



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

4/2/2018

Kevin Brown
Hagar Brown & Dorsey LLC
4713 S. Western St.
Amarillo, Texas 79109

RE: Letter of Action: Approval- McMurtry Acres Unit No. 6 – ZB1800045 - Final Plat

Mr. Brownr,

The City of Amarillo has approved the above Final Plat on 2/22/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018002902 on 2/22/2018. 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 sherry.bailey@amarillo.gov or 806/378-6292.

Sincerely,

Sherry L. Bailey

Sherry L. Bailey
Senior Planner

BLK 2 J. Poitevent

SEC 2

L-19

LP 101 L-19
GENESIS TRACT NO. 21703

LEGEND

- = 3/8" Iron Rod with "380" cap, set
- ⊙ = Control Monument found on record.

DEDICATION

State of Texas X
County of Randall X

That, I, George Fry, being the owner of the land shown and described on this plat has caused all of said land to be re-surveyed, subdivided and designated as McMurry Acres Unit No. 6, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 15th day of February 2018

George Fry
P.O. Box 8454
Amarillo, Texas 79114
806-679-5057

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared George Fry, known 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 Office

On This 15th day of February 2018



APPROVAL:

Approved by the designated official for The City of Amarillo, Texas, on this 20th day of February 2018

Assistant City Manager, Development Services

APPROVAL:

