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

4/19/2018

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

RE: Letter of Action: Approval - Strawberry Fields Unit No. 6 – ZB1800028 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 3/9/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018005462 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

Cody Balzen

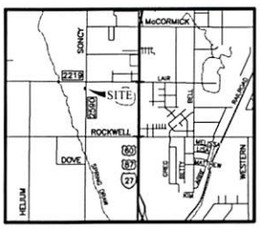
Cody Balzen
Planner I

2018005462 PLAT Total Pages: 2

NATALIE PHILLIPS NOTARY PUBLIC STATE OF TEXAS ID# 130863680 EXPIRES 10-17-2020

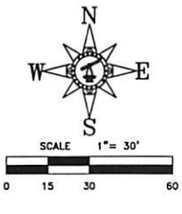
BLK 1 T.T.R.R SEC 35 H-22

2010 CENSUS TRACT # 217.04 A.P.# H-22



VICINITY MAP

NOT TO SCALE



NOTES:

1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO E.T.J.

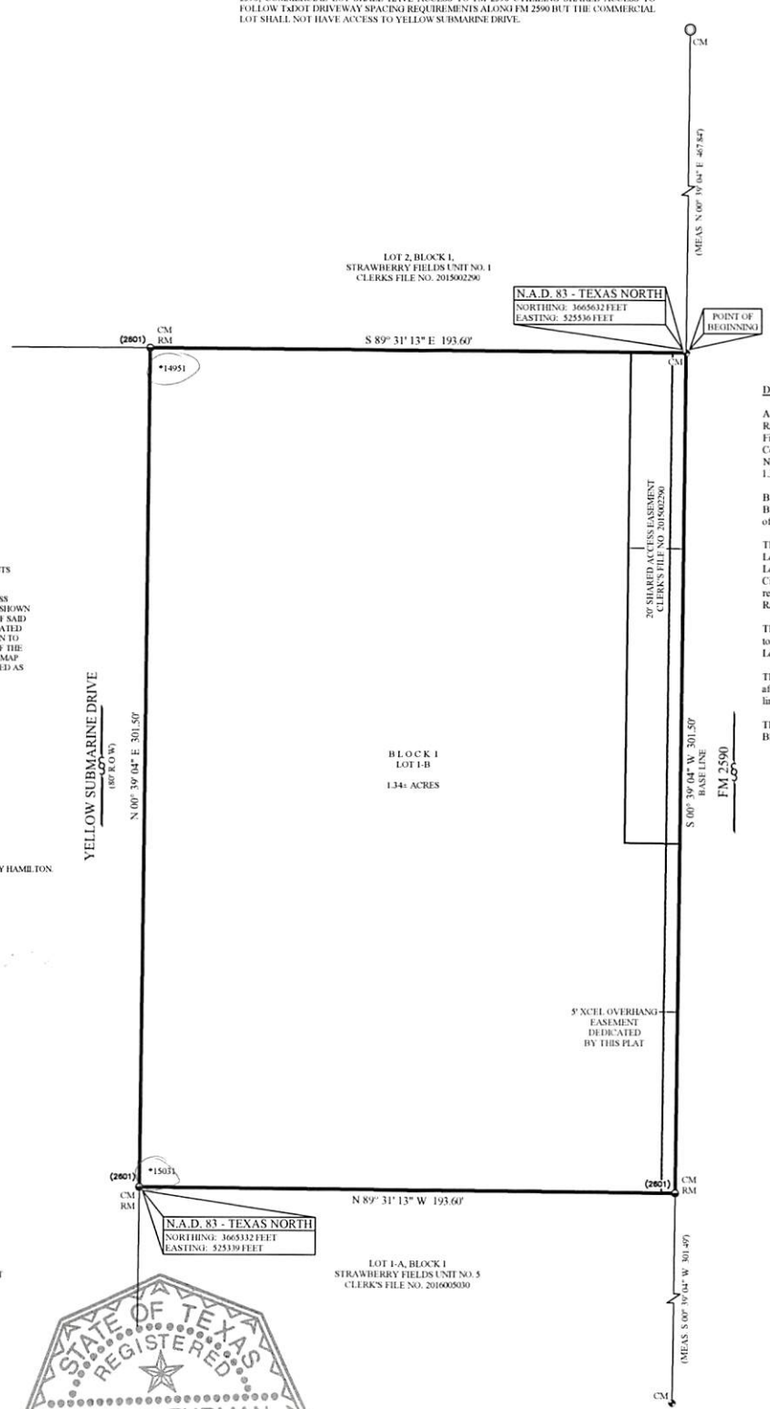
2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0220E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

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.

