



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

7/16/2019

David Miller
Atlas Land Surveying LLC
811 SW 8th Avenue
Amarillo, TX 79101

RE: Letter of Action: Approval- Wolflin Estates Unit No. 10– ZB1902573 Final Plat

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 6/24/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019010701 on 6/24/2019. 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,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner I

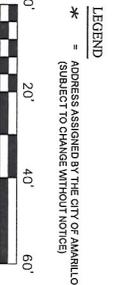
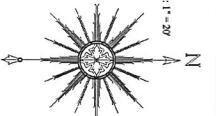
BLK 2 AB+m

SEC 186

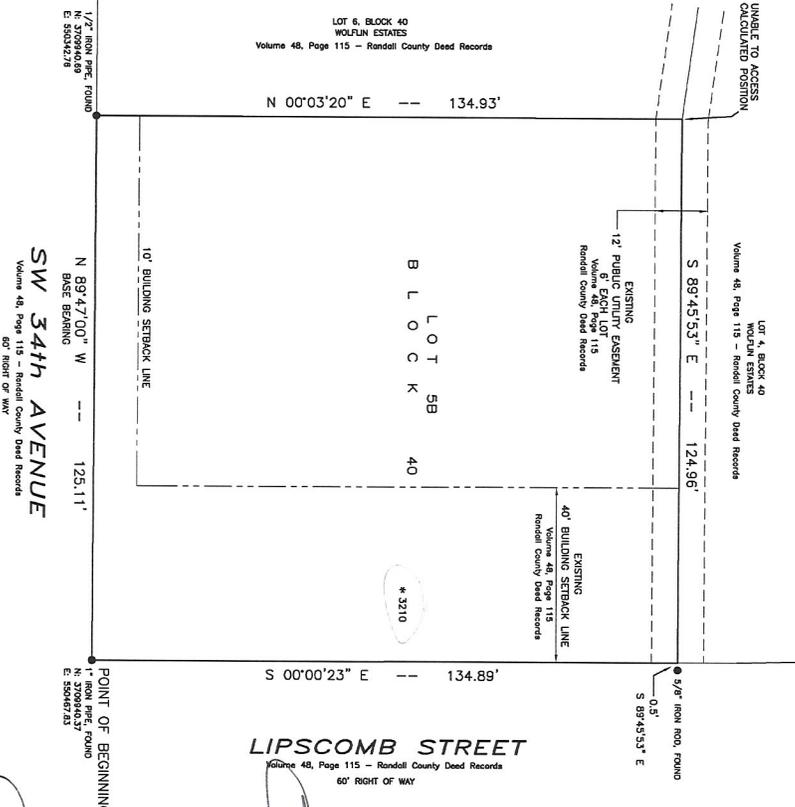
M-13

CENSUS TRACT NO. 204
AP MAP NO. M-13

Scale: 1"=20'



LEGEND
* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO
(SUBJECT TO CHANGE WITHOUT NOTICE)



WOLFLIN ESTATES UNIT No. 10

ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 5A, BLOCK 40, WOLFLIN ESTATES UNIT No. 6,
IN SECTION 186, BLOCK 2, A, B, & M, SURVEY, RANDALL COUNTY, TEXAS
0.387 ACRE

OWNER'S ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MARION W. COLE III AND REBECCA COLE, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATED AND RECORDED IN THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION IS MADE.

EXECUTED THIS 12th DAY OF June 2019

Marion W. Cole III REBECCA COLE
MARION W. COLE III
3210 S LIPSCOMB STREET
AMARILLO, TEXAS 79108

ATTEST
STATE OF TEXAS

COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARION W. COLE III AND REBECCA COLE, WHOSE NAMES AND IDENTITIES I HAVE IDENTIFIED BY THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF June 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2-16-22

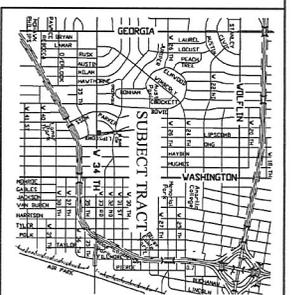
ATTEST
STATE OF TEXAS

COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED REBECCA COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME I HAVE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF June 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2-16-22



