



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

2/9/2018

Andrew White
7430 Mission Avenue
Canyon, Texas 79015

RE: Letter of Action: Approval- White Subdivision Unit No. 1 Final Plat Application

Mr. White,

The City of Amarillo has approved the above Final Plat on 2/8/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018002186 on 2/8/2018. 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 black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

BLK 1 TTRR

SEC 35

A-22

Consus Tract No. 21704
AP Map No. H-22

Notes

- 1) This plat does lie within the Extrajurisdictional jurisdiction of the City of Amarillo, Texas.
- 2) This plat does lie within Flood hazard area zone "X" according to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) for the City of Amarillo's base flood, according to the flood damage mitigation chapter of the City of Amarillo's Flood Hazard Ordinance. Flood hazard information is included for the purpose of the lender to determine if flood insurance is required for the property. Flood hazard areas are approximate only, (scaled from the official F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not designated in flood hazard area zones "A-C" as shown on the referenced F.E.M.A./F.I.R.M. which designates approximate flood hazard areas. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or tied with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) 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 systems may be constructed. Conversely no water well location will be approved within 100 feet to a sub-surface sewerage system. Water well location control and does not prohibit building encroachments. Locations and/or bearings cannot be shown on the survey plat.
- 6) Total street right-of-way dedicated by this plat: 25.094 square feet.

Dedication

The State of Texas §
Know all men by these presents:

County of Randall §

That, **Andrew White**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **White Subdivision Unit No. 1** a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recorded information shown.

Executed this 7th day of Feb., 2018.

Andrew White
7430 Mission Avenue
Canyon, Texas 79015
(806) 206-9701

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Andrew White**, 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 herein expressed.

Given under my hand and seal of office this 7th day of Feb., 2018.

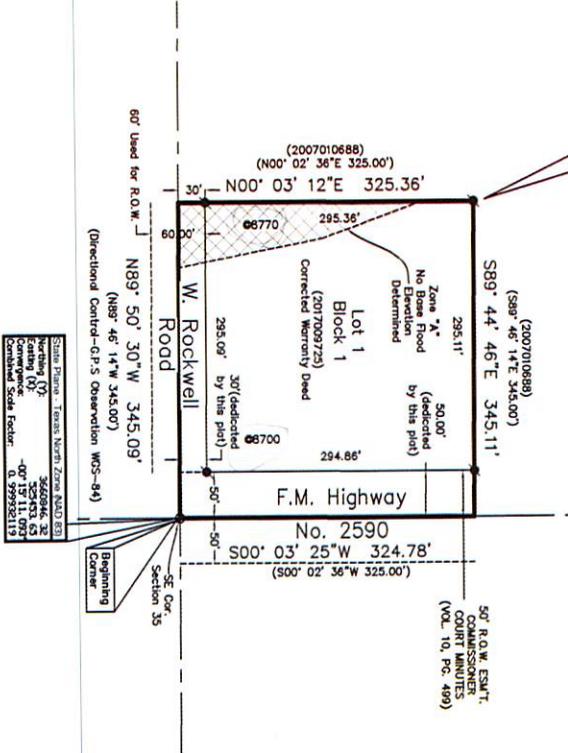


Notary Public in and For the State of Texas
My commission expires 05/22/19

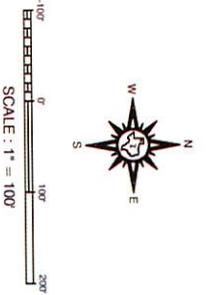
Grantor's Address:
Rural County Food Department
P.O. Box 117
Canyon, Texas 79015

Grantor's Address:
City of Amarillo
P.O. Box 117
Amarillo, Texas 79105-1971

State Plane - Texas North Zone NAD83
Northing (N) 564174.07
Easting (E) 535110.18
Cornermark: 1713.485
Cornermark: 1722.533



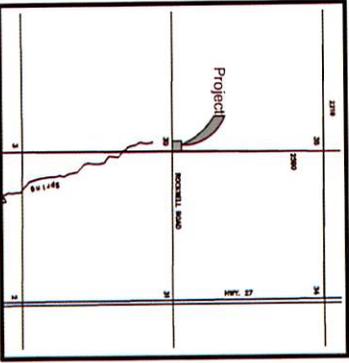
Scale: State Plane - Texas North Zone NAD83
Northing (N) 564694.32
Easting (E) 535413.45
Cornermark: 1713.485
Cornermark: 1722.533



- Flood Hazard Note:**
- No permits shall be issued within this area.
 - No fencing or other structures or materials to be placed within this area.
 - No temporary or permanent structures or materials to be placed within this area.
 - Existing improvements excepted from these regulations.
 - No wells or septic tanks to be placed in this area.
 - Areas to remain free of debris and constructions.

