



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

10/30/2017

Royce Barnett  
Amarillo Willow Grove Development, Ltd.  
8115 Sante Fe Trail  
Amarillo, Texas 79110

**RE: Letter of Action: Approval- South Georgia Place Unit No. 32 Final Plat Application**

Mr. Barnett,

The City of Amarillo has approved the above Final Plat on 10/23/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017019332 on 10/30/2017. 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](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

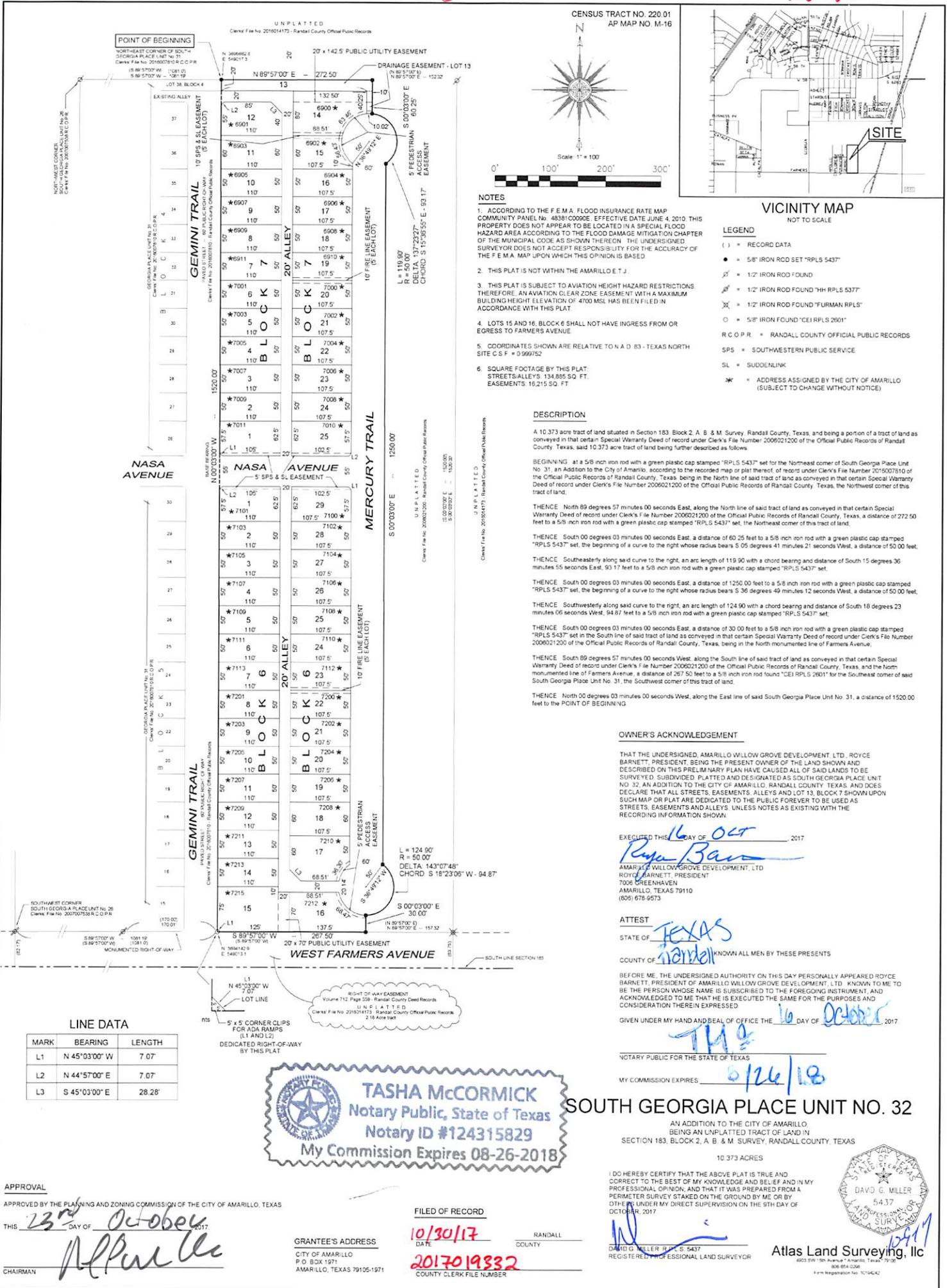
A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I

