



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

4/16/2018

Sherry Bulls – applicant
Kevin Brown - agent
Hagar, Brown & Dorsey, LLC
Land Surveyors
4713 S. Western St.
Amarillo, Texas 79109

RE: Letter of Action: McMurtry Acres Unit No. 7 – ZB1800579/P-18-34 Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 4/16/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018005459 on 4/2/2018. 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 Bailey
Senior Planner

CC: Randy Schuster
Building Official
Larry Zamora
Chief Plans Examiner
Jonathon Lofton
Deputy Building Official
Valeni Bloemker
Community Improvement Insp.

BLK 2 J. Poitevent

SEC 2

L-19

A.P. NO. L-19
GENESIS TRACT NO. 217-03

LEGEND

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

DEDICATION

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

That, I, Roc Bull, being the owner of the land shown and described on this plat has caused all of said land to be reserved, subdivided and designated as McMurtry Acres Unit No. 7, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 19th day of March, 2018

Roc Bull
10001 S. Western Street
Amarillo, Texas 79118
806-676-7777

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Roc Bull, 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 19th day of March, 2018



APPROVAL:
Approved by the designated official for the City of Amarillo, Texas, on this 19th day of March, 2018

Assistant City Manager, Development Services

APPROVAL:
Approved by the City/County Health Department.

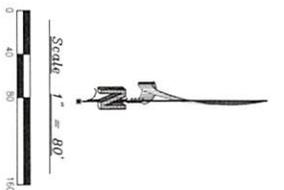
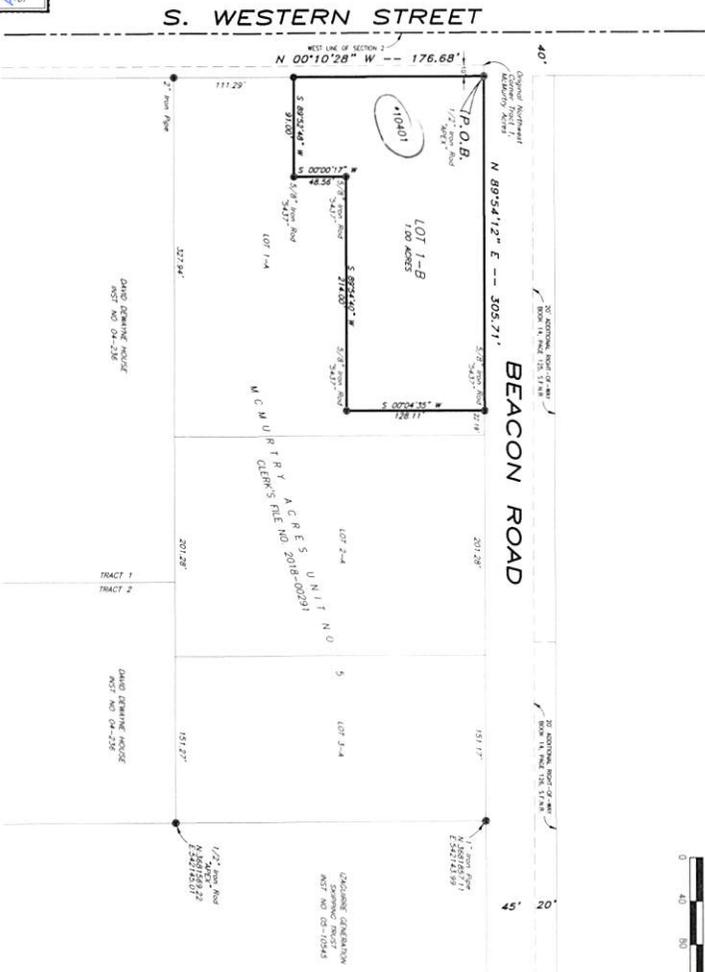
Health Officer
Date: 3/19/18

GRANTEES ADDRESS:

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

2. PLAN NO. 2018005459 (A) 4/23/18

MCMURTRY ACRES UNIT NO. 7
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 1, MCMURTRY ACRES,
IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY,
RANDALL COUNTY, TEXAS
1.00 ACRES



NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat Does Not within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Plan No. 48381C030E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
3. Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
4. 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 on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
5. Bearings are based on the Texas Coordinate System, North Zone, NAD 83.

