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

8/26/2019

M.K. McEntire, R.P.L.S.
Geospatial Data, Inc.
3501 S. Georgia St., Suite "A"
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-71 Coulter Acres Unit No. 20 – ZB1903346 Final Plat

The City of Amarillo has approved the above Final Plat on 8/13/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019014334 on 8/15/2019. 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 or 806.378.6291.

Sincerely,

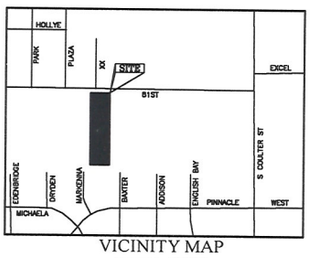
Brad Kiewiet

Brad Kiewiet, MBA
Planner I

2019014334 PLAT Total Pages: 3

BLK9 BS+F SEC 38 H-17

CENSUS # 216.08



VICINITY MAP

NOT TO SCALE

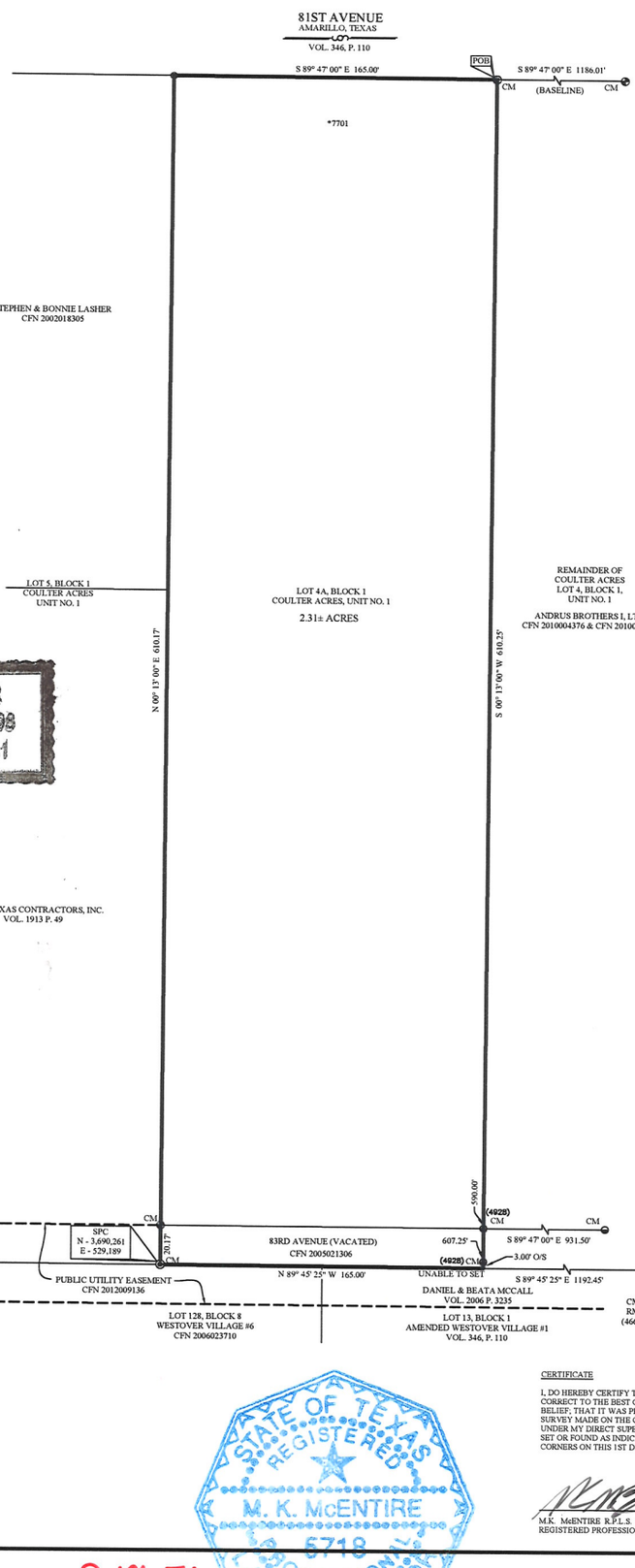
LEGEND:

CFN	CLERK'S FILE NUMBER		1/2" IRON ROD SET W/CAP STAMPED "GDI AMARILLO"
CM	CONTROL MONUMENT		1/2" IRON ROD W/ CAP FND
RM	REFERENCE MONUMENT		"+" FOUND IN CONCRETE
*XXX	ADDRESS (PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)		3.8" IRON ROD W/ CAP FND
(XXXX)	NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN		1/2" IRON ROD FND
POB	POINT OF BEGINNING		MAG NAIL FND
O/S	OFFSET		

N

SCALE 1"= 40'

0 20 40 80



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, BRENT HAWKINS FOR HHH REAL ESTATE DEVELOPMENT, LLC., 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 COULTER ACRES UNIT NO. 20, 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 9th DAY OF August, 2019.

