



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

2/16/2018

Daryl Furman
Furman Surveying
3501 S Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval - Taylor Rose Landing Unit No. 1 – ZB1706214 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 12/12/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018001744 on 1/31/2018. Enclosed you will find a copy of your approved and recorded Final Plat.

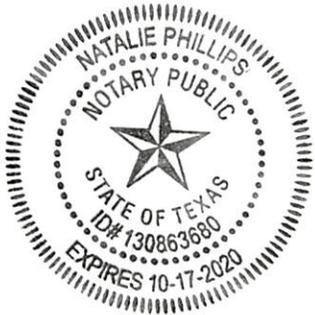
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I



BLK 2 AB+M

SEC 84

S-19

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



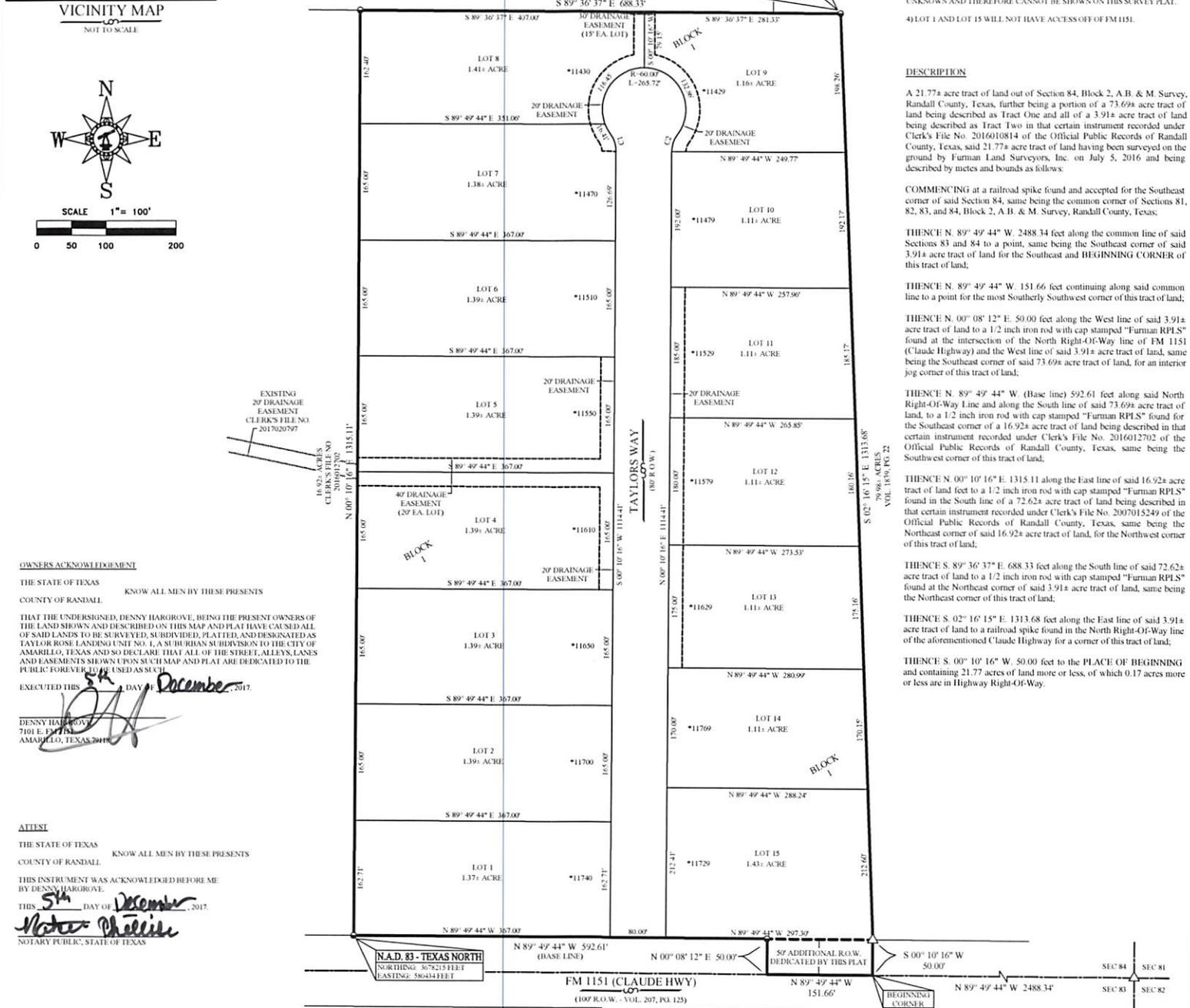
LEGEND:

