



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

1/3/2018

James Bayless
15260 Cavin Rd.
Amarillo, Texas 79119

RE: Letter of Action: Approval- Bayless Addition Unit No. 1 Final Plat Application

Mr. Bayless,

The City of Amarillo has approved the above Final Plat on 12/15/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018000121 on 1/3/2018. 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,

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

Jeffrey C. English
Planner I



DESCRIPTION

A 2.24 +/- acre tract of land out of Section 61, Block 1, T.T.R. Company Survey, Randall County, Texas (hereinafter referred to as "the tract") is described in that certain instrument recorded under County Clerk File No. 201700918 of the Official Public Records of Randall County, Texas. This tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most Northerly Northwest corner of this tract of land;

THENCE S 89° 51' 50" E (Base line) 240.00 feet along the South Right of Way line of McCormick Road as it exists on the ground, to a point at the intersection of the South Right of Way line of said McCormick Road with the West Right of Way line of the general, even surface 1/2 inch iron rod with cap (1478) found near N. 00° 05' 07" W 0.3 feet;

THENCE S 00° 05' 07" E, 300.00 feet along the said West Right of Way line of Intersect 27 to a 1/8 inch iron rod found as called for;

THENCE N 89° 51' 50" W, 400.88 feet to a 1/4 inch iron pipe found;

THENCE NORTH 160.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S 89° 51' 50" E, 160.00 feet to a "X" in concrete found;

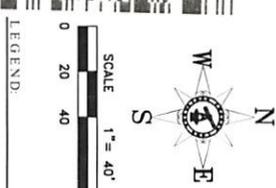
THENCE N 00° 10' 39" E, 140.00 feet to the POINT OF BEGINNING and containing 2.24 acres of land more or less.

NOTES

1) THIS PLAT IS WITHIN THE AMARILLO EITI

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE, ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48167002E, DATED JUNE 4, 2010 USE OF FIRM KNOWLEDGE NOT BE CONSIDERED AS A SUPER SITE FLOOD EVIDENCES BY THIS SURVEY.

3) THERE IS HEREBY CREATED BY THIS PLAT A 100-FOOT RADIUS WHEEL WHEEL NO SURFACE APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SURFACE APPROVED WATER WELL SHALL BE LOCATED. THIS 100 FEET TO A SUB-SURFACE SERVICED WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SURFACE WATER AND DOES NOT PROHIBIT BUILDING, ENCLOSEMENTS, TOWER, OR OTHER STRUCTURES AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.



- LEGEND**
- 1. 1/2" IRON ROD SET W/ CAP
 - 2. STAMPED FERRIS BRASS
 - 3. "X" IN CONCRETE FND
 - 4. 1/4" IRON MONUMENT FND
 - BRASS HIGHWAY ROW MONUMENT FND
 - 1. 1/2" IRON PIPE FND
 - 2. 1/2" IRON ROD W/ CAP FND
 - 3. 1/2" IRON PIPE FND
 - 4. 1/2" IRON ROD FND
 - RM
 - REGROW MONUMENT
 - N.A.D. OR S.M.B. FND
 - ROCK WITH MONUMENT ORIGIN
 - ADDRESS PROVIDED DIRECTLY OF ADDRESS PROVIDED BY CLIENT WITHOUT NOTICE
 - XXXX

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS ON THIS 15th DAY OF Dec 2017

