



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 - Lonesome Dove Estates Unit No. 8 – ZB1800021 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 2/14/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018002737 on 2/20/2018. 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

Christina McMurray

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



Tax Certificate

Property Account Number:
R200111000300

Statement Date: 01/15/2018
Owner: WILKINSON ROBERT N JR ETAL
Mailing 6 CLOISTER PKWY
Address: AMARILLO, TX 791211716

Property Location: 0000000 S WHITAKER RD
Legal: SECT 111 A B & M|LOT BLOCK 0002|IRREG
TR BEG 870FT N &|884FT E OF SW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200111000300
AD NUMBER: R200111000300
GF NUMBER: FURMAN & ASSOCIATES
CERTIFICATE NO : 1637105

DATE : 1/15/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
SECT 111 A B & M|LOT BLOCK 0002|IRREG
TR BEG 870FT N &|884FT E OF SW COR OF SECT
0000000 S WHITAKER RD
48.14 ACRES

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

PROPERTY OWNER
WILKINSON ROBERT N JR ETAL
6 CLOISTER PKWY
AMARILLO TX 791211716

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 \$3,264.31

CURRENT VALUES			
LAND MKT VALUE:	\$194,250	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$194,250	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	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: R200111000300

CERTIFIED BY: Paul J. Madrid
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018002737

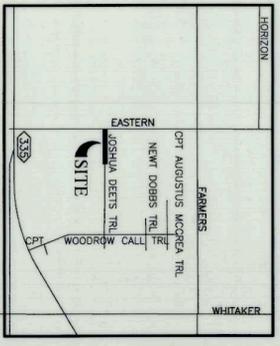
02/20/2018 11:16 AM

Fee: 48.00

Renee Calhoun, County Clerk
Randall County, Texas

PLAT

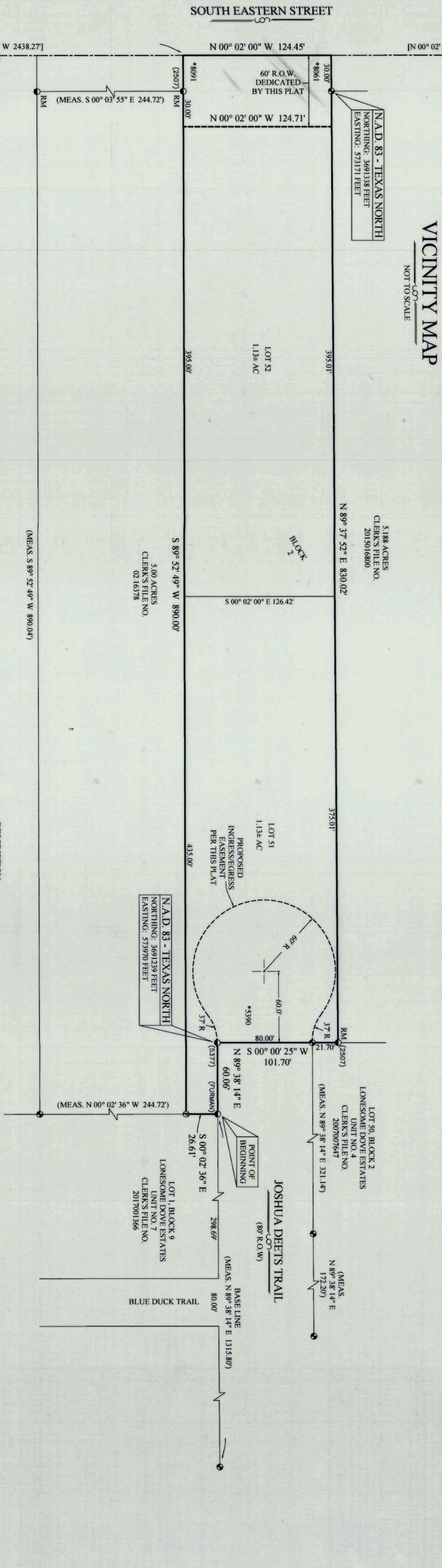
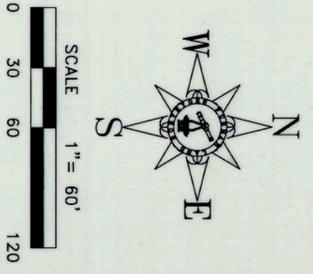
NORTHWEST CORNER OF SECTION 111



VICINITY MAP NOT TO SCALE

LEGEND

②	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
●	1/2" IRON ROD W/CAP END
○	1/2" IRON ROD END
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
(XXXX)	NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN PREVIOUSLY RECORDED DATA
[]	RECORD MONUMENT
RM	