DESCRIPTION

A 0.387 acre tract of land being all of Lot 5A, Block 40, Wolflin Estates Unit No. 6, an addition to the City of Amarillo, Randall County, Texas, to be replatted, resubdivided, replated and recorded as shown and described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for the southeast corner of said Lot 5A,

THENCE North 89 degrees 47 minutes 00 seconds West (true bearing), a distance of 124.96 feet to a 1/2 inch iron pipe found at the southeast corner of said Lot 5A,

THENCE North 00 degrees 03 minutes 20 seconds East, a distance of 134.89 feet to the Northwest corner of said Lot 5A,

THENCE South 89 degrees 45 minutes 53 seconds East, a distance of 124.96 feet to the Northeast corner of said Lot 5A, thence a 5/8 inch iron rod found bears South 89 degrees 49 minutes 53 seconds East, a distance of 0.51 feet,

THENCE South 00 degrees 00 minutes 23 seconds East, a distance of 134.89 feet to the POINT OF BEGINNING.



NOTES

1. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48917R, THERE IS AN EFFECTIVE FLOOD HAZARD AREA LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE FLOOD DAMAGE MITIGATION CHAPTER RESPECTS RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD MAP UPON WHOM THE OPINION IS BASED.
2. THIS PLAT IS WITHIN THE CITY OF AMARILLO CITY LIMITS.
3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.00255
4. REPEAT TO CHANGE THE 35 FOOT BUILDING SETBACK LINE ALONG SW 34TH AVENUE TO A 10 FOOT BUILDING SETBACK LINE.

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYOR ACT AND THE RULES AND REGULATIONS THEREUNDER. A FURNITURE SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 22ND DAY OF APRIL, 2019.

DAVID G. MILLER, R.T.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

A-tas Land Surveying, LLC
811 SW 5th Avenue, Amarillo, Texas 79101
Firm Registration No. 0019422



APP

2-19-55

HA

GRANTEE'S ADDRESS
CITY OF AMARILLO
601 S BUCHANAN STREET
AMARILLO, TEXAS 79101

APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS
THIS 27th DAY OF June 2019
Ad Miller
CHAIRMAN



FILED OF RECORD
DATE 02/24/19
COUNTY RANDALL

COUNTY CLERK FILE NUMBER
2019010701

Christina McMurray

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



Tax Certificate

Property Account Number:
R090050061720

Statement Date: 05/22/2019
Owner: COLE MARION W III
Mailing COLE REBECCA L
Address: PO BOX 7567
AMARILLO, TX 791147567

Property Location: 0003210 S LIPSCOMB ST
Legal: WOLFLIN ESTATES # 6|LOT 005A BLOCK 0040

TAX CERTIFICATE FOR ACCOUNT : R090050061720
AD NUMBER: R090050061720
GF NUMBER: ATLAS LAND SURVEY
CERTIFICATE NO : 2003426

DATE : 5/22/2019
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

WOLFLIN ESTATES # 6|LOT 005A BLOCK 0040
0003210 S LIPSCOMB ST
0 ACRES

REQUESTED BY

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

PROPERTY OWNER

COLE MARION W III COLE REBECCA L
PO BOX 7567
AMARILLO TX 791147567

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.

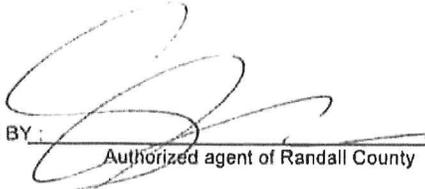
TAXES FOR 2018 ARE \$8,366.37

CURRENT VALUES			
LAND MKT VALUE:	\$46,467	IMPROVEMENT :	\$350,051
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$396,518	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Amarillo Junior College	\$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	Randall County	\$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: R090050061720

CERTIFIED BY : 
Authorized agent of Randall County

FILED AND RECORDED

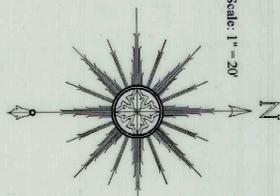
OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019010701
06/24/2019 04:43 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

Scale: 1" = 20'