4) LOT SHALL NOT HAVE DOUBLE FRONTAGE; ACCESS IS BASED ON USE; RESIDENTIAL LOT SHALL HAVE ACCESS TO YELLOW SUBMARINE DRIVE BUT SHALL NOT HAVE ACCESS TO FM 2590; COMMERCIAL LOT SHALL HAVE ACCESS TO FM 2590 UTILIZING SHARED ACCESS TO FOLLOW TxDOT DRIVEWAY SPACING REQUIREMENTS ALONG FM 2590 BUT THE COMMERCIAL LOT SHALL NOT HAVE ACCESS TO YELLOW SUBMARINE DRIVE.

LEGEND:

○	BRASS MONUMENT FND
◒	1/2" IRON ROD W/CAP FND
⚲	1/2" IRON ROD FND
(xxxx)	NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
CM	CONTROL MONUMENT
RM	RECORD MONUMENT



DESCRIPTION

A 1.34+/- acre tract of land out of Section 35, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being a portion of Lot 1, Block 1, Strawberry Fields Unit No. 1, a Suburban Subdivision to the City of Amarillo in Randall County, Texas according to the map or plat thereof recorded under Clerk's File No. 2015002290 of the Official Public Records of Randall County, Texas. Said 1.34+/- acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of Lot 2, Block 1 of said Strawberry Fields Unit No. 1, same being the Northeast corner of this tract of land;

THENCE S. 00° 39' 04" W. (Base line), 301.50 feet along the East line of said Lot 1 to a 1/2 inch iron rod with cap (2601) found at the Northeast corner of Lot 1-A, Block1, Strawberry Fields Unit No. 5, a Suburban Subdivision to the City of Amarillo in Randall County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016005030 of the Official Public Records of Randall County, Texas, same being the Southeast corner of this tract of land;

THENCE N. 89° 31' 13" W., 193.60 feet along the North line of said Lot 1-A to a 1/2 inch iron rod with cap (2601) found for the Northwest corner of said Lot 1-A, same being the Southwest corner of this tract of land;

THENCE N. 00° 39' 04" E., 301.50 feet along the West line of the aforementioned Lot 1 to a 1/2 inch iron rod with cap (2601) found in the South line of said Lot 2 for the Northwest corner this tract of land;

THENCE S. 89° 31' 13" E., 193.60 feet along said South line to the POINT OF BEGINNING and containing 1.64 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DAVY HAMILTON, FOR PRAIRIE GRASS PROPERTIES, 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 STRAWBERRY FIELDS UNIT NO 6, 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 13rd DAY OF February, 2018.

Day Hilton

DAVY HAMILTON FOR
PRAIRIE GRASS PROPERTIES, LLC
17600 FM 2590
CANYON, TEXAS 79015

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVY HAMILTON.

THIS 13rd DAY OF Feb, 2018.

Natalie Phillips

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 9th DAY OF MARCH, 2018.

JK Mr. Gray RS

HEALTH OFFICER

APPROVAL

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

ON THIS 9th DAY OF March, 2018.

DESIGNATED CITY OFFICIAL

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

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 5TH DAY OF JANUARY, 2018.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEES 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
4/2/18 (DATE)
RANDALL (COUNTY)
2018005462
CLERK'S DOCUMENT NO.

