



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

8/12/2016

Daryl R. Furman
Furman Land Surveyor
3501 S. Georgia St. Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval - City View Estates Unit No. 17 – ZB1600413 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 7/25/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016013682 on 8/1/2016. 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 2 AB+M

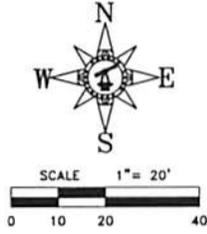
SEC 231

L-17

2010 CENSUS TRACT # 22001 A.P.# L-17



VICINITY MAP
NOT TO SCALE



LEGEND:
 * 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
 ⊕ "X" IN CONCRETE FND
 ● 3/8" IRON ROD W/CAP FND
 *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

NOTES:

- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C099E, DATED JUNE 4, 2010. USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM HEIGHT OF 510 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION:

All of Lots 1, 2 and 3, Block 40, City View Estates Unit No. 13, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof, recorded under County Clerks File No. 2013013384 of the Official Public Records of Randall County, Texas. This tract of land being described by metes and bounds as follows:

- BEGINNING at an "X" in concrete found for the Northwest corner of said Lot 1;
- THENCE N 89° 49' 42" E 120.00 feet to a 3/8 inch iron rod with cap stamped "KEYS" found;
- THENCE S 00° 10' 18" E 228.54 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set;
- THENCE S 89° 49' 42" W 120.00 feet to a 3/8 inch iron rod with cap stamped "KEYS" found;
- THENCE N 00° 10' 18" W (base line) 228.54 feet to the POINT OF BEGINNING.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THAT THE UNDERSIGNED, ALYSSA ALLISON, 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 CITY VIEW ESTATES UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 23 DAY OF June, 2016.

Alyssa Allison
 ALYSSA ALLISON
 8221 PROSPER DRIVE
 AMARILLO, TX 79119
 (806) 282-6903

ATTEST

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALYSSA ALLISON
 THIS 23 DAY OF June, 2016.
 NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THAT THE UNDERSIGNED, SCOTT ALLISON, 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 CITY VIEW ESTATES UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 23 DAY OF JUNE, 2016.

Scott Allison
 SCOTT ALLISON
 8221 PROSPER DRIVE
 AMARILLO, TX 79119
 (806) 282-6903

ATTEST

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT ALLISON
 THIS 23 DAY OF June, 2016.
 NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS.
 ON THE 25 DAY OF July, 2016.
 CHAIRMAN, PLANNING AND ZONING COMMISSION

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 23rd DAY OF JUNE, 2016.

N.A.D. 83 - TEXAS NORTH
 NORTHING: 3691401.1111
 EASTING: 345023.1111
 SCALE FACTOR: 0.99992317



**CITY VIEW ESTATES
 UNIT NO. 17**
 AN ADDITION TO
 THE CITY OF AMARILLO,
 BEING A REPLAT OF ALL
 OF LOTS 1, 2, AND 3, BLOCK 40
 CITY VIEW ESTATES, UNIT NO. 13
 SECTION 231, BLOCK 2,
 A B & M SURVEY,
 RANDALL COUNTY, TEXAS
 0.63± ACRES

FURMAN LAND SURVEYORS, INC.
 SURVEYING - MAPPING - CONSULTING
 TEXAS - OKLAHOMA - NEW MEXICO
 KANSAS - CALIFORNIA

DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
 CASHY A. MANN, RPLS - LANDON M. STOKES, RPLS
 HEATHER LYNN LEBRON, RPLS - NOAH C. BRUNTINGTON, RPLS
 MIA MAINTRE, RPLS - KYLIE L. BRADY, MT
 TEXAS FIRM #10962400 & 10962401
 P.O. BOX 1411 - AMARILLO, TEXAS 79101 - (806) 774-6200 - FAX (806) 774-6208
 WWW.FURMANLANDSURVEYORS.COM

PROJECT NO. 1610680 FILE NO. 1610680
 DRAWING NO. P:\SUB 16\RANDALL\L-17\1610680

APP

P-16-49

JS

FILED OF RECORD
8-1-16 RANDALL
 (DATE) (COUNTY)
2016013682
 (CLERK'S DOCUMENT NO.)