- 1/2" IRON ROD W/ CAP END
- △ RAILROAD SPIKE END
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

Curve#	Length	Radius	Chord Direction	Chord Length
C1	25.74	40.00	N18° 15' 49"W	25.30
C2	25.74	40.00	S18° 36' 22"W	25.30

72.62± ACRES
CLERK'S FILE NO.
2007015249

N.A.D. 83 - TEXAS NORTH
NORTHING: 367520 FEET
EASTING: 581120 FEET



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO E.L.I.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48800238, DATED JUNE 4, 2010. USE OF FIRM 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 LOCATIONS 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.
- 4) LOT 1 AND LOT 15 WILL NOT HAVE ACCESS OFF FM 1151.

DESCRIPTION:

A 21.77± acre tract of land out of Section 84, Block 2, A, B. & M. Survey, Randall County, Texas, further being a portion of a 73.69± acre tract of land being described as Tract One and all of a 3.91± acre tract of land being described as Tract Two in that certain instrument recorded under Clerk's File No. 2016010814 of the Official Public Records of Randall County, Texas, said 21.77± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on July 5, 2016 and being described by metes and bounds as follows:

COMMENCING at a railroad spike found and accepted for the Southeast corner of said Section 84, same being the common corner of Sections 81, 82, 83, and 84, Block 2, A, B. & M. Survey, Randall County, Texas;

THENCE N. 89° 49' 44" W. 2488.34 feet along the common line of said Sections 83 and 84 to a point, same being the Southeast corner of said 3.91± acre tract of land for the Southeast and BEGINNING CORNER of this tract of land;

THENCE N. 89° 49' 44" W. 151.66 feet continuing along said common line to a point for the most Southerly Southwest corner of this tract of land;

THENCE N. 00° 08' 12" E. 50.00 feet along the West line of said 3.91± acre tract of land to a 1/2 inch iron rod with cap stamped "Furman RPLS" found at the intersection of the North Right-Of-Way line of FM 1151 (Claude Highway) and the West line of said 3.91± acre tract of land, same being the Southeast corner of said 73.69± acre tract of land, for an interior jog corner of this tract of land;

THENCE N. 89° 49' 44" W. (Base line) 592.61 feet along said North Right-Of-Way Line and along the South line of said 73.69± acre tract of land, to a 1/2 inch iron rod with cap stamped "Furman RPLS" found for the Southeast corner of a 16.92± acre tract of land being described in that certain instrument recorded under Clerk's File No. 2016012702 of the Official Public Records of Randall County, Texas, same being the Southwest corner of this tract of land;

THENCE N. 00° 16' 15" E. 1315.11 along the East line of said 16.92± acre tract of land to a 1/2 inch iron rod with cap stamped "Furman RPLS" found in the South line of a 72.62± acre tract of land being described in that certain instrument recorded under Clerk's File No. 2007015249 of the Official Public Records of Randall County, Texas, same being the Northeast corner of said 16.92± acre tract of land, for the Northwest corner of this tract of land;

THENCE S. 89° 36' 37" E. 688.33 feet along the South line of said 72.62± acre tract of land to a 1/2 inch iron rod with cap stamped "Furman RPLS" found at the Northeast corner of said 3.91± acre tract of land, same being the Northeast corner of this tract of land;

THENCE S. 02° 16' 15" E. 1313.68 feet along the East line of said 3.91± acre tract of land to a railroad spike found in the North Right-Of-Way line of the aforementioned Claude Highway for a corner of this tract of land;

THENCE S. 00° 10' 16" W. 50.00 feet to the PLACE OF BEGINNING and containing 21.77 acres of land more or less, of which 0.17 acres more or less are in Highway Right-Of-Way.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, DENNY HARGROVE, 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 TAYLOR ROSE LANDING 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 5th DAY OF December, 2017.

