



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

11/7/2016

Daryl Furman
3501 S. Georgia St., Suite D
Amarillo, TX 79109

RE: Letter of Action: Approval - Glenwood Addition Unit No. 15 – ZB1602306 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 10/24/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016019479 on 10/26/2016. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I



2016019479 PLAT Total Pages: 2

Blk 2 AB&M

SEC 154

0-13

2010 CENSUS TRACT # 220.02 A.P.#0-13



VICINITY MAP

NOT TO SCALE



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. 48375C0540C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 4.95+ acre tract of land out of Section 154, Block 2 A.B. & M. Survey Randall County, Texas, being all of that certain 3.72+ acre tract of land described in that certain instrument recorded under Clerk's File No. 2016011246 of the Official Public Records of Randall County, Texas...

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Southwest corner of Lot 1, Block 1 Glenwood Addition Unit No. 13, an Addition to the City of Amarillo, Randall County, Texas...

THENCE S. 89° 53' 21" E. along the North right of way line of SE 34th Ave as it exists on the ground, same being the South line of said 3.72+ acre tract of land, at 197.73 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Southwest corner of said 3.72+ acre tract of land, a total distance of 257.73 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast corner of this tract of land;

DESCRIPTION (cont.)

THENCE N. 00° 03' 27" W. 200.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same being the beginning of a curve to the left whose center bears S. 89° 56' 33" W. 300.00 feet;

THENCE 167.67 feet along said curve to the left to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the right whose center bears N. 57° 55' 15" E. 420.00 feet;

THENCE 246.33 feet along said reverse curve to the right to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 00° 05' 31" W. 78.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a curve to the left whose center bears S. 89° 54' 29" W. 37.00 feet;

THENCE 29.88 feet along said curve to the left to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the right whose center bears N. 43° 44' 23" E. 37.00 feet;

THENCE 285.49 feet along said reverse curve to the right to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the left whose center bears S. 43° 44' 23" E. 37.00 feet;

THENCE 29.93 feet along said reverse curve to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 00° 05' 31" E. 5.68' to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Northwest corner of said 3.72+ acre tract of land, same being an interior corner of this tract of land;

THENCE N. 89° 53' 21" E. 308.09 feet along the North line of said 3.72+ acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Northeast corner of said 3.72+ acre tract of land, same being the most Easterly Northeast corner of this tract of land;

THENCE S. 00° 01' 18" W. along the East line of said Glenwood Addition Unit No. 13, at 114.00 feet pass a 1 inch iron pipe with cap stamped "Gresham" found as called for, for the Northwest corner of Lot 1, Block 1 of said Glenwood Addition Unit No. 13, a total distance of 666.13 feet to the POINT OF BEGINNING and containing 4.95+ acres of land more or less.

LLANO CEMETERY VOL. 75, PG. 411

N.A.D. 83 - TEXAS NORTH NORTHING: 3710621 FEET EASTING: 561723 FEET SCALE FACTOR: 0.99991942

Table with 5 columns: Curve #, Length, Radius, Chord Direction, Chord Length. Contains data for curves C1 and C2.

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
1/2" IRON ROD W/CAP FND
1" IRON PIPE W/CAP FND
ADDRESS PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MARK BLANKENSHIP, FOR THE LLANO CEMETERY ASSOCIATION, 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 GLENWOOD ADDITION UNIT NO. 15, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LOTS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 19th DAY OF OCTOBER, 2016.

Signature of Mark Blankenship, Notary Public, State of Texas.

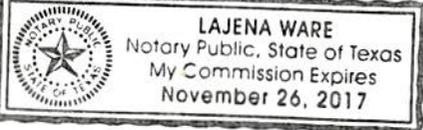
ATTBET

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK BLANKENSHIP.

THE 19th DAY OF OCTOBER, 2016.

Signature of Notary Public, State of Texas.



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DEREK MARTIN, FOR REGENCE HEALTH NETWORK, 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 GLENWOOD ADDITION UNIT NO. 15, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LOTS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 20th DAY OF OCT, 2016.

