



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

4/28/2017

Daryl Furman
Furman Land Surveyors Inc
3501 S. Georgia Suite D
Amarillo, Texas 79109

**RE: Letter of Action: Approval - Southland Acres Unit No. 5 – ZB1605134 Final Plat
Application Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 4/3/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017005947 on 4/5/2017. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

David Soto
Planner I

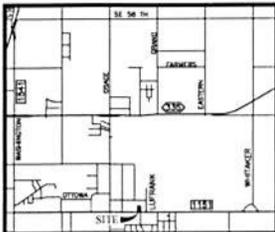


BIK 2 AB+M

SEC 145

P-19

2010 CENSUS TRACT # 217.02 A.P. P-19



VICINITY MAP
NOT TO SCALE

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

DESCRIPTION:

All of Tract 9, Block 3, Southland Acres Unit No. 1, a subdivision out of Section 145, Block 2, A.B.&M. Survey, Randall County, Texas according to the map or plat thereof, recorded in Volume 674, Page 377 of the Deed Records of Randall County, Texas. This tract being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found on the North Right-of-Way line of FM 1151 (Claude Highway) for the Southeast corner of said Tract 9;

THENCE S. 89° 57' 58" W., 342.69 feet along said North Right-of-Way line to a 1/2 inch iron rod with cap found for the Southwest corner of said Tract 9;

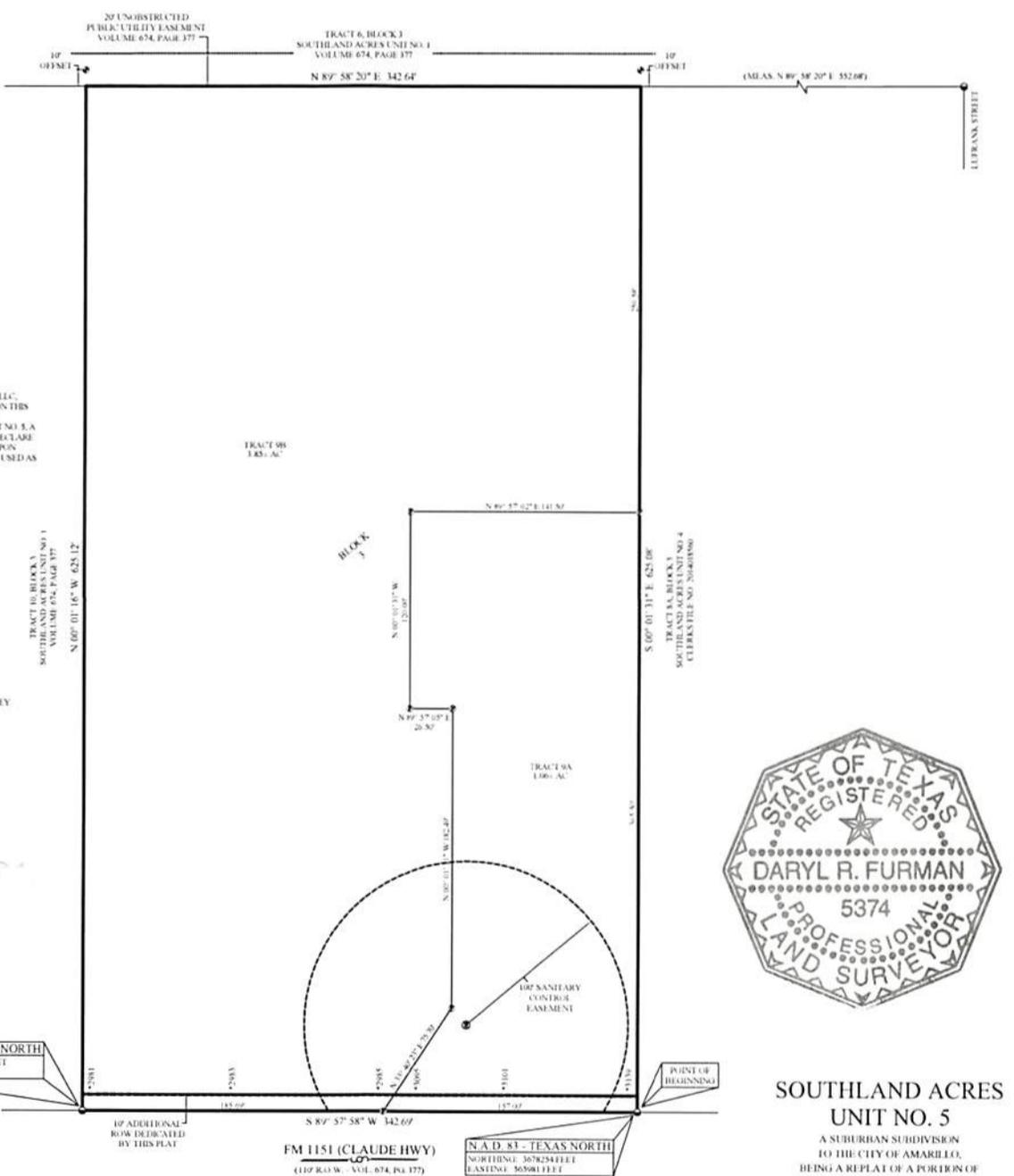
THENCE N. 00° 01' 16" W., 625.12 feet along the West line of said Tract 9 to a post;

THENCE N. 89° 58' 20" E., along the North line of said Tract 9 a distance of 342.64 feet to a post;

THENCE S. 00° 01' 11" E., along the East line of said Tract 9 a distance of 625.08 feet to the POINT OF BEGINNING.

