



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

9/13/2018

Cindy Beyer
Cornerstone Land Surveying
4109 SW 33rd Ave.
Amarillo, Texas 79109

RE: Letter of Action: Approval - McCormick Estates Unit No. 9 – ZB1802541 Final Plat

The City of Amarillo has approved the above Final Plat on 8/13/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018014604 on 8/17/2018. 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,

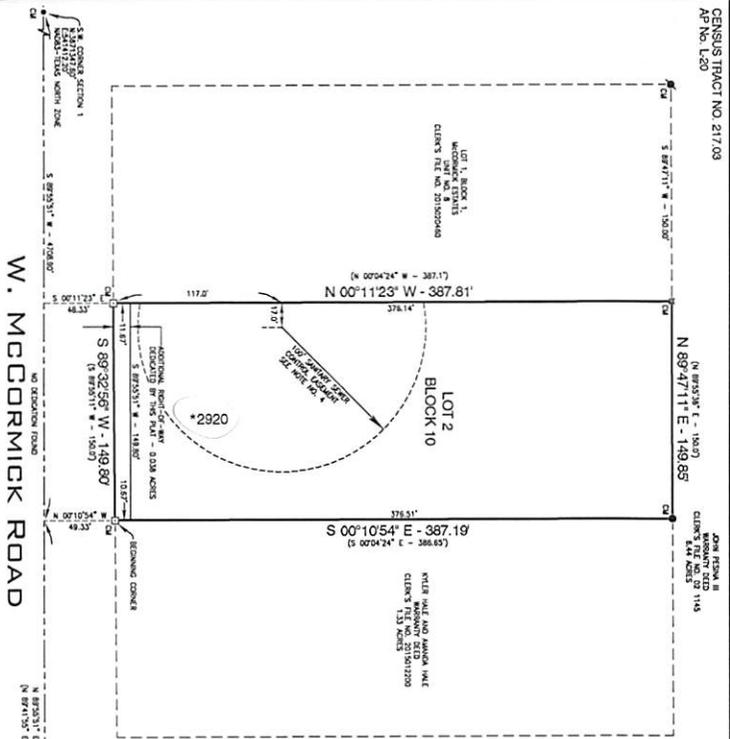
A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

BLK 2 J Poitevent

SEC 1

L-20



DESCRIPTION

A 1.333 acre tract of land being that same tract of land as described as a 1.332 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2018008929 of the Official Public Records of Randall County, Texas, situated in Section 1, Block 2, J. Poitevent Survey, Randall County, Texas, and said 1.333 acre tract of land being more particularly described by meter and bounds as follows:

Commencing at a metal valve box, found under pavement at the southeast corner of said Section 1,

Thence S. 89°55'51" W., 508.07 feet along the south line of said Section 1 to a point, from whence a 3/8 inch iron rod, found at the southwest corner of said Section 1 bears S. 89°55'51" W., 4708.90 feet;

Thence N. 09°10'54" W., 49.33 feet to a concrete monument, found at the southeast and BEGINNING CORNER of this tract of land;

Thence S. 89°32'56" W., 149.80 feet along the north right-of-way line of W. McCormick Road to a concrete monument, found at the southeast corner of this tract of land;

Thence N. 09°11'23" W., 387.81 feet along the east line of Lot 1, Block 1, McCormick Estates Unit No. 8, a subdivision subdivision to the City of Amarillo, situate in said Section 1, according to the map or plat thereof, recorded under Clerk's File No. 2015020460 of the Official Public Records of Randall County, Texas, to a railroad tie fence corner post, found at the northeast corner of said Lot 1, Block 1, McCormick Estates Unit No. 8, same being the northeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1478", found at the northwest corner of said Lot 1, Block 1, McCormick Estates Unit No. 8 bears S. 89°47'11" W., 150.00 feet;

Thence N. 89°47'11" E., 149.83 feet along the south line of a 6.44 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 02 1145 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod, found at the northwest corner of this tract of land, same being the northeast corner of a 1.33 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2015012200 of the Official Public Records of Randall County, Texas;

Thence S. 00°10'54" E., 387.19 feet along the west line of said 1.33 acre tract of land to the POINT OF BEGINNING.

