



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

10/10/2016

Cole Cordell  
Region XVI Education Service Center  
5800 Bell Street  
Amarillo, TX 79109

**RE: Letter of Action: Approval- South Park Unit No. 47 Final Plat Application**

Mr. Cordell,

The City of Amarillo has approved the above Final Plat on 9/26/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016017519 on 9/28/2016. 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



**Sharon Hollingsworth**

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



**Tax Certificate**

Property Account Number:  
**R073179044300**

**Statement Date:** 09/23/2016  
**Owner:** REGION XVI EDUCATION  
**Mailing Address:** SERVICE CENTER  
5800 BELL ST  
AMARILLO, TX 791096230

**Property Location:** 5800 BELL ST  
**Legal:** SOUTH PARK # 18LOT  
BLOCK 0025 IRREG TR OF  
6 BEG IN NW COR & 10X50FT  
STRIP ON WLY LINE OF #23&  
1.4 AC TR BEG AT NW C

TAX CERTIFICATE FOR ACCOUNT : R073179044300  
AD NUMBER: R073179044300  
GF NUMBER:  
CERTIFICATE NO : 83787

DATE : 9/23/2016 PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

SOUTH PARK # 18LOT BLO  
CK 0025 IRREG TR OF 6 B  
EG IN NW COR & 10X50FT STRIP O  
N WLY LINE OF #23& 1.4 AC TR BEG AT NW C  
5800 BELL ST  
7.86 ACRES

**COLLECTING AGENCY**

Randall County  
PO Box 997  
Canyon TX 79015-0997

**REQUESTED BY**

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

**PROPERTY OWNER**

REGION XVI EDUCATION SERVICE CENTER  
5800 BELL ST  
AMARILLO TX 791096230

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 2016 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2015 ARE \$0.00**

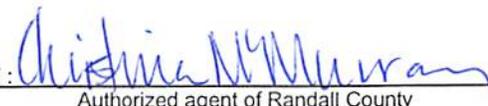
**CURRENT VALUES**

LAND MKT VALUE:	\$940,725	IMPROVEMENT :	\$10,038,440
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$10,979,165	LIMITED VALUE:	\$0
EXEMPTIONS:	Absolute Exemption - Government		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2015	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 9/2016 : \$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R073179044300

CERTIFIED BY:   
Authorized agent of Randall County

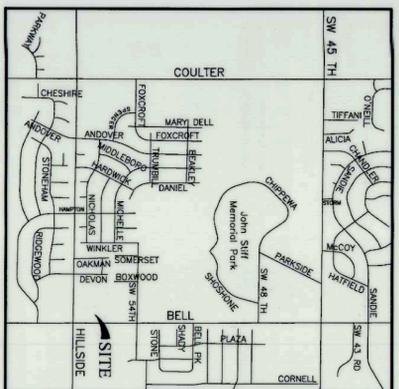
# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2016017519  
09/28/2016 08:58 AM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT



**VICINITY MAP**  
NOT TO SCALE

SCALE 1" = 60'  
0 30 60 90

ALLEY SOUTH PARK UNIT NO. 16 VOL. 975, PG. 217

**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. 48381G0001E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

**OWNERS ACKNOWLEDGEMENT**

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

THAT THE UNDERSIGNED, COLE CORDELL, FOR REGION 16 EDUCATION SERVICE CENTER, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED THIS MAP AND PLAT TO BE SURVEYED AND PLATTED, AND DESIGNATED AS SOUTH PARK UNIT NO. 47, 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 21<sup>ST</sup> DAY OF September, 2016.

*Cole Cordell*  
COLE CORDELL  
FOR REGION 16 EDUCATION SERVICE CENTER  
3800 BELL STREET  
AMARILLO, TX 79109  
(806) 677-5800

