

Christina McMurray

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



Tax Certificate

Property Account Number:
R009260038000

Statement Date: 01/09/2018
Owner: M2B AMARILLO LLC
Mailing 800 TAFT ST
Address: HOUSTON, TX 770192612

Property Location: 0000000 S LOOP 335 WEST
Legal: COULTER ACRES # 16|LOT 003 BLOCK 0004

TAX CERTIFICATE FOR ACCOUNT : R009260038000
AD NUMBER: R009260038000
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1634746

DATE : 1/9/2018
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

COULTER ACRES # 16|LOT 003 BLOCK 0004
0000000 S LOOP 335 WEST
2.2 ACRES

REQUESTED BY

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

PROPERTY OWNER

M2B AMARILLO LLC
800 TAFT ST
HOUSTON TX 770192612

UDI: 0%

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 \$463.90

CURRENT VALUES			
LAND MKT VALUE:	\$27,500	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$27,500	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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R009260038000

CERTIFIED BY :

Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R009260037500

Statement Date: 01/09/2018
Owner: M2B AMARILLO LLC
Mailing 800 TAFT ST
Address: HOUSTON, TX 770192612

Property Location: 0000000 S LOOP 335 WEST
Legal: COULTER ACRES # 16|LOT 002 BLOCK 0004

TAX CERTIFICATE FOR ACCOUNT : R009260037500
AD NUMBER: R009260037500
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1634745

DATE : 1/9/2018 PAGE 1 OF 1
FEE : \$10.00

PROPERTY DESCRIPTION
COULTER ACRES # 16|LOT 002 BLOCK 0004
0000000 S LOOP 335 WEST
2.2 ACRES

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

REQUESTED BY

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

PROPERTY OWNER

M2B AMARILLO LLC
800 TAFT ST
HOUSTON TX 770192612

UDI: 0%

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 \$463.90

CURRENT VALUES			
LAND MKT VALUE:	\$27,500	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$27,500	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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R009260037500

CERTIFIED BY : 
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018000725

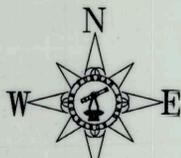
01/12/2018 04:41 PM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

