



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

2/16/2017

Young Hong
907 W Lincoln Avenue
Belvidere, IL 61008

RE: Letter of Action: Approval- Cavin Road Estates Unit No. 1 Final Plat Application

Mr. Hong,

The City of Amarillo has approved the above Final Plat on 2/8/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017002808 on 2/16/2017. 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 or 806.378.6288.

Sincerely,

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

Jeffrey C. English
Planner I

F-22

CAVIN ROAD ESTATES UNIT NO. 1
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
IN SECTION 37, BLOCK 1, T.17.R. CO. SURVEY,
RANDALL COUNTY, TEXAS
4.895 ACRES

DEDICATION

State of Texas X Know all men by these presents
County of Randall X

That I, Young Hong, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided and designated as Cavin Road Estates Unit No. 1, a suburban subdivision of the City of Amarillo, Texas, and have caused the same to be recorded in the public records of said county, and I hereby dedicate the same to the public forever to be used as a roadway.

Executed this 1 day of Feb., 2017
Young Hong
207 W. Lincoln Avenue
Berkshire, Illinois 61008

ATTEST
State of Texas Hillsborough
County of Randall

Before me the undersigned authority on this day personally appeared Young Hong, known 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.
Given under my hand and Seal of Office
On this 1 day of Feb., 2017

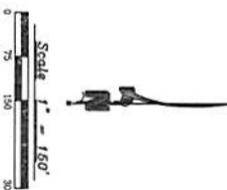
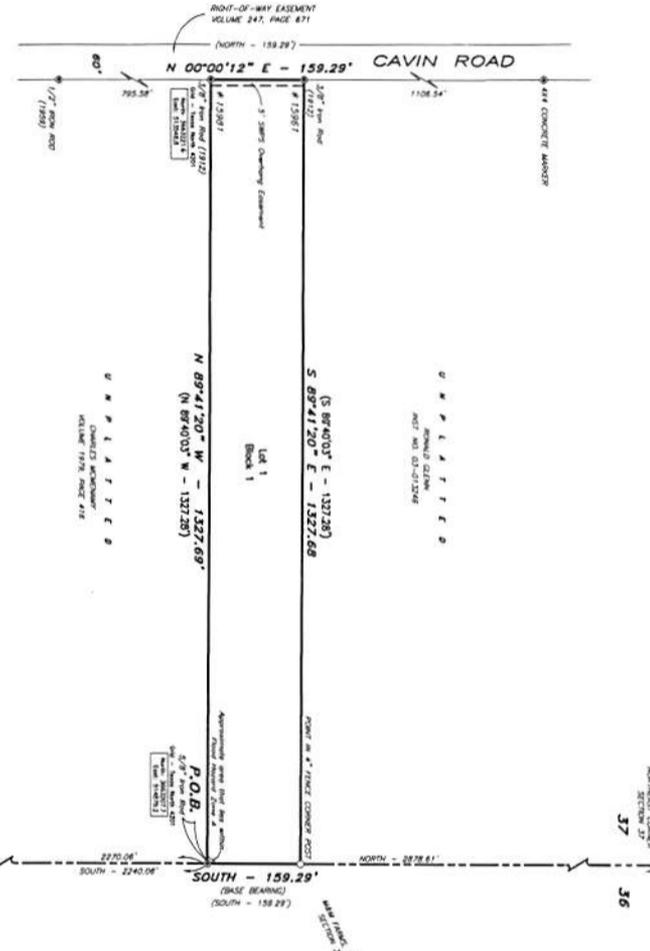


APPROVAL:
Approved by the Bi-City County Health Department.