BLK 2 AB+M

SEC 183

M-16



**NOTES**

- ACCORDING TO THE F E M A FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4838/CO09CE, EFFECTIVE DATE JUNE 4, 2010 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F E M A MAP UPON WHICH THIS OPINION IS BASED.
- THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 4700 MSL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
- LOTS 15 AND 16, BLOCK 6 SHALL NOT HAVE INGRESS FROM OR EGRESS TO FARMERS AVENUE.
- COORDINATES SHOWN ARE RELATIVE TO N A D 83 - TEXAS NORTH SITE C S F = 0.999752
- SQUARE FOOTAGE BY THIS PLAT: STREETS/ALLEYS, 134,885 SQ. FT. EASEMENTS, 16,215 SQ. FT.

**DESCRIPTION**

A 10.373 acre tract of land situated in Section 183, Block 2, A, B & M Survey, Randall County, Texas, and being a portion of a tract of land as conveyed in that certain Special Warranty Deed of record under Clerk's File Number 2006021200 of the Official Public Records of Randall County, Texas, said 10.373 acre tract of land being further described as follows:

**BEGINNING** at a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set for the Northeast corner of South Georgia Place Unit No. 31, an Addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File Number 2015007810 of the Official Public Records of Randall County, Texas, being in the North line of said tract of land as conveyed in that certain Special Warranty Deed of record under Clerk's File Number 2006021200 of the Official Public Records of Randall County, Texas, the Northwest corner of said tract of land.

**THENCE** North 89 degrees 57 minutes 00 seconds East, along the North line of said tract of land as conveyed in that certain Special Warranty Deed of record under Clerk's File Number 2006021200 of the Official Public Records of Randall County, Texas, a distance of 272.50 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set, the Northeast corner of this tract of land.

**THENCE** South 00 degrees 03 minutes 00 seconds East, a distance of 60.25 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set, the beginning of a curve to the right whose radius bears S 05 degrees 41 minutes 21 seconds West, a distance of 50.00 feet.

**THENCE** Southeasterly along said curve to the right, an arc length of 119.90 feet with a chord bearing and distance of South 15 degrees 36 minutes 55 seconds East, 93.17 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set.

**THENCE** South 00 degrees 03 minutes 00 seconds East, a distance of 1250.00 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set, the beginning of a curve to the right whose radius bears S 36 degrees 49 minutes 12 seconds West, a distance of 50.00 feet.

**THENCE** Southeasterly along said curve to the right, an arc length of 124.90 feet with a chord bearing and distance of South 18 degrees 23 minutes 06 seconds West, 94.87 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set.

**THENCE** South 00 degrees 03 minutes 00 seconds East, a distance of 30.00 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set in the South line of said tract of land as conveyed in that certain Special Warranty Deed of record under Clerk's File Number 2006021200 of the Official Public Records of Randall County, Texas, being in the North monumented line of Farmers Avenue.

**THENCE** South 89 degrees 57 minutes 00 seconds West, along the South line of said tract of land as conveyed in that certain Special Warranty Deed of record under Clerk's File Number 2006021200 of the Official Public Records of Randall County, Texas, and the North monumented line of Farmers Avenue, a distance of 267.50 feet to a 5/8 inch iron rod found "CEI RPLS 2601" for the Southeast corner of said South Georgia Place Unit No. 31, the Southwest corner of this tract of land.

**THENCE** North 00 degrees 03 minutes 00 seconds West, along the East line of said South Georgia Place Unit No. 31, a distance of 1520.00 feet to the POINT OF BEGINNING.

