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

2/24/2017

Marna Moon/Kristi Hanes
2831 Mays Avenue
Amarillo, Texas 79109

RE: Letter of Action: Approval- Mays Ranches Unit No. 21 – ZB1605132 Final Plat Application

Ms. Moon/Hanes,

The City of Amarillo has approved the above Final Plat on 2/23/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017003154 on 2/24/2017. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

2017003154 PLAT Total Pages: 3

L-14

2010 CENSUS TRACT # 211.01 A.P. L-14

VICINITY MAP

NOT TO SCALE

N
W E
S

SCALE 1"= 30'

0 15 30 60

LEGEND

	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
	"X" IN CONCRETE FND
	FENCE POST FND
	3/4" IRON PIPE FND
	1/2" IRON ROD W/CAP FND
	1/2" IRON ROD FND
	3/8" IRON ROD W/CAP FND
	MAG NAIL FND
RM	RECORD MONUMENT
*XXXX	ADDRESS - PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE

NOTES:

1) THIS PLAT IS WITHIN THE CITY LIMITS OF AMARILLO

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL 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

DESCRIPTION

A 0.51 acre± tract of land being a portion of Tract 28, Mays Ranches, a Subdivision of the Easterly part of Section 228, Block 2, A.B. & M. Survey, Randall County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 519 of the Deed Records of Randall County, Texas and being the same tract of land as described in that certain instrument of conveyance recorded in Volume 1232, Page 223 (Perkins Tract) of the Deed Records of Randall County, Texas (Tract Five), said 0.51 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on February 10, 2017 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North line of said Tract 28, same being the Southerly right-of-way line of Mays Avenue, at the Northeast corner of said Perkins Tract, same point being the Northwest corner of Tract 28-B, Mays Ranches Unit No. 17, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 00616565 of the Official Public Records of Randall County, Texas, and also being the Northeast corner of the herein described tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Northeast corner of Tract 28-A, Mays Ranches Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 1450, Page 383 of the Deed Records of Randall County, Texas, bears South 54° 32' 15" East (base line), 215.00 feet;

THENCE South 35° 27' 45" West along the Easterly line of said Perkins Tract, same being the Westerly line of said Tract 28-B, a distance of 270.00 feet to a 3/8 inch iron rod with cap stamped "RPLS 4664" found as called for in the South line of said Tract 28 at the Southeast corner of this tract of land, same point being the Southeast corner of said Perkins Tract and also being the Southwest corner of said Tract 28-B, from whence a 1/2 inch iron rod with cap stamped "GOLLADAY RPLS 1478" found as called for at the Southeast corner of said Tract 28-A bears South 54° 32' 15" East, 215.00 feet;

THENCE North 54° 32' 15" West along the South line of said Tract 28, a distance of 84.77 feet to a 1/2 inch iron rod found at the Southwest corner of said Perkins Tract of land, same point being the Southeast corner of a tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2013011864 (Slover Tract) of the Official Public Records of Randall County, Texas, and also being the Southwest corner of this tract of land, from whence a 3/4 inch iron pipe found at the Southwest corner of said Slover Tract, same being the Southwest corner of said Tract 28, bears North 54° 32' 15" West, 189.77 feet;

THENCE North 35° 27' 45" East along the common line of said Perkins and said Slover Tract, a distance of 251.04 feet to an "X" cut in concrete found in the South line of said Tract 28, same being the Southerly right-of-way line of said Mays Avenue, same point being the Northeast corner of said Slover Tract, the Northwest corner of said Perkins Tract and also being the Northwest corner of this tract of land, same point being the beginning of a curve to the right whose center point bears South 10° 18' 45" West, 200.00 feet;

THENCE Southeasterly along the North line of said Tract 28 and along said curve to the right, an arc distance of 87.56 feet with a long chord bearing South 67° 08' 41" East, 86.87 feet to the PLACE OF BEGINNING and containing a computed area of 0.51 acre of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MARNA MOON, BEING 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 MAYS RANCHES UNIT NO. 21, 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 23rd DAY OF February, 2017

Marna Moon
MARNA MOON
2831 MAYS AVENUE
AMARILLO, TEXAS 79109

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARNA MOON

THIS 23 DAY OF Feb, 2017

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

NATALIE PHILLIPS
NOTARY PUBLIC
STATE OF TEXAS
ID# 130863680
EXPIRES 10-17-2020

GRANTEE'S ADDRESS

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.