Brent Hawkins

BRENT HAWKINS
HHH REAL ESTATE DEVELOPMENT, LLC
2 WESTMINSTER CIRCLE
AMARILLO, TEXAS 79119

ATTEST

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 9th DAY OF August, 2019

Charlotte Tucker

NOTARY PUBLIC, STATE OF TEXAS

CHARLOTTE TUCKER
My Notary ID # 131316798
Expires October 16, 2021

APPROVAL

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

ON THIS 13th DAY OF August, 2019.

DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 12th DAY OF August, 2019.

HEALTH OFFICER

FILED OF RECORD

8/15/19 (DATE) RANDALL (COUNTY)

2019014334

CLERK'S FILE NO.

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

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

DESCRIPTION

A 2.31± acre tract or parcel of land being all of the West 165.00 feet of Lot 4, Block 1, Coulter Acres as filed for Record in Volume 346, Page 110, Deed Records of Randall County, Texas as conveyed to HHH Real Estate Development, LLC. by instrument and recorded in Clerk's File Number 2015020777, Official Public Records of Randall County, Texas and that portion of 83rd Avenue vacated as recorded in Clerk's File No. 2005021306, Official Public Records of Randall County, Texas said 2.31± acre tract having been surveyed on the ground July 1st, 2019 by Geospatial Data, Inc. and being further described by metes and bounds as follows:

Point of Beginning is an "X" in concrete found for the intersection of the apparent South Right-Of-Way (R-O-W) of 81st Avenue and the West line of that certain tract or parcel of land as conveyed to Andrus Brothers I, LTD by instrument and recorded in Clerk's File No. 2010004376 and 2010004377, Official Public Records of Randall County, Texas, same being the Northeast corner of this tract, whence a 1/2 inch iron rod found bears S 89° 47' 00" E (Baseline) - 1186.01 feet;

Thence S 00° 13' 00" W, at a distance of 590.00 feet pass a 1/2 inch iron rod with cap (4928) found on the original South line of Lot 4, Block 1, said Coulter Acres Unit No. 1, whence a 1/2 inch iron rod found bears S 89° 47' 00" E - 931.50 feet, at a distance of 607.25 feet pass a 1/2 inch iron rod found for a 3.00 foot offset, continue on for a total distance of 610.25 feet to a point on the North line of that certain tract or parcel of land as conveyed to Daniel & Beata McCall as filed for record in Volume 2006, Page 3235, Deed Records of Randall County, Texas, whence a 3/8 inch iron rod with cap (4664) found bears S 89° 45' 25" E - 1192.45 feet and S 00° 23' 14" E - 20.00 feet;

Thence N 89° 45' 25" W for a distance of 165.00 feet to a mag nail found for the Southwest corner of this tract, same being the Southeast corner of Lot 5, Block 1, said Coulter Acres as conveyed to West Texas Corporation, LLC by instrument and recorded in Volume 1913, Page 49, Deed Records of Randall County, Texas and being a point on the North line of Lot 128, Block 8, Westover Village Unit No. 6 as filed for record in Clerk's File No. 2006023710, Official Public Records of Randall County, Texas;

Thence N 00° 13' 00" E, at a distance of 20.17 feet pass a 1/2 inch iron rod found for the original Southwest corner of said Lot 4, Block 1, continue on for a total distance of 610.17 feet to a 1/2 inch iron rod with cap stamped "GDI-Amarillo" set for the Northeast corner of Lot 5, said Block 1, same being a point in said apparent South R-O-W of 81st Avenue for the Northwest corner of this tract;

Thence S 89° 47' 00" E on said apparent South R-O-W line of 81st Avenue for a distance of 165.00 feet to the Point of Beginning.

Said tract of land contains 2.31± acres of land, more or less.

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO ETJ CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E AND 48881C0070E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) 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 LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.

COULTER ACRES UNIT NO. 20

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING A PORTION OF LOT 4, BLOCK 1,
COULTER ACRES UNIT NO. 1,
SECTION 38, BLOCK 9,
B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS

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 1ST DAY OF JULY, 2019.

