



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

3/23/2018

C. Ewing King  
RKMS Amarillo #2, LLC.  
5850 San Felipe St.  
Houston, TX 77057

**RE: Letter of Action: Approval - Eberstadt & Brock Unit No. 13 – ZB1706245 Final Plat**

Mr. King,

The City of Amarillo has approved the above Final Plat on 1/30/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018002185 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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

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

Cody Balzen  
Planner I

SEC 185

2018002185 PLAT Total Pages: 3

BLK 2 AB+m

M-14

GENESIS TRACT: #209

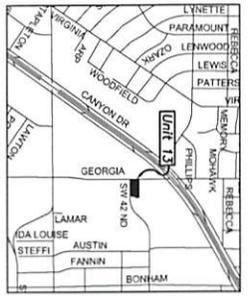
OWNER'S ADDRESS: CITY OF AMARILLO

AMARILLO, TEXAS 79109-1911

# EBERSTADT & BROCK UNIT NO. 13

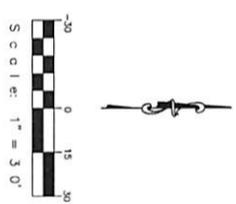
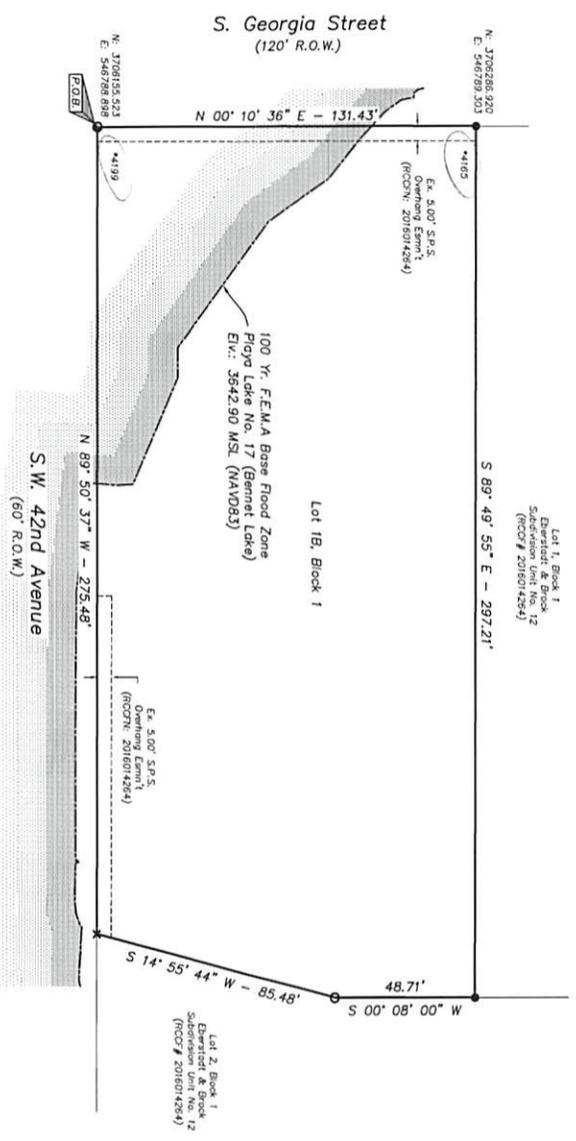
An addition to the City of Amarillo, being a portion of a portion of Lot 1, Block 1, Eberstadt & Brock Unit 12, in Section 185, Block 2, A. B. & M. Survey, Randall County, Texas

0.88 ACRES



Vicinity Map  
A.P. No. M-14  
(Not to Scale)

- LEGEND**
- = Point of Beginning
  - = 1/2" iron rod with a yellow cap inscribed "RtLS 4263" set.
  - = Furman Cap found.
  - = 1/2" iron rod found.
  - = X in concrete found.
  - SPS = Southwestern Public Service
  - \* = Address (Subject to Change Without Notice)



- NOTES**
1. THIS PLAT DOES NOT BE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
  2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48310000X EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE. THE FLOOD ZONE SHOWN ON THIS PLAT IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED TO DETERMINE THE BASE FLOOD ELEVATION LOCATION BASED ON EXISTING FIELD CONDITIONS AT THE OF RECORD.
  3. BEAUVENS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
  4. DISTANCES SHOWN ARE GROUND DISTANCES.
  5. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0022507

