



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

4/7/2017

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

**RE: Letter of Action: Approval - Rockwell Place Unit No. 19 – ZB1605113 Final Plat**

Mr. Fruman,

The City of Amarillo has approved the above Final Plat on 3/20/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017005104 on 3/24/2017. 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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

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

Cody Balzen  
Planner I

APPROVAL  
 APPROVED BY THE DESIGNATED CITY OFFICIAL OF  
 THE CITY OF AMARILLO TEXAS  
 ON THIS 20 DAY OF MARCH, 2017

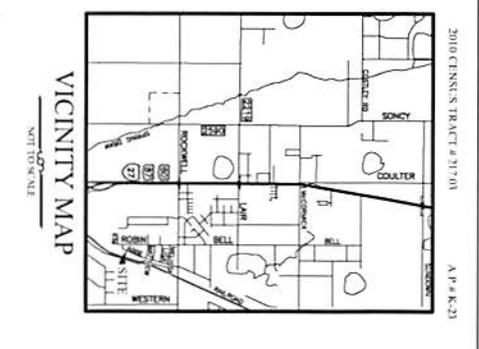
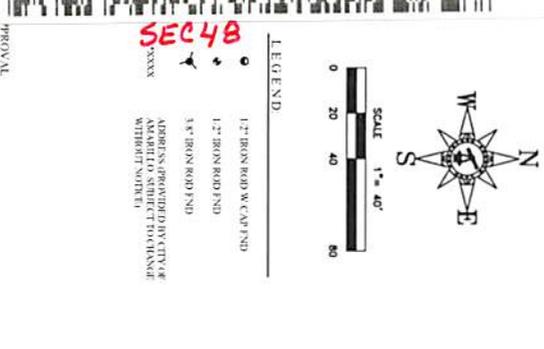
DESIGN: *[Signature]*

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

RANDALL COUNTY ROAD DEPT  
 301 W. HIGHWAY 80  
 CANYON, TEXAS 79015

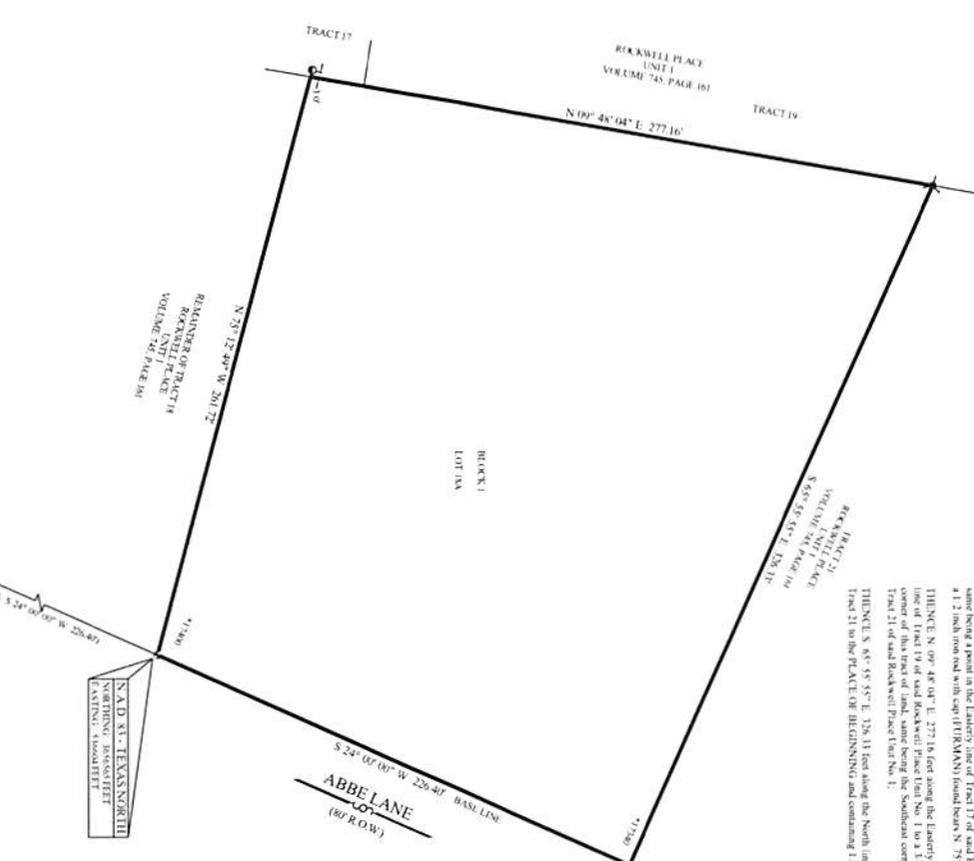
PROVISED BY THE BR-CITY-CO. NITY HEALTH DEPARTMENT  
 THIS 22<sup>nd</sup> DAY OF MARCH, 2017