M.K. McENTIRE R.P.L.S. 5718
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED M. K. McENTIRE 5718 PROFESSIONAL LAND SURVEYOR

GDI Geospatial Data, Inc.
ENGINEERING • SURVEYING
GIS • ENVIRONMENTAL
BEYONDMAPPING.COM

Surveying & GIS Division
M.K.McEntire, RPLS - Noah C. Huntington, RPLS

3501 S. Georgia, Suite A
Amarillo, Texas 79109
Phone: 806.467.3777
Firm Registration #: F-10194246

PROJECT NO. E19-107P
G:/PROJECTS/2019/E19-107/COULTER ACRES/SURVEY/

APP P-19-71 HC

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

Tax Certificate

Property Account Number:
R009260001500

Statement Date: 07/03/2019
Owner: HHH REAL ESTATE DEVELOPMENT LLC
Mailing Address: 2 WESTMINSTER CIR
AMARILLO, TX 791194948

Property Location: 0007701 SW 81ST AVE
Legal: COULTER ACRES|LOT BLOCK 0001|4 LESS E 165FT &|20FT OF VACATED STR

TAX CERTIFICATE FOR ACCOUNT : R009260001500
AD NUMBER: R009260001500
GF NUMBER:
CERTIFICATE NO : 2006537

DATE : 7/3/2019
FEE : $10.00

PROPERTY DESCRIPTION
COULTER ACRES|LOT BLOCK 0001|4 LESS E
165FT &|20FT OF VACATED STR
0007701 SW 81ST AVE
2.32 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
HHH REAL ESTATE DEVELOPMENT LLC
2 WESTMINSTER CIR
AMARILLO TX 791194948

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 $2,882.37

CURRENT VALUES

LAND MKT VALUE:	$25,700	IMPROVEMENT :	$143,552
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$169,252	LIMITED VALUE:	$0
EXEMPTIONS:			
LAWSUITS:			

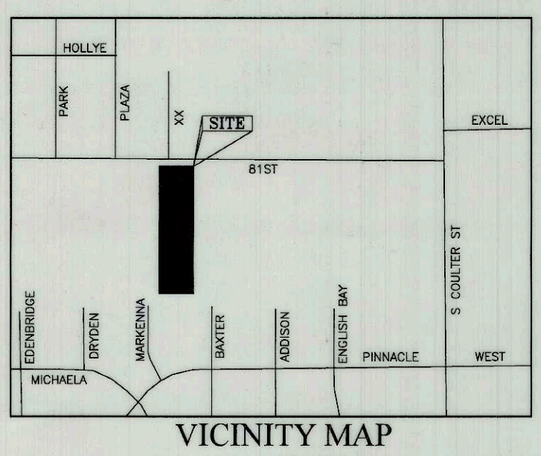
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	High Plains Water Conservation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	Randall County	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	Randall County Noxious Weed Di	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						2018 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 7/2019 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R009260001500

CERTIFIED BY: Paula J Madrid
Authorized agent of Randall County

CENSUS # 216.08



VICINITY MAP

NOT TO SCALE

LEGEND:

