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

10/27/2017

Kevin Brown
Hagar, Brown & Dorsey
4713 S Western St.
Amarillo, Texas 79109

RE: Letter of Action: Approval - McMurtry Acres Unit No. 4 – ZB1701681 Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 8/3/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017014671 on 8/17/2017. 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 or 806.378.6291.

Sincerely,

Cody Balzen

Cody Balzen
Planner I

A.P. NO. L-19
CENSUS TRACT NO. 217.03

APP

LEGEND

● = 3/8" Iron Rod with "HBD" cap, set
⊙ = Control Monument found as noted.

McMURTRY ACRES UNIT NO. 4

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,

BEING A REPLAT OF A PORTION OF TRACT 22, McMURTRY ACRES, IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY, RANDALL COUNTY, TEXAS
8.39 ACRES

DEDICATION

State of Texas)(
County of Randall)(
Know all men by these presents

That, I, George Fry, 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 McMurtry Acres Unit No. 4 , a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 1st *day of* August, 2017

George Fry
P.O. Box 8454
Amarillo, Texas 79114
806-679-5057

P-17-69

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared George Fry, 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 1st *day of* August, 2017

Notary Public State of Texas
Comm. Expires May 16, 2019

JAMES PRINGLE
MY COMMISSION EXPIRES
May 16, 2019

APPROVAL:

Approved by the designated official, for The City of Amarillo, Texas, on this 8th *day of* Aug, 2017

Assistant City Manager-Development Services

APPROVAL:

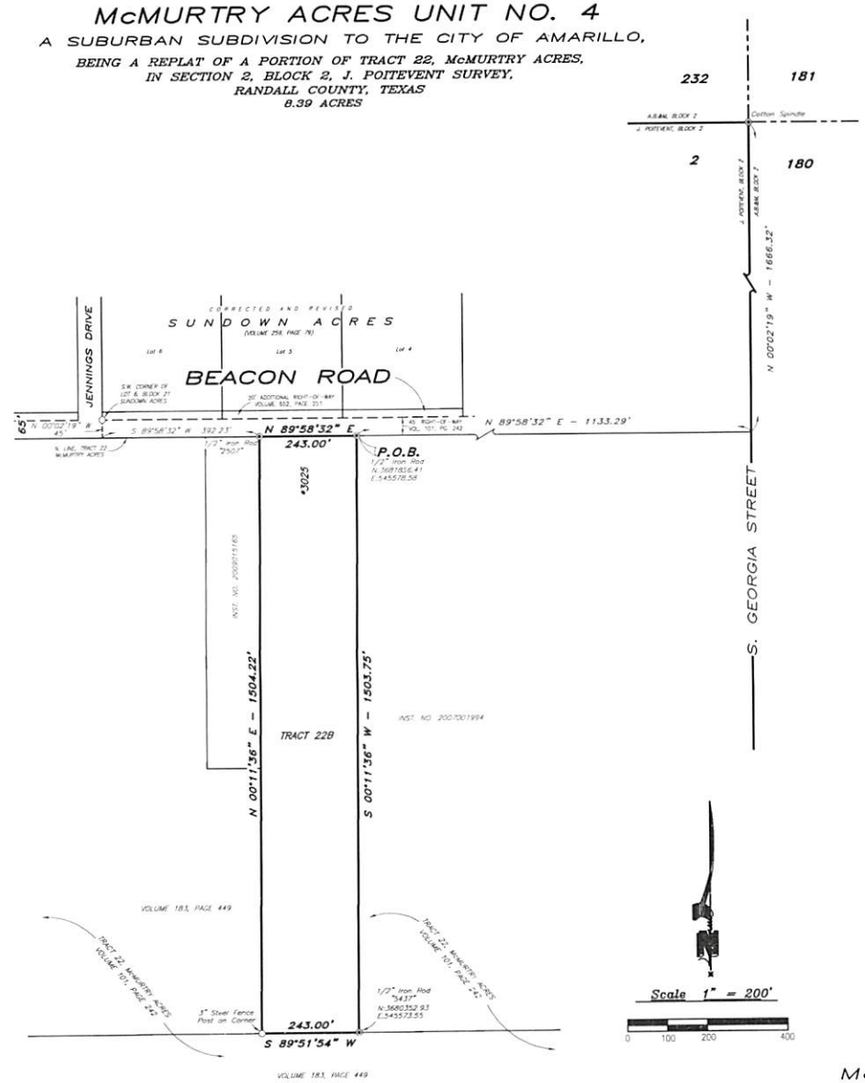
Approved by the Bi-City County Health Department.