PROPERTY DESCRIPTION:

A 1.00 acre tract of land being a replat of a portion of Tract 1, McMurtry 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, Randall County, Texas, being further described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod with cap stamped "APEX" found at the intersection of the South Right-of-Way line of Beacon Road and the East Right-of-Way line of South Western Street, from whence the original Northwest corner of Tract 1 of said McMurtry Acres bears, South 89 degrees 54 minutes 12 seconds West, for a distance of 10.00 feet;
THENCE North 89 degrees 54 minutes 12 seconds East, along the South Right-of-Way line of Beacon Road, for a distance of 305.71 feet to a 5/8 inch iron rod with cap stamped "RPLS 5437";
THENCE South 00 degrees 04 minutes 35 seconds West, a distance of 128.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5437" found;
THENCE South 89 degrees 54 minutes 40 seconds West, a distance of 214.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5437" found;
THENCE South 00 degrees 00 minutes 17 seconds West, a distance of 48.56 feet to a 5/8 inch iron rod with cap stamped "RPLS 5437" found;
THENCE South 89 degrees 52 minutes 48 seconds West, a distance of 91.00 feet to a 5/8 inch iron rod with cap stamped "HBD" set in the East line of S. Western Street;
THENCE North 00 degrees 10 minutes 28 seconds West, along the East line of S. Western Street, a distance of 176.68 feet to the PLACE OF BEGINNING.
Said tract of land contains a computed area of 1.00 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 19th day of March, 2018
K.C. Brown, RPLS 4664



"FINAL PLAT"
MCMURTRY ACRES UNIT NO. 7
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IN SECTION 2, BLOCK 2, J. POITEVENT SURVEY,
RANDALL COUNTY, TEXAS
1.00 ACRES

FILED OF RECORD
Date: 4/2/18
County: RANDALL
File Clerk's No. 2018005459

HARD
Hagar, Brown & Dorsey, LLC
225 E. 2nd St.
Amarillo, Texas 79101
(806) 326-1077
www.hardllc.com

APP

P-18-34

HG

Christina McMurray

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



Tax Certificate

Property Account Number:
R052375006500

Statement Date: 02/21/2018
Owner: BULLS EDWIN ROC
Mailing: BULLS SHERRY L
Address: 10401 S WESTERN ST
AMARILLO, TX 791184128

Property Location: 0010401 S WESTERN ST
Legal: MCMURTRY ACRES|LOT BLOCK|1 AC TR BEG
10FT E|OF NW COR OF SECT|REF R052 3750 0651

TAX CERTIFICATE FOR ACCOUNT : R052375006500
AD NUMBER: R052375006500
GF NUMBER: HBD SURVEYORS
CERTIFICATE NO : 1659417

DATE : 2/21/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
MCMURTRY ACRES|LOT BLOCK|1 AC TR
BEG 10FT E|OF NW COR OF SECT|REF R052 3750
0651
0010401 S WESTERN ST
1 ACRES

REQUESTED BY

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

PROPERTY OWNER

BULLS EDWIN ROC BULLS SHERRY L
10401 S WESTERN ST
AMARILLO TX 791184128

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 \$1,945.50

CURRENT VALUES			
LAND MKT VALUE:	\$8,000	IMPROVEMENT :	\$132,508
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$140,508	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead		
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 2/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R052375006500

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

CERTIFIED BY: *Christina McMurray*
Authorized agent of Randall County



Renee Calhoun

2018005459
04/02/2018 04:29 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 X Know all men by these presents
 County of Randall X

That I, Roc Bulls, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as McMurry Acres Unit No. 7, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and some are hereby dedicated to the public forever to be used as easements.

Executed this 19th day of March 2018

Roc Bulls
 Roc Bulls
 10401 S. Western Street
 Amarillo, Texas 79118
 806-676-7777

ATTEST
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 County of Randall

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 Given under my hand and Seal of Office
 On this 19th day of March 2018



Notary, Public State of Texas
 Comm. Expires May 16, 2017

APPROVAL:
 Approved by the designated official, for the City of Amarillo, Texas, on this 19th day of March 2018