GRANTEES ADDRESS
City of Amarillo
720 West 19th
Amarillo, Texas 79105-1971

GRANTEES ADDRESS
Randall County Road & Bridge Department
P.O. Box 1338
Amarillo, Texas 79915

DEDICATION

The State of Texas
County of Randall

Know all men by these presents:

That Daniel Cape and Sarah Cape, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as McCormick Estates Unit No. 8, a subdivision extension to the City of Amarillo, Texas, and the same to be dedicated to the public, forever to be used as streets, ways, lanes and easements, each map or plat to be filed to the public, forever to be used as streets, ways, lanes and easements.

Witness my hand and seal of authority on this 8th day of August, 2018.

Daniel Cape
2920 W. McCormick Road
Amarillo, Texas 79118

Sarah Cape
2920 W. McCormick Road
Amarillo, Texas 79118

NOTARY ATTEST

The State of Texas
County of Randall

I, Cindy Bever, Notary Public, State of Texas, My Commission Expires 8/31/2024

Given under my hand and seal of authority on this 8th day of August, 2018.

Cindy Bever
Notary Public

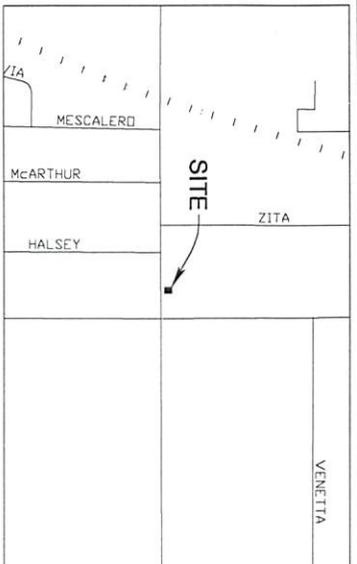
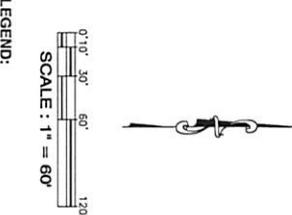
NOTARY ATTEST

The State of Texas
County of Randall

I, Cindy Bever, Notary Public, State of Texas, My Commission Expires 8/31/2024

Given under my hand and seal of authority on this 8th day of August, 2018.

Cindy Bever
Notary Public



NOTES

- This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381002101, dated June 4, 2010.
- Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T13 P.L.S. General Rules of Procedure and Practices regarding precision (663.13).
- 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 other water well shall be constructed or installed, except as hereinafter provided. The center of each well shall be located 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.
- Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.

APPROVALS:

Approved by the Br-Clay County Health Department:
Director: Sarah Heath
Approved by the designated official for the City of Amarillo:
Director: Shirley Designated Official

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from the information made on the ground by me or by others under my direct supervision on the 12th day of June, 2018.

Allen
Registered Professional Land Surveyor
Texas Registration No. 4928



FILED OF RECORD
DATE 8/17/18
COUNTY CLERK'S FILE NO. 2018014604
RANDALL COUNTY TEXAS

MCCORMICK ESTATES UNIT NO. 9

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 1, BLOCK 2,
J. POITEVENT SURVEY,
RANDALL COUNTY, TEXAS,
1.333 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@stonesurvey.com • Firm Reg. No. 10009500

4-294

APP

P-18-83

HC

Christina McMurray

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



Tax Certificate

Property Account Number:
R704001035500

Statement Date: 08/08/2018
Owner: CAPE DANIEL
Mailing CAPE SARAH
Address: 2920 W MCCORMICK RD
AMARILLO, TX 791183313

Property Location: 0002920 W MCCORMICK
Legal: SECT 1 J POINTEVENT|LOT BLOCK|150FT W
X 387.1FT S|BEG 435.68FT N & 630FT|W OF SE
COR OF SECT-TR 5

TAX CERTIFICATE FOR ACCOUNT : R704001035500
AD NUMBER: R704001035500
GF NUMBER:
CERTIFICATE NO : 1691345

DATE : 8/8/2018
FEE : \$10.00
PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 1 J POINTEVENT|LOT BLOCK|150FT W
X 387.1FT S|BEG 435.68FT N & 630FT|W OF SE
COR OF SECT-TR 5
0002920 W MCCORMICK RD
1.33 ACRES

REQUESTED BY

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

PROPERTY OWNER

CAPE DANIEL CAPE SARAH
2920 W MCCORMICK RD
AMARILLO TX 791183313

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 \$3,678.92

CURRENT VALUES			
LAND MKT VALUE:	\$15,800	IMPROVEMENT :	\$203,216
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$219,016	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 8/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R704001035500