J. A. H. B. S. Feb 8, 2017
Date

APPROVAL:
Approved by the designated official for the City of Amarillo, Texas, on this 8th day of Feb., 2017
City Manager Development Services

GRANTER'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971
Randall County Road Department
301 W. Highway 60
Canyon, Texas 79015



PROPERTY DESCRIPTION:

A TRACT OF LAND OUT OF A 38.839 ACRE TRACT OF LAND SITUATED IN THE EAST PORTION OF SECTION 37, BLOCK 1, T.17.R. CO. SURVEY, RANDALL COUNTY, TEXAS, DESCRIBED BY METES AND MEASURES TO WIT: BEGINNING AT AN IRON ROD SET IN THE EAST LINE OF SAID SECTION 37 MARKING THE SOUTHEAST CORNER OF THIS TRACT; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 37 BEARS SOUTH 22°06'06" FT.; THENCE N 89°40'03" W, 1327.69 FT. TO AN IRON ROD MARKING THE SOUTHWEST CORNER OF THIS TRACT; THENCE S 89°40'03" E, 1327.69 FT. TO AN IRON ROD SET IN THE EAST LINE OF SAID SECTION 37 MARKING THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 37, 159.29 FT. TO THE PLACE OF BEGINNING AND CONTAINING 4.895 ACRES OF LAND MORE OR LESS.

CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a partnership survey and staked on the ground by me or others under my direct supervision.

Dated this 8th day of February, 2017
K.C. Brown, RPTS 4664

"MINOR PLAT"
CAVIN ROAD ESTATES UNIT NO. 1
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
IN SECTION 37, BLOCK 1, T.17.R. CO. SURVEY,
RANDALL COUNTY, TEXAS
4.895 ACRES

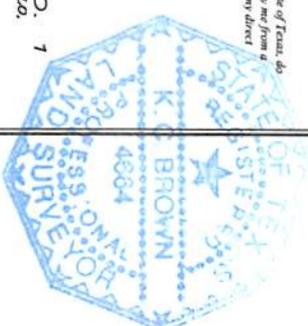
FILED OF RECORD
2/16/17
Randall County
2017002808
THE CLERK'S NO.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Renee Calhoun

2017002808
02/16/2017 11:23 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



BIK1TTRR

SEC 37

APP

JS

Christina McMurray

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



Tax Certificate

Property Account Number:
R758037027500

Statement Date: 02/09/2017
Owner: HONG YOUNG
Mailing HONG BETH M
Address: 907 W LINCOLN AVE
BELVIDERE, IL 610083415

Property Location: 0000000 CAVIN
Legal: SECT 37 TYLER TAP|LOT BLOCK 0001|1327FT
W X 159FT N BEG|2270FT N OF SE COR|OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758037027500
AD NUMBER: R75803702750
GF NUMBER: LATHAM HOMETOWN REALTY
CERTIFICATE NO : 1103908

DATE : 2/9/2017 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

PROPERTY DESCRIPTION

SECT 37 TYLER TAP|LOT BLOCK
0001|1327FT W X 159FT N BEG|2270FT N OF SE
COR|OF SECT
0000000 CAVIN
4.85 ACRES

REQUESTED BY

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

PROPERTY OWNER

HONG YOUNG HONG BETH M
907 W LINCOLN AVE
BELVIDERE IL 610083415

UDI: 100.0000%

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 \$383.55

CURRENT VALUES

LAND MKT VALUE:	\$21,825	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$21,825	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	High Plains Water Conservation	\$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	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758037027500

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

2017002808 PLAT Total Pages: 3

Christina McMurray
 Tax Assessor/Collector
 PO Box 997
 CANYON, TX 79105-0977



Original Receipt

Property Account Number:
R758037027500

Statement Date: 2/9/17
Owner: HONG YOUNG

Property Location: 0000000 CAVIN
Acres: 4.85

Mailing Address: HONG YOUNG
 HONG BETH M
 907 W LINCOLN AVE
 BELVIDERE IL 61008-3415

Legal: SECT 37 TYLER TAP
 LOT BLOCK 0001
 1327FT W X 159FT N BEG
 2270FT N OF SE COR
 OF SECT

Exemptions: Receipt #: 1103911	Deposit #: 201702098424-2016/susand
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YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID

