



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

3/23/2018

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

**RE: Letter of Action: Approval - High Country Estates Unit No. 3 – ZB1800026 Final Plat**

Mr. Furman,

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. 2018002187 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



2018002187 PLAT Total Pages: 3

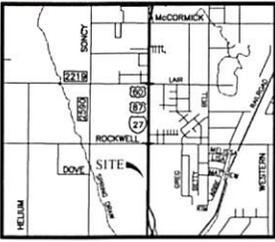


BLK 1 TRR

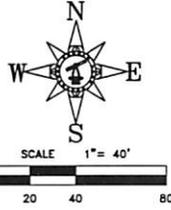
SEC 31

I-23

2010 CENSUS TRACT # 217.04 A.P.# I-23



VICINITY MAP NOT TO SCALE



- LEGEND:**
- ⊠ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
  - CONCRETE MONUMENT FND
  - BRASS MONUMENT FND
  - 1/2" IRON ROD W/CAP FND
  - 3/8" IRON ROD W/CAP FND
  - (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
  - CM CONTROL MONUMENT
  - RM RECORD MONUMENT

**OWNER'S ACKNOWLEDGMENT**

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

THAT THE UNDERSIGNED, STAN WARE, FOR HAWLEY INVESTMENTS, LLC, 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 HIGH COUNTRY ESTATES UNIT NO. 3, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO FURTHER DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SAID MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 13 DAY OF Feb, 2018.

*Stan Ware*  
STAN WARE  
FOR HAWLEY INVESTMENTS, LLC  
P.O. BOX 360  
CANYON, TEXAS 79015

**ATTEST**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STAN WARE.

THIS 13 DAY OF Feb, 2018.

*Natalie Phillips*  
NOTARY PUBLIC, STATE OF TEXAS

**APPROVAL**

APPROVED BY THE HEALTH DEPARTMENT TO THE CITY OF AMARILLO TEXAS.

ON THIS 13 DAY OF February, 2018.