DESCRIPTION

A 2.44+- acre tract of land situated in Section 111, Block 2, A.B.&M. Survey, Randall County, Texas being a portion of that certain tract of land being described in that certain instrument recorded in Volume 1658, Page 253 of the Deed Records of Randall County, Texas, said 2.44+- acre tract of land having been surveyed on the ground on August 31, 2017 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found at the Northwest corner of Lot 1, Block 9, Lonesome Dove Estates Unit No. 7, a suburban subdivision to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2017001366 of the Official Public Records of Randall County, Texas, from whence a 1/2 inch iron rod found at the Northwest corner of said Lonesome Dove Unit No. 7 bears N 89° 38' 14" E; (base line) 1315.80 feet;

THENCE S 00° 02' 36" E; 26.61 feet along the West line of said Lonesome Dove Unit No. 7 to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set at the Northeast corner of a 5.00 acre tract of land being described in that certain instrument recorded under Clerk's File No. 02 16378 of the Official Public Records of Randall County, Texas, for the Southeast corner of this tract of land;

THENCE S 89° 52' 49" W, along the common line between said 5.00 acre tract of land and this tract of land, at 860.00 feet pass a 1/2 inch iron rod with cap (2507) found, for a total distance of 890.00 feet to a point in the West line of said Section 111;

THENCE N 00° 02' 00" W, 124.45 feet along the West line of said Section 111 to a point, same being the Southwest corner of a 5.188 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2015016800 of the Official Public Records of Randall County, Texas;

THENCE N 89° 37' 57" E, along the common line between said 5.188 acre tract of land and this tract of land, at 30.00 feet pass a 1/2 inch iron rod found, for a total distance of 830.02 feet to a 1/2 inch iron rod with cap (2507) found in the West line of Lot 50, Block 2, Lonesome Dove Estates Unit No. 4, a suburban subdivision to the City of Amarillo recorded under Clerk's File No. 2007007647 of the Official Public Records of Randall County, Texas, same being the most North Northeast corner of this tract of land;

THENCE S 00° 00' 25" W, along the West line of said Lonesome Dove Estates Unit No. 4, at 21.70 feet pass a 1/2 inch iron rod found for the Southeast corner of said Lot 50, for a total distance of 101.70 feet to a 1/2 inch iron rod with cap (5377) found at the Southeast corner of said Lonesome Dove Estates Unit No. 4, same being an interior jog corner of this tract of land;

THENCE N 89° 38' 14" E, 60.06 feet along the South line of said Lonesome Dove Estates Unit No. 4, same being the South Right-of-Way line of Joshua Deets Trail to the POINT OF BEGINNING and containing 2.44 acres of land, more or less, of which 0.08+- acre of land lies within road Right-of-Way, leaving a net area of 2.35 acres of land, more or less.

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 28TH DAY OF SEPTEMBER, 2017.

DARYL R. FURMAN, R.P.L.S. 3374
REGISTERED PROFESSIONAL LAND SURVEYOR

LONESOME DOVE ESTATES UNIT NO. 8
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 111, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS
2.44+ 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, LONDON M. STOKES, RPLS, HEATHER LYNN LEMONS, RPLS, NOAH C. HUNTINGTON, RPLS, M.K. MCENTIRE, RPLS, KYLE L. BRADY, RPLS
TEXAS FRM # 10092400 & 10092401
P.O. BOX 1416, AMARILLO, TEXAS 79105, (806) 574-4246, FAX (806) 574-4238
P.O. BOX 464, DALLAS, TEXAS 75205, (806) 958-1405, FAX (806) 958-1482
PROJECT NO. 1720958P FILE NO. R-17
DRAWING NO. P:\SUB 17\RANDALL\R-17\1720958\

- NOTES
- 1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO, TX.
 - 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL, NO. 483010095E, 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) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 7.474 SQ. FT. IN THE STREETS.
 - 4) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH ADJACENT LOT AND NEAR THE POINT OF BEGINNING. THE SANITARY CONTROL EASEMENT AROUND EACH ADJACENT LOT IS 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.



ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT WILKINSON,
THIS 5th DAY OF Feb, 2018.
Notary Public, State of Texas

ROBERT WILKINSON
701 S. TAYLOR ST., SUITE 360
AMARILLO, TEXAS 79101
EXECUTED THIS 5th DAY OF Feb, 2018.

OWNERS ACKNOWLEDGMENT
THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, ROBERT WILKINSON, 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 LONESOME DOVE ESTATES UNIT NO. 8, A SUBURBAN SUBDIVISION OF AN UNPLATTED TRACT OF LAND IN SECTION 111, BLOCK 2, A.B.&M. SURVEY, RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANE AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

GRANTER'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
DATE: 2/20/2018
2018002737
RANDALL COUNTY
CLERK'S DOCUMENT NO.

APPROVAL
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS,
ON THIS 15th DAY OF Feb, 2018.
DESIGNATED CITY OFFICIAL

APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT
ON THIS 14th DAY OF February, 2018.
HEALTH OFFICER

