



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 - Ben's Subdivision Unit No. 38 – ZB1800571 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 3/29/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018005465 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,

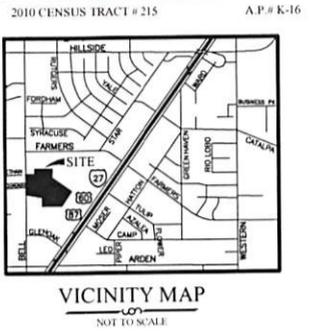
A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

BLK 9 B5+F

SEC 5

K-16



- LEGEND:**
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN-RPLS"
 - ⊙ "X" IN CONCRETE END
 - 1/2" IRON ROD W/CAP END
 - 1/2" IRON ROD END
 - 3/8" IRON ROD W/CAP END
 - 3/8" IRON ROD END
 - (XXXX) NAME OR NUMBER IN() INDICATES MONUMENT ORIGIN
 - CM CONTROL MONUMENT



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DANNY FULTON, FOR HIS/HER CHRISTIAN CHURCH 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 BENS SUBDIVISION UNIT NO. 38, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN ON THIS MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

SUBSCRIBED THIS 29th DAY OF MARCH 2018.

Danny Fulton
DANNY FULTON
HILLSIDE CHRISTIAN CHURCH
P.O. BOX 7607
AMARILLO, TEXAS 79114

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANNY FULTON THIS 29th DAY OF MARCH 2018.

Lajena Martinez
NOTARY PUBLIC STATE OF TEXAS

APPROVAL

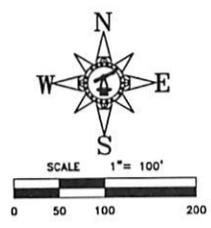
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS, ON THIS 29th DAY OF MARCH 2018.

DESIGNATED CITY OFFICIAL

FILED OF RECORD

4/2/18 (DATE)
2018005465 (CLERK'S DOCUMENT NO.)

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



- NOTES:**
- 1) THIS PLAT LIES WITHIN THE CITY LIMITS OF THE CITY OF AMARILLO.
 - 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 481810709E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 15.83 +/- acre tract of land out of Lot 1B, Block 1, Ben's Subdivision Unit No. 34, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2006000565 of the Official Public Records of Randall County, Texas, and 15.83 +/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 4, 2018 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (2507) found in the East Right-of-Way line of Bell Street as monumented on the ground for the most West Northwest corner of said Lot 1B, same being the Southwest corner of Lot 1, Block 3, Ben's Subdivision Unit No. 27, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 00624893 of the Official Public Records of Randall County, Texas, from whence a 3/8 inch iron rod found for the Northwest corner of said Lot 1 bears N. 00° 29' 43" W., 335.01 feet;

THENCE S. 89° 44' 21" E., 220.10 feet along the South line of said Lot 1 to an "X" in concrete found for the Southeast corner of said Lot 1;

THENCE N. 00° 29' 43" W., 131.25 feet along the East line of said Lot 1 to an "X" in concrete found for the Southwest corner of Lot 1C, Block 1, Ben's Subdivision Unit No. 37, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014020796 of the Official Public Records of Randall County, Texas, same being the most North Northwest corner of this tract of land;

THENCE S. 89° 46' 14" E., 452.89 feet along the South line of said Lot 1C and the North line of this tract of land to a 1/2 inch iron rod with cap (2507) found for the Southeast corner of said Lot 1C, same being the most North Northeast corner of this tract of land;

THENCE S. 01° 05' 10" W., 216.34 feet to a 1/2 inch iron rod with cap (2507) found;

THENCE S. 54° 44' 53" E., 584.98 feet to a 1/2 inch iron rod found for the most North corner of Lot 9, Block 1, Ben's Subdivision Unit No. 36, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2008022675 of the Official Public Records of Randall County, Texas;