Signature of Derek Martin, Notary Public, State of Texas.

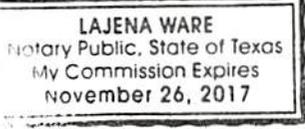
ATTBET

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DEREK MARTIN.

THE 20th DAY OF OCTOBER, 2016.

Signature of Notary Public, State of Texas.



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

ON THIS 24th DAY OF OCTOBER, 2016.

Signature of 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 26TH DAY OF AUGUST, 2016.

Signature of Daryl R. Furman, Registered Professional Land Surveyor.

GLENWOOD ADDITION UNIT NO. 15

AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 154, BLOCK 2, AB&M SURVEY, RANDALL COUNTY, TEXAS 4.95+ ACRES

FURMAN LAND SURVEYORS, INC. SURVEYING - MAPPING - CONSULTING TEXAS - OKLAHOMA - NEW MEXICO KANSAS - COLORADO. Includes contact information for Daryl R. Furman and other staff.

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

FILED OF RECORD: 10-26-16 RANDALL (COUNTY) 2016019479 CLERK'S DOCUMENT NO.

APP

P-16-83

JS

Sharon Hollingsworth

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R200154000010

Statement Date: 10/25/2016
Owner: LLANO CEMETERY ASSN
Mailing Address: PO BOX 563
AMARILLO, TX 791050563

Property Location: 0000000 34TH
Legal: SECT 154 A B & M LOT
BLOCK 0002 TRACT BEG
866.12FT W OF SE COR OF
SECT

TAX CERTIFICATE FOR ACCOUNT : R200154000010
AD NUMBER: R20015400001
GF NUMBER:
CERTIFICATE NO : 1022244

DATE : 10/25/2016

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

SECT 154 A B & M LOT B
LOCK 0002 TRACT BEG 866.12FT W
OF SE COR OF SECT

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

0000000 34TH
100.39 ACRES

REQUESTED BY

FURMAN & ASSOCIATES
3501 S. GEORGIA, SUITE D
AMARILLO TX 79105-1416

PROPERTY OWNER

LLANO CEMETERY ASSN
PO BOX 563
AMARILLO TX 791050563

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$0.00

CURRENT VALUES			
LAND MKT VALUE:	\$655,959	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$655,959	LIMITED VALUE:	\$0
EXEMPTIONS:	Full		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2016 : \$ 0.00

ISSUED TO : FURMAN & ASSOCIATES
ACCOUNT NUMBER: R200154000010

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

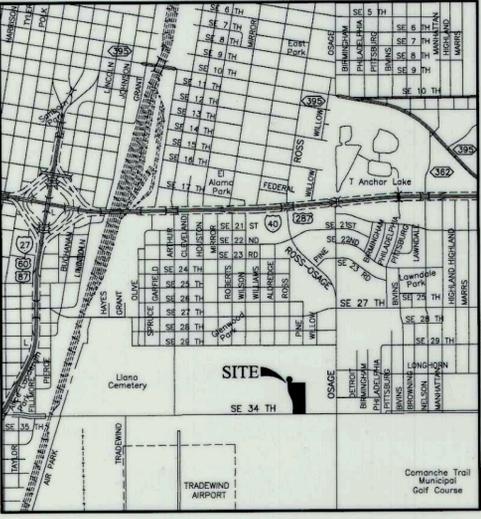
CERTIFIED BY :

Paula Madrid
Authorized agent of Randall County

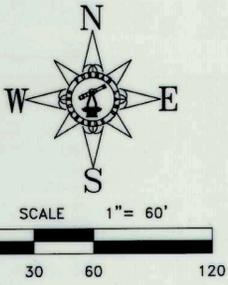


Renee Calhoun

2016019479
10/26/2016 08:33 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP NOT TO SCALE