**LEGAL DESCRIPTION**

FIELD NOTES a portion of Lot 1, Block 1, Eberstadt & Brock Unit No. 12, City of Amarillo, in Section 185, Block 2, A. B. & M. Survey, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016014264 of the Official Public Records of Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the east right-of-way line of S. Georgia Street and the north right-of-way line of S.W. 42nd Avenue some being the southwest corner of said Lot 1 for the southwest corner of this tract:

THENCE N. 00° 10' 36" E, along said east right-of-way line, a distance of 131.43' feet to a 1/2" iron rod set with a yellow cap on said east right-of-way line for the northeast corner of this tract.

THENCE S. 89° 49' 55" E, a distance of 297.21' feet to a 1/2" iron rod set with a yellow cap for the northeast corner of this tract.

THENCE S. 00° 08' 00" W, a distance of 48.71' feet to a 1/2" iron rod found with a Furman cap for a corner of this tract.

THENCE S. 14° 55' 44" W, a distance of 85.48' feet to an "X" etched in concrete found at the southeast corner of said Lot 1 on said north right-of-way line of said S.W. 42nd Avenue for the southeast corner of this tract.

THENCE N. 89° 50' 37" W, along said north right-of-way line, a distance of 273.348' feet to the place of BEGINNING and containing 0.88 acres (38,158 S.F.) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PENETRATION SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15th DAY OF Jan. 2018.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4233

**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 15th DAY OF Jan. 2018.

*[Signature]*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES



**DEDICATION**

STATE OF TEXAS X  
 COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT RAMS AMARILLO #2, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING THROUGH ITS MANAGER, C. ERING KING, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAS HEREBY DEDICATED TO THE CITY OF AMARILLO, TEXAS, AND DO HEREBY DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 15th DAY OF January 2018.

*[Signature]*  
 C. ERING KING, MANAGER  
 RAMS AMARILLO #2, L.L.C.  
 5830 SW FUTURE ST., SUITE 400  
 HOUSTON, TX 77057  
 (713) 782-9000

**ATTEST**

STATE OF TEXAS  
 COUNTY OF *Randall*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Cathleen M. Brock*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 15th DAY OF Jan. 2018.

*Cathleen M. Brock*  
 CATHEEN M. BROCK, Notary Public, State of Texas  
 My Commission Expires March 04, 2018

FILED OF RECORD

2/16/18  
 2018002185  
 RANDALL COUNTY  
 Clerk's File No.

Eberstadt & Brock Unit No. 13  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 30'  
 DATE: 06c-2017  
 FORM NO. 10002000  
 FILE NAME:  
 696-447-2003  
 702-18-2003  
 WASHINGTON, TX 75092  
 DRAWING NUMBER

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

APP

P-17-122

He

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R018120095150**

Statement Date: 02/08/2018  
Owner: RKMS AMARILLO #2 LLC  
Mailing 5850 SAN FELIPE ST STE 490  
Address: HOUSTON, TX 770578003

Property Location: 0004121 S GEORGIA ST  
Legal: EBERSTADT & BROCK SUB # 12|LOT 001 BLOCK 0001

TAX CERTIFICATE FOR ACCOUNT : R018120095150  
AD NUMBER: R018120095150  
GF NUMBER: OJD ENGINEERING  
CERTIFICATE NO : 1649303

DATE : 2/8/2018 PAGE 1 OF 1  
FEE : \$10.00

**PROPERTY DESCRIPTION**  
EBERSTADT & BROCK SUB # 12|LOT 001 BLOCK 0001  
0004121 S GEORGIA ST  
2.02 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**

RKMS AMARILLO #2 LLC  
5850 SAN FELIPE ST STE 490  
HOUSTON TX 770578003

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 \$14,225.84**

CURRENT VALUES			
LAND MKT VALUE:	\$352,032	IMPROVEMENT :	\$300,000
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$652,032	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R018120095150

CERTIFIED BY: *Ruby Madrid*  
Authorized Agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2018002185