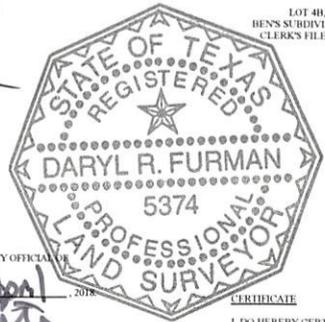
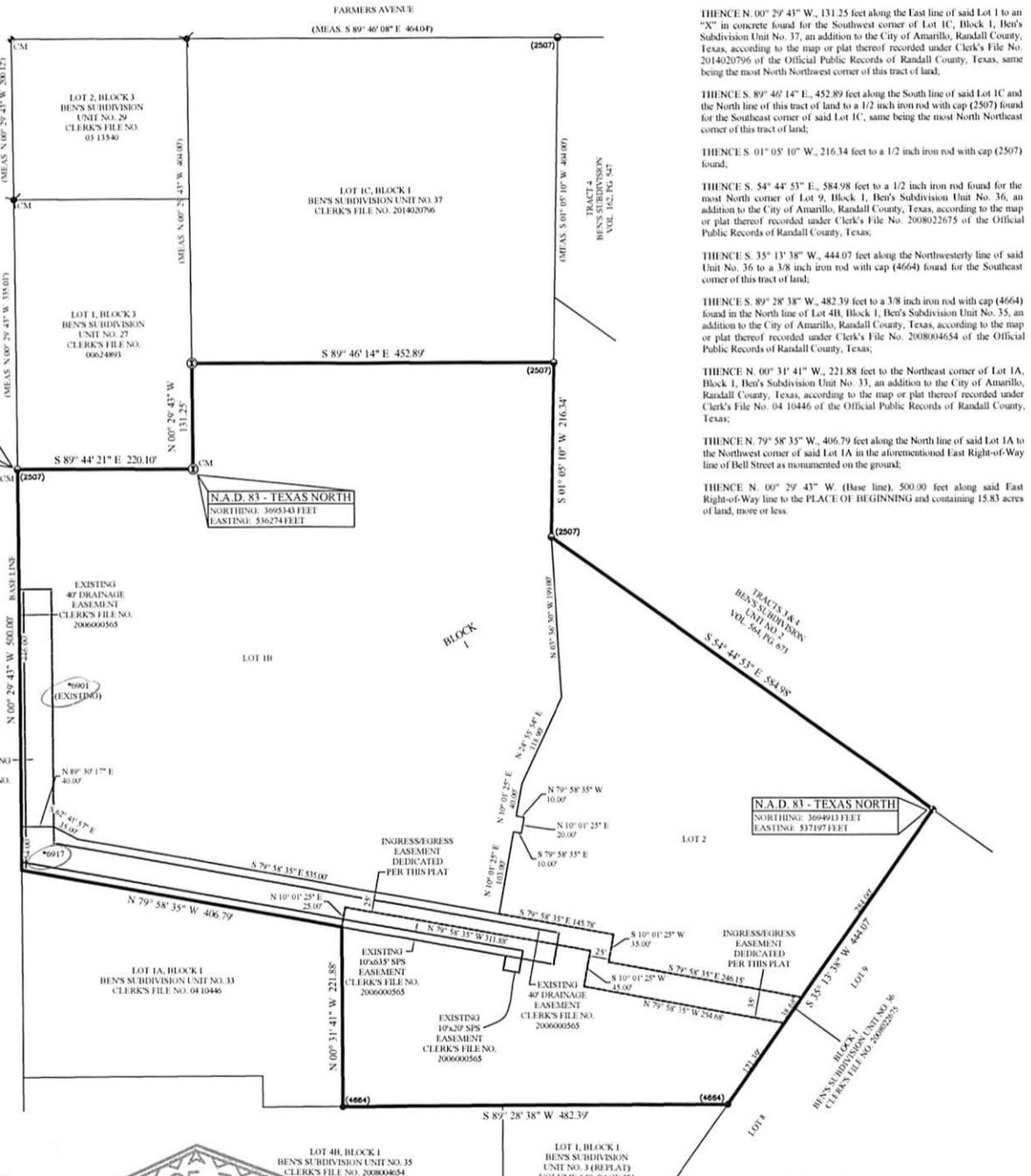
THENCE S. 35° 13' 38" W., 444.07 feet along the Northwesterly line of said Unit No. 36 to a 3/8 inch iron rod with cap (4664) found for the Southeast corner of this tract of land;

THENCE S. 89° 28' 38" W., 482.39 feet to a 3/8 inch iron rod with cap (4664) found in the North line of Lot 4B, Block 1, Ben's Subdivision Unit No. 35, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2008004654 of the Official Public Records of Randall County, Texas;