**OWNER'S ACKNOWLEDGEMENT**

THAT THE UNDERSIGNED, AMARILLO WILLOW GROVE DEVELOPMENT, LTD., ROYCE BARNETT, PRESIDENT, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PRELIMINARY PLAN HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SOUTH GEORGIA PLACE UNIT NO. 32, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL STREETS, EASEMENTS, ALLEYS AND LOT 13, BLOCK 7 SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, EASEMENTS AND ALLEYS, UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOW.

EXECUTED THIS 16 DAY OF OCT 2017

*Royce Barnett*  
 AMARILLO WILLOW GROVE DEVELOPMENT, LTD.  
 ROYCE BARNETT, PRESIDENT  
 7006 GREENHAVEN  
 AMARILLO, TEXAS 79110  
 (805) 678-6573

**ATTEST**

STATE OF TEXAS

COUNTY OF Randall KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROYCE BARNETT, PRESIDENT OF AMARILLO WILLOW GROVE DEVELOPMENT, LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF October 2017

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/26/18

**TASHA McCORMICK**  
 Notary Public, State of Texas  
 Notary ID #124315829  
 My Commission Expires 08-26-2018

**SOUTH GEORGIA PLACE UNIT NO. 32**

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING AN UNPLATTED TRACT OF LAND IN  
 SECTION 183, BLOCK 2, A, B & M SURVEY, RANDALL COUNTY, TEXAS

10.373 ACRES

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHER UNDER MY DIRECT SUPERVISION ON THE 9TH DAY OF OCTOBER, 2017.

*David G. Miller*  
 DAVID G. MILLER R.P.L.S. 5437  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**Atlas Land Surveying, LLC**  
 6023 SW 15th Avenue • Amarillo, Texas 79102  
 806-854-0286  
 Form Registration No. 1571642

**LINE DATA**

MARK	BEARING	LENGTH
L1	N 45°03'00" W	7.07
L2	N 44°57'00" E	7.07
L3	S 45°03'00" E	28.28'

**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

THIS 23 DAY OF October 2017

*Alfred*  
 CHAIRMAN

**FILED OF RECORD**

DATE 10/30/17

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

COUNTY RANDALL

DATE 2017019332

COUNTY CLERK FILE NUMBER

APP P-17-92 HA

Christina McMurray

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



# Tax Certificate

Property Account Number:

**R200183027200**

Statement Date: 09/28/2017  
Owner: AMARILLO WILLOW GROVE  
Mailing DEVELOPMENT LTD  
Address: 8115 SANTA FE TRL  
AMARILLO, TX 791104734

Property Location: 0000000 W FARMERS AVE  
Legal: SECT 183 A B & M|LOT BLOCK 0002|IRREG  
TR BEG APPRX 2289.5FT|E & 50FT N OR SW  
COR|OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200183027200  
AD NUMBER: R200183027200  
GF NUMBER: ATLAS LAND SURVEYING  
CERTIFICATE NO : 1132419

DATE : 9/28/2017 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9415

PROPERTY DESCRIPTION

SECT 183 A B & M|LOT BLOCK 0002|IRREG  
TR BEG APPRX 2289.5FT|E & 50FT N OR SW  
COR|OF SECT  
0000000 W FARMERS AVE  
20.76 ACRES

REQUESTED BY

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

PROPERTY OWNER

AMARILLO WILLOW GROVE DEVELOPMENT LTD  
8115 SANTA FE TRL  
AMARILLO TX 791104734

UDI: 100%

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 \$4,651.17**

CURRENT VALUES			
LAND MKT VALUE:	\$207,600	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$207,600	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Canyon ISD	\$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 9/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200183027200

CERTIFIED BY: Paula Madrid  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2017019332