02/08/2018 04:04 PM

Fee: 48.00

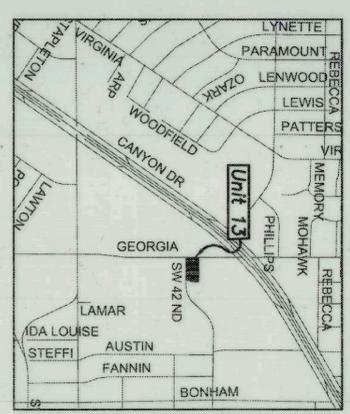
Renee Calhoun, County Clerk

Randall County, Texas

PLAT

# EBERSTADT & BROCK UNIT NO. 13

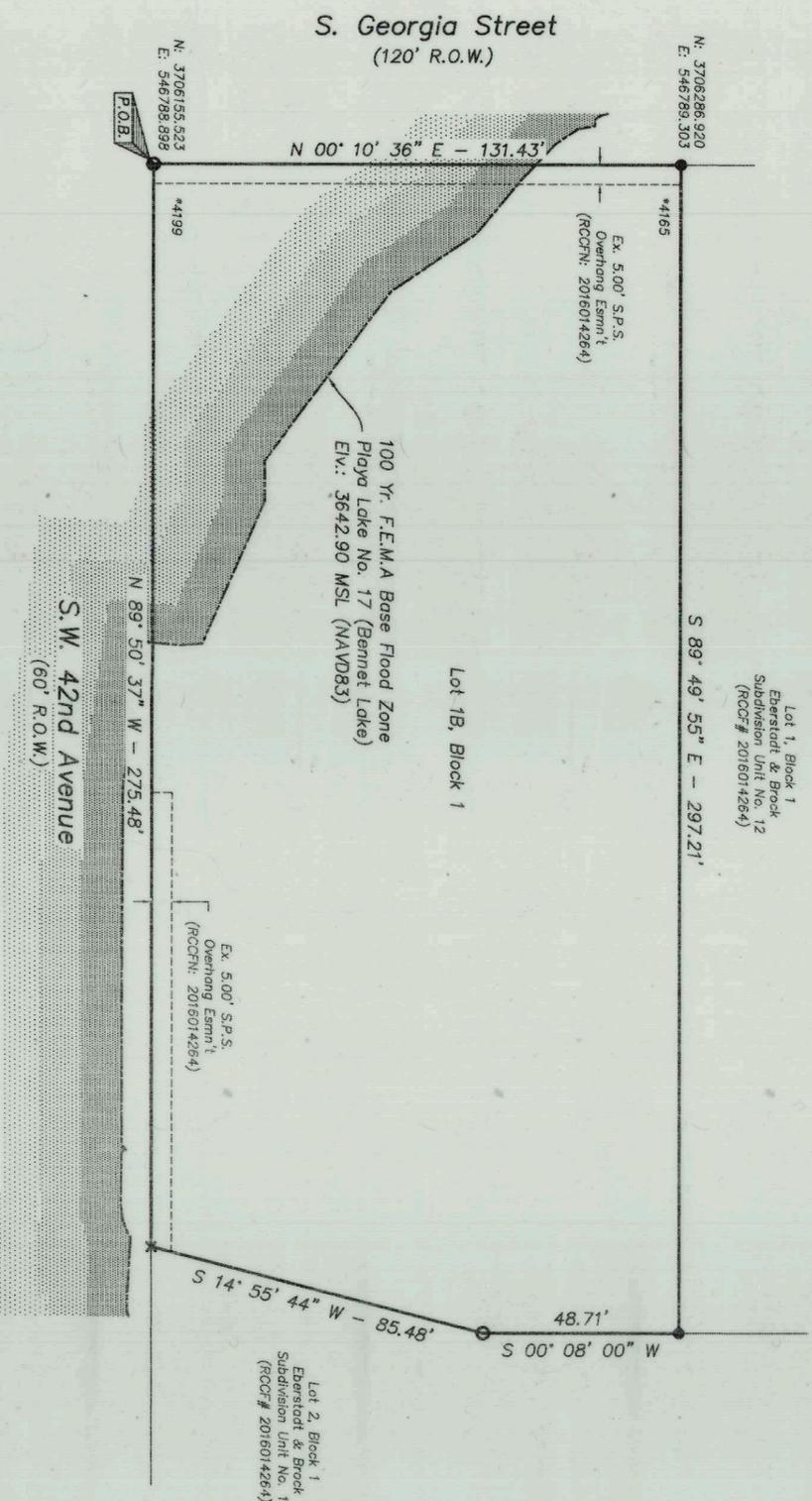
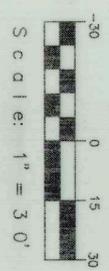
An addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1,  
 Eberstadt & Brock Unit 12, in Section 185, Block 2,  
 A. B. & M. Survey, Randall County, Texas  
 0.88 ACRES