CERTIFIED BY: 
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

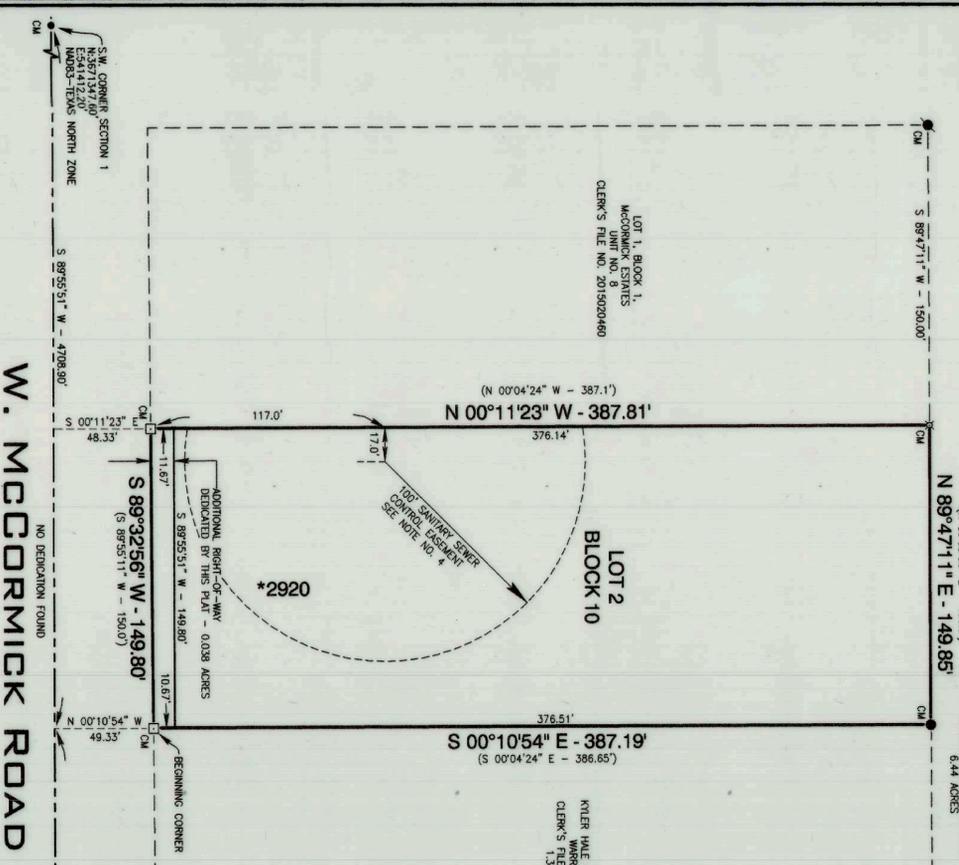
2018014604

08/17/2018 04:36 PM

Fee: 48.00

Renee Calhoun, County Clerk
Randall County, Texas

PLAT



DESCRIPTION

A 1.333 acre tract of land being that same tract of land as described as a 1.333 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2018008929 of the Official Public Records of Randall County, Texas, situated in Section 1, Block 2, J. Pottevent Survey, Randall County, Texas; and said 1.333 acre tract of land being more particularly described by metes and bounds as follows:

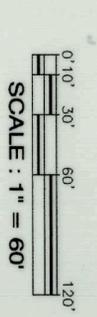
- Commencing at a metal valve box, found under pavement at the southeast corner of said Section 1;
- Thence S. 89°55'51" W., 598.07 feet along the south line of said Section 1 to a point, from whence a 3/8 inch iron rod, found at the southwest corner of said Section 1 bears S. 89°55'51" W., 4708.90 feet;
- Thence N. 00°10'54" W., 49.33 feet to a concrete monument, found at the southeast and BEGINNING CORNER of this tract of land;
- Thence S. 89°32'56" W., 149.80 feet along the north right-of-way line of W. McCormick Road to a concrete monument, found at the southeast corner of this tract of land;
- Thence N. 00°11'23" W., 387.81 feet along the east line of Lot 1, Block 1, McCormick Estates Unit No. 8, a suburban subdivision to the City of Amarillo, situate in said Section 1, according to the map or plat thereof, recorded under Clerk's File No. 2015020460 of the Official Public Records of Randall County, Texas, to a railroad fence corner post, found at the northeast corner of said Lot 1, Block 1, McCormick Estates Unit No. 8, same being the northeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1478", found at the northwest corner of said Lot 1, Block 1, McCormick Estates Unit No. 8 bears S. 89°47'11" W., 150.00 feet;
- Thence N. 89°47'11" E., 149.85 feet along the south line of a 6.44 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 02 1145 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod, found at the northwest corner of this tract of land, same being the northeast corner of a 1.33 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2015012200 of the Official Public Records of Randall County, Texas;
- Thence S. 00°10'54" E., 387.19 feet along the west line of said 1.33 acre tract of land to the POINT OF BEGINNING.