OFFICER: *[Signature]*



FILED OF RECORD  
3-24-17  
 DATE  
2017005104  
 CLERK'S DOCUMENT NO

**RANDALL**  
 COUNTY



DESCRIPTION

A 1.68 acre part of land being a portion of Tract 18 of Rockwell Place Unit No. 1, a Suburban Single-unit in Section 12, Block 1, 171 R.R. Survey and Sections 48 and 49, Block 6, E.C.N. R.R. Survey, in the County of Randall, Texas, as shown on the Plat of Rockwell Place Unit No. 1, recorded in the Deed Records of Randall County, Shad 168, see last of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 16, 2016 and being described by metes and bounds as follows:

BEGINNING at a 1/8 inch iron rod found for the Southeastern corner of this tract of land, same being a point in the Lateral line of Tract 17 of said Rockwell Place Unit No. 1, from whence a 1.2 inch iron rod with cap (FERMAN) found bears S 75° 12' 49" W 130.0;

THENCE S 24° 00' 00" W (that line) 256.40 feet along said Northwesterly Right-Of-Way Line of Abbe Lane to a 1/2 inch iron rod found for the Southeastern corner of this tract of land, same being a point in the Lateral line of Tract 17 of said Rockwell Place Unit No. 1, from whence a 1.2 inch iron rod with cap (FERMAN) found bears S 75° 12' 49" W 130.0;

THENCE N 09° 48' 00" E 277.16 feet along the Lateral line of Tract 17 and along the Lateral line of Tract 19 to a 1/2 inch iron rod found for the Southeastern corner of this tract of land, same being a point in the Lateral line of Tract 17 of said Rockwell Place Unit No. 1, from whence a 1.2 inch iron rod with cap (FERMAN) found bears S 75° 12' 49" W 130.0;

THENCE S 65° 45' 45" E 126.11 feet along the North line of Tract 18 and the South line of said Tract 21 to the PLACE OF BEGINNING and containing 1.68 acres of land more or less.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE PUBLIC UTILITY ACT, AND THAT I AM NOT PROVIDING ANY SERVICE TO ANY PARTY OTHER THAN MY DIRECT SUPERVISION WITH MONUMENTS, SETTING FOUND AND INDICATED AT ALL PERIMETER CORNERS ON THIS 16TH DAY OF NOVEMBER, 2016.

*[Signature]*  
 DARYL R. FURMAN, R.P.L.S. 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS 19 DAY OF MARCH, 2017

*[Signature]*  
 Martin Phillips  
 SURVEYOR FOR THE STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EILEEN WAGNER  
 THIS 19 DAY OF MARCH, 2017

*[Signature]*  
 Eileen Wagner  
 17901 ABBE LN  
 CANYON, TEXAS 79015  
 (806) 253-0491

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED KEVIN WAGNER, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED AND DISSENTED AS SHOWN ON THE PLAT OF ROCKWELL PLACE UNIT NO. 1, IN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN DOWN SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOR EVER TO BE USED AS SUCH

EXECUTED THIS 19 DAY OF MARCH, 2017

*[Signature]*  
 Kevin Wagner  
 17901 ABBE LN  
 CANYON, TEXAS 79015  
 (806) 253-0491

ATTEST  
 THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EILEEN WAGNER  
 THIS 19 DAY OF MARCH, 2017