**ATTEST**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY COLE CORDELL.

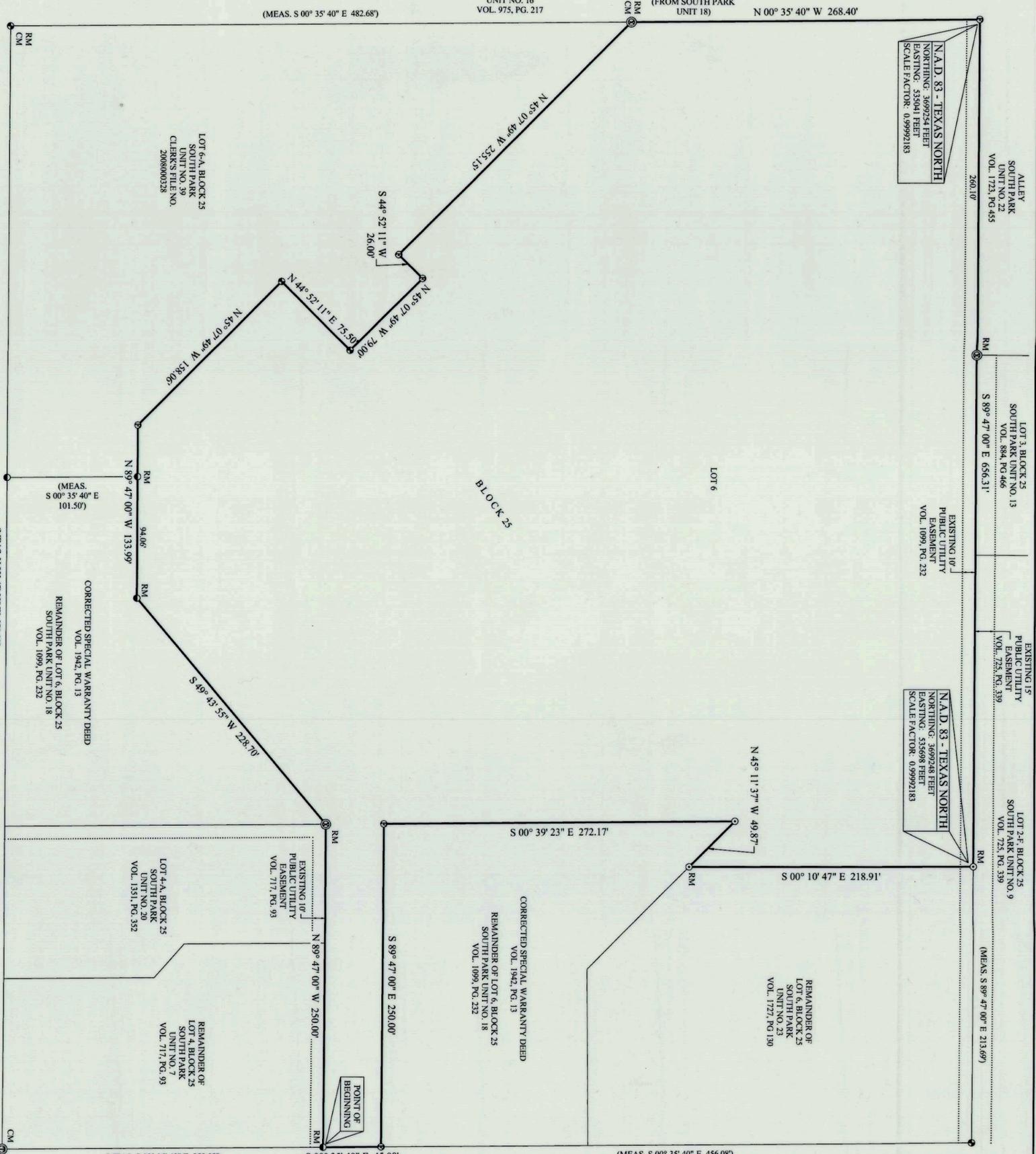
THIS 21<sup>ST</sup> DAY OF September, 2016.

*Notary Public*  
NOTARY PUBLIC, STATE OF TEXAS

**GRANTEES ADDRESS:**  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

**FILED OF RECORD:**  
9-28-16  
2016017519

**CLERK'S DOCUMENT NO.**



APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 21 DAY OF September, 2016.

*Michelle Bonny*  
DESIGNATED CITY OFFICIAL

**LEGEND**

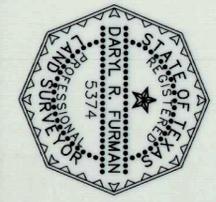
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
- ⊗ "X" IN CONCRETE FND
- ⊕ "T" IN CONCRETE FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- MAG NAIL FND
- CONTROL MONUMENT
- RM RECORD MONUMENT
- CM ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- \*XXXX

**APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 21 DAY OF September, 2016.**

*Michelle Bonny*  
DESIGNATED CITY OFFICIAL

**LEGEND**

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
- ⊗ "X" IN CONCRETE FND
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- CONTROL MONUMENT
- RM RECORD MONUMENT
- CM ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- \*XXXX



**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 PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED, AT ALL PERMETER CORNERS ON THIS 26TH DAY OF AUGUST, 2016.