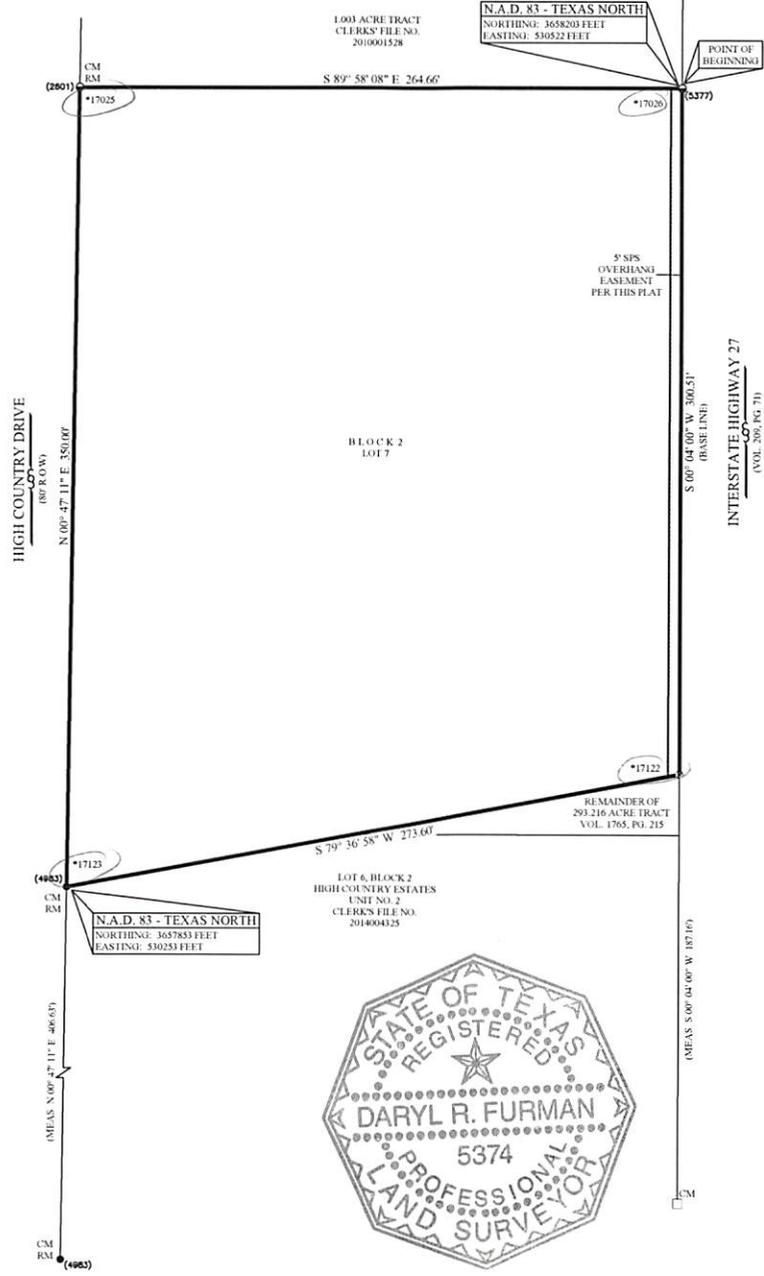
*J. A. McRae*  
HEALTH OFFICER

**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.

ON THIS 13 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 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 20TH DAY OF DECEMBER, 2017.

*[Signature]*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

**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. 48080220E, 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 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.

4) LOT SHALL NOT HAVE DOUBLE FRONTAGE; ACCESS IS BASED ON USE; RESIDENTIAL LOT SHALL HAVE ACCESS TO HIGH COUNTRY DRIVE BUT SHALL NOT HAVE ACCESS TO I27; COMMERCIAL LOT SHALL HAVE ACCESS TO I27 TO FOLLOW TxDOT DRIVEWAY SPACING REQUIREMENTS ALONG I27 BUT THE COMMERCIAL LOT SHALL NOT HAVE ACCESS TO HIGH COUNTRY DRIVE.

**DESCRIPTION**

A 1.99 +/- acre tract of land out of Section 31, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being all of those certain tracts of land being described as Tract 1 and Tract 2 in that certain instrument recorded under Clerk's File No. 2017018070 of the Official Public Records of Randall County, Texas, said 1.99 +/- acre tract of land having been surveyed on the ground December 20, 2017 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (5377) found in the West Right-of-Way line of Interstate Highway 27 as monumented on the ground at the Southwest corner of that certain 1.003 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2010001528 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land, from whence a TxDOT concrete monument found bears N. 00° 04' 00" E., 1511.47 feet;

THENCE S. 00° 04' 00" W. (Base line), 300.51 feet along said West Right-of-Way line to a 1/2 inch iron rod stamped "FURMAN RPLS" set for the Southeast corner of this tract of land.

THENCE S. 79° 36' 58" E. 273.60 feet to a 3/8 inch iron rod with cap (4983) found in the East Right-of-Way line of High Country Drive as monumented on the ground at the Northwest corner of Lot 6, Block 2, High Country Estates Unit No. 2, a suburban subdivision to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014004125 of the Official Public Records of Randall County, Texas, same being the Southwest corner of this tract of land.

THENCE N. 00° 47' 11" E. 350.00 feet along said East Right-of-Way line of High Country Drive to a 1/2 inch iron rod with cap (2601) found at the Southwest corner of the aforementioned 1.003 acre tract of land, same being the Northwest corner of this tract of land.

THENCE S. 89° 58' 08" E., 264.66 feet along the south line of said 1.003 acre tract to the POINT OF BEGINNING and containing 1.99 acres of land, more or less.

**HIGH COUNTRY ESTATES UNIT NO. 3**

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 31, BLOCK 1, T.T. R.R. Co. SURVEY, RANDALL COUNTY, TEXAS 1.99+ 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 LUDMONS, RPLS · NOAH C. HUNTINGTON, RPLS  
M.K. MCENTIRE, RPLS · KYLE L. BRADY, SIT  
TEXAS FIRM #10092400-R-10092401  
P.O. BOX 1415 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248  
TOLL FREE 866-1212 · TEXAS 79027 · (806) 294-1405 · FAX (806) 934-1482