ON THIS 23 DAY OF Feb, 2017

(DESIGNATED CITY OFFICIAL)

FILED OF RECORD

2-24-17 (DATE) RANDALL (COUNTY)

2017003154
CLERK'S DOCUMENT NO.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, KRISTI HANES, BEING 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 MAYS RANCHES UNIT NO. 21, 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 23rd DAY OF February, 2017

Kristi Hanes
KRISTI HANES
2831 MAYS AVENUE
AMARILLO, TEXAS 79109

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KRISTI HANES

THIS 23 DAY OF Feb, 2017

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

NATALIE PHILLIPS
NOTARY PUBLIC
STATE OF TEXAS
ID# 130863680
EXPIRES 10-17-2020

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 10TH DAY OF FEBRUARY, 2017

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

MAYS RANCHES UNIT NO. 21

AN ADDITION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF
A PORTION OF TRACT 28
MAYS RANCHES
IN SECTION 228, BLOCK 2,
AB&M SURVEY,
RANDALL COUNTY, TEXAS
0.51± 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 #10092600 & 10092601
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-6246 - FAX (806) 374-6248
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 1719995 FILE NO. L-14
DRAWING NO. P:\SUB 17\RANDALL\L-14\1719995\

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

JS

P-17-19

SEC 228

BK 2 AB+M

APP

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

Tax Certificate

Property Account Number:
R044920027500

Statement Date: 02/23/2017
Owner: MOON MARNA
Mailing MOON KRISTI
Address: 2831 MAYS ST
AMARILLO, TX 791095601

Property Location: 0002831 MAYS
Legal: MAYS RANCHES|LOT BLOCK|IRREG 85FT OF TR 28|BEG 189.77FT SE|OF SW COR

TAX CERTIFICATE FOR ACCOUNT : R044920027500
AD NUMBER: R04492002750
GF NUMBER:
CERTIFICATE NO : 1107151

DATE : 2/23/2017
FEE : $10.00

PROPERTY DESCRIPTION
MAYS RANCHES|LOT BLOCK|IRREG 85FT OF TR 28|BEG 189.77FT SE|OF SW COR
0002831 MAYS
0 ACRES

COLLECTING AGENCY
Randall County
PO Box 997
Canyon TX 79015-0997

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

PROPERTY OWNER
MOON MARNA MOON KRISTI
2831 MAYS ST
AMARILLO TX 791095601

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 INLCUDING 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 $3,431.83

CURRENT VALUES

LAND MKT VALUE:	$56,272	IMPROVEMENT :	$101,917
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$158,189	LIMITED VALUE:	$0

EXEMPTIONS:
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	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 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 2/2017 : **$ 0.00**

ISSUED TO : CANYON TAX OFFICE
ACCOUNT NUMBER: R044920027500

CERTIFIED BY :
Authorized agent of Randall County

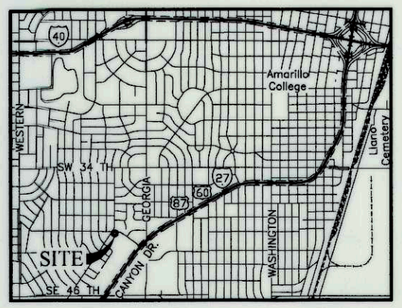
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

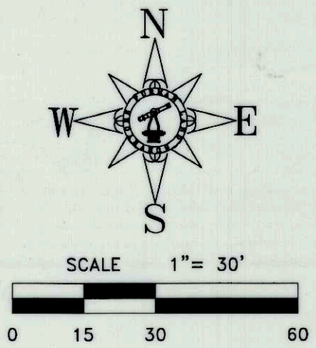
2017003154
02/24/2017 08:04 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 211.01 A.P. L-14