*Darly R. Furman*  
DARLY R. FURMAN R.P.L.S. 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR  
KANSAS - COLORADO

**FURMAN LAND SURVEYORS, INC.**

**SURVEYING · MAPPING · CONSULTING**

TEXAS · OKLAHOMA · NEW MEXICO · KANSAS · COLORADO

DARLY R. FURMAN RPL'S · DANIEL R. FURMAN RPL'S · DONALD R. FURMAN RPL'S · CASEY A. MANN RPL'S · LANDON M. STOKES RPL'S · HEATHER LYNN LEONSON RPL'S · NOAH C. HUNTINGTON RPL'S · M.K. MENTHE RPL'S · KYLIE L. BRADY, SRT

TEXAS FRM #10092400 & 10092401  
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4266 - FAX (806) 374-4268  
P.O. BOX 664 - DUNSMO, TEXAS 79629 - (806) 924-1406 - FAX (806) 924-1482

**PROJECT NO. 1619187 FILE NO. J-15 DRAWING NO. P-SUB 16 RANDALL J-15 1619187**

**DESCRIPTION**

A 7.86+- acre tract of land out of Section 29, Block 9, B. S. & F. Survey, Randall County, Texas, further being all of a 6.46+- acre tract of land being described in that certain instrument recorded under Clerk's File No. 00612632 and a 1.40+- acre tract of land being described under Clerk's File No. 2012005046 of the Official Public Records of Randall County, Texas, also being a portion of South Park Unit No. 18, Volume 1099, Page 232 of the Deed Records of Randall County, Texas, and a portion of South Park Unit No. 23, Volume 1727, Page 130 of the Deed Records of Randall County, Texas, said 7.86+- acre tract of land having been surveyed on the ground August 18, 2016 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (No. 2507) found for the West Right-of-Way line of Bell Street, same being the Northeast corner of South Park Unit No. 1, Volume 1717, Page 93;

THENCE N. 89° 47' 00" W. 250.00 feet along the North line of said South Park Unit No. 7 and the North line of South Park Unit No. 20, Volume 1351, Page 352, to an "X" found for the Northwest corner of said South Park Unit No. 20;

THENCE S. 49° 43' 55" W. 228.70 feet to a 1/2 inch iron rod with cap stamped (No. 1939) found;

THENCE N. 89° 47' 00" W. at 94.06 feet pass a 1/2 inch iron rod with cap found for the most East Northeast corner of South Park Unit No. 39, Clerk's File No. 200800028, for a total distance of 133.99 feet to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set;

THENCE Northwest along the Northeast line including joggs of said South Park Unit No. 39 the following calls:

N. 45° 07' 49" W. 158.06 feet to a 1/2 inch iron rod found;

N. 44° 52' 11" E. 75.50 feet to a 1/2 inch iron rod found;

N. 45° 07' 49" W. 79.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set;

S. 44° 52' 11" W. 26.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set;

N. 45° 07' 49" W. 255.15 feet to an "X" found in the East line of South Park Unit No. 16, Volume 975, Page 217, also being in the West line of the above mentioned South Park Unit No. 18 and being the most North corner of said South Park Unit No. 39, from whence a 1/2 inch iron rod found in the North Right-of-Way line of Hillside Road for the Southwest corner of South Park Unit No. 39 bears S. 00° 35' 40" E. (true line bearing from said South Park Unit No. 18) 482.68 feet;

THENCE N. 00° 35' 40" W. 268.40 feet along the East line of said South Park Unit No. 16, to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set for the Northwest corner of this tract of land, same being the Northwest corner of said South Park Unit No. 18, the Northeast corner of said South Park Unit No. 16 and in the South line of South Park Unit No. 22, Volume 1723, Page 455;

THENCE S. 89° 47' 00" E. along the North line of said South Park Unit No. 18 at 260.10 feet pass an "X" found for the most West corner of the above mentioned South Park Unit No. 23 for a total distance of 656.31 feet to a mag nail found for the Northeast corner of the above mentioned 1.40+- acre tract of land and the most North Northwest corner of this tract of land;

THENCE S. 00° 10' 47" E. 218.91 feet along the East line of said 1.40+- acre tract of land to a mag nail found;

THENCE N. 45° 11' 37" W. 49.87 feet to a mag nail found;

THENCE S. 00° 39' 23" E. 272.17 feet to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set;

THENCE S. 89° 47' 00" E. 250.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPL'S" set in the West Right-of-Way line of Bell Street;

THENCE S. 00° 35' 40" E. 45.00 feet along said West Right-of-Way line of Bell Street to the PLACE OF BEGINNING and containing 7.86 acre of land more or less.

**SOUTH PARK UNIT NO. 47**  
AN ADDITION TO THE CITY OF AMARILLO BEING A PORTION OF SOUTH PARK UNIT NO. 18 AND A PORTION OF SOUTH PARK UNIT NO. 23 IN SECTION 29, BLOCK 9, B.S.&F SURVEY, RANDALL COUNTY, TEXAS 7.86± ACRES