DENNY HARGROVE
7101 E. FORT
AMARILLO, TEXAS 79118

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNY HARGROVE.

THIS 5th DAY OF December, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS 5th DAY OF December, 2017.

Chairman

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,

ON THIS 12th DAY OF December, 2017.

Health Officer

GRANTEES ADDRESS

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 66
CANYON, TEXAS 79015

FILED OF RECORD

01/31/18

2018001744

RANDALL

COUNTY

CLERK'S DOCUMENT NO.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DECEMBER, 2016.



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 - LONDON M. STOKES, RPLS
HEATHER LYNN LESIONS, RPLS - NOAH C. HUNTINGTON, RPLS
MIK MCENTIRE, RPLS - KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1410, AMARILLO, TEXAS 79102 - (806) 471-4240 - FAX (806) 471-4248
P.O. BOX 854, DUBOIS, TEXAS 79029 - (806) 934-1103 - FAX (806) 934-1102

PROJECT NO. 1610600 FILE NO. S-19
DRAWING NO. P./SUB 10/RANDALL/S-19/1610600\

APP

P-17-112

He

Christina McMurray

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



Tax Certificate

Property Account Number:
R200084011500

Statement Date: 01/30/2018
Owner: HARGROVE DENNY
Mailing 6901 WILD HORSE TRL
Address: AMARILLO, TX 791184261

Property Location: 0000000
Legal: SECT 84 A B & M|LOT BLOCK 0002|IRREG
NONCONTIG TR BEG|50FT N & 2488.34FT W
OF|SE COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200084011500
AD NUMBER: R200084011500
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1645859

DATE : 1/30/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 84 A B & M|LOT BLOCK 0002|IRREG
NONCONTIG TR BEG|50FT N & 2488.34FT W
OF|SE COR OF SECT
0000000
39.82 ACRES

REQUESTED BY

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

PROPERTY OWNER

HARGROVE DENNY
6901 WILD HORSE TRL
AMARILLO TX 791184261

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 \$37.97

CURRENT VALUES			
LAND MKT VALUE:	\$2,190	IMPROVEMENT :	\$0
AG LAND VALUE:	\$47,585	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$49,775	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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	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: R200084011500

CERTIFIED BY:

Christina McMurray
Authorized agent of Randall County

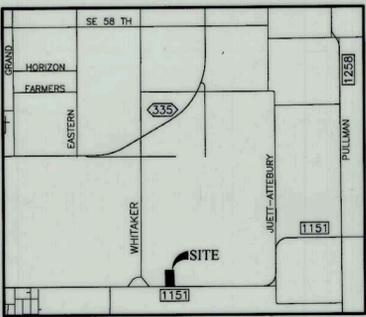
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

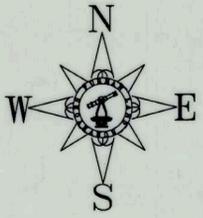


Renee Calhoun

2018001744
01/31/2018 04:32 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP NOT TO SCALE



