



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

6/5/2019

Daryl R. Furman  
Furman Land Surveyors, Inc.  
3501 S. Georgia St., Suite "D"  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-38 Preston West Acres Unit No. 2 – ZB1901258 Final Plat**

The City of Amarillo has approved the above Final Plat on 5/31/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019009339 on 6/3/2019. 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 [Bradley.Kiewiet@amarillo.gov](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

Brad Kiewiet  
Planner I



**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R370032070500**

Statement Date: 04/15/2019  
Owner: SOUTHWESTERN PUBLIC SERVICE  
Mailing 790 S BUCHANAN ST FL 4  
Address: AMARILLO, TX 791012510

Property Location: 0000000 S COULTER ST  
Legal: SECT 32 B S & F|LOT BLOCK 0009|280FT S X  
975FT E BEG|2361.54FT S & 50FT E OF|NW COR  
OF SECT

TAX CERTIFICATE FOR ACCOUNT : R370032070500  
AD NUMBER: R370032070500  
GF NUMBER:  
CERTIFICATE NO : 1998543

DATE : 4/15/2019  
FEE : \$10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

**PROPERTY DESCRIPTION**

SECT 32 B S & F|LOT BLOCK 0009|280FT S X  
975FT E BEG|2361.54FT S & 50FT E OF|NW COR  
OF SECT  
0000000 S COULTER ST  
6.26 ACRES

**REQUESTED BY**

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

**PROPERTY OWNER**

SOUTHWESTERN PUBLIC SERVICE  
790 S BUCHANAN ST FL 4  
AMARILLO TX 791012510

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 2019 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$1,426.56**

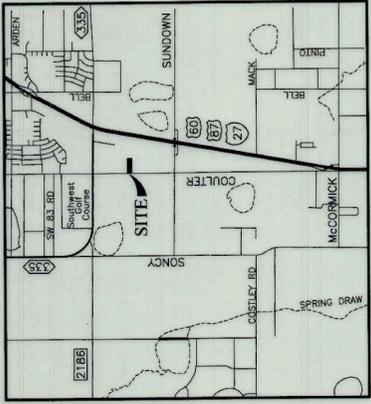
CURRENT VALUES			
LAND MKT VALUE:	\$62,600	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$62,600	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370032070500

CERTIFIED BY: Paula G Madrid  
Authorized agent of Randall County



**VICINITY MAP**

NOT TO SCALE

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS  
THAT THE UNDERSIGNED, SEAN L. FREDERIKSEN FOR SOUTHWESTERN PUBLIC SERVICE COMPANY, INC. BEING THE PRESENT AND SOLE OWNER OF THE LANDS SHOWN AND DESCRIBED ON THIS MAP, HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED AND PLATTED AND DESIGNATED AS PRESTON WEST ACRES UNIT NO. 2 IN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LAMES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 10<sup>th</sup> DAY OF MAY, 2019.

*Sean L. Frederiksen*  
SEAN L. FREDERIKSEN, MANAGER SITING & LAND RIGHTS  
SOUTHWESTERN PUBLIC SERVICE COMPANY, INC.  
790 S. BUCHANAN STREET, 4TH FLOOR  
AMARILLO, TEXAS 79101

**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY SEAN L. FREDERIKSEN,  
THIS 20 DAY OF MAY, 2019.

*Robin Danichay*  
ROBIN DANICHAY  
NOTARY PUBLIC, STATE OF TEXAS



**APPROVAL**

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

ON THIS 31<sup>st</sup> DAY OF May, 2019.

*David M. ...*  
DESIGNATED CITY OFFICIAL

FILED OF RECORD

6/3/19  
(DATE)

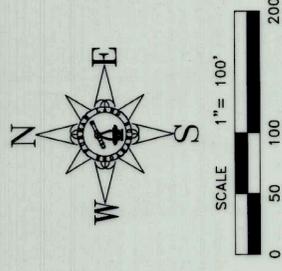
2019009339  
CLERK'S FILE NO.