CERTIFICATE \$10.00
TOTAL PAID \$10.00

Remitted By: HONG YOUNG
 HONG BETH M
 907 W LINCOLN AVE
 BELVIDERE IL 61008-3415

Payment Type: CREDIT CARD
Check #: CREDIT CARD

Remaining Amount Due As of 2/9/17
\$0.00

Receipt 2/9/17

HONG YOUNG
HONG BETH M
907 W LINCOLN AVE
BELVIDERE IL 61008-3415

CAVIN ROAD ESTATES UNIT NO. 1
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 IN SECTION 37, BLOCK 1, T.T.R.R. CO. SURVEY,
 RANDALL COUNTY, TEXAS
 4.855 ACRES

DEDICATION
 State of Texas Know all men by these presents
 County of Randall

That I, Young Hong, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Cavin Road Estates Unit No. 1, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and some are hereby dedicated to the public forever to be used as easements.
 Executed this 1 day of Feb., 2017

Young Hong
 Young Hong
 907 W. Lincoln Avenue
 Belvidere, Illinois 61008

ATTEST
 State of Texas
 County of Randall Hillsborough
 Before me the undersigned authority on this day personally appeared Young Hong, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of Office
 On this 1 day of February, 2017



Kristy Alvarrez
 Notary Public State of Florida
 Comm. Expires 6-25-18

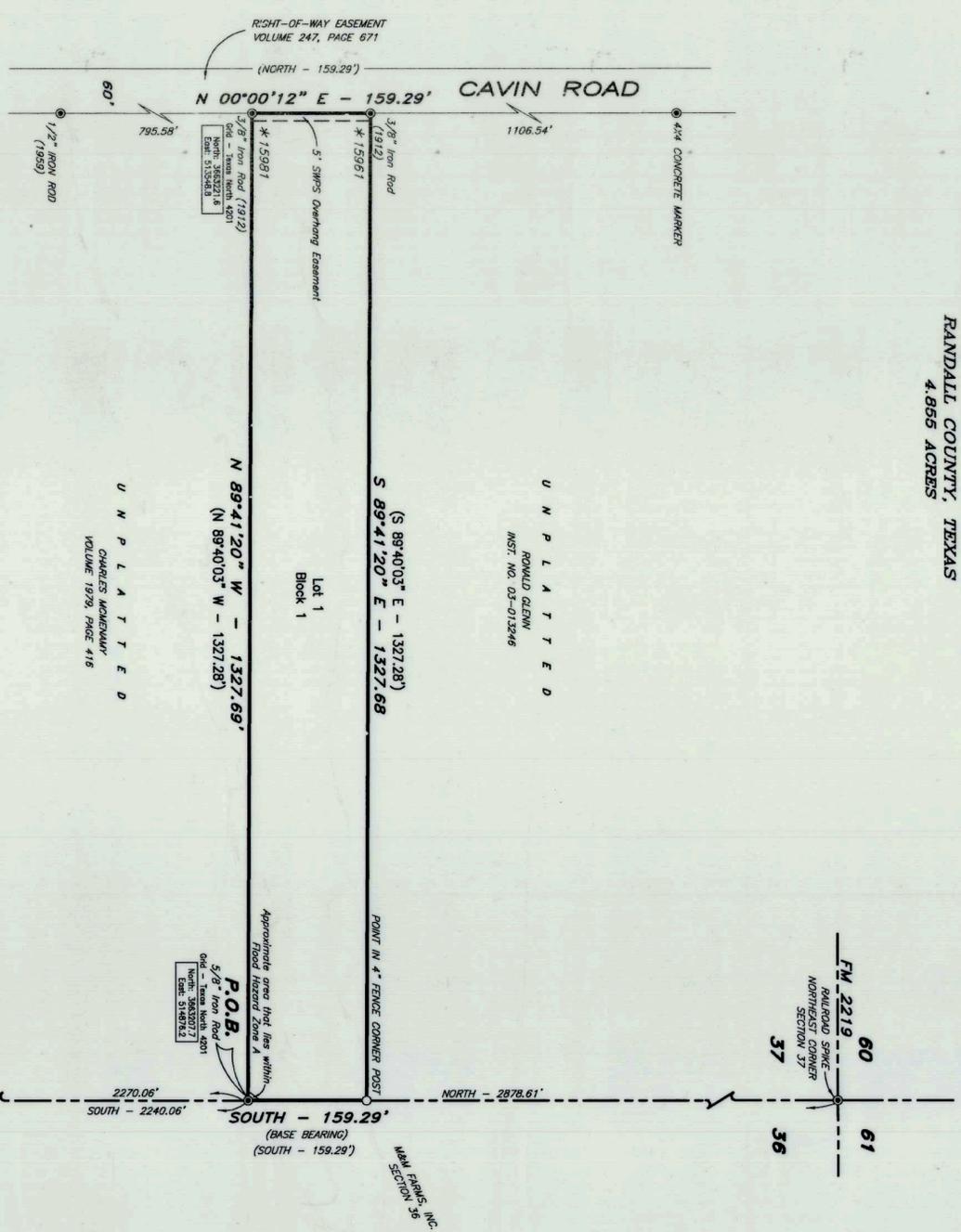
APPROVAL:
 Approved by the Bi-City County Health Department.