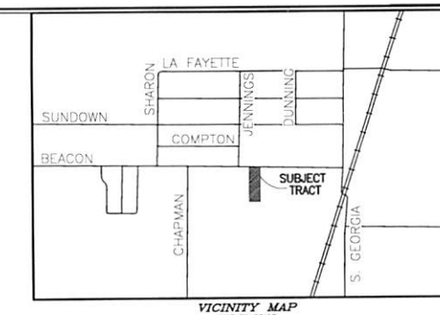
M. Stan, RS 8/3/17
Health Officer *Date*

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Randall County Road Department
301 W. Highway 60
Canyon, Texas 79015





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

A 8.39 acre tract of land being a replat of a portion of Tract 22, McMurtry Acres a recorded subdivision of record in Volume 101, Page 242, Deed Records of Randall County, Texas, situated in Section 2, Block 2, J. Poitevent Survey, being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of this tract, from Whence a cotton spindle found, for the Northeast corner of Section 2, Block 2, J. Poitevent Survey, bears North 89 degrees 58 minutes 32 seconds East, for a distance of 1139.29 feet and North 00 degrees 02 minutes 19 seconds West, for a distance of 1666.32 feet;

THENCE South 00 degrees 11 minutes 36 seconds West, for a distance of 1503.75 feet to a 1/2 inch iron rod with cap stamped "5437" found for the Southeast corner of this tract;

THENCE South 89 degrees 51 minutes 54 seconds West for a distance of 243.00 feet to a point of within 3 inch steel fence post;

THENCE North 00 degrees 11 minutes 36 seconds East, for a distance of 1504.22 feet to a 1/2 inch iron rod with cap stamped "2507" found for the Northwest corner of this tract, from Whence the Southwest corner of Lot 6, Block 21, of Sundown Acres bears, South 89 degrees 58 minutes 32 seconds West, a distance of 392.23 feet and North 00 degrees 02 minutes 19 seconds West, for a distance of 45.00 feet;

THENCE North 89 degrees 58 minutes 32 seconds East, along the North line of Tract 22, for a distance of 243.00 feet to the POINT OF BEGINNING.

Said tract contains a computed area of 8.39 acres of land.

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 1st *day of* August, 2017

K.C. Brown, RPLS 4664

REGISTERED PROFESSIONAL LAND SURVEYOR K.C. BROWN 4664

NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat **Does Not** lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C0230E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
3. "*_____" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
4. 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 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.

FILED OF RECORD
8-17-17 RANDALL
Date *County*
2017014671
File Clerk's No.

"FINAL PLAT"

McMURTRY ACRES UNIT NO. 4
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT 22, McMURTRY ACRES, IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY, RANDALL COUNTY, TEXAS
8.39 ACRES

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 10027300
hbd@hbdsurveyors.us

HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6084
Texas Firm No. 10027301

Sheet: 1 of 1 | Job No. A10054 | Drawn By: C. Burns

BK 2 J POITEVENT SEC 2

2017014671 PLAT Total Pages: 3

L-19

CB

Z:\AMA HBD JOBS\10000JOBS\A10054\A10054.dwg

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

Tax Certificate

Property Account Number:

R052375024500

A10054

Statement Date: 03/07/2017
Owner: FRY GEORGE
Mailing Address: 3910 S GEORGIA ST
AMARILLO, TX 791094838

Property Location: 0003025 BEACON
Legal: MCMURTRY ACRES|LOT BLOCK|243FT W X 1504FT S|BEG 1376.29FT W &|1667.63FT S OF NE|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R052375024500
AD NUMBER: R05237502450
GF NUMBER: KEVIN BROWN SURVEYORS
CERTIFICATE NO : 1109222

DATE : 3/7/2017
FEE : $10.00

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

PROPERTY DESCRIPTION
MCMURTRY ACRES|LOT BLOCK|243FT W X 1504FT S|BEG 1376.29FT W &|1667.63FT S OF NE|COR OF SECT
0003025 BEACON
8.39 ACRES

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

PROPERTY OWNER
FRY GEORGE
3910 S GEORGIA ST
AMARILLO TX 791094838

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 $2,368.04

CURRENT VALUES

LAND MKT VALUE:	$91,367	IMPROVEMENT :	$49,386
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$140,753	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 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 3/2017 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R052375024500

CERTIFIED BY Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2017014671
08/17/2017 03:35 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

A.P. NO. L-19
CENSUS TRACT NO. 217.03

McMURTRY ACRES UNIT NO. 4

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806-679-5057

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County of Randall

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On This 1st *day of* August, 2017

Notary Public State of Texas
Comm. Expires May 16, 2019

JAMES PRINGLE
MY COMMISSION EXPIRES
May 16, 2019

APPROVAL:

Approved by the designated official, for The City of Amarillo, Texas, on this 3RD *day of* AUGUST, 2017

Assistant City Manager, Development Services

APPROVAL:

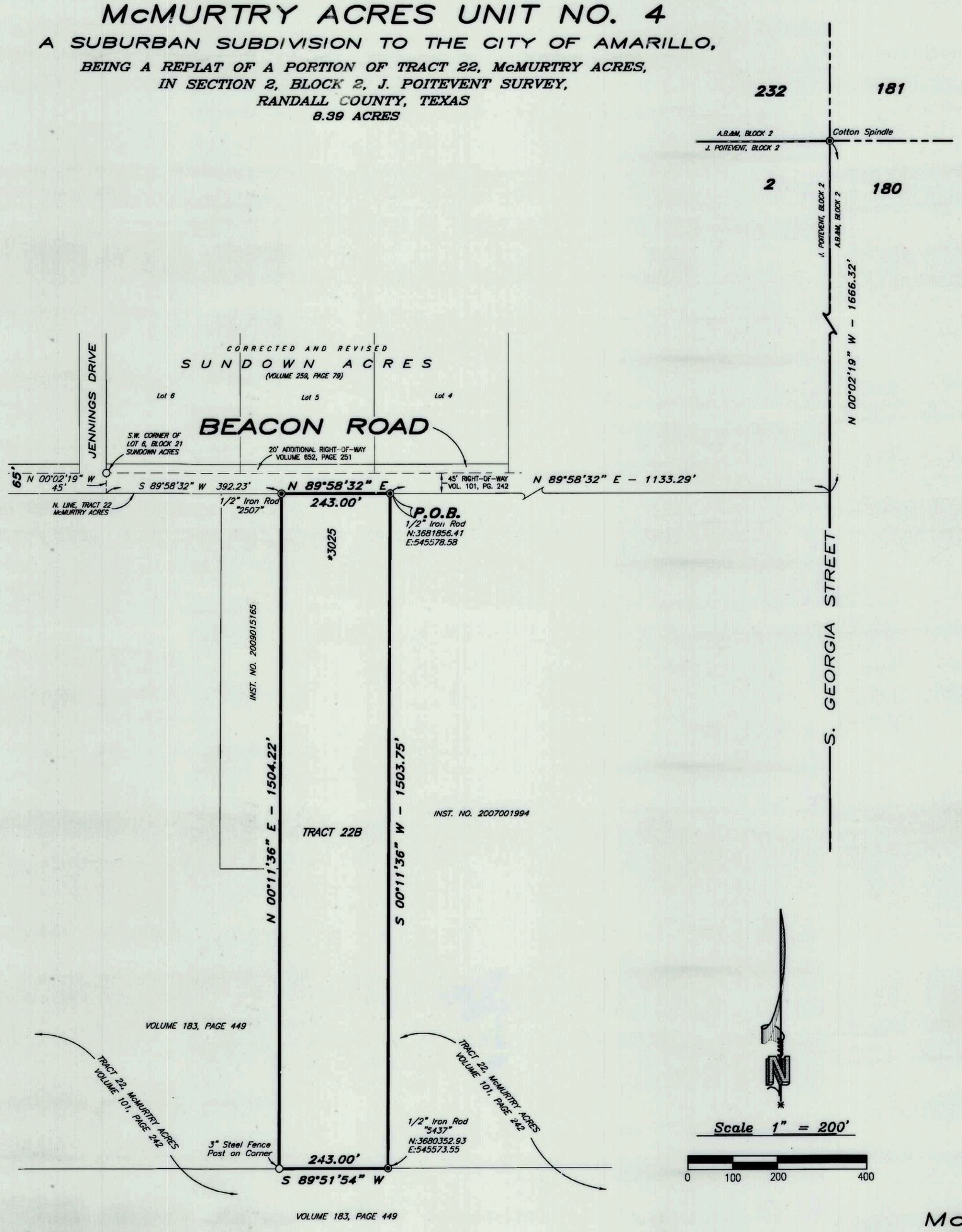
Approved by the Bi-City County Health Department.

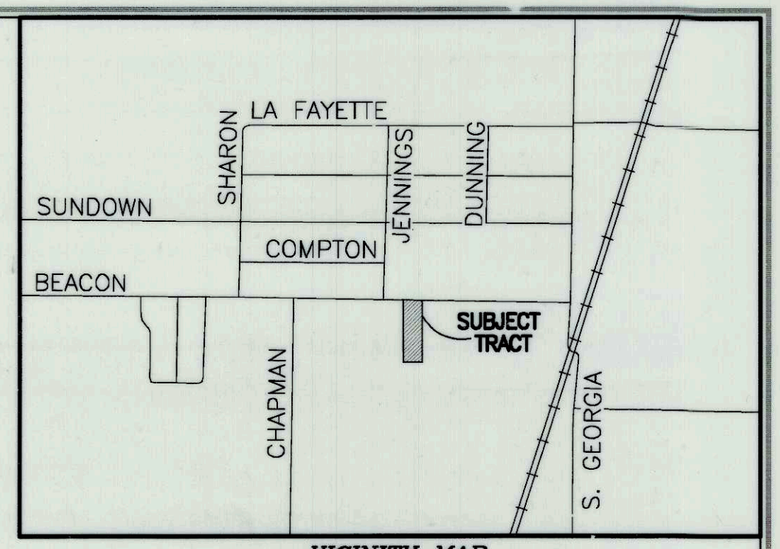
Health Officer — Date 8/3/17

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Randall County Road Department
301 W. Highway 60
Canyon, Texas 79015





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K.C. Brown, RPLS 4664

STATE OF TEXAS REGISTERED K. C. BROWN 4664 PROFESSIONAL LAND SURVEYOR

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hbd2@hbdsurveyors.us
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Hereford, Texas 79045
(806) 364-6084
Texas Firm No: 10027301

Sheet: 1 of 1 | Job No. A10054 | Drawn By: C. Rome

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