PROJECT NO. 1721383 FILE NO. I-23  
DRAWING NO. P. SUB 17\RANDALL\I-23\1721383\

FILED OF RECORD  
2/18/18  
2018002187  
RANDALL COUNTY

APP

P-18-08

HL

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R758031010500**

Statement Date: 01/30/2018  
Owner: HAWLEY INVESTMENTS LLC  
Mailing PO BOX 389  
Address: CANYON, TX 790150389

Property Location: 0000000 IH 27  
Legal: SECT 31 TYLER TAP|LOT BLOCK 0001|IRREG  
TR BEG 193FT W|& 2539.2FT S OF NE|COR OF  
SECT

TAX CERTIFICATE FOR ACCOUNT : R758031010500  
AD NUMBER: R758031010500  
GF NUMBER: FURMAN LAND SURVEYORS  
CERTIFICATE NO : 1645872

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 31 TYLER TAP|LOT BLOCK 0001|IRREG  
TR BEG 193FT W|& 2539.2FT S OF NE|COR OF  
SECT  
0000000 IH 27  
2 ACRES

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

PROPERTY OWNER  
HAWLEY INVESTMENTS LLC  
PO BOX 389  
CANYON TX 790150389

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 \$878.38**

CURRENT VALUES			
LAND MKT VALUE:	\$50,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$50,000	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: R758031010500

CERTIFIED BY: Christina McMurray  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2018002187

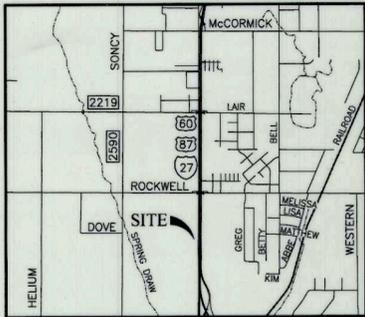
02/08/2018 04:04 PM

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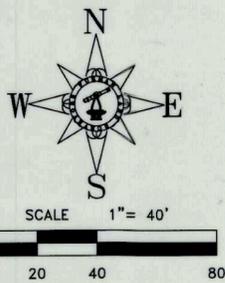
Renee Calhoun, County Clerk

Randall County, Texas

PLAT



VICINITY MAP  
NOT TO SCALE



- LEGEND:**
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
  - CONCRETE MONUMENT FND
  - ⊙ BRASS MONUMENT FND
  - 1/2" IRON ROD W/CAP FND
  - 3/8" IRON ROD W/CAP FND
  - (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
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  - RM RECORD MONUMENT

**OWNERS ACKNOWLEDGEMENT**

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

THAT THE UNDERSIGNED, STAN WARE, FOR HAWLEY INVESTMENTS, LLC, 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 HIGH COUNTRY ESTATES UNIT NO. 3, A SUBURBAN SUBDIVISION 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 18th DAY OF Feb, 2018.

*Stan Ware*  
STAN WARE  
FOR HAWLEY INVESTMENTS, LLC.  
P.O. BOX 389  
CANYON, TEXAS 79015

**ATTEST**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STAN WARE.

THIS 18th DAY OF Feb, 2018.

*Natalie Phillips*  
NOTARY PUBLIC, STATE OF TEXAS



**APPROVAL**

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 8th DAY OF February, 2018.