Approved by the City-County Health Department

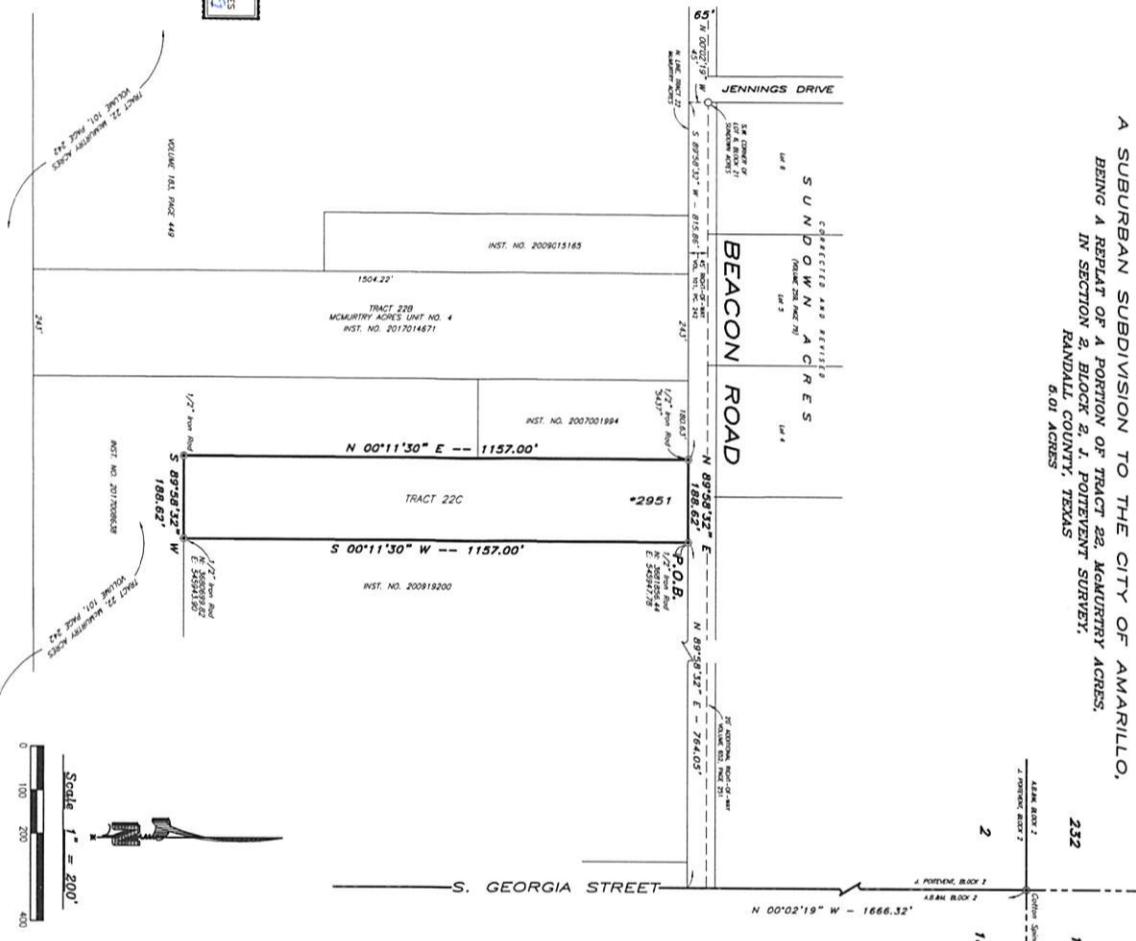
Health Officer
Date: 2/21/18

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Randall County Flood Department
301 W. Highway 60
Canyon, Texas 79015

MCMURRY ACRES UNIT NO. 6
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 22, MCMURRY ACRES,
IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY,
RANDALL COUNTY, TEXAS
6.01 ACRES



NOTES:

- This Plat is located within the Amarillo ETJ.
- This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 4838(C02)0F, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
- Address No. 3 shown were provided by the City of Amarillo and are subject to change without notice.
- 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 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 or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

PROPERTY DESCRIPTION:

4.501 acres more or less being a replat of a portion of Tract 22, McMurry Acres a recorded subdivision of record in Volume 101, Page 242, Deed Records of Randall County, Texas, situated in Section 2, Block 2, J. Poitevent Survey, being further described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod with cap stamped "RPS 5437" found for the Northeast corner of Section 2, Block 2, J. Poitevent Survey, bears North 89 degrees 58 minutes 32 seconds East, for a distance of 765.05 feet and North 00 degrees 02 minutes 19 seconds West, for a distance of 1666.32 feet;
THENCE South 00 degrees 11 minutes 30 seconds West, a distance of 1157.00 feet to a 1/2 inch iron rod found;
THENCE South 89 degrees 57 minutes 41 seconds West, a distance of 188.62 feet to a 1/2 inch iron rod found;
THENCE North 00 degrees 11 minutes 30 seconds East, a distance of 1157.00 feet to a 1/2 inch iron rod found in the South line of Beacon Road;
THENCE North 89 degrees 58 minutes 32 seconds East, a distance of 188.62 feet to the PLACE OF BEGINNING.
Said tract contains a compound area of 5.01 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 others under my direct supervision.

Dated this 15th day of February 2018
K.C. Brown, R0354664



FINAL PLAT
MCMURRY ACRES UNIT NO. 6
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 22, MCMURRY ACRES,
IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY,
RANDALL COUNTY, TEXAS
5.01 ACRES

FILED OF RECORD
2/21/18
County: Randall
Date: 2/21/18
File Clerk's No.

APP

P-18-20

He

Christina McMurray

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



Tax Certificate

Property Account Number:
R052375024230

Statement Date: 01/29/2018
Owner: FRY GEORGE
Mailing 3910 S GEORGIA ST
Address: AMARILLO, TX 791094838

Property Location: 0002951 BEACON RD
Legal: MCMURTRY ACRES|LOT BLOCK|5.010 AC
TR BEG 764.05FT W|& 1667.63FT S OF NE COR OF
SECT

TAX CERTIFICATE FOR ACCOUNT : R052375024230
AD NUMBER: R052375024230
GF NUMBER:
CERTIFICATE NO : 1644517

DATE : 1/29/2018
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
MCMURTRY ACRES|LOT BLOCK|5.010 AC
TR BEG 764.05FT W|& 1667.63FT S OF NE COR
OF SECT
0002951 BEACON RD
5.01 ACRES

REQUESTED BY

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

PROPERTY OWNER

FRY GEORGE
3910 S GEORGIA ST
AMARILLO TX 791094838

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 \$920.35

CURRENT VALUES			
LAND MKT VALUE:	\$54,559	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$54,559	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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R052375024230

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018002902

02/22/2018 03:50 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

LEGEND

- = 3/8" Iron Rod with "HBD" cap, set
- ⊙ = Control Monument found as noted.