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. 48375C0540C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 4.95± acre tract of land out of Section 154, Block 2 A.B. & M. Survey Randall County, Texas, being all of that certain 3.72± acre tract of land described in that certain instrument recorded under Clerk's File No. 2016011246 of the Official Public Records of Randall County, Texas plus a portion of that certain 161.81 acre tract of land described in that certain instrument recorded in Volume 75, Page 411 of the Deed Records of Randall County, Texas, said 4.95± acre tract of land having been surveyed on the ground by Furman Land Surveyors Inc. on August 26, 2016 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Southwest corner of Lot 1, Block 1 Glenwood Addition Unit No. 13, an Addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof as recorded under County Clerks File No. 2014012328 of the Official Public Records of Randall County, Texas, same being the Southeast corner of said 3.72± acre tract of land, also being the Southeast corner of this tract, from whence a 1 inch iron pipe with cap stamped "Gresham" found, as called for, bears N. 89° 53' 21" E. (base line) 439.63 feet;

THENCE S. 89° 53' 21" W. along the North right of way line of SE 34th Ave as it exists on the ground, same being the South line of said 3.72± acre tract of land, at 197.73 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Southwest corner of said 3.75± acre tract of land, a total distance of 257.73 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast corner of this tract of land;

DESCRIPTION (cont.)

THENCE N. 00° 03' 27" W. 200.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same being the beginning of a curve to the left whose center bears S. 89° 56' 33" W. 300.00 feet;

THENCE 167.67 feet along said curve to the left to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the right whose center bears N. 57° 55' 15" E. 420.00 feet;

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THENCE 29.88 feet along said curve to the left to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the right whose center bears N. 43° 38' 05" E. 60.00 feet;

THENCE 285.49 feet along said reverse curve to the right to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, same point being the beginning of a reverse curve to the left whose center bears S. 43° 44' 23" E. 37.00 feet;

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THENCE N. 89° 53' 21" E. 308.09 feet along the North line of said 3.72± acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Northeast corner of said 3.72± acre tract of land, same being the most Easterly Northeast corner of this tract of land;

THENCE S. 00° 01' 18" W. along the East line of said Glenwood Addition Unit No. 13, at 114.00 feet pass a 1 inch iron pipe with cap stamped "Gresham" found as called for, for the Northwest corner of Lot 1, Block 1 of said Glenwood Addition Unit No. 13, a total distance of 666.13 feet to the POINT OF BEGINNING and containing 4.95 acres of land more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MARK BLANKENSHIP, FOR THE LLANO CEMETERY ASSOCIATION, 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 GLENWOOD ADDITION UNIT NO. 15, 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 19th DAY OF October, 2016.

Signature of Mark Blankenship, For the Llano Cemetery Association.

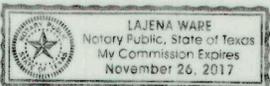
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK BLANKENSHIP.

THIS 19th DAY OF October, 2016.

Signature of Notary Public, State of Texas.



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DEREK MARTIN, FOR REGENCE HEALTH NETWORK, 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 GLENWOOD ADDITION UNIT NO. 15, 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 20 DAY OF October, 2016.

Signature of Derek Martin, For Regence Health Network, Inc.

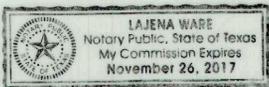
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THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL

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THIS 20th DAY OF October, 2016.

Signature of Notary Public, State of Texas.