THENCE N. 00° 31' 41" W., 221.88 feet to the Northeast corner of Lot 1A, Block 1, Ben's Subdivision Unit No. 33, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 04 10446 of the Official Public Records of Randall County, Texas;

THENCE N. 79° 58' 35" W., 406.79 feet along the North line of said Lot 1A to the Northwest corner of said Lot 1A in the aforementioned East Right-of-Way line of Bell Street as monumented on the ground;

THENCE N. 00° 29' 43" W. (Hose line), 500.00 feet along said East Right-of-Way line to the PLACE OF BEGINNING and containing 15.83 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 PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL CORNERS AND INTERSECTIONS ON THIS 4TH DAY OF JANUARY, 2018.

Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

BEN'S SUBDIVISION UNIT NO. 38

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 1B, BLOCK 1, BEN'S SUBDIVISION UNIT NO. 34 IN SECTION 5, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS 15.83± 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 LEMMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. MEENTRE, RPLS · KYLE L. BRADY, RPLS
TEXAS FRM #10092400 & 10092401
P.O. BOX 1116, AMARILLO, TEXAS 79105-1116 (806) 434-1246 FAX: (806) 434-1248
P.O. BOX 104, DODDAS, TEXAS 79025-0104 (806) 934-1409 FAX: (806) 934-1402

PROJECT NO. 1721534P FILE NO. K-16
DRAWING NO. P\SUB 17\RANDALL\K-16\1721534\1721534P

APP

P-18-35

HLA

Christina McMurray

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



Tax Certificate

Property Account Number:
R001380030050

Statement Date: 03/29/2018
Owner: HILLSIDE CHRISTIAN CHURCH
Mailing PO BOX 7807
Address: AMARILLO, TX 791147807

Property Location: 0006901 BELL ST
Legal: BEN'S SUB # 34|LOT 001B BLOCK 0001

TAX CERTIFICATE FOR ACCOUNT : R001380030050
AD NUMBER: R001380030050
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1676111

DATE : 3/29/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
BEN'S SUB # 34|LOT 001B BLOCK 0001
0006901 BELL ST
15.89 ACRES

REQUESTED BY

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

PROPERTY OWNER

HILLSIDE CHRISTIAN CHURCH
PO BOX 7807
AMARILLO TX 791147807

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.

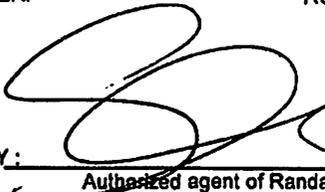
TAXES FOR 2017 ARE \$0.00

CURRENT VALUES			
LAND MKT VALUE:	\$1,384,336	IMPROVEMENT :	\$5,900,692
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$7,285,028	LIMITED VALUE:	\$0
EXEMPTIONS:	Full		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R001380030050

CERTIFIED BY: 
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

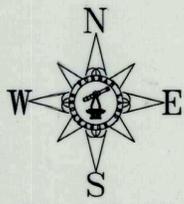


Renee Calhoun

2018005465
04/02/2018 04:29 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP
NOT TO SCALE



NOTES:

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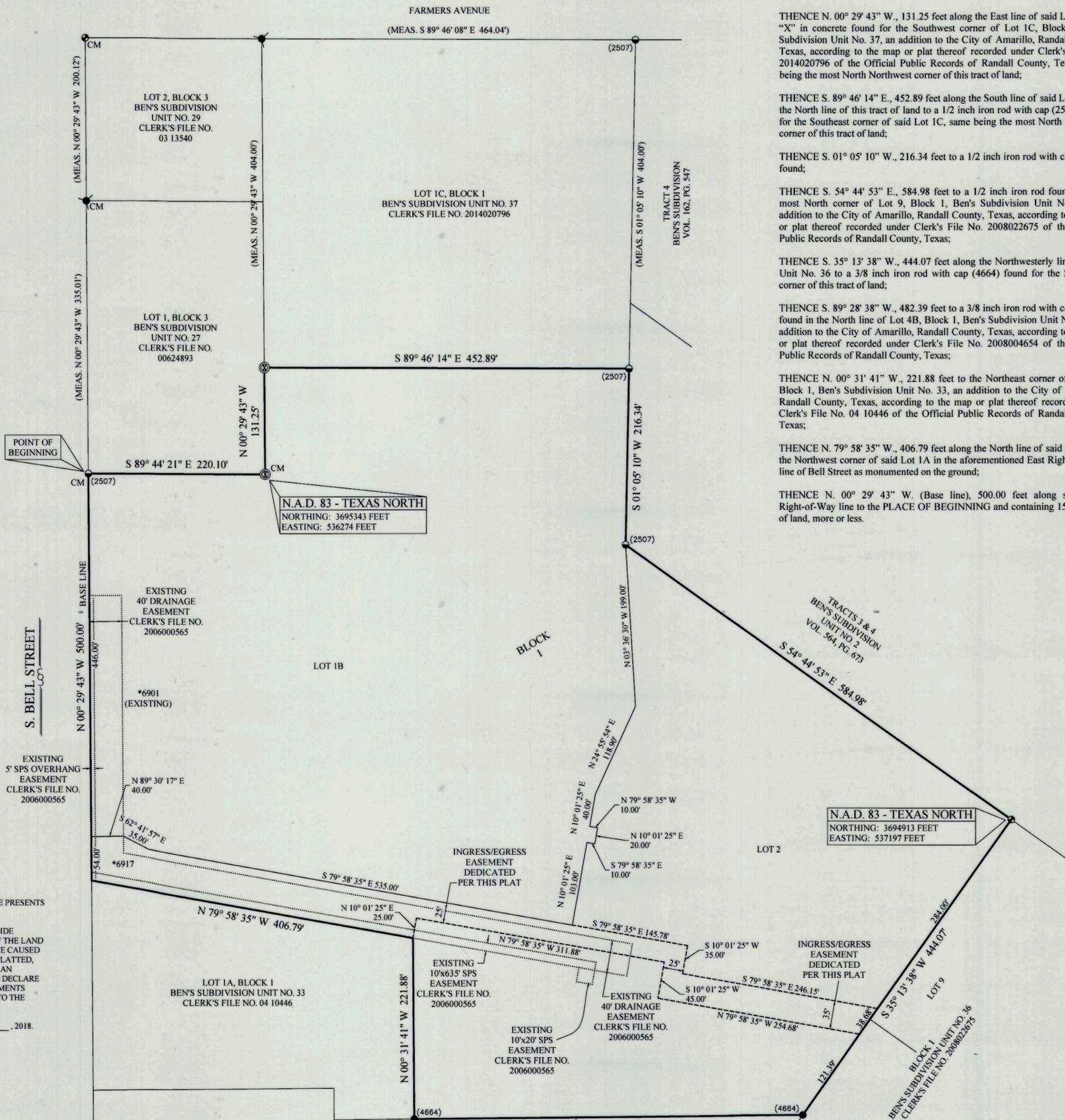
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THENCE N. 79° 58' 35" W., 406.79 feet along the North line of said Lot 1A to the Northwest corner of said Lot 1A in the aforementioned East Right-of-Way line of Bell Street as monumented on the ground;

THENCE N. 00° 29' 43" W. (Base line), 500.00 feet along said East Right-of-Way line to the PLACE OF BEGINNING and containing 15.83 acres of land, more or less.

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- "X" IN CONCRETE FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- 3/8" IRON ROD FND
- NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- CM CONTROL MONUMENT



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DANNY FULTON, FOR HILLSIDE CHRISTIAN CHURCH, 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 BENS SUBDIVISION UNIT NO. 38, AN ADDITION 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 29TH DAY OF MARCH, 2018.

Danny Fulton
DANNY FULTON FOR
HILLSIDE CHRISTIAN CHURCH
P.O. BOX 7807
AMARILLO, TEXAS 79114

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANNY FULTON.

THIS 29TH DAY OF MARCH, 2018.

Jaime Martinez
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS 2ND DAY OF April, 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 4TH DAY OF JANUARY, 2018.

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



BEN'S SUBDIVISION
UNIT NO. 38

AN ADDITION
TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION
OF LOT 1B, BLOCK 1,
BEN'S SUBDIVISION UNIT NO. 34
IN SECTION 5, BLOCK 9,
B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
15.83± ACRES



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. 1721534P FILE NO. K-16
DRAWING NO. P:\SUB 17\RANDALL\K-16\1721534\1721534P

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

FILED OF RECORD
4/2/2018
(DATE)

RANDALL
(COUNTY)

2018005465
CLERK'S DOCUMENT NO.