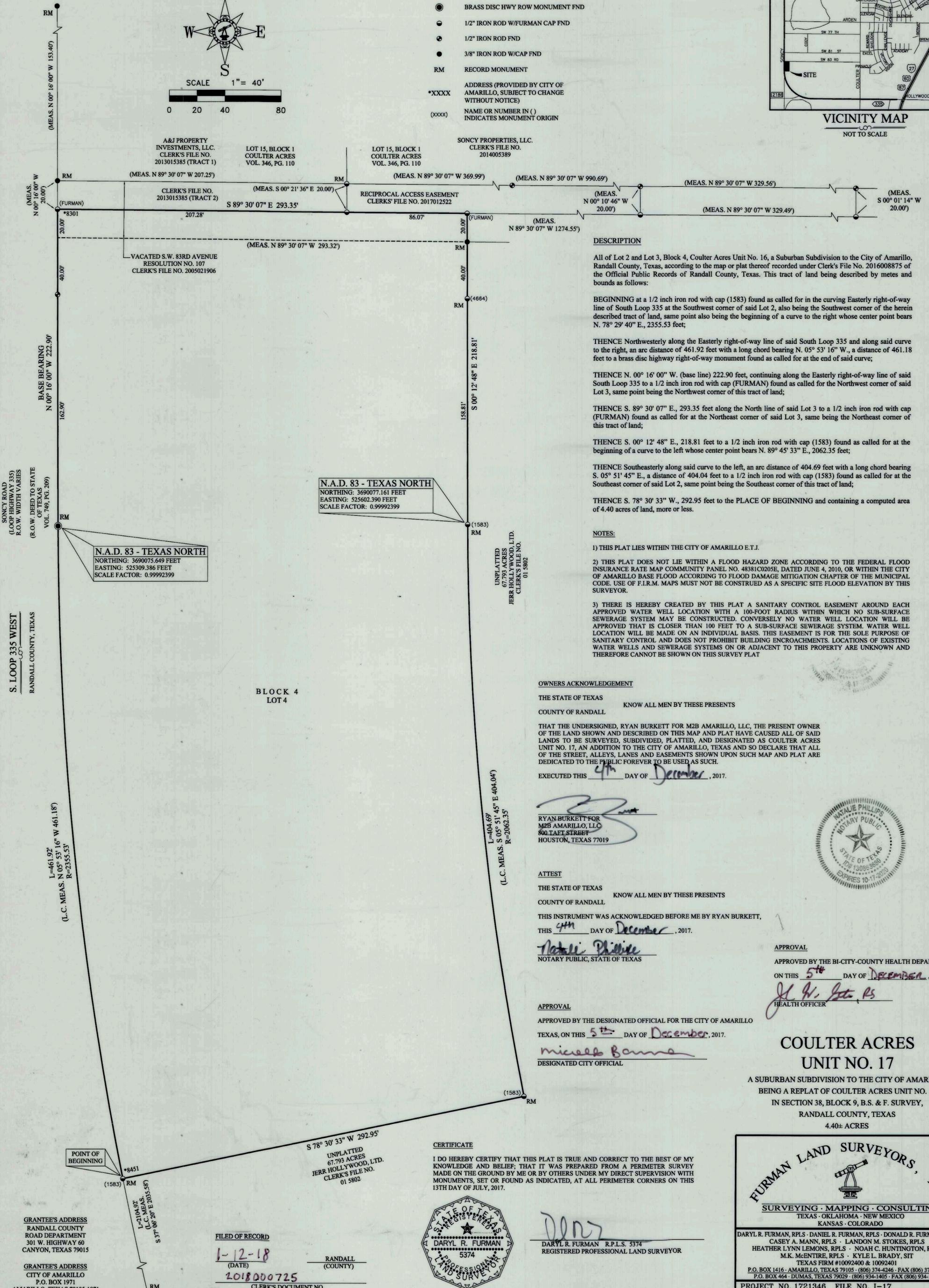


LEGEND:

- BRASS DISC HWY ROW MONUMENT FND
- 1/2" IRON ROD W/FURMAN CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- RM RECORD MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN



VICINITY MAP
NOT TO SCALE



DESCRIPTION

All of Lot 2 and Lot 3, Block 4, Coulter Acres Unit No. 16, a Suburban Subdivision to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016008875 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 with cap (1583) found as called for in the curving Easterly right-of-way line of South Loop 335 at the Southwest corner of said Lot 2, also being the Southwest corner of the herein described tract of land, same point also being the beginning of a curve to the right whose center point bears N. 78° 29' 40" E., 2355.53 feet;

THENCE Northwesterly along the Easterly right-of-way line of said South Loop 335 and along said curve to the right, an arc distance of 461.92 feet with a long chord bearing N. 05° 53' 16" W., a distance of 461.18 feet to a brass disc highway right-of-way monument found as called for at the end of said curve;

THENCE N. 00° 16' 00" W. (base line) 222.90 feet, continuing along the Easterly right-of-way line of said South Loop 335 to a 1/2 inch iron rod with cap (FURMAN) found as called for the Northwest corner of said Lot 3, same point being the Northwest corner of this tract of land;

THENCE S. 89° 30' 07" E., 293.35 feet along the North line of said Lot 3 to a 1/2 inch iron rod with cap (FURMAN) found as called for at the Northeast corner of said Lot 3, same being the Northeast corner of this tract of land;

THENCE S. 00° 12' 48" E., 218.81 feet to a 1/2 inch iron rod with cap (1583) found as called for at the beginning of a curve to the left whose center point bears N. 89° 45' 33" E., 2062.35 feet;

THENCE Southeasterly along said curve to the left, an arc distance of 404.69 feet with a long chord bearing S. 05° 51' 45" E., a distance of 404.04 feet to a 1/2 inch iron rod with cap (1583) found as called for at the Southeast corner of said Lot 2, same point being the Southeast corner of this tract of land;

THENCE S. 78° 30' 33" W., 292.95 feet to the PLACE OF BEGINNING and containing a computed area of 4.40 acres of land, more or less.

NOTES:

- 1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO E.T.J.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0205E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. 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 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

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, RYAN BURKETT FOR M2B AMARILLO, LLC, THE PRESENT OWNER 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 COULTER ACRES UNIT NO. 17, 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 4th DAY OF December, 2017.

RYAN BURKETT FOR
M2B AMARILLO, LLC
800 TAFT STREET
HOUSTON, TEXAS 77019

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RYAN BURKETT,
THIS 4th DAY OF December, 2017.
Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO
TEXAS, ON THIS 5th DAY OF December, 2017.
Michelle Barma
DESIGNATED CITY OFFICIAL

APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,
ON THIS 5th DAY OF December, 2017.
J. R. [Signature]
HEALTH OFFICER

COULTER ACRES
UNIT NO. 17

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF COULTER ACRES UNIT NO. 16
IN SECTION 38, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
4.40± 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
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482
PROJECT NO. 1721346 FILE NO. I-17
DRAWING NO. P:\SUB 17\RANDALL\I-17\1721346\

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690077.161 FEET
EASTING: 525602.390 FEET
SCALE FACTOR: 0.99992399

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690075.649 FEET
EASTING: 525309.386 FEET
SCALE FACTOR: 0.99992399

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 13TH DAY OF JULY, 2017.



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

FILED OF RECORD
1-12-18
(DATE)
2018000725
CLERK'S DOCUMENT NO.
RANDALL
(COUNTY)

GRANTEE'S ADDRESS
RANDALL COUNTY
ROAD DEPARTMENT
301 W. HIGHWAY 60
CANYON, TEXAS 79015
GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971