RANDALL  
(COUNTY)

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
601 S. BUCHANAN ST.  
AMARILLO, TEXAS 79101

**LEGEND:**

- △ RAILROAD SPIKE FND
- ⊙ "X" IN CONCRETE FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- \*XXXXX ADDRESS PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)



- NOTES**
- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
  - THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
  - THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 2.801± SQ. FT. IN THE STREET.

**DESCRIPTION**

A =6.267 acre tract of land out of Section 32, Block 9, B.S. & F. Survey, Randall County, Texas further being that tract of land described in that certain instrument recorded in Document No. 2005-013228, as filed in the Office of the County Clerk of Randall County, Texas, said tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

(Bearings and Distances are Grid UTM Coordinate System-Zone 14N, NAD (1983) using GPS relative positioning techniques based on an OPUS solution from September 12, 2018.  
Combined Scale Factor = 1.00030131)

COMMENCING at 1/2 inch iron rod found and accepted for the Southwest corner of said Section 32, same being the common corner of Sections 32, 33, 36 and 37 Block 9, B.S. & F. Survey, Randall County, Texas, from whence a railroad spike found for the Northwest corner of said Section 32 bears N. 01° 17' 36" E. (Base Line) 5420.25 feet;

THENCE N. 02° 18' 34" E. 2776.95 feet, to a 1/2 inch iron with cap stamped "Keys RPLS 2507" found for the Southwest BEGINNING CORNER of this tract of land, same being the Northwest corner of Preston West Acres Unit No. 1, being described in that certain instrument recorded in Volume 1706 Page 198, as filed in the Office of the County Clerk of Randall County, Texas, same being the East right-of-way line of Coulter Street as described in that certain instrument recorded in Volume 1169 Page 168, as filed in the Office of the County Clerk of Randall County, Texas;

THENCE N. 01° 14' 57" E. 280.08 feet along said East right-of-way line, to an "X" in concrete found for the Northwest corner of this tract of land, same being the Southwest corner of a ±4.736 acre tract of land, as described in that certain instrument recorded in Document No. 04-4116, as filed in the Office of the County Clerk of Randall County, Texas;

THENCE S. 88° 03' 24" E. 975.29 feet along the South line of said ±4.736 acre tract of land to a 1/2 inch iron rod with demo cap found for the Northeast corner of this tract of land, same being the Southeast corner of said ±4.736 acre tract of land;

THENCE S. 01° 14' 57" W. 280.08 to a 1/2 inch iron rod with demo cap found for the Southeast corner of this tract of land, same being the Northeast corner of said Preston West Acres Unit No. 1;

THENCE N. 88° 03' 24" W. 975.29 feet along the North line of said Preston West Acres Unit No. 1, to the POINT OF BEGINNING, this tract containing 6.267 acres, more or less.

(Description per instrument recorded under Clerk's File No. 2018016742 of the Official Public Records of Randall County, Texas.)

**PRESTON WEST ACRES  
UNIT NO. 2**

AN ADDITION TO  
THE CITY OF AMARILLO,  
BEING AN UNPLATTED  
TRACT OF LAND  
IN SECTION 32, BLOCK 9,  
B.S. & F. SURVEY  
RANDALL COUNTY, TEXAS  
6.267± 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 · KYLE L. BRADY, RPLS  
TEXAS FIRM #10092400 & 10092401  
P.O. BOX 1416 AMARILLO, TEXAS 79101 FAX (806) 374-6248  
P.O. BOX 466 DUBUIS, TEXAS 79029 (806) 934-1405 FAX (806) 934-1482

PROJECT NO. 1822579P FILE NO. J-18  
DRAWING NO. P \ SUB 18 \ RANDALL \ J-18 \ 1822579P \ 1822579P

**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 10TH DAY OF SEPTEMBER, 2018.



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

196.362± ACRES  
VOLUME 1636, PAGE 218