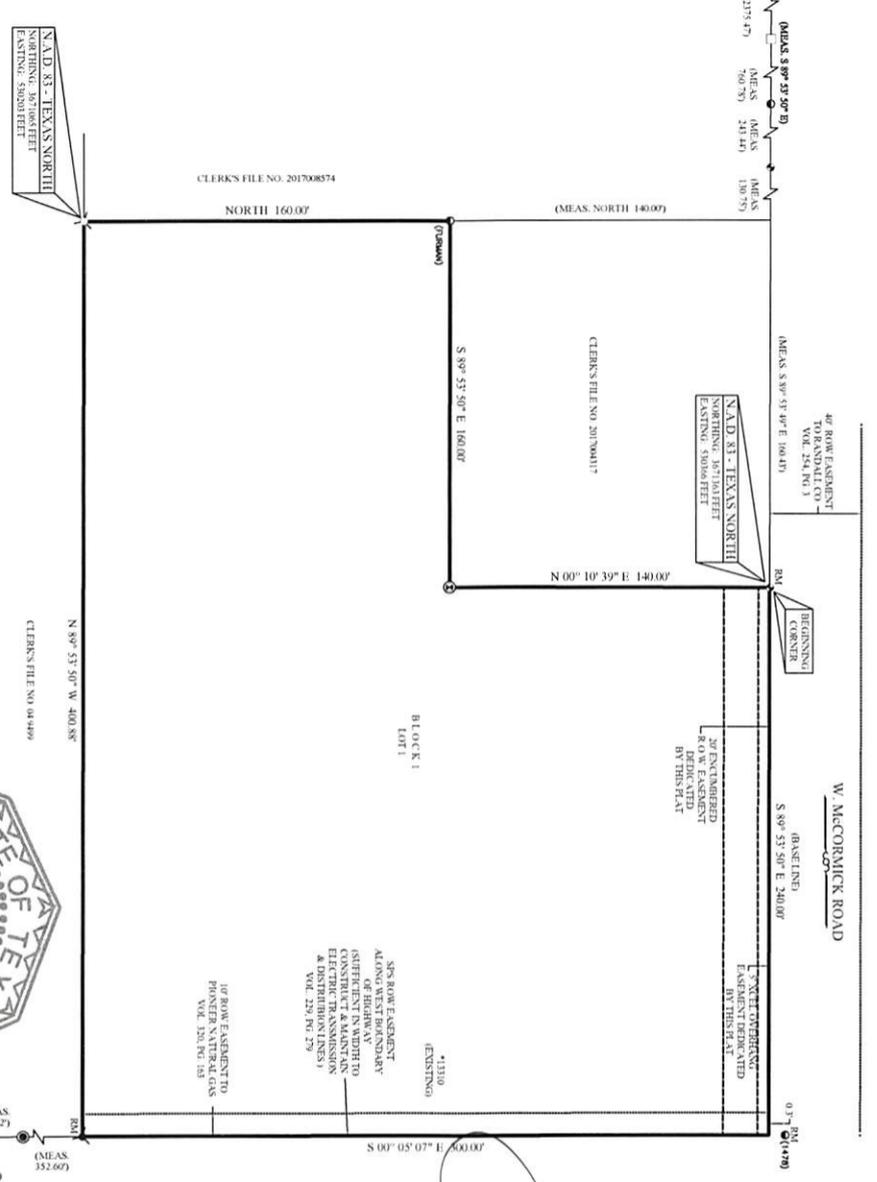
Michele Bonner

APPROVED BY THE CITY/COUNTY CLERK DEPARTMENT ON THIS 15th DAY OF December 2017

J. H. H. H.

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1071
AMARILLO, TEXAS 79106-0711
RANDALL COUNTY ROAD DEPT
301 W. HIGHWAY 69
CANYON, TEXAS 79015

FIELD RECORD
1/3/18
OFFICE
2018000121
CLERK'S DEPARTMENT



CERTIFICATE

I, DARYL R. FURMAN, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 PERMITS CORNERS ON THIS 26th DAY OF NOVEMBER, 2017.

Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SHEILLY BAYLESS, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CONSENTED ALL OF SAID OWNERS TO BE SIGNED AND RECORDED AS A BAYLESS ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANE AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOR THE USE OF THE PEOPLE OF THE STATE OF TEXAS.

EXECUTED THIS 14th DAY OF December 2017

Sheilly B. Bayless

SHEILLY BAYLESS
1306 S. STATE ST.
AMARILLO, TEXAS 79119
(806) 681-9025

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THIS INSTRUMENT WAS PREPARED BY SHEILLY BAYLESS THIS 14th DAY OF December 2017.