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO EIT.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48010201E, DATED JUNE 4, 2010. USE OF FIRM MAPS MUST NOT BE CONSIDERED 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 SUBSURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATIONS WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUBSURFACE 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 BULKHEAD 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.



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, JOEY WOOLLEY, FOR J.W. JOINT VENTURES, LLC, 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 SOUTHLAND ACRES UNIT NO. 1, A SUBURBAN SUBDIVISION 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 31 DAY OF March, 2017.

Joey Woolley
JOEY WOOLLEY
FOR J.W. JOINT VENTURES, LLC
FOR LAGO VISTA SQUARE
AMARILLO, TEXAS 79118
(806) 330-1997

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOEY WOOLLEY

THIS 31 DAY OF March, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 4 DAY OF April, 2017.

[Signature]

APPROVAL

APPROVED BY THE CITY-COUNTY HEALTH DEPARTMENT,

ON THIS 3rd DAY OF April, 2017.

[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

FILED OF RECORD
4-5-17
(DATE)

RANDALL
(COUNTY)

2017005947
CLERK'S DOCUMENT NO.

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 PERMITS 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 5TH DAY OF JULY, 2016.

[Signature]
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



SOUTHLAND ACRES UNIT NO. 5

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT 9, BLOCK 3 SOUTHLAND ACRES UNIT NO. 1 IN SECTION 145, BLOCK 2 A.B.&M. SURVEY, RANDALL COUNTY, TEXAS 4.914 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 - CAMEY A. MANN, RPLS - LANDON M. STOKES, RPLS - HEATHER L. YAN LEMON, RPLS - NOAH C. HUNTINGTON, RPLS - M.K. MCENTIRE, RPLS - KYLIE L. BRADY, SUT

TEXAS FIRM # 0092100 & 1092200

REG. EX. 1412 - AMARILLO, TEXAS 79102 - (806) 431-1126 - FAX (806) 431-1121

P.O. BOX 861 - TEXAS, TEXAS 79029 - (806) 934-1203 - FAX (806) 934-1202

PROJECT NO. 1610795 FILE NO. P-19
DRAWING NO. P-SUB 10/RANDALL/P-19/1610795

APP

P-17-21

JS

Christina McMurray

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



Tax Certificate

Property Account Number:
R073190001650

Statement Date: 02/10/2017
Owner: JLW JOINT VENTURES LLC
Mailing 108 LAGO VISTA ST
Address: AMARILLO, TX 791189372

Property Location: 0003101 FM 1151 (CLAUDE)
Legal: SOUTHLAND ACRES #1|LOT BLOCK
0003|TRACT 9

TAX CERTIFICATE FOR ACCOUNT : R073190001650
AD NUMBER: R07319000165
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1104113

DATE : 2/10/2017
FEE : \$10.00
PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

PROPERTY DESCRIPTION
SOUTHLAND ACRES #1|LOT BLOCK
0003|TRACT 9
0003101 FM 1151 (CLAUDE)
4.92 ACRES

REQUESTED BY

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

PROPERTY OWNER

JLW JOINT VENTURES LLC
108 LAGO VISTA ST
AMARILLO TX 791189372

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 \$1,596.62

CURRENT VALUES			
LAND MKT VALUE:	\$25,000	IMPROVEMENT :	\$70,327
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$95,327	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	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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R073190001650

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2017005947

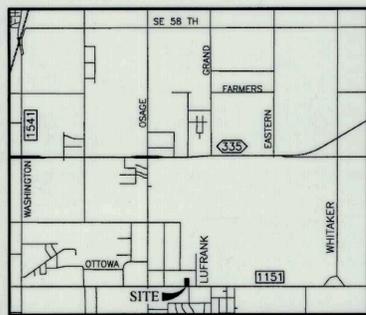
04/05/2017 11:51 AM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT



VICINITY MAP
NOT TO SCALE

LEGEND:

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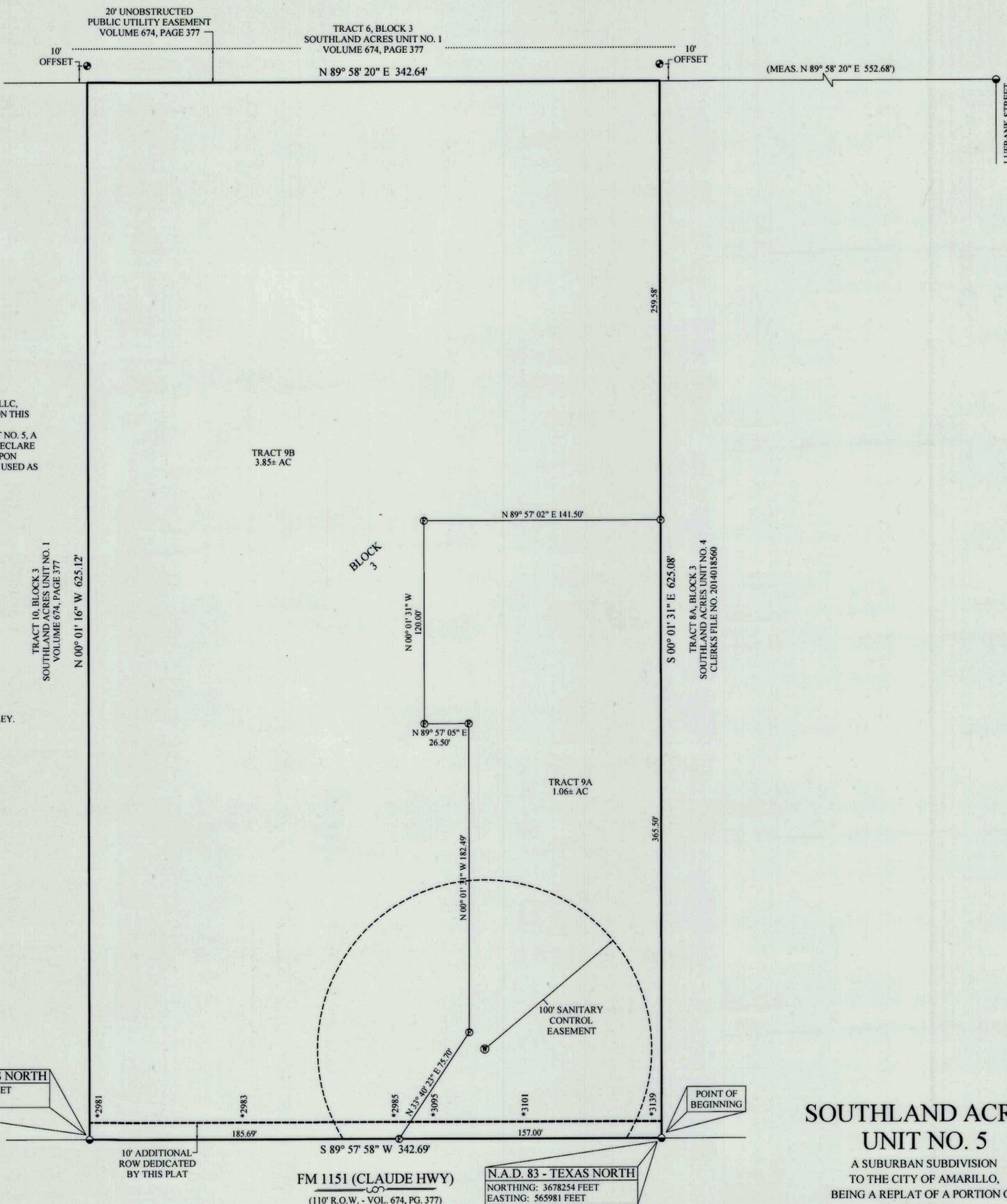
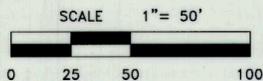
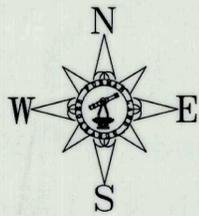
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 COUNTY OF RANDALL
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EXECUTED THIS 31 DAY OF MARCH, 2017.

Joe Woolley
 JOEY WOOLLEY
 FOR JLW JOINT VENTURES, LLC
 108 LAGO VISTA STREET
 AMARILLO, TEXAS 79118
 (806) 330-1997

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOEY WOOLLEY.

THIS 31 DAY OF MARCH, 2017.

Natalie Phillips
 NATALIE PHILLIPS
 NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 4 DAY OF APRIL, 2017.

[Signature]
 DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

ON THIS 3 DAY OF APRIL, 2017.

[Signature]
 HEALTH OFFICER

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

FILED OF RECORD

4-5-17
 (DATE) Randall
 (COUNTY)
2017005947
 CLERK'S DOCUMENT NO.

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 5TH DAY OF JULY, 2016.

[Signature]
 DARYL R. FURMAN RPLS 5374
 REGISTERED PROFESSIONAL LAND SURVEYOR



SOUTHLAND ACRES
 UNIT NO. 5

A SUBURBAN SUBDIVISION
 TO THE CITY OF AMARILLO,
 BEING A REPLAT OF A PORTION OF
 TRACT 9, BLOCK 3
 SOUTHLAND ACRES UNIT NO. 1
 IN SECTION 145, BLOCK 2
 AB&M SURVEY,
 RANDALL COUNTY, TEXAS
 4.91± ACRES



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
 P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1619795 FILE NO. P-19
 DRAWING NO. P:\SUB 16\RANDALL P-19\1619795\