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

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95572

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 . . : ALLISON SCOTT
ADDRESS: ALLISON ALYSSA
CHAMPION 1 BUILDERS
8221 PROSPER DR
AMARILLO TX 79119

PROPERTY DESCRIPTION

=====

CITY VIEW ESTATES # 13
LOT 001 BLOCK 0040

PROPERTY ACCOUNT NUMBER: R 9 1151 1975.0 TAXES FOR 2015 ARE \$ 185.71
Acres: Randall County Market Value: 8,319
2015 Taxes WITHOUT Exemptions \$ 185.71

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for 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

Handwritten signature of Christina M. Murray
DEPUTY

5/31/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95571

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 ..: ALLISON SCOTT
ADDRESS: ALLISON ALYSSA
DBA CHAMPION 1 BUILDERS
8221 PROSPER DR
AMARILLO TX 79119

PROPERTY DESCRIPTION

=====

CITY VIEW ESTATES # 13
LOT 002 BLOCK 0040

PROPERTY ACCOUNT NUMBER: R 9 1151 1980.0 TAXES FOR 2015 ARE \$ 530.58
Acres: .2100 Randall County Market Value: 23,768
2015 Taxes WITHOUT Exemptions \$ 530.58

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Handwritten signature of Deputy Tax Assessor

5/31/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95570

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 . . : ALLISON SCOTT
ADDRESS: ALLISON ALYSSA
DBA CHAMPION 1 BUILDERS
8221 PROSPER DR
AMARILLO TX 79119

PROPERTY DESCRIPTION

CITY VIEW ESTATES # 13
LOT 003 BLOCK 0040

PROPERTY ACCOUNT NUMBER: R 9 1151 1985.0 TAXES FOR 2015 ARE \$ 530.58
Acres: Randall County Market Value: 23,768
2015 Taxes WITHOUT Exemptions \$ 530.58

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

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SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Handwritten signature of Deputy Assessor

5/31/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

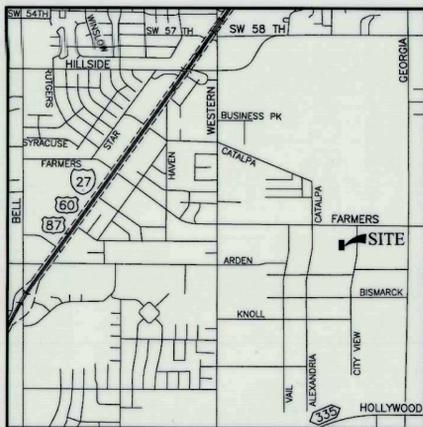
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



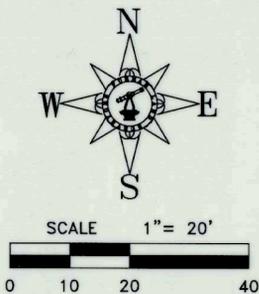
Renee Calhoun

2016013682
08/01/2016 02:42 PM
Fee: 52.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP

NOT TO SCALE



LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
"X" IN CONCRETE FND
3/8" IRON ROD W/CAP FND
ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

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.
3. THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM HEIGHT OF 5150 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION

All of Lots 1,2 and 3, Block 40, City View Estates Unit No. 13, an Addition to the City of Amarillo, Randall County Texas according to the map or plat thereof, recorded under County Clerks File No. 2013013384 of the Official Public Records of Randall County, Texas. This tract of land being described by metes and bounds as follows:

BEGINNING at an "X" in concrete found for the Northwest corner of said Lot 1;

THENCE N. 89° 49' 42" E. 120.00 feet to a 3/8 inch iron rod with cap stamped "KEYS" found;

THENCE S. 00° 10' 18" E. 228.54 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 89° 49' 42" W. 120.00 feet to a 3/8 inch iron rod with cap stamped "KEYS" found;

THENCE N. 00° 10' 18" W. (base line) 228.54 feet to the POINT OF BEGINNING.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, ALYSSA ALLISON, 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 CITY VIEW ESTATES UNIT NO. 17, 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 23 DAY OF June, 2016.

[Signature of Alyssa Allison]
ALYSSA ALLISON
8221 PROSPER DRIVE
AMARILLO, TX 79119
(806) 282-6903

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALYSSA ALLISON.

THIS 23 DAY OF June, 2016.

[Signature of Notary]
NOTARY PUBLIC, STATE OF TEXAS



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, SCOTT ALLISON, 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 CITY VIEW ESTATES UNIT NO. 17, 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 23 DAY OF June, 2016.

[Signature of Scott Allison]
SCOTT ALLISON
8221 PROSPER DRIVE
AMARILLO, TX 79119
(806) 282-6903

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT ALLISON.

THIS 23 DAY OF June, 2016.

[Signature of Notary]
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS,

ON THIS 25 DAY OF July, 2016.

[Signature of Chairman]
CHAIRMAN, PLANNING AND ZONING COMMISSION

FILED OF RECORD

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

8-1-16 (DATE)
RANDALL (COUNTY)
2016013682
CLERK'S DOCUMENT NO.



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 21ST DAY OF JUNE, 2016.

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

CITY VIEW ESTATES UNIT NO. 17

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOTS 1, 2, AND 3, BLOCK 40 CITY VIEW ESTATES, UNIT NO. 13 SECTION 231, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS 0.63± 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. 1618680 FILE NO. 1618680
DRAWING NO. P:\SUB 16\RANDALL\L-17\1618680