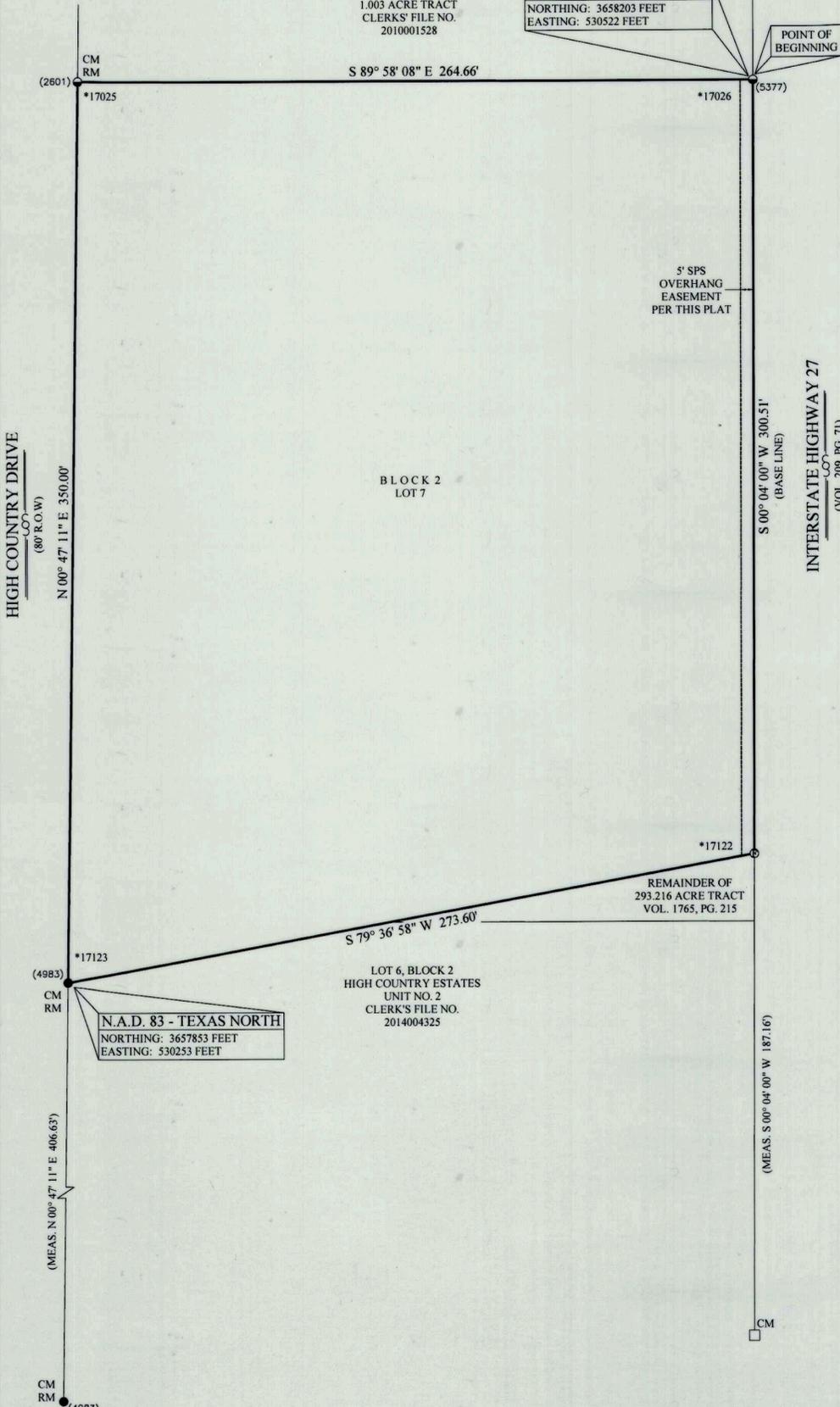
*J. H. ...*  
HEALTH OFFICER

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ON THIS 8th DAY OF February, 2018.

*[Signature]*  
DESIGNATED CITY OFFICIAL



- 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. 48381C0220E, 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 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.
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BEGINNING at a 1/2 inch iron rod with cap (5377) found in the West Right-of-Way line of Interstate Highway 27 as monumented on the ground at the Southeast corner of that certain 1.003 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2010001528 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land, from whence a TxDOT concrete monument found bears N. 00° 04' 00" E., 1511.47 feet;

THENCE S. 00° 04' 00" W. (Base line), 300.51 feet along said West Right-of-Way line to a 1/2 inch iron rod stamped "FURMAN RPLS" set for the Southeast corner of this tract of land;

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**HIGH COUNTRY ESTATES UNIT NO. 3**  
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 31, BLOCK 1, T.T. R.R. Co. SURVEY, RANDALL COUNTY, TEXAS 1.99± ACRES

**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 20TH DAY OF DECEMBER, 2017.



*[Signature]*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

FILED OF RECORD  
2/8/18  
(DATE)

RANDALL  
(COUNTY)

2018002187  
CLERK'S DOCUMENT NO.

**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. 1721383 FILE NO. I-23  
DRAWING NO. P:\SUB 17\RANDALL\I-23\1721383\