STRAWBERRY FIELDS UNIT NO. 6

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION
OF LOT 1, BLOCK 1,
STRAWBERRY FIELDS UNIT NO. 1
IN SECTION 35, BLOCK 1,
T.T. R.R. Co. SURVEY,
RANDALL COUNTY, TEXAS
1.34± 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 LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS · KYLE L. BRADY, RPLS
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. 1821614 FILE NO. H-22
DRAWING NO. P:\SUB 18\RANDALL\H-22\1821614\1821614

APP P-18-07 Hh

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

Tax Certificate

Property Account Number:
R073199500050

Statement Date: 02/16/2018
Owner: PRAIRIE GRASS PROPERTIES LLC
Mailing Address: 17600 FM 2590
CANYON, TX 790159003

Property Location: 0014950 FM 2590 (SONCY)
Legal: STRAWBERRY FIELDS # 1|LOT BLOCK 0001|N 301.5FT OF 1

TAX CERTIFICATE FOR ACCOUNT : R073199500050
AD NUMBER: R073199500050
GF NUMBER: FURMAN & ASSOCIATES
CERTIFICATE NO : 1658832

DATE : 2/16/2018
FEE : $10.00

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

PROPERTY DESCRIPTION
STRAWBERRY FIELDS # 1|LOT BLOCK 0001|N 301.5FT OF 1
0014950 FM 2590 (SONCY)
1.34 ACRES

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

PROPERTY OWNER
PRAIRIE GRASS PROPERTIES LLC
17600 FM 2590
CANYON TX 790159003

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 INLCUDING 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 $153.75

CURRENT VALUES

LAND MKT VALUE:	$8,750	IMPROVEMENT :	$0
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$8,750	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 2/2018 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R073199500050

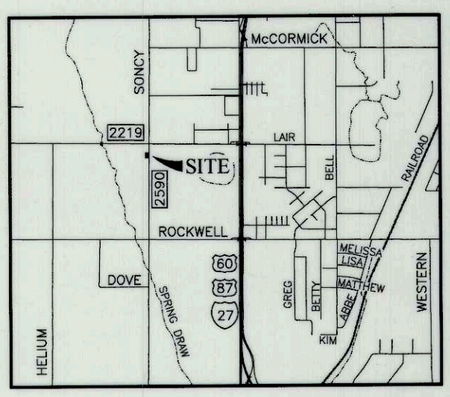
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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

Renee Calhoun

2018005462
04/02/2018 04:29 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 217.04 A.P.# H-22



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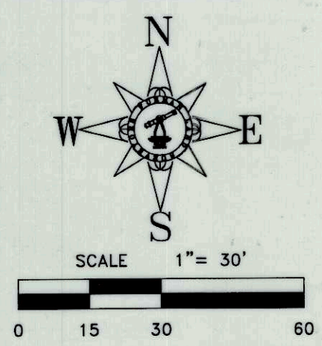