Legend:

- = 1/2" iron rod w/cap stamped KEYS R.P.L.S. 2507 (found)
- = 1/2" iron rod with an aluminum cap inside 1" iron pipe (found)
- @ 1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- A&T = American Telephone & Telegraph Co.
- SUD = Suddethink Communications Co.
- P.U.E. = Public Utility Easement
- (L) = Instrument recorded in County Clerk's Office



Description

A 2.57 acre tract of land being that same tract of land described in that certain Correction Warranty Deed recorded under Clerk's File No. 2017009725 of the Official Public Records of Randall County, Texas, situated in Section 35, Block 1, 1st Tap Railroad Company Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on the 25th day of April, 2017, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an Aluminum Cap inside a 1 inch iron pipe, found at southeast corner of said Section 35 and of this tract of land from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, bears N. 89° 50' 30" W., 50.00 feet and N. 00° 09' 30" E., 30.00.

Thence N. 89° 50' 30" W., (Directional Control GPS Observation WGS-84) 345.09 feet along the south line of said Section 35 to the southeast corner of this tract of land, and same being the most southerly southeast corner of a tract of land described in a that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence N. 00° 03' 12" E., at 30.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 325.36 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land, and same being a 90 degree corner of said tract of land described in that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence S. 89° 44' 46" E., at 295.11 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 345.11 feet to the northeast corner of this tract of land, and same being the most easterly southeast corner said tract of land described in that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence S. 00° 03' 25" W., 324.78 along the east line of said Section 35 to the **POINT OF BEGINNING**.

Approval

Approved by the City-County Health Department:
Janet Keys Health Official
Date: FEB 8, 2018

Approval

Approved by the Designated City Official for the City of Amarillo, Texas, this 7th day of February, 2018.
Andrew White Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 25th day of April, 2017.



Registration Professional Land Surveyor
Job #20170271

White Subdivision Unit No. 1

A Suburban Subdivision to the City of Amarillo being an unplattd tract of land out of Section 35, Block 1, T.1, RR Co. Survey, Randall County, Texas
2.57± Acres

Filed of Record: 2/8/18
date
2018002186
County Clerk File No.

Robert Keys & Associates
Professional Land Surveyors
4422 S.W. 46th Avenue, Amarillo, Texas 79109-6405
From No. 000234207 www.robertkeys.com

APP

P-18-01

HR

Christina McMurray

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



Tax Certificate

Property Account Number:
R758035037500

Statement Date: 01/12/2018
Owner: WHITE ANDREW W
Mailing: WHITE LISA L
Address: 7450 MISSION AVE
CANYON, TX 790158508

Property Location: 0000000 FM 2590 (SONCY)
Legal: SECT 35 TYLER TAP|LOT BLOCK 0001|IRREG
TR BEG 50FT|W OF SE COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758035037500
AD NUMBER: R758035037500
GF NUMBER: ROBERT KEYS AND ASSOC.
CERTIFICATE NO : 1637001

DATE : 1/12/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 35 TYLER TAP|LOT BLOCK
0001|IRREG TR BEG 50FT|W OF SE COR OF SECT
0000000 FM 2590 (SONCY)
1.91 ACRES

REQUESTED BY

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

PROPERTY OWNER

WHITE ANDREW W WHITE LISA L
7450 MISSION AVE
CANYON TX 790158508

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 \$201.37

CURRENT VALUES			
LAND MKT VALUE:	\$11,460	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$11,460	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 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758035037500

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018002186

02/08/2018 04:04 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

Notes

- 1) This plat does lie within the Extrajurisdiction of the City of Amarillo, Texas.
- 2) This plat does lie within flood hazard area zone "A", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0220E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) 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 systems 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.
- 6) Total street right-of-way dedicated by this plat: 25,094 square feet.

Dedication

The State of Texas §
County of Randall §
Know all men by these presents:

That, **Andrew White**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **White Subdivision Unit No. 1** a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 7th day of Feb, 2018.

Andrew White
Andrew White,
7430 Mission Avenue
Canyon, Texas 79015
(805) 205-9701

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Andrew White**, 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 herein expressed.

Given under my hand and seal of office this 7th day of Feb, 2018.