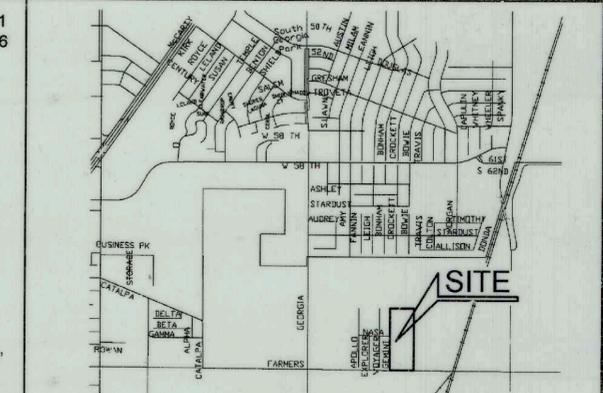
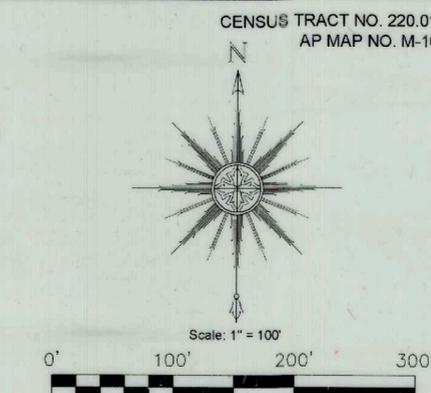
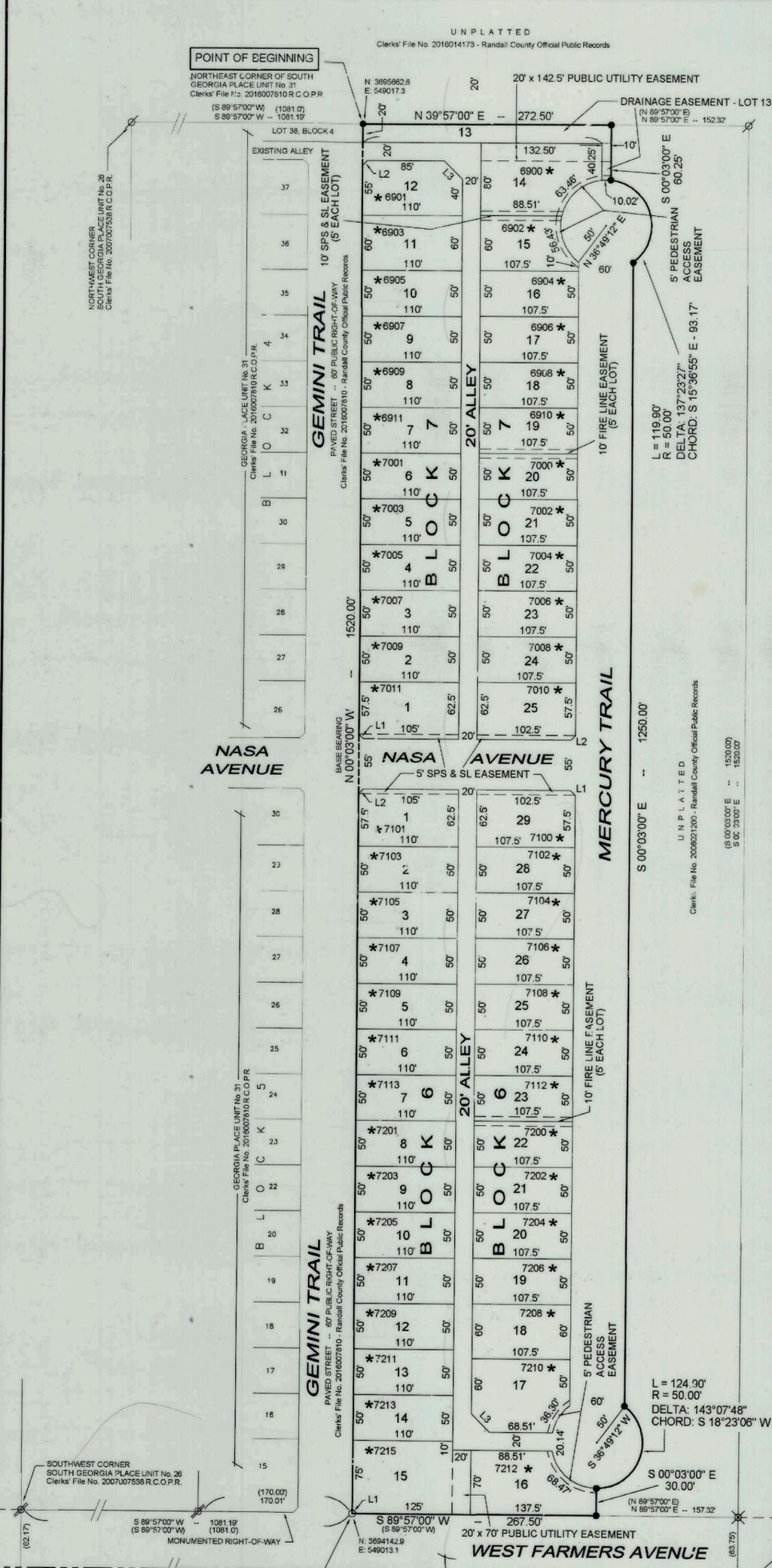
10/30/2017 11:42 AM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT



- NOTES**
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0090E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
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  - SQUARE FOOTAGE BY THIS PLAT: STREETS/ALLEYS: 134,885 SQ. FT. EASEMENTS: 16,215 SQ. FT.

- VICINITY MAP**  
NOT TO SCALE
- LEGEND**
- ( ) = RECORD DATA
  - = 5/8" IRON ROD SET "RPLS 5437"
  - = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD FOUND "HH RPLS 5377"
  - ⊗ = 1/2" IRON ROD FOUND "FURMAN RPLS"
  - = 5/8" IRON FOUND "CEI RPLS 2601"
  - R.C.O.P.R. = RANDALL COUNTY OFFICIAL PUBLIC RECORDS
  - SPS = SOUTHWESTERN PUBLIC SERVICE
  - SL = SUDDENLINK
  - \* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

**DESCRIPTION**

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EXECUTED THIS 16 DAY OF OCT, 2017.

*Royce Barnett*  
AMARILLO WILLOW GROVE DEVELOPMENT, LTD.  
ROYCE BARNETT, PRESIDENT  
7006 GREENHAVEN  
AMARILLO, TEXAS 79110  
(806) 678-9573

**ATTEST**

STATE OF TEXAS  
COUNTY OF Randall KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROYCE BARNETT, PRESIDENT OF AMARILLO WILLOW GROVE DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16th DAY OF October, 2017.

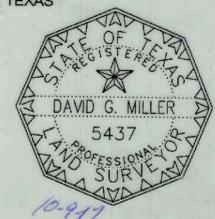
*THE*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 8/26/18

**SOUTH GEORGIA PLACE UNIT NO. 32**

AN ADDITION TO THE CITY OF AMARILLO,  
BEING AN UNPLATTED TRACT OF LAND IN  
SECTION 183, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS

10.373 ACRES

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DAVID G. MILLER R.P.L.S. 5437  
REGISTERED PROFESSIONAL LAND SURVEYOR

**Atlas Land Surveying, llc**  
4903 SW 15th Avenue • Amarillo, Texas • 79106  
806-654-0298  
Firm Registration No. 10194242

**LINE DATA**

MARK	BEARING	LENGTH
L1	N 45°03'00" W	7.07'
L2	N 44°57'00" E	7.07'
L3	S 45°03'00" E	28.28'

**APPROVAL**  
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS  
THIS 23rd DAY OF October, 2017.  
*Ad Parker*  
CHAIRMAN

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

**FILED OF RECORD**

DATE 10/30/17  
COUNTY RANDALL  
2017019332  
COUNTY CLERK FILE NUMBER