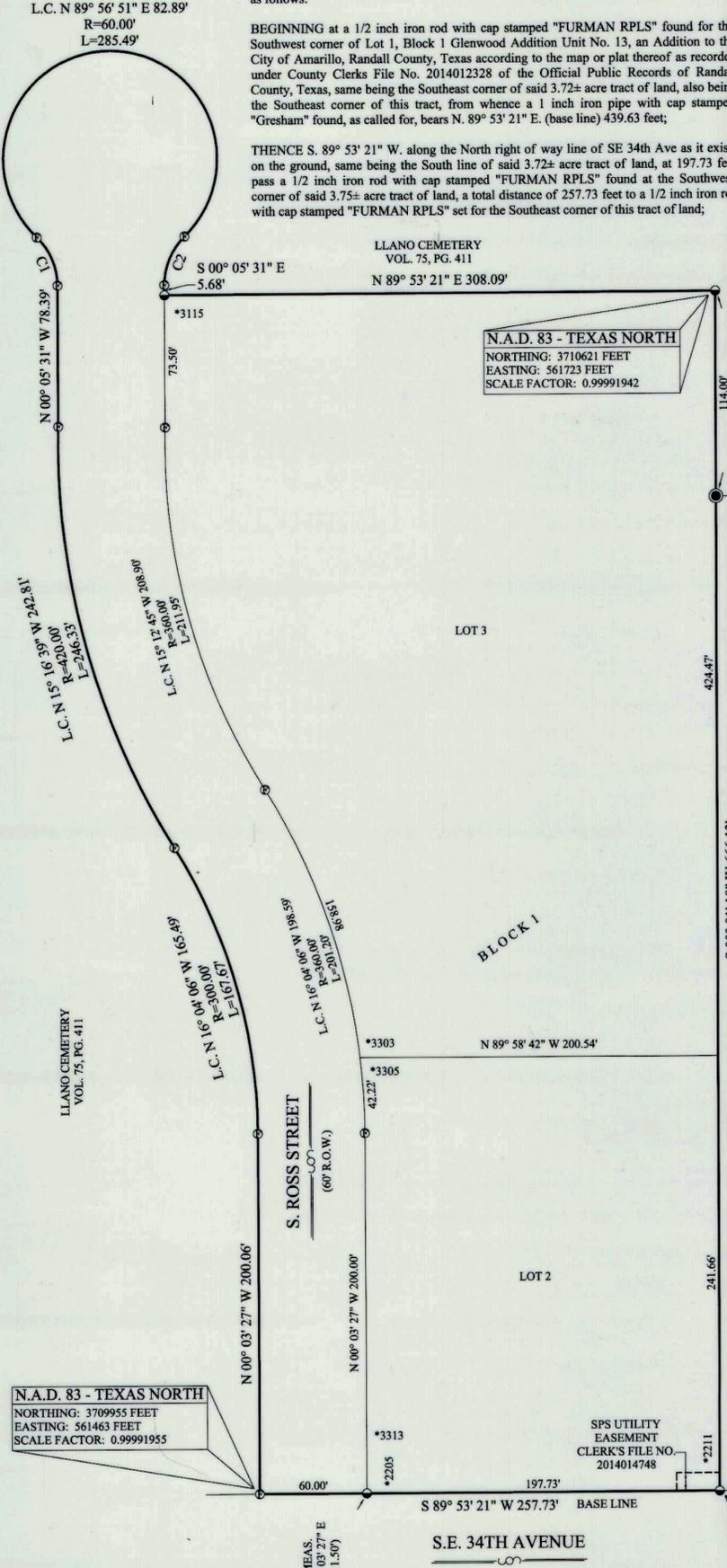


APPROVAL

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

ON THIS 24 DAY OF October, 2016.

Signature of Chairman, Planning and Zoning Commission.



CURVE TABLE with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C1 and C2.

- LEGEND: 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS", 1/2" IRON ROD W/CAP FND, 1" IRON PIPE W/CAP FND, ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE).

GLENWOOD ADDITION UNIT NO. 15 AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 154, BLOCK 2, AB&M SURVEY, RANDALL COUNTY, TEXAS 4.95± ACRES

FURMAN LAND SURVEYORS, INC. SURVEYING · MAPPING · CONSULTING TEXAS · OKLAHOMA · NEW MEXICO KANSAS · COLORADO. Includes contact information for Daryl R. Furman and other staff.



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 AUGUST, 2016.

Signature of Daryl R. Furman, Registered Professional Land Surveyor.

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

FILED OF RECORD 10-26-16 Randall (COUNTY) 2016019479 (CLERK'S DOCUMENT NO.)