SCALE 1" = 100' 0 50 100 200

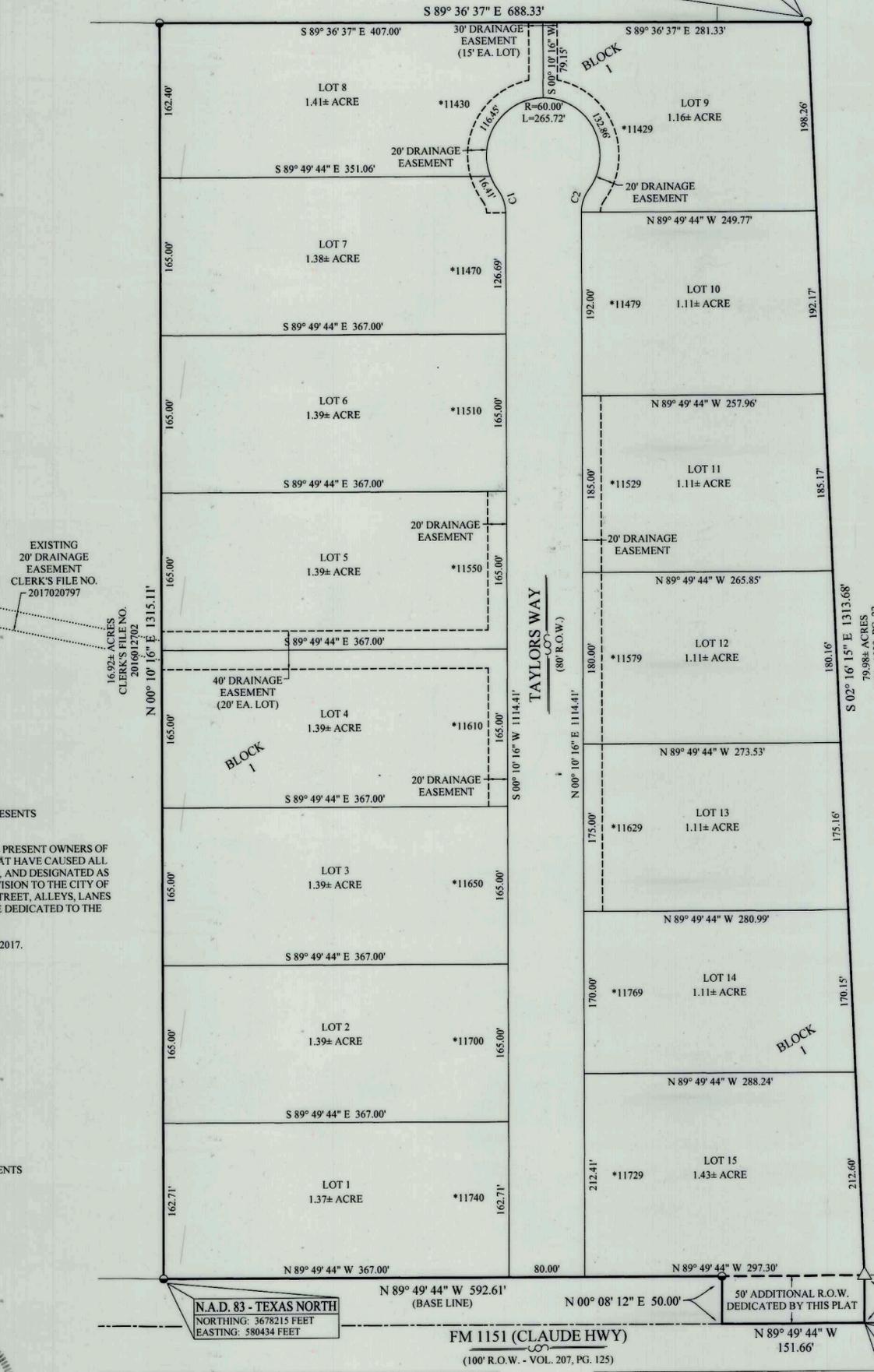
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CLERK'S FILE NO.
2007015249

N.A.D. 83 - TEXAS NORTH
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EASTING: 581126 FEET



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THE STATE OF TEXAS
COUNTY OF RANDALL
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EXECUTED THIS 5th DAY OF December, 2017.

DENNY HARGROVE
7101 E. FM 1151
AMARILLO, TEXAS 79118

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNY HARGROVE.

THIS 5th DAY OF December, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 11 DAY OF December, 2017.

A. J. Purcell
CHAIRMAN

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,

ON THIS 12th DAY OF December, 2017.

J. R. ...
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

01/31/2018
(DATE)

2018001744
CLERK'S DOCUMENT NO.

RANDALL
(COUNTY)

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.

Daryl R. Furman RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



TAYLOR ROSE LANDING UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 84, BLOCK 2 AB&M SURVEY, RANDALL COUNTY, TEXAS 21.77± 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. 1619696 FILE NO. S-19
DRAWING NO. P:\SUB 16\RANDALL\S-19\1619696\