VICINITY MAP

NOT TO SCALE



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	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
	"X" IN CONCRETE FND
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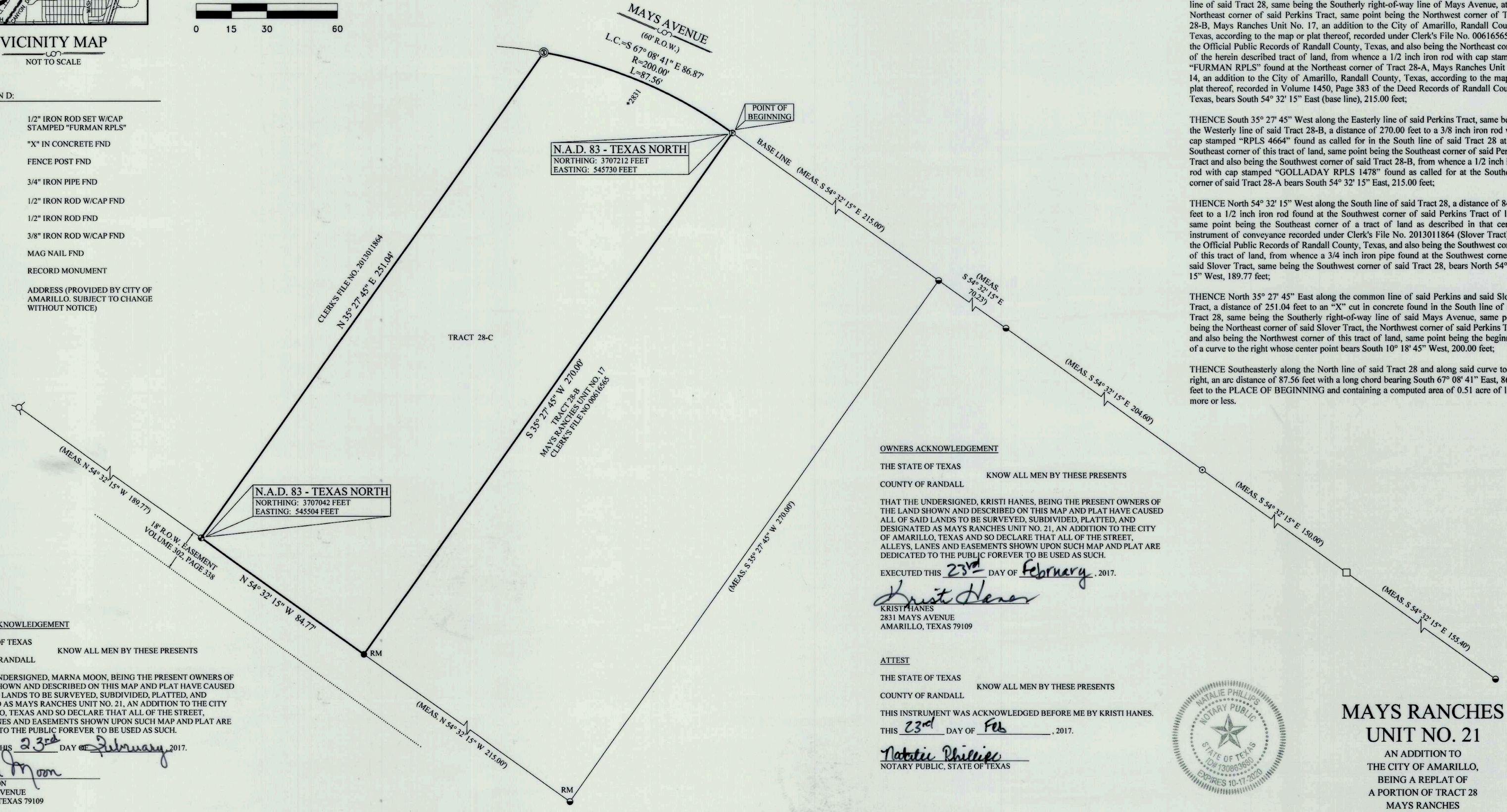

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THENCE North 54° 32' 15" West along the South line of said Tract 28, a distance of 84.77 feet to a 1/2 inch iron rod found at the Southwest corner of said Perkins Tract of land, same point being the Southeast corner of a tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2013011864 (Slover Tract) of the Official Public Records of Randall County, Texas, and also being the Southwest corner of this tract of land, from whence a 3/4 inch iron pipe found at the Southwest corner of said Slover Tract, same being the Southwest corner of said Tract 28, bears North 54° 32' 15" West, 189.77 feet;

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OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, MARNA MOON, BEING 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 MAYS RANCHES UNIT NO. 21, 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 23rd DAY OF February, 2017.

Marna Moon
MARNA MOON
2831 MAYS AVENUE
AMARILLO, TEXAS 79109

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARNA MOON.

THIS 23rd DAY OF Feb, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

NATALIE PHILLIPS NOTARY PUBLIC STATE OF TEXAS ID# 130863690 EXPIRES 10-17-2020

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

2-24-17 (DATE) RANDALL (COUNTY)

2017003154
CLERK'S DOCUMENT NO.

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS,

ON THIS 23 DAY OF February, 2017.

DESIGNATED CITY OFFICIAL

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

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Kristi Hanes
KRISTI HANES
2831 MAYS AVENUE
AMARILLO, TEXAS 79109

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

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THIS 23rd DAY OF Feb, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

NATALIE PHILLIPS NOTARY PUBLIC STATE OF TEXAS ID# 130863690 EXPIRES 10-17-2020

CERTIFICATE

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DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

MAYS RANCHES UNIT NO. 21

AN ADDITION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF
A PORTION OF TRACT 28
MAYS RANCHES
IN SECTION 228, BLOCK 2,
AB&M SURVEY,
RANDALL COUNTY, TEXAS
0.51± 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
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PROJECT NO. 1719995 FILE NO. L-14
DRAWING NO. P:\SUB 17\RANDALL\L-14\1719995\