*[Signature]*  
 Martin Phillips  
 SURVEYOR FOR THE STATE OF TEXAS

FURMAN LAND SURVEYORS, INC.  
 SURVEYING - MAPPING - CONSULTING

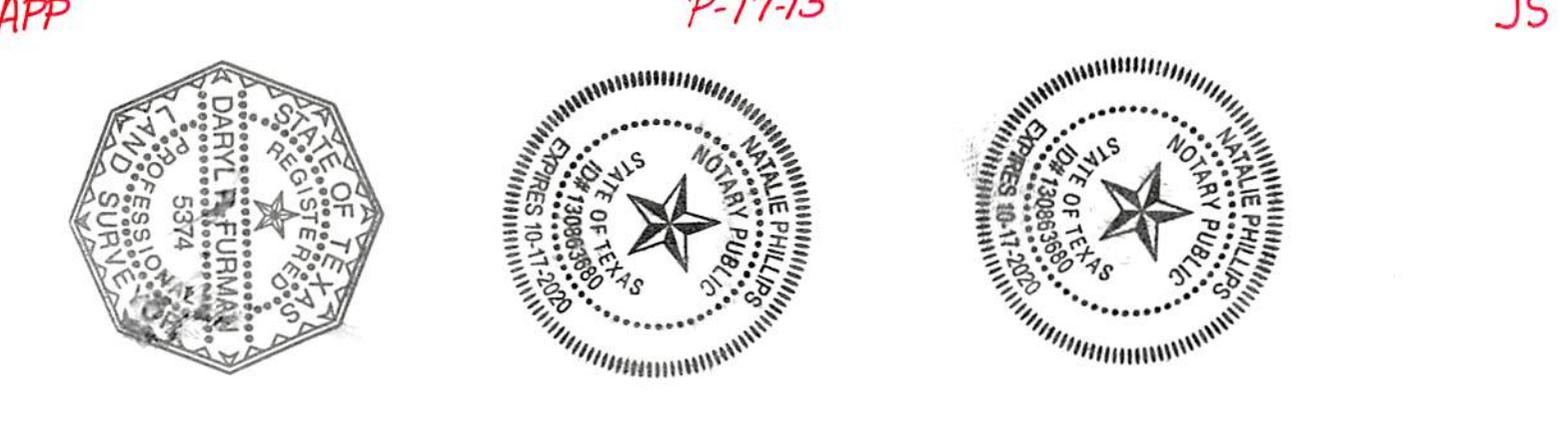
1011 N. W. 10TH ST. SUITE 100  
 AMARILLO, TEXAS 79101  
 (806) 335-1111  
 WWW.FURMANLANDSURVEYORS.COM

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

ROCKWELL PLACE  
 UNIT NO. 19

A SUBURBAN SUBDIVISION  
 TO THE CITY OF AMARILLO  
 BEING A REPLAT OF A  
 PORTION OF TRACT 18  
 ROCKWELL PLACE, UNIT 1  
 IN SECTION 48, BLOCK 6,  
 1 & G. S. R. Co. SURVEY,  
 RANDALL COUNTY, TEXAS  
 1.68± ACRES

PROJECT NO. 1019070 FILE NO. K-23  
 DRAWING NO. P-1, SUB 10, RANDALL-K-23, 1019070



**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R065375001750**

**Statement Date:** 03/06/2017  
**Owner:** WARNER KEVIN  
**Mailing:** WARNER AMIE  
**Address:** 17301 ABBE LN  
CANYON, TX 790156064

**Property Location:** 0017400 ABBE  
**Legal:** ROCKWELL PLACE # 1|LOT  
BLOCK|NORTHERLY IRRET 226.4FT|OF TR 18

TAX CERTIFICATE FOR ACCOUNT : R065375001750  
AD NUMBER: R06537500175  
GF NUMBER: FURMAN LAND SURVEYORS  
CERTIFICATE NO : 1108939

DATE : 3/6/2017  
FEE : \$10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Randall County  
PO Box 997  
Canyon TX 79015-0997

**PROPERTY DESCRIPTION**

ROCKWELL PLACE # 1|LOT  
BLOCK|NORTHERLY IRRET 226.4FT|OF TR 18  
0017400 ABBE  
1.68 ACRES

**REQUESTED BY**

CANYON TAX OFFICE  
501 16TH STREET STE 200  
CANYON TX 79015

**PROPERTY OWNER**

WARNER KEVIN WARNER AMIE  
17301 ABBE LN  
CANYON TX 790156064

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 \$184.51**

CURRENT VALUES			
LAND MKT VALUE:	\$10,000	IMPROVEMENT :	\$500
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$10,500	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 DUE3/2017 : \$ 0.00**

ISSUED TO : CANYON TAX OFFICE  
ACCOUNT NUMBER: R065375001750

CERTIFIED BY :

Authorized agent of Randall County

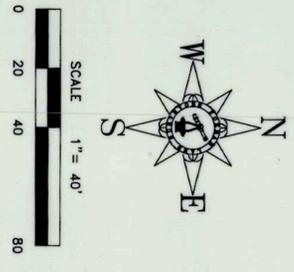
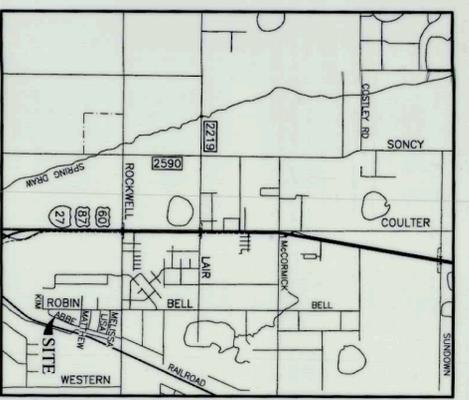
# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2017005104  
03/24/2017 11:38 AM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT



- LEGEND:**
- 1/2" IRON ROD W/CAP END
  - 1/2" IRON ROD END
  - 3/8" IRON ROD END
  - XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

**APPROVAL**  
 APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT ON THIS 22<sup>nd</sup> DAY OF MARCH, 2017.  
 HEALTH OFFICER: [Signature]

**APPROVAL**  
 APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS, ON THIS 20 DAY OF March, 2017.  
 DESIGNATED CITY OFFICIAL: [Signature]

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

**RANDALL COUNTY ROAD DEPT.**  
 301 W. HIGHWAY 60  
 CANYON, TEXAS 79015

**NOTES:**

- 1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ETI.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0220E, 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) 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 MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS 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.

**DESCRIPTION**

A 1.68 acre tract of land being a portion of Tract 18 of Rockwell Place Unit No. 1, a Suburban Subdivision in Section 32, Block 1, T.T.R. Survey, and Sections 48 and 49, Block 61 & G.N. R.R. Survey, Randall County, Texas according to the map or plat thereof, as recorded in Volume 745, Page 161 of the Deed Records of Randall County, Said 1.68 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 16, 2016 and being described by metes and bounds as follows:

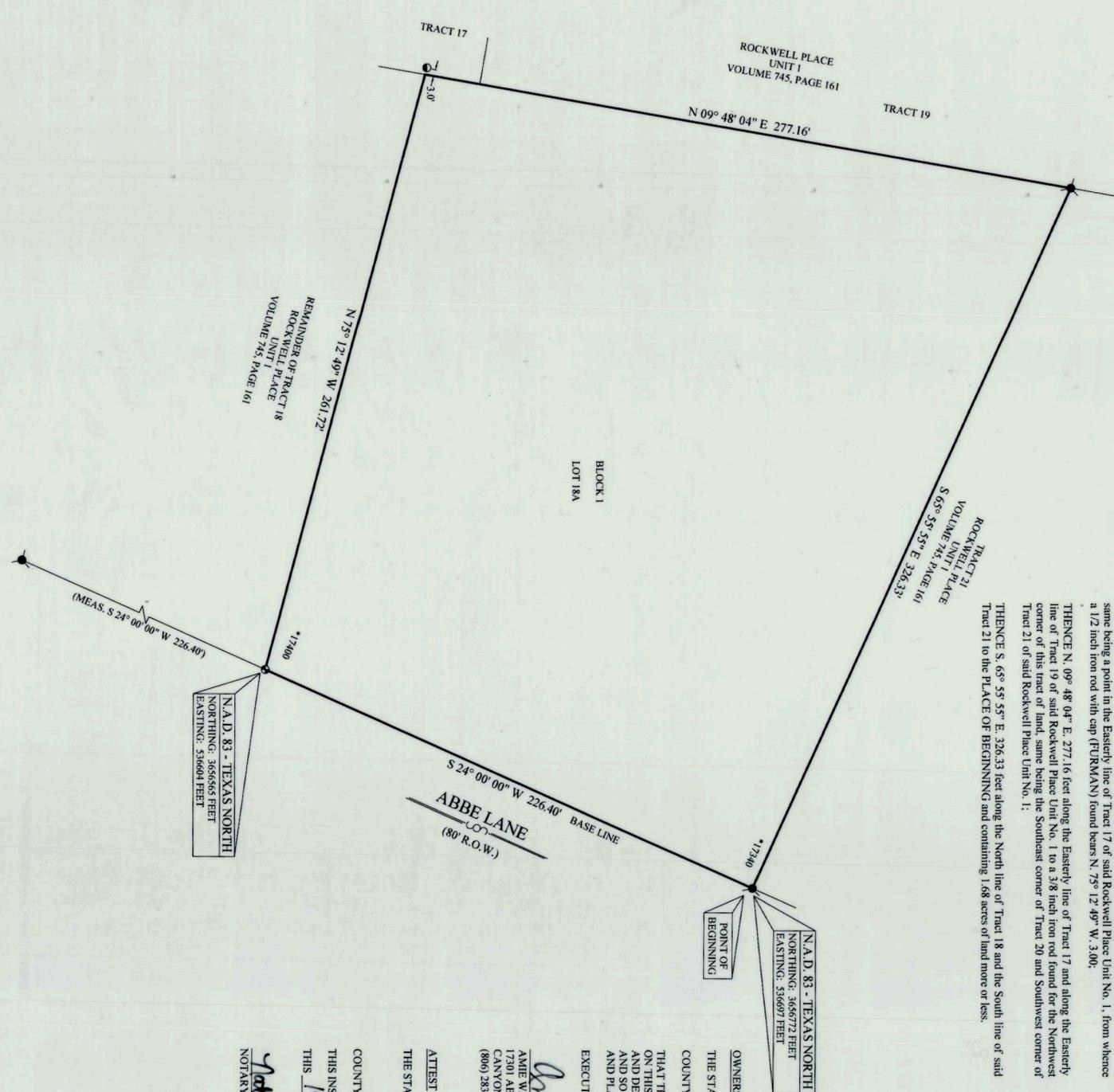
BEGINNING at a 3/8 inch iron rod found for the Northeast corner of this tract of land, same being the Southeast corner of Tract 21, Rockwell Place Unit No. 1, also being the point in the Northwesterly Right-of-Way line of Abbe Lane as it exists on the ground;