GRANTEES ADDRESS

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

GRANTEES ADDRESS

Randall County Road & Bridge Department
 P.O. Box 1336
 Amarillo, Texas 79015



LEGEND:

- ☉ = metal valve box
- = 1/2 inch iron rod (found)
- = 3/8 inch iron rod (found)
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 1478" (found)
- ☒ = concrete monument (found)
- ☒ = railroad fence corner post (found)
- *1234 = address assigned by the City of Amarillo
- CM = controlling monument

DEDICATION

The State of Texas §
 County of Randall §
 Know all men by these presents:

That, Daniel Cape and Sarah Cape, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as McCormick Estates Unit No. 9, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 8th day of August, 2018.

Daniel Cape
 Daniel Cape
 2920 W McCormick Road
 Amarillo, Texas 79118

Sarah Cape
 Sarah Cape
 2920 W McCormick Road
 Amarillo, Texas 79118

NOTARY ATTEST

The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Daniel Cape, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 8th day of August, 2018.



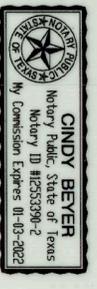
Cindy Bever
 Cindy Bever
 Notary Public

NOTARY ATTEST

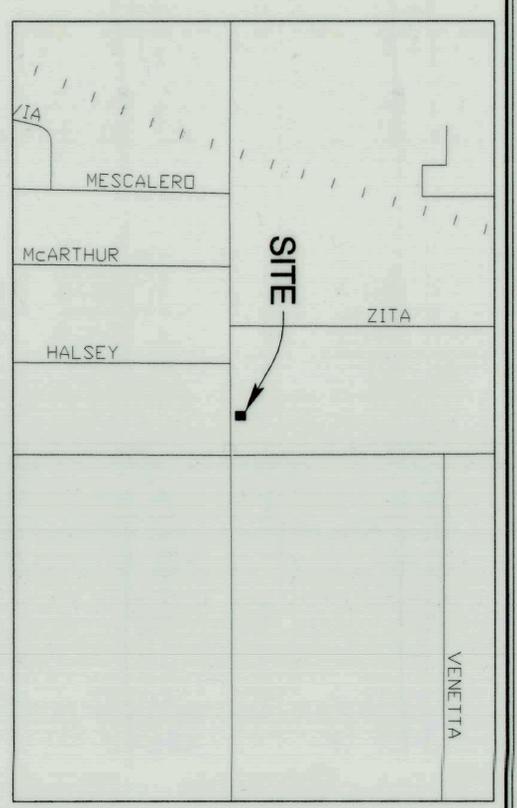
The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Sarah Cape, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 8th day of August, 2018.



Cindy Bever
 Cindy Bever
 Notary Public



NOTES

- This plat does the within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0210E, dated June 4, 2010.
- Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
- 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 locations 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.
- Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.

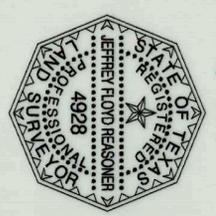
APPROVALS:

Approved by the Bi-City-County Health Department:
 Date: 8/1/18 Health Officer: *[Signature]*

Approved by the designated official for the City of Amarillo:
 Date: 8/1/18 Designated Official: *[Signature]*

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 12th day of June, 2018.



Jeffrey Floyd Reasoner
 Jeffrey Floyd Reasoner
 Registered Professional Land Surveyor
 Texas Registration No. 4928

FILED OF RECORD: 8/17/2018 RANDALL COUNTY
 DATE: 2018014604 COUNTY CLERK'S FILE NO.

MCGORMICK ESTATES UNIT NO. 9

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND
 SITUATED IN SECTION 1, BLOCK 2,
 J. POTTEVENT SURVEY,
 RANDALL COUNTY, TEXAS.
 1.333 ACRES



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