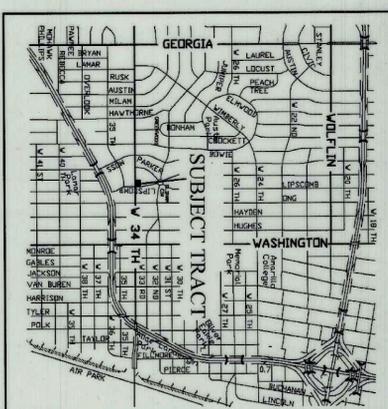


LEGEND
* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

WOLFLIN ESTATES UNIT No. 10

A ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOT 5A, BLOCK 40, WOLFLIN ESTATES UNIT No. 6,
IN SECTION 186, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS

0.387 ACRE



VICINITY MAP
NOT TO SCALE

UNABLE TO ACCESS
CALCULATED POSITION

LOT 4, BLOCK 40
WOLFLIN ESTATES
Volume 48, Page 115 - Randall County Deed Records

5/8" IRON ROD, FOUND
0.5'

OWNER'S ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, MARION W. COLE III AND REBECCA L. COLE, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WOLFLIN ESTATES UNIT No. 10, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 12 DAY OF June 2019

MARION W. COLE III
3210 S. LIPSCOMB STREET
AMARILLO, TEXAS 79109

REBECCA L. COLE

ATTEST
STATE OF TEXAS
COUNTY OF RANDALL
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARION W. COLE III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 12 DAY OF June 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-16-22

ATTEST
STATE OF TEXAS

COUNTY OF RANDALL
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED REBECCA L. COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 12 DAY OF June 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-16-22

LOT 6, BLOCK 40
WOLFLIN ESTATES
Volume 48, Page 115 - Randall County Deed Records

N 00°03'20" E --- 134.93'

1/2" IRON PIPE, FOUND
N: 3709494.09
E: 550342.76

N 89°47'00" W --- 125.11'
BASE BEARING

SW 34th AVENUE
Volume 48, Page 115 - Randall County Deed Records
60' RIGHT OF WAY

10' BUILDING SETBACK LINE

EXISTING
12' PUBLIC UTILITY EASEMENT
6" EACH LOT
Volume 48, Page 115
Randall County Deed Records

EXISTING
40' BUILDING SETBACK LINE
Volume 48, Page 115
Randall County Deed Records

LOT 5B
40

* 3210

S 00°00'23" E --- 134.89'

LIPSCOMB STREET
Volume 48, Page 115 - Randall County Deed Records
60' RIGHT OF WAY

POINT OF BEGINNING

1" IRON PIPE, FOUND
N: 3709494.07
E: 550457.83

DESCRIPTION

A 0.387 acre tract of land being all of Lot 5A, Block 40, Wolflin Estates Unit No. 6, an Addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof of record under Clerk's File Number 04001541 of the Official Public Records of Randall County, Texas, said Lot 5A being described by metes and bounds as follows:

- BEGINNING at a 1 inch iron pipe found for the Southeast corner of said Lot 5A;
- THENCE North 89 degrees 47 minutes 00 seconds West (base bearing), a distance of 125.11 feet to a 1/2 inch iron pipe found for the Southwest corner of said Lot 5A;
- THENCE North 00 degrees 03 minutes 20 seconds East, a distance of 134.93 feet to the Northwest corner of said Lot 5A;
- THENCE South 89 degrees 45 minutes 53 seconds East, a distance of 124.96 feet to the Northeast corner of said Lot 5A, whence a 5/8 inch iron rod found bears South 89 degrees 45 minutes 53 seconds East, a distance of 0.5 feet;
- THENCE South 00 degrees 00 minutes 23 seconds East, a distance of 134.89 feet to the POINT OF BEGINNING.

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381 00090E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
2. THIS PLAT IS WITHIN THE CITY OF AMARILLO CITY LIMITS.
3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.00025
4. REPLAT TO CHANGE THE 35 FOOT BUILDING SETBACK LINE ALONG SW 34TH AVENUE TO A 10 FOOT BUILDING SETBACK LINE.

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 22ND DAY OF APRIL, 2019.

DAVID G. MILLER, R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR



Atlas Land Surveying, LLC

811 SW 8th Avenue • Amarillo, Texas • 79101
806-654-0286
Firm Registration No. 10194242

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

THIS 24th DAY OF June 2019

CHAIRMAN *[Signature]*

GRANTEE'S ADDRESS
CITY OF AMARILLO
601 S BUCHANAN STREET
AMARILLO, TEXAS 79101