CFN	CLERK'S FILE NUMBER	⊚	1/2" IRON ROD SET W/CAP STAMPED "GDI AMARILLO"
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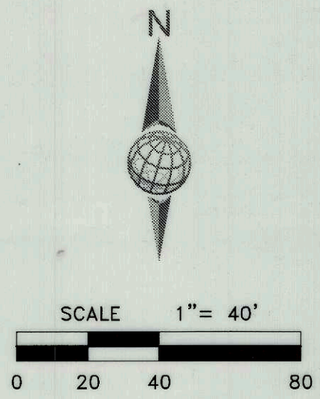
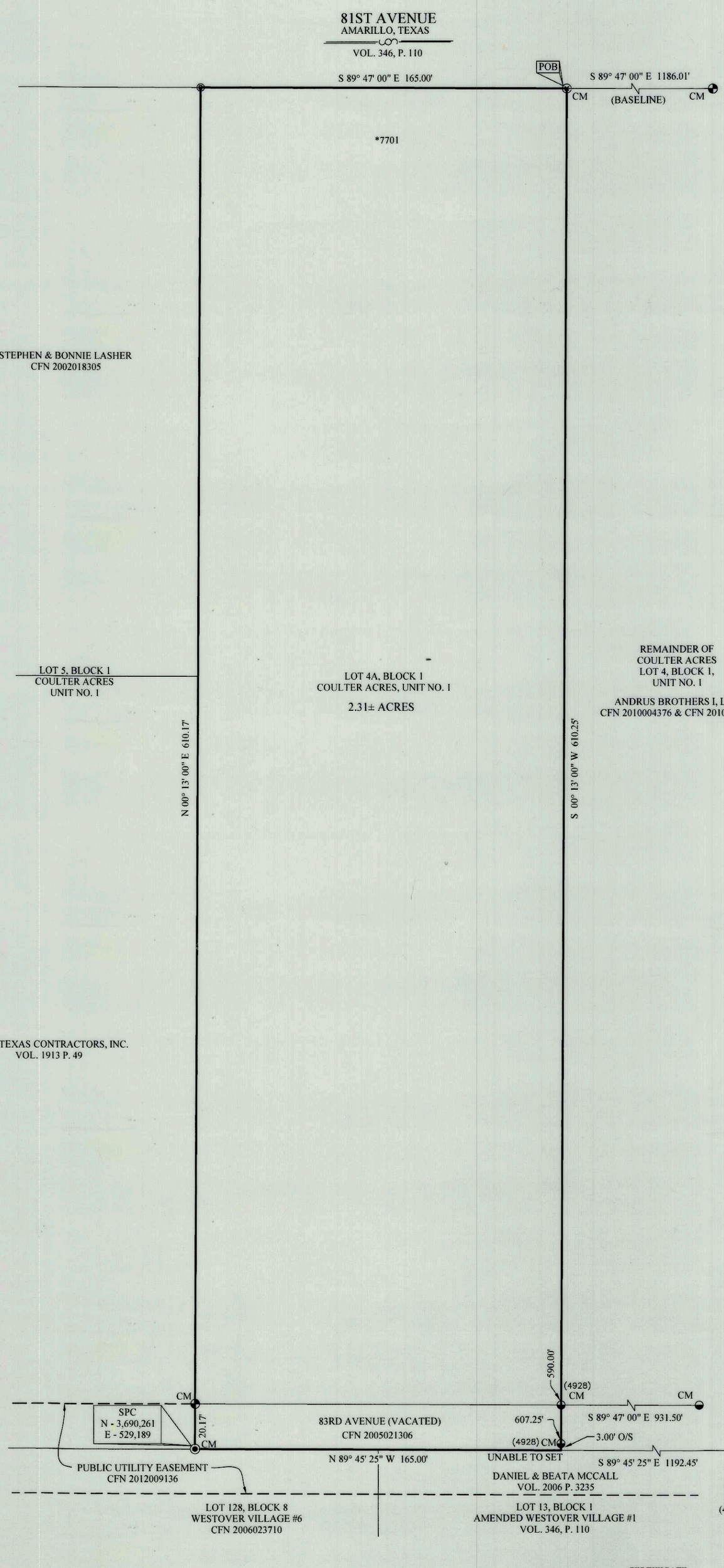
POB	POINT OF BEGINNING	◉	MAG NAIL FND
O/S	OFFSET		





OWNERS ACKNOWLEDGEMENT

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

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EXECUTED THIS 9th DAY OF August, 2019.

BRENT HAWKINS
HHH REAL ESTATE DEVELOPMENT, LLC.
2 WESTMINSTER CIRCLE
AMARILLO, TEXAS 79119

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 9th DAY OF August, 2019.

NOTARY PUBLIC, STATE OF TEXAS

CHARLOTTE TUCKER
My Notary ID # 131316796
Expires October 16, 2021

APPROVAL

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

ON THIS 13th DAY OF August, 2019.

DESIGNATED CITY OFFICIAL

WEST TEXAS CONTRACTORS, INC.
VOL. 1913 P. 49

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 12th DAY OF AUGUST, 2019.

HEALTH OFFICER

DESCRIPTION

A 2.31± acre tract or parcel of land being all of the West 165.00 feet of Lot 4, Block 1, Coulter Acres as filed for Record in Volume 346, Page 110, Deed Records of Randall County, Texas as conveyed to HHH Real Estate Development, LLC. by instrument and recorded in Clerk's File Number 2015020777, Official Public Records of Randall County, Texas and that portion of 83rd Avenue vacated as recorded in Clerk's File No. 2005021306, Official Public Records of Randall County, Texas said 2.31± acre tract having been surveyed on the ground July 1st, 2019 by Geospatial Data, Inc. and being further described by metes and bounds as follows:

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COULTER ACRES UNIT NO. 20

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING A PORTION OF LOT 4, BLOCK 1,
COULTER ACRES UNIT NO. 1,
SECTION 38, BLOCK 9,
B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS

FILED OF RECORD

8/15/19
(DATE)

RANDALL
(COUNTY)

2019014334
CLERK'S FILE NO.

STATE OF TEXAS
REGISTERED
M.K. McENTIRE
5718
PROFESSIONAL
LAND SURVEYOR

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 1ST DAY OF JULY, 2019.

M.K. McENTIRE R.P.L.S. 5718
REGISTERED PROFESSIONAL LAND SURVEYOR

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

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

GDI
Geospatial Data, Inc.
ENGINEERING • SURVEYING
GIS • ENVIRONMENTAL
BEYONDMAPPING.COM

Surveying & GIS Division
M.K. McEntire, RPLS - Noah C. Huntington, RPLS

3501 S. Georgia, Suite A
Amarillo, Texas 79109
Phone: 806.467.3777
Firm Registration #: F-10194246

PROJECT NO. E19-107P
G:/PROJECTS/2019/E19-107/COULTER ACRES/SURVEY/