



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

9/12/2019

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

RE: Letter of Action: Approval- Coulter Acres Unit No. 19 – ZB1903345 - Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 9/5/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019015775 on 9/5/2019. 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

Christina McMurray

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



Tax Certificate

Property Account Number:
R009260008600

Statement Date: 07/15/2019
Owner: HHH REAL ESTATE DEVELOPMENT LLC
Mailing 2 WESTMINSTER CIR
Address: AMARILLO, TX 791194948

Property Location: 0000000 SW 81ST AVE
Legal: COULTER ACRES|LOT BLOCK 0002|W
634.2FT OF 1

TAX CERTIFICATE FOR ACCOUNT : R009260008600
AD NUMBER: R009260008600
GF NUMBER:
CERTIFICATE NO : 2006911

DATE : 7/15/2019
FEE : \$10.00

PAGE 1 OF 1

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

PROPERTY DESCRIPTION
COULTER ACRES|LOT BLOCK 0002|W
634.2FT OF 1
0000000 SW 81ST AVE
3.01 ACRES

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 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 \$512.69

CURRENT VALUES			
LAND MKT VALUE:	\$30,100	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$30,100	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: R009260008600

CERTIFIED BY: Paula Madrid
Authorized agent of Randall County

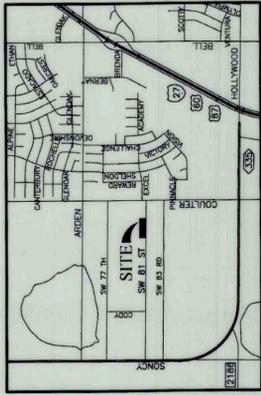
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019015775
09/05/2019 04:45 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT



VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- *XXXX ADDRESS PROVIDED BY CITY OF AMARILLO, TEXAS (SUBJECT TO CHANGE WITHOUT NOTICE)
- RM RECORD MONUMENT
- CM CONTROL MONUMENT

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, L.L.C., BEING 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. 19, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN ON THIS MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXCLUDED THIS 5th DAY OF September, 2019.

Brent Hawkins
 BRENT HAWKINS
 FOR HHH REAL ESTATE DEVELOPMENT, L.L.C.
 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
 BY BRENT HAWKINS,
 THIS 5th DAY OF September, 2019.
Charlotte Tucker
 NOTARY PUBLIC, STATE OF TEXAS



NOTES

- 1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 4881C0070E, 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 LOCATION WITH (10) FEET OF PROTECTIVE BUFFER ZONE. THE SANITARY CONTROL SYSTEM IS HEREBY INSTALLED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUBURBAN 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.

DESCRIPTION

A 3.00+/- acre tract of land being a portion of Lot 1, Block 2, Coulter Acres, a suburban subdivision to the City of Amarillo according to the map or plat thereof recorded in Volume 346, Page 110 of the Deed Records of Randall County, Texas, same being that certain tract of land being described in that certain instrument recorded under Clerk's File No. 2015020777 of the Official Public Records of Randall County, Texas, said 3.00+/- acre tract of land having been surveyed on the ground on July 9, 2019 by Furman Land Surveyors, Inc., and being described by metes and bounds as follows:

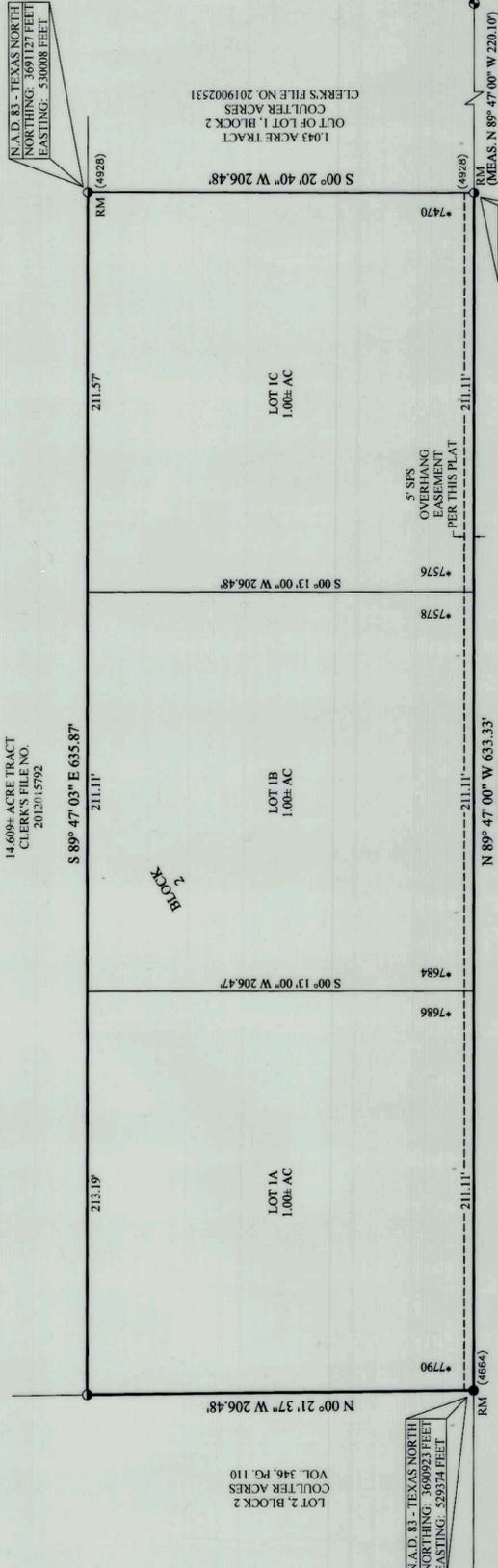
BEGINNING at a 1/2 inch iron rod with cap (4928) found as called for at the Southwest corner of a 1.043 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2019002531 of the Official Public Records of Randall County, Texas, same being the Southeast corner of this tract of land;

THENCE N. 89° 47' 00" W. 633.33 feet (Base line) to a 3/8 inch iron rod with cap (4664) found as called for at the Southwest corner of said Lot 1, same being the Southwest corner of Lot 2, said Block 2, also being the Southwest corner of this tract of land, from whence a 3/8 inch iron rod with cap (1912) bears N. 89° 47' 00" W. 2156.92 feet;

THENCE N. 00° 21' 37" W. 206.48 feet along the common line of said Lot 1 and Lot 2 to a 1/2 inch iron rod with cap found at the Southwest corner of that certain 14.606+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2012015792 of the Official Public Records of Randall County, Texas, same being the Northwest corner of said Lot 1, also being the Northwest corner of this tract of land;

THENCE S. 89° 47' 03" E. 635.87 feet along the South line of said 14.606+/- acre tract of land to a 1/2 inch iron rod with cap (4928) found as called for at the Northwest corner of the aforementioned 1.043 acre tract of land, same being the Northeast corner of this tract of land;

THENCE S. 00° 20' 40" W. 206.48 feet to the POINT OF BEGINNING and containing 3.00 acres of land, more or less.



**COULTER ACRES
 UNIT NO. 19**

A SUBURBAN SUBDIVISION TO
 THE CITY OF AMARILLO,
 BEING A REPLAT OF A PORTION OF
 LOT 1, BLOCK 2
 COULTER ACRES
 IN SECTION 38, BLOCK 9
 B.S. & F. SURVEY
 RANDALL COUNTY, TEXAS
 3.00± 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 79105 (806) 474-4240 FAX (806) 474-4248
 P.O. BOX 464, DUBOIS, TEXAS 79229 (806) 254-1402 FAX (806) 254-1402
 PROJECT NO. 1924859 FILE NO. 1-17
 DRAWING NO. P-19-RANDALL-1-17-1924859-1924859

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 9TH DAY OF JULY, 2019.



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

APPROVAL
 APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT
 ON THIS 5th DAY OF September, 2019.
J. G. St. AS
 HEALTH OFFICER

APPROVAL
 APPROVED BY THE DESIGNATED CITY OFFICIAL
 OF THE CITY OF AMARILLO TEXAS,
 ON THIS 5th DAY OF September, 2019.
Brent Hawkins
 DESIGNATED CITY OFFICIAL

FILED OF RECORD
 9-5-2019
 (DATE)
 2019015775
 RANDALL (COUNTY)
 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