014264  
CLERK'S DOCUMENT NO.

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

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

DARYL R. FURMAN, R.P.L.S. · DANIEL A. FURMAN, R.P.L.S. · DONALD R. FURMAN, R.P.L.S.  
CASSY A. MANN, R.P.L.S. · LANDON M. STOKES, R.P.L.S.  
HEATHER LYNN LEMONS, R.P.L.S. · ROAH C. HUNTINGTON, R.P.L.S.  
M.K. BLUNTIRE, R.P.L.S. · KYLLI L. BRADY, R.P.L.S.  
TEXAS TERM: 1/1/2016 TO 1/1/2018

PROJECT NO. 1618305P FILE NO. 1618305  
DRAWING NO. P\SUB 16\RANDALL\M-14\1618305

ANNEX

FURHMA LAND SURVEY

T A X C E R T I F I C A T E

NO. 95539

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 ..: CITIZENS BANK  
ADDRESS: 4117 S GEORGIA ST  
AMARILLO TX 79110

PROPERTY DESCRIPTION

=====

EBERSTADT & BROCK SUB  
LOT BLOCK 0001  
LOT 11 & NW 35FT OF 10  
& 45TH-GEORGIA SUB  
LOT 1 BLK 1 PLUS 20FT VACATED  
ALLEY

PROPERTY ACCOUNT NUMBER: R 18 1200 8780.0 TAXES FOR 2015 ARE \$ 35,443.81  
Acres: 1.7200 Randall County Market Value: 1,639,938  
2015 Taxes WITHOUT Exemptions \$ 35,443.81

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 2015

*Christina M Murray*  
-----  
DEPUTY

5/16/2016  
-----  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

FURHAM LAND SURVEY

T A X C E R T I F I C A T E

NO. 95540

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 ..: CITIZENS BANK  
ADDRESS: 4117 S GEORGIA ST  
AMARILLO TX 79110

PROPERTY DESCRIPTION

=====

EBERSTADT & BROCK SUB  
LOT BLOCK  
299.29FT X 325FT IN  
N W COR OF TR 10

PROPERTY ACCOUNT NUMBER: R 18 1200 7850.0 TAXES FOR 2015 ARE \$ 15,236.80  
Acres: 2.2300 Randall County Market Value: 704,986  
2015 Taxes WITHOUT Exemptions \$ 15,236.80

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 2015

*Christina Murray*  
-----  
DEPUTY

5/16/2016  
-----  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2016014264

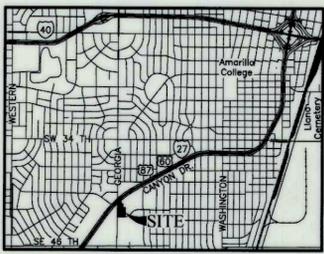
08/10/2016 08:36 AM

Fee: 50.00

Renee Calhoun, County Clerk

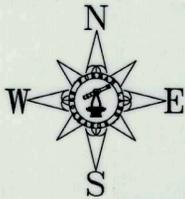
Randall County, Texas

PLAT

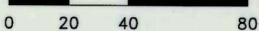


VICINITY MAP

NOT TO SCALE



SCALE 1" = 40'



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) PORTIONS OF THIS PLAT LIES 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.

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ⊙ "X" IN CONCRETE SET
- ⊙ "X" IN CONCRETE FND
- ⊙ 1/2" IRON ROD W/CAP FND
- ⊙ 1/2" IRON ROD FND
- ⊙ 3/8" IRON ROD W/CAP FND
- RM RECORD MONUMENT
- \*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. 48381C0090E)

DESCRIPTION

A 4.02+- acre tract of land being a portion of Tracts 10 and 11 of Eberstadt & Brock's Subdivision of the west half of Section 185, Block 2, A.B. & M. Survey, Randall County, Texas according to the map or plat thereof as recorded in Volume 15, Page 456 of the Deed Records of Randall County, Texas. This tract of land being described by meets and bounds as follows:

BEGINNING at a 1/2 inch iron found at the intersection of the East right of way line of S. Georgia Street and the North right of way line of S.W. 42nd Avenue as they exist on the ground;

THENCE N. 00° 10' 00" W. (base line) 539.51 along the said East right of way line of S. Georgia Street feet to an "X" in concrete set;

THENCE N. 26° 12' 32" E. 37.51 feet along the Southerly right of way line of IH 27 (Canyon Drive) as it exists on the ground to an "X" set;

THENCE along a curve to the right whose radius is 6611.50 feet a long chord bearing and distance of N. 46° 24' 36" E. 185.92 feet, same being along the Southerly right of way line of IH 27 (Canyon Drive) as it exists on the ground to a 1/2 inch iron rod with cap found as called for;

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THENCE S. 89° 49' 56" W. 325.00 feet along the Northerly right of way line of said S.W. 42nd Ave. to the POINT OF BEGINNING and containing 4.02 acres of land more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THAT THE UNDERSIGNED, SAM NUNN, FOR CITIZENS BANK, 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 EBERSTADT & BROCK UNIT NO. 12, 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 25th DAY OF July, 2016.

SAM NUNN  
CITIZENS BANK  
4117 S. GEORGIA STREET  
AMARILLO, TEXAS 79110  
(806) 350-5600

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SAM NUNN

THIS 25th DAY OF July, 2016.

NOTARY PUBLIC, STATE OF TEXAS



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Harris

THAT THE UNDERSIGNED, C. EWING KING, FOR RKMS AMARILLO #2, 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 EBERSTADT & BROCK UNIT NO. 12, 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 5th DAY OF July, 2016.

C. EWING KING, MANAGER  
RKMS AMARILLO #2  
5850 SAN FELIPE, SUITE 490  
HOUSTON, TEXAS 77057  
(713) 782-9000

ATTEST

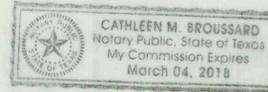
THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Harris

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY C. EWING KING

THIS 5th DAY OF July, 2016.

Cathleen M. Broussard  
NOTARY PUBLIC, STATE OF TEXAS



EBERSTADT & BROCK SUBDIVISION UNIT NO. 12

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACTS 10 AND 11, EBERSTADT & BROCK SUBDIVISION IN SECTION 185, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS 4.02± 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  
M.K. MCENTIRE, RPLS · KYLE L. BRADY, SIT

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. 1618305P FILE NO. 1618305  
DRAWING NO. P:\SUB 16\RANDALL\M-14\1618305

APPROVAL

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

ON THIS 27th DAY OF August, 2016.

DESIGNATED CITY OFFICIAL

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

FILED OF RECORD

8-10-16

(DATE)

2016014264

CLERK'S DOCUMENT NO.

Randall  
(COUNTY)



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 28TH DAY OF APRIL, 2016.

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