Notary Public

NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JAMES BAYLESS, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CONSENTED ALL OF SAID OWNERS TO BE SIGNED AND RECORDED AS A BAYLESS ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANE AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOR THE USE OF THE PEOPLE OF THE STATE OF TEXAS.

EXECUTED THIS 14th DAY OF December 2017

James Bayless

JAMES BAYLESS
1306 S. STATE ST.
AMARILLO, TEXAS 79119
(806) 681-9025

BAYLESS ADDITION UNIT NO. 1

AS HEREBY SUBMITTED TO THE CITY OF AMARILLO BEING AN INSTRUMENTED TRACT OF LAND IN SECTIONS 61, BLOCK 1, T.T.R. CO. SURVEY, RANDALL COUNTY, TEXAS 2.24 ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS CONSULTING AND MAPPING
DARYL R. FURMAN, PRES. OWNER & FURMAN RPLS, DONALD R. FURMAN, PRES. OWNER & FURMAN RPLS, LINDSEY M. STOKES, RPLS. HERIBERTO LYNN LEMONS, RPLS. NASH C. HUNTINGTON, RPLS. MIA TEXAS FURMAN, FURMAN RPLS. (10022001)
P.O. BOX 1071, AMARILLO, TEXAS 79106-0711, (806) 371-1706, FAX (806) 371-1746
FOR MORE INFORMATION CONTACT: (806) 371-1706 OR VISIT OUR WEBSITE: WWW.FURMANLANDSURVEYORS.COM

PRODUCT NO. 1721000 FILE NO. 1-24
DISPATCH NO. 173009 17-RANDALL-V-24-1721000A

APP P-17-96 HR

Christina McMurray

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



Tax Certificate

Property Account Number:
R758063005000

Statement Date: 12/18/2017
Owner: BAYLESS JAMES F
Mailing BAYLESS SHELLY B
Address: 15620 CAVIN RD
AMARILLO, TX 791197633

Property Location: 0013310 IH 27
Legal: SECT 63 TYLER TAP|LOT BLOCK 0001|IRREG
TR BEG|40FT S & 193FT W OF NE|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758063005000
AD NUMBER: R758063005000
GF NUMBER: FURMAN & ASSOCIATES
CERTIFICATE NO : 1623801

DATE : 12/18/2017 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
SECT 63 TYLER TAP|LOT BLOCK 0001|IRREG
TR BEG|40FT S & 193FT W OF NE|COR OF SECT
0013310 IH 27
2.24 ACRES

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

PROPERTY OWNER
BAYLESS JAMES F BAYLESS SHELLY B
15620 CAVIN RD
AMARILLO TX 791197633

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 2017 ARE \$3,558.66

CURRENT VALUES			
LAND MKT VALUE:	\$45,085	IMPROVEMENT :	\$157,495
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$202,580	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 12/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758063005000

CERTIFIED BY:

Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018000121

01/03/2018 02:20 PM

Fee: 48.00

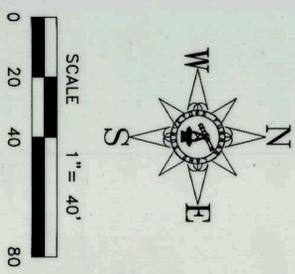
Renee Calhoun, County Clerk

Randall County, Texas

PLAT



VICINITY MAP
NOT TO SCALE



LEGEND:

- ① 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL.S"
- ② *X" IN CONCRETE FND
- ③ 4 x 4 R.O.W. MONUMENT FND
- ④ BRASS HIGHWAY ROW MONUMENT FND
- ⑤ 3/4" IRON PIPE FND
- ⑥ 1/2" IRON ROD W/CAP FND
- ⑦ 1/2" IRON ROD FND
- ⑧ 1/2" IRON PIPE FND
- ⑨ 3/8" IRON ROD FND
- ⑩ RM RECORD MONUMENT
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- *XXXX

