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

7/16/2019

Kevin Brown
Hagar Brown & Dorsey Land Surveyors
4713 S. Western
Amarillo, TX 79109

RE: Letter of Action: Approval- L-23 Unit No. 1 – ZB1902577 - Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 6/27/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019010981 on 6/27/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

Brady Kendrick
Planner I

A.P. NO L-23
CENSUS TRACT NO. 217.03

L23 UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
IN SECTION 47, BLOCK 6, I.&G.N. RR CO. SURVEY
RANDALL COUNTY, TEXAS
2.00 ACRES

DEDICATION

State of Texas)(Know all men by these presents
County of Randall)(

That, I, Jonathan Hartman, 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 L23 Unit No. 1, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 27th day of June, 2019

Jonathan Lee Hartman

Jonathan Hartman
3301 Sunlite
Amarillo, Texas 79106
254-644-1073

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Jonathan Hartman, 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 27th day of June, 2019

Debbie Lopez Briseño

Notary Public State of Texas
Comm. Expires 3-7-2020

DEBBIE LOPEZ BRISENO
Notary Public, State of Texas
Notary ID #11882821
My Commission Expires 03-07-2020

APPROVAL:

Approved by the Bi-City County Health Department.

Health Officer — Date 6/27/19

APPROVAL:

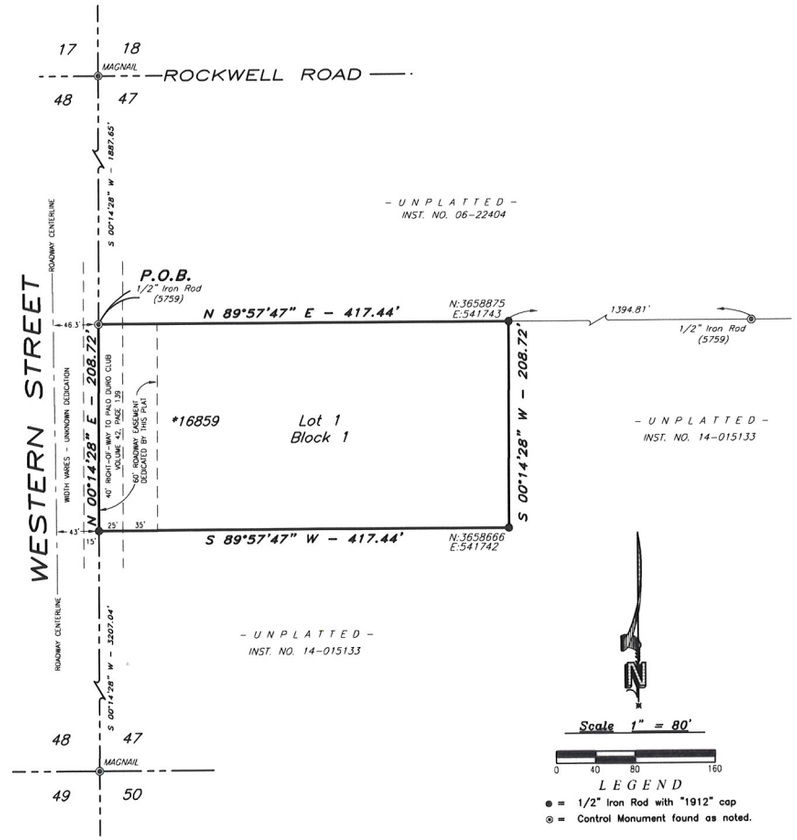
Approved by the designated official for The City of Amarillo, Texas.