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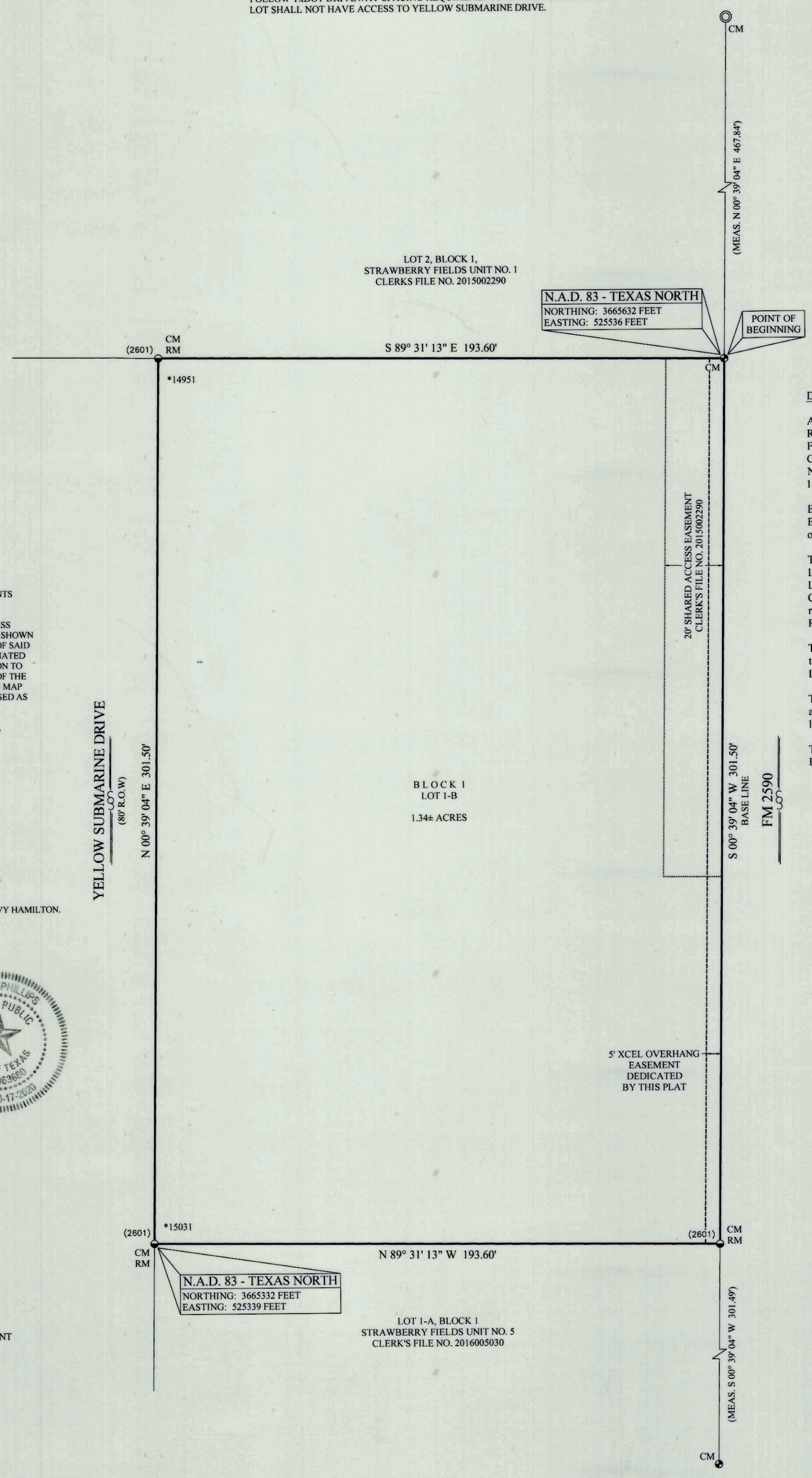

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THENCE N. 89° 31' 13" W., 193.60 feet along the North line of said Lot 1-A to a 1/2 inch iron rod with cap (2601) found for the Northwest corner of said Lot 1-A, same being the Southwest corner of this tract of land;

THENCE N. 00° 39' 04" E., 301.50 feet along the West line of the aforementioned Lot 1 to a 1/2 inch iron rod with cap (2601) found in the South line of said Lot 2 for the Northwest corner this tract of land;

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COUNTY OF RANDALL

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EXECUTED THIS 23rd DAY OF February, 2018.

DAVY HAMILTON FOR
PRAIRIE GRASS PROPERTIES, LLC.
17600 FM 2590
CANYON, TEXAS 79015

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVY HAMILTON.

THIS 23rd DAY OF Feb, 2018.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

NATALIE PHILLIPS NOTARY PUBLIC STATE OF TEXAS ID# 130863680 EXPIRES 10-17-2020

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 9th DAY OF MARCH, 2018.

HEALTH OFFICER

APPROVAL

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

ON THIS 9th DAY OF March, 2018.

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 5TH DAY OF JANUARY, 2018.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

STRAWBERRY FIELDS UNIT NO. 6

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION
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IN SECTION 35, BLOCK 1,
T.T. R.R. Co. SURVEY,
RANDALL COUNTY, TEXAS
1.34± ACRES

GRANTEE'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

4/2/2018 (DATE) RANDALL (COUNTY)

2018005462 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
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P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
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PROJECT NO. 1821614 FILE NO. H-22
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