Vicinity Map  
 A.P. No. M-14  
 (Not to Scale)

### LEGEND

- P.O.B. = Point of Beginning
- = 1/2" iron rod with a yellow cap inscribed "RPLS 4263" set.
- = Furman Cap found.
- ⊙ = 1/2" iron rod found.
- ✕ = X in concrete found.
- SPS = Southwestern Public Service
- \* = Address (Subject to Change Without Notice)



### DEDICATION

STATE OF TEXAS )  
 COUNTY OF RANDALL )

KNOW ALL MEN BY THESE PRESENTS

THAT RKMS AMARILLO #2, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING THROUGH ITS MANAGER, C. EWING KING, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS EBERSTADT & BROCK UNIT NO. 13, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 15<sup>th</sup> DAY OF January, 2018.

C. EWING KING, MANAGER  
 RKMS AMARILLO #2, L.L.C.  
 5850 SAN FELIPE ST., STE. 490  
 HOUSTON, TX 77057  
 (713) 782-9000

### ATTEST

STATE OF TEXAS  
 COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, C. EWING KING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 15<sup>th</sup> DAY OF January, 2018.

*Cathleen M. Broussard*  
 NOTARY PUBLIC: STATE OF TEXAS  
 Comm. Expires 3/4/2018



### NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 483100900E EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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. THE FLOOD ZONE SHOWN ON THIS PLAT IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED TO DETERMINE THE BASE FLOOD ELEVATION LOCATION BASED ON EXISTING FIELD CONDITIONS AT TIME OF REPLAT.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCES SHOWN ARE GROUND DISTANCES.
5. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507

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BEGINNING at a 1/2" iron rod found at the intersection of the east right-of-way line of S. Georgia Street and the north right-of-way line of S.W. 42nd Avenue same being the southwest corner of said Lot 1 for the southwest corner of this tract.

THENCE N. 00° 10' 36" E, along said east right-of-way line, a distance of 131.43 feet to a 1/2" iron rod set with a yellow cap on said east right-of-way line for the northwest corner of this tract.

THENCE S. 89° 49' 55" E, a distance of 297.21 feet to a 1/2" iron rod set with a yellow cap for the northeast corner of this tract.

THENCE S. 00° 08' 00" W, a distance of 48.71 feet to a 1/2" iron rod found with a Furman cap for a corner of this tract.

THENCE S. 14° 55' 44" W, a distance of 85.48 feet to an "X" etched in concrete found at the southeast corner of said Lot 1 on said north right-of-way line of said S.W. 42nd Avenue for the southeast corner of this tract.

THENCE N. 89° 50' 37" W, along said north right-of-way line, a distance of 275.48 feet to the place of BEGINNING and containing 0.88 acres (38,158 SF) of land.

### CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15<sup>th</sup> DAY OF January, 2018.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263



### APPROVAL

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 30<sup>th</sup> DAY OF January, 2018.

*[Signature]*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

### FILED OF RECORD

DATE 2/8/18 COUNTY RANDALL  
 2018002185  
 Clerk's File No.

Eberstadt & Brock Unit No. 13  
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 30'  
 DATE: Dec. 2017  
 FIRM No. 10090900  
 DRAWN BY: JA  
 FILE NAME:  
**Old Engineering, L.P.**  
 Consulting Engineers & Surveyors  
 803-447-2503  
 P.O. BOX 543  
 WELLSINGTON, TX 78095  
 DRAWING NUMBER