DEDICATION

State of Texas Know all men by these presents
County of Randall

That I, George Fry, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided and designated as McMurry Acres Unit No. 6, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 15th day of February, 2018

George Fry
George Fry
P.O. Box 8454
Amarillo, Texas 79114
806-679-5057

ATTEST

State of Texas
County of Randall

Before me the undersigned authority, on this day personally appeared George Fry, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and Seal of Office

On This 15th day of February, 2018

James Pringle
Notary Public State of Texas
Comm. Expires May 14, 2019



APPROVAL:

Approved by the designated official for The City of Amarillo, Texas, on this 21st day of February, 2018

Assistant City Manager
Assistant City Manager, Development Services

APPROVAL:

Approved by the Br. City County Health Department

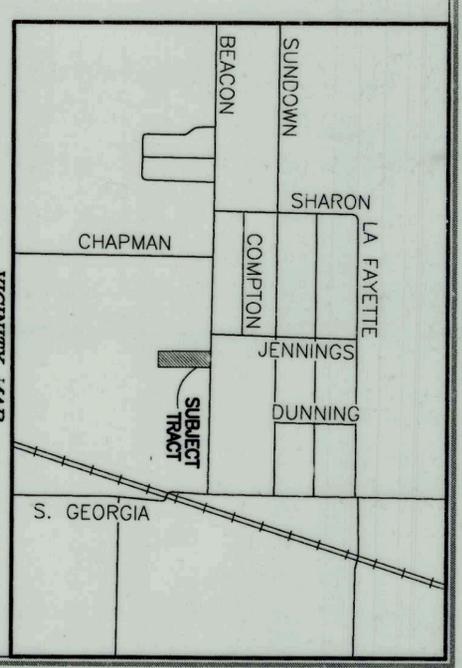
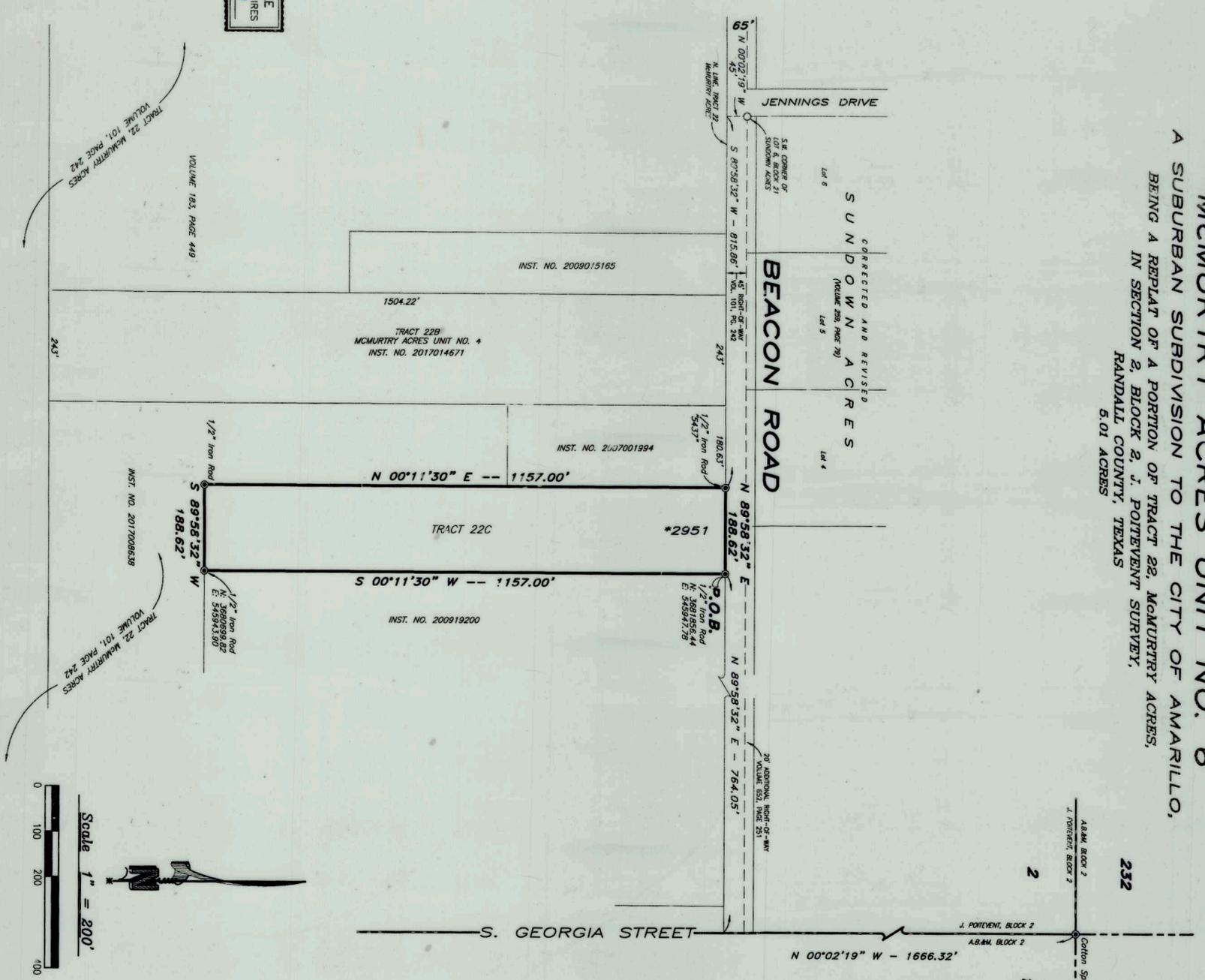
Health Officer
Health Officer
Date 2/21/18