APPROVAL
APPROVED BY THE DESIGNATED CITY OFFICIAL
OF THE CITY OF AMARILLO, TEXAS,
ON THIS 15th DAY OF December, 2017.
Micahel Bone
DESIGNATED CITY OFFICIAL

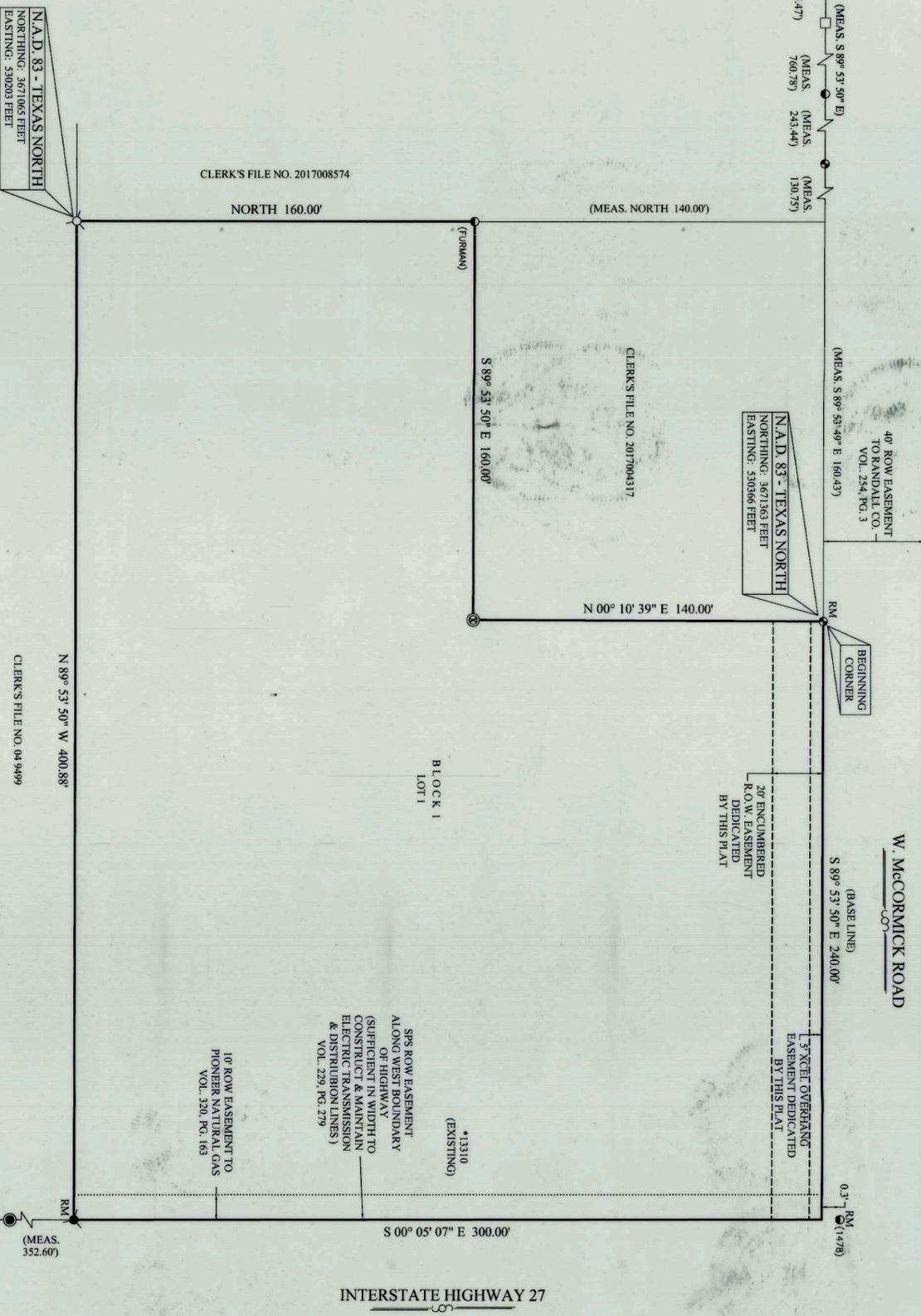
APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,
ON THIS 15th DAY OF December, 2017.
J. A. H. H. H.
HEALTH OFFICER

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
1-3-18
(DATE)
2018000121
CLERK'S DOCUMENT NO.