Health Officer Feb 8 2017
 Date

APPROVAL:

Approved by the designated official for the City of Amarillo, Texas, on this 8TH day of Feb, 2017
Assistant City Manager, Development Services

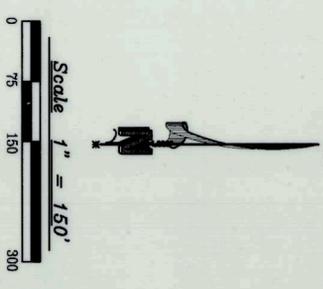
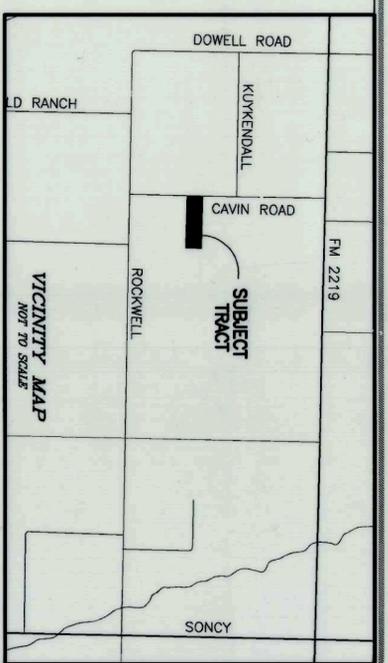
GRANTEES ADDRESS:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79105-1971
 Randall County Road Department
 301 W. Highway 60
 Canyon, Texas 79015



LEGEND
 ⊙ = Control Monument found as noted.
 ⊗ = 3/8" Iron Rod found with HBD cop
 SWPS = Southwestern Public Service Co.

NOTES:

- This Plat is located within the Amarillo ETJ.
- A portion of this Plat Does lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C0215E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
- "Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
- There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 - foot radius within which no sub-surface sewerage system will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well location will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.



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CERTIFICATION:

I, K. C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or others under my direct supervision.

Dated this 2nd day of February, 2017
K. C. Brown, RPLS 4664

"MINOR PLAT"
CAVIN ROAD ESTATES UNIT NO. 1
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 IN SECTION 37, BLOCK 1, T.T.R.R. CO. SURVEY
 RANDALL COUNTY, TEXAS
 4.855 ACRES

FILED OF RECORD
2-16-17
 Date
2017002609
 County

Hagar, Brown & Dorsey, LLC.
 L.A.N.D. S.U.R.V.E.Y.O.R.S.
 AMARILLO
 4713 S. Western, St.
 Amarillo, Texas 79109
 (806) 352-1000
 hbd@hbdsurveyors.us
 HEREFORD
 P.O. Box 1248
 Hereford, Texas 79045
 (806) 364-8084
 Texas Reg No. 16067901
 hhd@hbdsurveyors.us