Designated Official — Date 6/27/2019

GRANTEES ADDRESS:

City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

Randall County Road Department
301 W. Highway 60
Canyon, Texas 79015



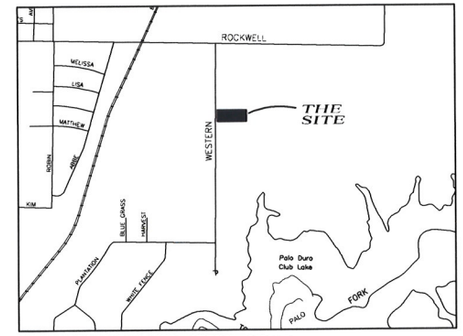
Scale 1" = 80'
0 40 80 160

LEGEND
● = 1/2" Iron Rod with "1912" cap
⊙ = Control Monument found as noted.

NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat **Does Not** lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C0220E, 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 the approved water well location. 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.
5. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".
6. 12,523 square feet in 60' Roadway Easement.

FILED OF RECORD
6/27/19 Randall
Date County
2019010981
File Clerk's No.



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

Being a 2.00 acre tract of land in the NW/4 of Section 47, Block 6, I. & G.N. Railroad Company Survey, Randall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a magnail found in pavement,for the Northwest corner of Section 47 and the Northeast corner of Section 48, Block 6, I. & G.N. Railroad Company Survey, Randall County,

THENCE South 00 degrees 14 minutes 28 seconds West, along the West line of Section 47, a distance of 1887.65 feet to a 1/2 inch iron rod with cap stamped "5759" found for the Southwest corner of a tract conveyed to the City Canyon containing 128.85 acres as recorded by Instrument No. 06-22404 of the Official Public Records of Randall County, Texas and also being the Northwest and BEGINNING CORNER of this tract of land;

THENCE North 89 degrees 57 minutes 47 seconds East, along the South line said 128.85 acre tract of land, a distance of 417.44 feet to a 1/2 inch iron rod with cap stamped "1912" found for the Northeast corner of this tract of land from Whence a 1/2 inch iron rod with cap stamped "5759" found bears North 89 degrees 57 minutes 47 seconds East a distance of 1394.81 feet;

THENCE South 00 degrees 14 minutes 28 seconds West, a distance of 208.72 feet to a 1/2 inch iron rod with cap stamped "1912" found for the Southeast corner of this tract of land;

THENCE South 89 degrees 57 minutes 47 seconds West, a distance of 417.44 feet to a 1/2 inch iron rod with cap stamped "1912" found in the West line of said Section 47, for the Southwest corner of this tract of land, whence a magnail found in pavement for the Southwest corner of said Section 47 bears South 00 degrees 14 minutes 28 seconds West, a distance of 3207.04 feet;

THENCE North 00 degrees 14 minutes 28 seconds East, along the West line of Section 47, a distance of 208.72 feet to the POINT OF BEGINNING.

The described tract of land contains a computed area of 2.00 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 26 day of June, 2019

K.C. Brown, RPLS 4664

STATE OF TEXAS REGISTERED K.C. BROWN 4664 PROFESSIONAL LAND SURVEYOR

"FINAL PLAT"

L23 UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
IN SECTION 47, BLOCK 6, I.&G.N. RR CO. SURVEY
RANDALL COUNTY, TEXAS
2.00 ACRES

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No 10027300
hbd2@hbdsurveyors.us

HEREFORD
P.O. Box 1248
Hereford, Texas 79045
(806) 364-8054
Texas Firm No 10027301
hbd1@hbdsurveyors.us

Sheet 1 of 1 | Drawing A9285 | Drawn By: J Pringle

Z:\AMA HBD JOBS\9000JOBS\A9285\A9285P.DWG

APP
P-19-53
46
BLK 6 I+GN
SEC 47
L-23

2019010981
PLAT
Total Pages: 3

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

Tax Certificate

Property Account Number:

R665047003900

Statement Date: 05/03/2019
Owner: HARTMAN JONATHAN LEE
Mailing Address: HARTMAN CHEYANNE BLAISE
3301 SUNLITE ST
AMARILLO, TX 791066220

Property Location: 0000000 S WESTERN ST
Legal: SECT 47 I & G N|LOT BLOCK 0006|2 AC
TRACT BEG 1887.65FT S|OF NW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R665047003900
AD NUMBER: R665047003900
GF NUMBER: HARTMAN
CERTIFICATE NO : 1999879