DESCRIPTION
A 2.24 +/- acre tract of land out of Section 63, Block 1, T. 1, R. R. Company Survey, Randall County, Texas further being all of that certain tract of land described in that certain instrument recorded under County Clerk's File No. 2017000918 of the Official Public Records of Randall County, Texas. This tract of land being described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for the most Northerly Northwest corner of this tract of land;
THENCE S. 89° 53' 50" E. (Base line) 240.00 feet along the South Right of Way line of McCormick Road as it exists on the ground, to a point at the intersection of the South Right of Way line of said McCormick Road and the West Right of Way line of Interstate 27 as it exists on the ground, from whence a 1/2 inch iron rod with cap (1478) found bears N. 00° 05' 07" W. 0.3 feet;
THENCE S 00° 05' 07" E. 300.00 feet along the said West Right of Way line of Interstate 27 to a 3/8 inch iron rod found as called for;
THENCE N. 89° 53' 50" W. 400.88 feet to a 3/4 inch iron rod with cap stamped "FURMAN RPL.S" set;
THENCE S. 89° 53' 50" E. 160.00 feet to a "X" in concrete found;
THENCE N 00° 10' 39" E. 140.00 feet to the POINT OF BEGINNING and containing 2.24 acres of land more or less.

NOTES:
1) THIS PLAT IS WITHIN THE AMARILLO ETL.
2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 483810020E 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.



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 28th DAY OF NOVEMBER, 2017.

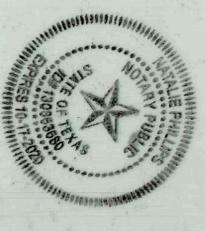


DARLY R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, SHELLY BAYLESS, 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 BAYLESS ADDITION UNIT NO. 1, AN ADDITION 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 15th DAY OF December, 2017.
Shelly Bayless
SHELLY BAYLESS
13310 INTERSTATE 27
AMARILLO, TEXAS 79119
(806) 681-9028



OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, JAMES BAYLESS, 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 BAYLESS ADDITION UNIT NO. 1, AN ADDITION 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 15th DAY OF December, 2017.
James Bayless
JAMES BAYLESS
13310 INTERSTATE 27
AMARILLO, TEXAS 79119
(806) 681-9028



ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES BAYLESS
ON THIS 15th DAY OF December, 2017.
Darly R. Furman
NOTARY PUBLIC, STATE OF TEXAS

BAYLESS ADDITION
UNIT NO. 1
A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 63, BLOCK 1,
T. 1, R. R. Co. SURVEY,
RANDALL COUNTY, TEXAS
2.24+ ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

DARLY R. FURMAN, RPL.S. - DANIEL R. FURMAN, RPL.S. - DONALD R. FURMAN, RPL.S.
CASEY A. MANN, RPL.S. - LANDON M. STOKES, RPL.S.
HEATHER LYNN LEWIS, RPL.S. - NOAH C. HINTINGTON, RPL.S.
M.K. MENTRE, RPL.S. - KYLE L. BRADY, ST
TEXAS FRM # 10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 574-4246 - FAX (806) 574-4238
P.O. BOX 484 - DENVER, TEXAS 79025 - (806) 594-1603 - FAX (806) 594-1482
PROJECT NO. 1721090 FILE NO. 1-21
DRAWING NO. P-SUB 17 RANDALL-1-21\1721090\