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Randall County Road Department
501 W. Highway 60
Canyon, Texas 79015

MCMURTRY ACRES UNIT NO. 6
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
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RANDALL COUNTY, TEXAS
5.01 ACRES



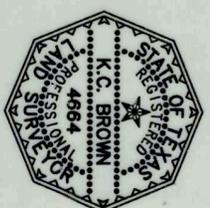
PROPERTY DESCRIPTION:
A 5.01 acre tract of land being a replat of a portion of Tract 22, McMurry Acres a re-ordered subdivision of record in Volume 101, Page 242, Deed Records of Randall County, Texas, situated in Section 2, Block 2, J. Pottevent Survey, being further described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 5437" found for the Northeast corner of this tract, from whence a cotton spindle found, for the Northeast corner of Section 2, Block 2, J. Pottevent Survey, bears North 89 degrees 58 minutes 32 seconds East, for a distance of 765.05 feet and North 00 degrees 02 minutes 19 seconds West, for a distance of 1666.32 feet;
THENCE South 00 degrees 11 minutes 30 seconds West, a distance of 1157.00 feet to a 1/2 inch iron rod found;
THENCE South 89 degrees 57 minutes 41 seconds West, a distance of 188.62 feet to a 1/2 inch iron rod found;
THENCE North 00 degrees 11 minutes 30 seconds East, a distance of 1157.00 feet to a 1/2 inch iron rod found in the South line of Beacon Road;
THENCE North 89 degrees 58 minutes 32 seconds East, a distance of 188.62 feet to the PLACE OF BEGINNING.
Said tract contains a computed area of 5.01 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 others under my direct supervision.

Dated this 15th day of February, 2018

K.C. Brown
K.C. Brown, RPLS 4664



"FINAL PLAT"
MCMURTRY ACRES UNIT NO. 6
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 22, MCMURTRY ACRES,
IN SECTION 2, BLOCK 2, J. POTTEVENT SURVEY,
RANDALL COUNTY, TEXAS
5.01 ACRES

FILED OF RECORD
Date 2/22/18 Randall County
2018 0022902
File Clerk's No.

HBD
HERBERT BROWN & DORSEY, LLC.
LAND SURVEYORS
4713 S. Woodfern St.
Amarillo, Texas 79109
(806) 368-1007
Texas Firm No. 10627000
hbd@hbdlandsurveyors.com
HERBERT BROWN & DORSEY, LLC.
235 E. 2nd St.
Hempden, Texas 75046
(806) 384-8034
Texas Firm No. 10627001