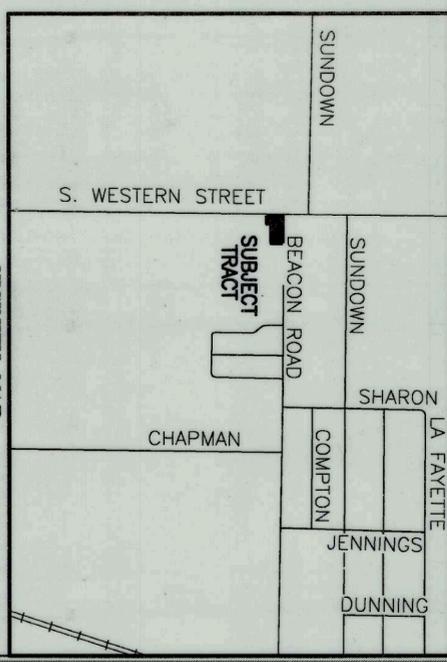
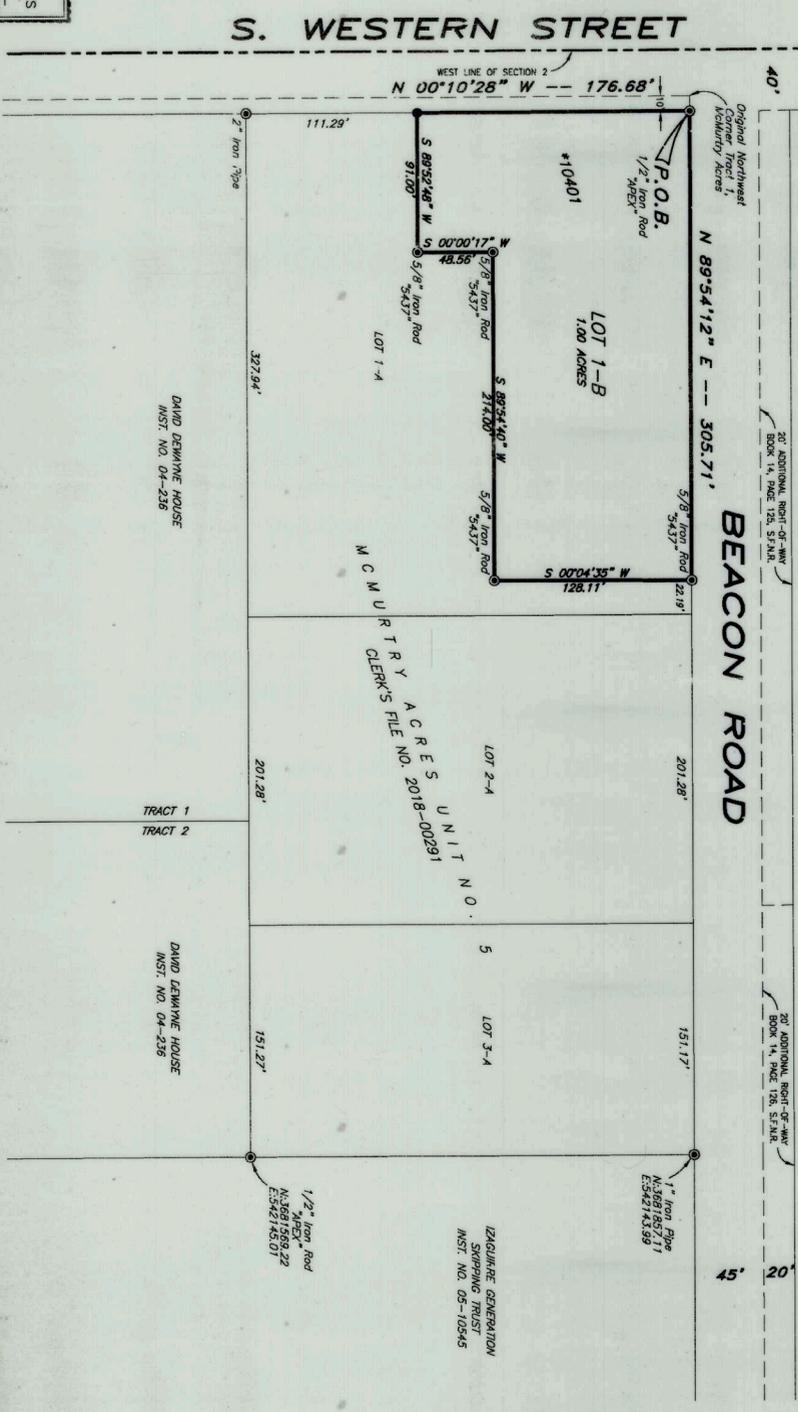
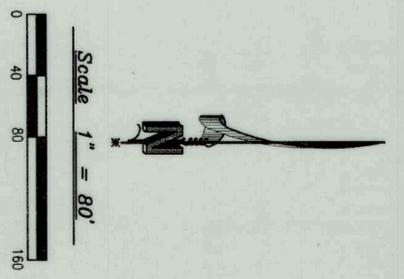
[Signature]
 Assistant City Manager, Development Services

APPROVAL:
 Approved by the Bi-City County Health Department.

Health Officer [Signature] Date 3/19/18

GRANTEES ADDRESS:
 Randall County Road Department
 301 W. Highway 60
 Canyon, Texas 79013

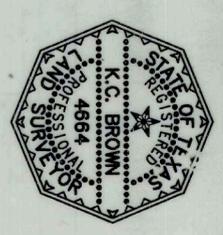
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FILED OF RECORD
 Date 4/2/18 County RANDALL
 File Clerk's No. 2018005459

HBD
 Hagar, Brown & Dorsey, LLC.
 4713 S. Western, St. Amarillo, Texas 79109
 (806) 362-1007
 Texas Firm No. 10067300
 hbd@hbdsurveyors.us
 HEREFORD
 2209 E. Grand St. Amarillo, Texas 79106
 (806) 364-0884
 Texas Firm No. 10072001