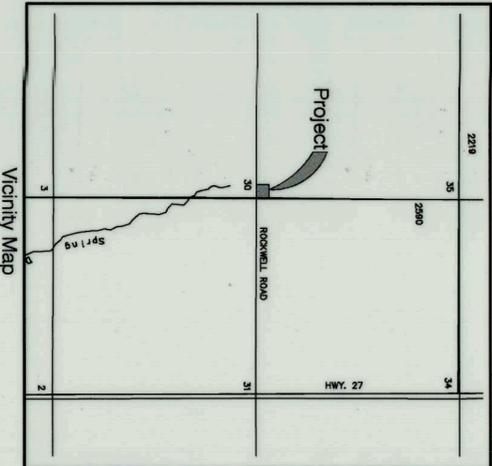
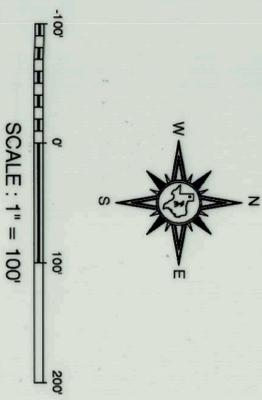
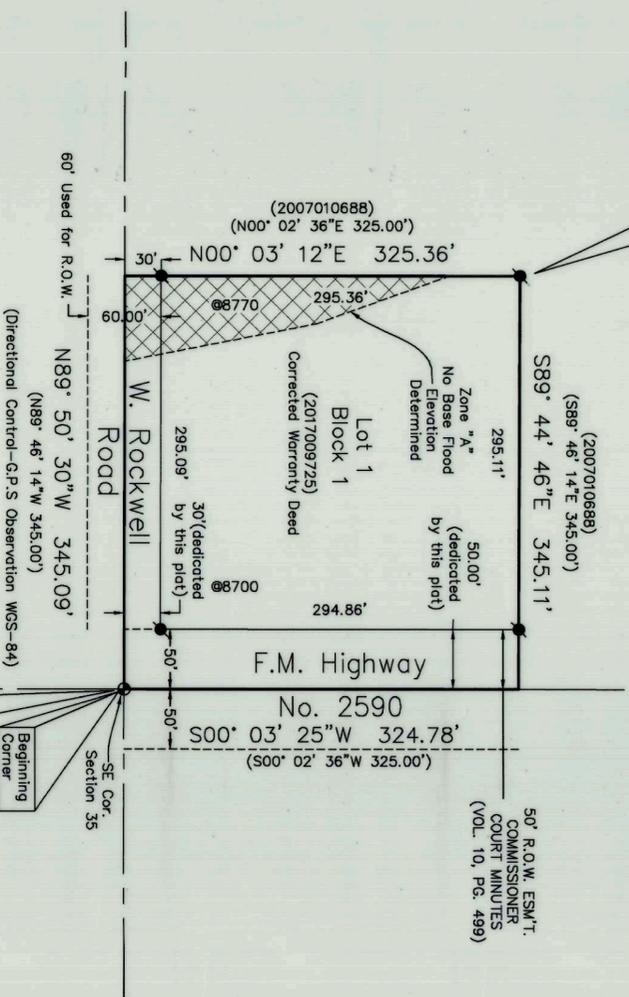


Robert Ed Keys
Notary Public in and For the State of Texas
My commission expires: 5/22/19

Grantor's Address:
Randall County Road Department
P.O. Box 1338
Canyon, Texas 79015

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

State Plane - Texas North Zone (NAD 83)	3661174.07
Northing (Y)	3661174.07
Easting (X)	325110.18
Convergence	-00° 13' 13.496"
Combined Scale Factor	0.999932018



Flood Hazard Note:

- a.) No permits shall be issued within this area.
- b.) No fencing to be constructed in this area unless approved by the engineering department.
- c.) No temporary or permanent structures or materials to be placed within this area.
- d.) Existing improvements excepted from these regulations.
- e.) No wells or septic tanks to be placed in this area.
- f.) Area to remain free of debris and constructions.

Legend :

- = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rod with an aluminum cap inside 1" iron pipe (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- () =Instrument recording in County Clerks Office

Description

A 2.57 acre tract of land being that same tract of land described in that certain Correction Warranty Deed recorded under Clerk's File No. 2017009725 of the Official Public Records of Randall County, Texas, situated in Section 35, Block 1, Tyler Tap Railroad Company Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on the 25th day of April, 2017, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an Aluminum Cap inside a 1 inch iron pipe, found at southeast corner of said Section 35 and of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, bears N. 89° 50' 30" W., 50.00 feet and N. 00° 09' 30" E., 30.00'.

Thence N. 89° 50' 30" W., (Directional Control GPS Observation WGS-84), 345.09 feet along the south line of said Section 35 to the southwest corner of this tract of land, and same being the most southerly southeast corner of a tract of land described in in that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence N. 00° 03' 12" E., at 30.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 325.36 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land, and same being a jog corner of said tract of land described in that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence S. 89° 44' 46" E., at 295.11 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 345.11 feet to the northeast corner of this tract of land, and same being the most easterly southeast corner said tract of land described in that certain instrument recorded under Clerk's File No. 2007010688 of the Official Public Records of Randall County, Texas.

Thence S. 00° 03' 25" W., 324.78 along the east line of said Section 35 to the **POINT OF BEGINNING**.

Approval

Approved by the Bi-City-County Health Department.
[Signature]
Health Official
Date FEB 8, 2018

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 7th day of February, 2018.

[Signature]
Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 25th day of April, 2017.



[Signature]
Registered Professional Land Surveyor
Job #20170421

White Subdivision Unit No. 1

A Suburban Subdivision to the City of Amarillo being an unplatted tract of land out of Section 35, Block 1, T.T. RR Co. Survey, Randall County, Texas
2.57± Acres

Robert Keys & Associates
land surveying mapping land planning
8069352-1782 Email: rkeys@keysurveying.com
4428 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keysurveying.com

Filed of Record: 2-8-18
date
2018002186
County Clerk File No.
Randall county