DATE : 5/3/2019
FEE : $10.00

PROPERTY DESCRIPTION
SECT 47 I & G N|LOT BLOCK 0006|2 AC
TRACT BEG 1887.65FT S|OF NW COR OF SECT
0000000 S WESTERN ST
2 ACRES

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

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

PROPERTY OWNER
HARTMAN JONATHAN LEE HARTMAN CHEYANNE BLAISE
3301 SUNLITE ST
AMARILLO TX 791066220

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 2019 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE $212.01

CURRENT VALUES

LAND MKT VALUE:	$12,000	IMPROVEMENT :	$0
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$12,000	LIMITED VALUE:	$0

EXEMPTIONS:
LAWSUITS:

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	$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	Randall County Noxious Weed Di	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	South Randall Hospital Distric	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						2018 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 5/2019 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R665047003900

CERTIFIED BY : _____
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Susan B. Allen

2019010981
06/27/2019 04:44 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

A.P. NO. L-23
CENSUS TRACT NO. 217.03

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Executed this 27th day of June, 2019

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Jonathan Hartman
3301 Sunlite
Amarillo, Texas 79106
254-644-1073

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County of Randall

Before me the undersigned authority on this day personally appeared Jonathan Hartman, 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 27th day of June, 2019

Debbie Lopez Briseño
Notary Public State of Texas
Comm. Expires 3-7-2020

DEBBIE LOPEZ BRISENO
Notary Public, State of Texas
Notary ID #11882821
My Commission Expires 03-07-2020

APPROVAL:

Approved by the Bi-City County Health Department.

Health Officer — Date 6/27/19

APPROVAL:

Approved by the designated official for The City of Amarillo, Texas,

Designated Official — Date 6/27/2019

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Amarillo, Texas 79101

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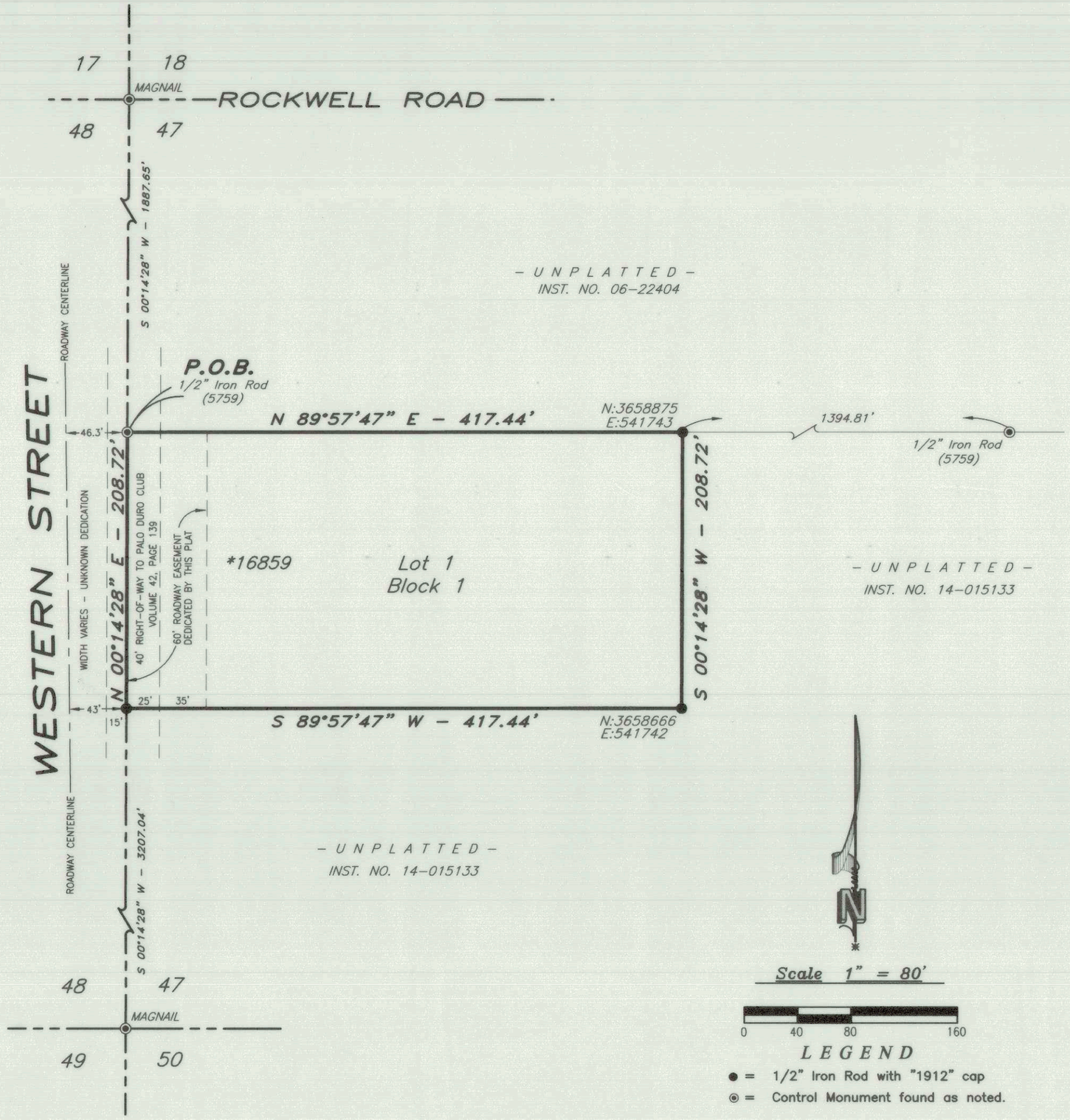
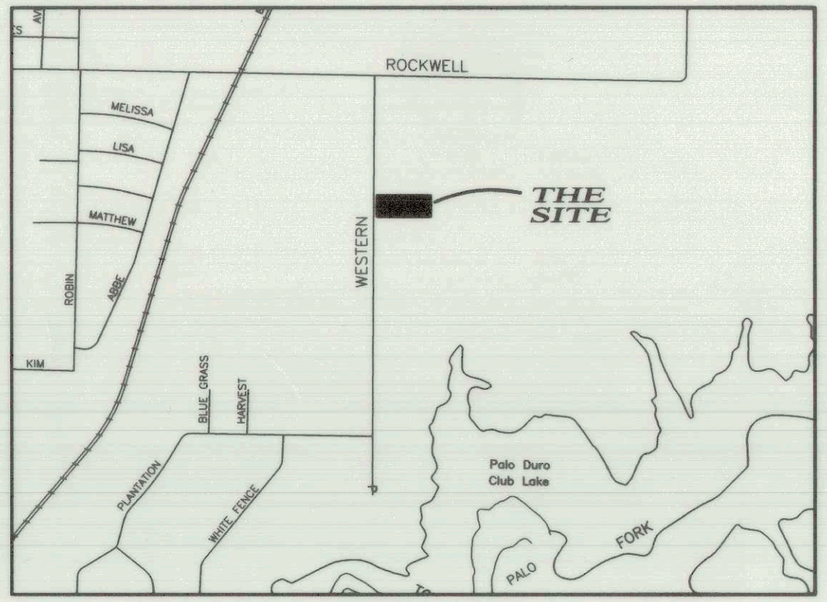
Canyon, Texas 79015





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K.C. Brown, RPLS 4664

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Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS
AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No: 10027300
hbd2@hbdsurveyors.us
HEREFORD
P.O. Box 1248
Hereford, Texas 79045
(806) 364-6084
Texas Firm No: 10027301
hbd1@hbdsurveyors.us

Sheet: 1 of 1 | Drawing A9285 | Drawn By: J. Pringle

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