THENCE S. 24° 00' 00" W. (Base Line) 226.40 feet along said Northwesterly Right-of-Way Line of Abbe Lane to a 1/2 inch iron rod found for the Southeast corner of this tract of land;

THENCE N. 75° 12' 49" W. 261.72 feet to a point at the Southwest corner of this tract of land, same being a point in the Easterly line of Tract 17 of said Rockwell Place Unit No. 1, from whence a 1/2 inch iron rod with cap (FURMAN) found bears N. 75° 12' 49" W. 3.00;

THENCE N. 09° 48' 04" E. 277.16 feet along the Easterly line of Tract 17 and along the Easterly line of Tract 19 of said Rockwell Place Unit No. 1 to a 3/8 inch iron rod found for the Northeast corner of this tract of land, same being the Southeast corner of Tract 20 and Southwest corner of Tract 21 of said Rockwell Place Unit No. 1;

THENCE S. 65° 55' 55" E. 326.33 feet along the North line of Tract 18 and the South line of said Tract 21 to the PLACE OF BEGINNING and containing 1.68 acres of land more or less.



**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED, KEVIN WARNER, THE PRESENT OWNER 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 ROCKWELL PLACE UNIT NO. 19, 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 14 DAY OF March, 2017.

[Signature]  
 KEVIN WARNER  
 17301 ABBE LN  
 CANYON, TEXAS 79015  
 (806) 283-0493

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEVIN WARNER

THIS 14 DAY OF March, 2017.

[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED, AMIE WARNER, THE PRESENT OWNER 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 ROCKWELL PLACE UNIT NO. 19, 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 14 DAY OF March, 2017.

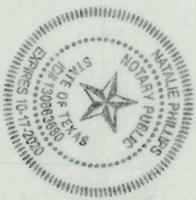
[Signature]  
 AMIE WARNER  
 17301 ABBE LN  
 CANYON, TEXAS 79015  
 (806) 283-0493

**ATTEST**  
 THE STATE OF TEXAS  
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AMIE WARNER

THIS 14<sup>th</sup> DAY OF March, 2017.

[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS



**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 16TH DAY OF NOVEMBER, 2016.



[Signature]  
 DARYLL R. FURMAN R.P.L.S. 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**FURMAN LAND SURVEYORS, INC.**

SURVEYING · MAPPING · CONSULTING

TEXAS · OKLAHOMA · NEW MEXICO  
 KANSAS · COLORADO

DARYLL R. FURMAN, R.P.L.S., DANIEL R. FURMAN, R.P.L.S., JONATHAN R. FURMAN, R.P.L.S., CASEY A. MANN, R.P.L.S., LANDON M. STOKES, R.P.L.S., HEATHER LYNN LIMONS, R.P.L.S., NOAH C. HUNTINGTON, R.P.L.S., M.K. MENTRE, R.P.L.S., 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 460, DUBUQUE, TEXAS 79029, (806) 934-1405, FAX (806) 934-1482

PROJECT NO. 1619670 FILE NO. K-23  
 DRAWING NO. P-16\SUB 16\RANDALL K-23\1619670\

**ROCKWELL PLACE UNIT NO. 19**

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION OF TRACT 18 ROCKWELL PLACE, UNIT 1 IN SECTION 48, BLOCK 6, I. & G.N. R.R. Co. SURVEY, RANDALL COUNTY, TEXAS

1.68± ACRES

FILED OF RECORD  
 3-24-17  
 (DATE)  
 2017005104  
 RANDALL (COUNTY)  
 CLERK'S DOCUMENT NO.