



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

10/15/2019

Daryl Furman
Furman Land Surveyors, Inc.
3501 S. Georgia St., Suite D
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval – P-19-79: Wolflin Estates Unit No. 11- ZB1904280 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 10/7/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019017845 on 10/7/2019. 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 Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Taylor'.

Jason Taylor
Planner I

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



Tax Certificate

Property Account Number:
R090050059200

Statement Date: 08/12/2019
 Owner: WARE PATRICK ONEILL
 Mailing 37 OLDHAM CIR
 Address: AMARILLO, TX 791093537

Property Location: 0000037 OLDHAM CIR
 Legal: WOLFLIN ESTATES|LOT BLOCK 0037|15 EXC
 S 6.4FT FRT X|23FT REAR

TAX CERTIFICATE FOR ACCOUNT : R090050059200
 AD NUMBER: R090050059200
 GF NUMBER:
 CERTIFICATE NO : 2008958

DATE : 8/12/2019 PAGE 1 OF 1
 FEE : \$10.00

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

PROPERTY DESCRIPTION
 WOLFLIN ESTATES|LOT BLOCK 0037|15 EXC
 S 6.4FT FRT X|23FT REAR
 0000037 OLDHAM CIR
 0 ACRES

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

PROPERTY OWNER
 WARE PATRICK ONEILL
 37 OLDHAM CIR
 AMARILLO TX 791093537

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 \$21,656.49

CURRENT VALUES			
LAND MKT VALUE:	\$140,747	IMPROVEMENT :	\$823,418
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$964,165	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 8/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R090050059200

CERTIFIED BY: Paulo J Madrid
 Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R090050059300

Statement Date: 08/12/2019
Owner: WARE RICHARD
Mailing PO BOX 1
Address: AMARILLO, TX 791050001

Property Location: 0001307 SW 32ND AVE
Legal: WOLFLIN ESTATES|LOT 016 BLOCK 0037

TAX CERTIFICATE FOR ACCOUNT : R090050059300
AD NUMBER: R090050059300
GF NUMBER:
CERTIFICATE NO : 2008957

DATE : 8/12/2019 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
WOLFLIN ESTATES|LOT 016 BLOCK 0037
0001307 SW 32ND AVE
0 ACRES

REQUESTED BY

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

PROPERTY OWNER

WARE RICHARD
PO BOX 1
AMARILLO TX 791050001

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 \$8,999.31

CURRENT VALUES			
LAND MKT VALUE:	\$85,600	IMPROVEMENT :	\$315,057
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$400,657	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 8/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R090050059300

CERTIFIED BY:

Paula J. Madala
Authorized agent of Randall County

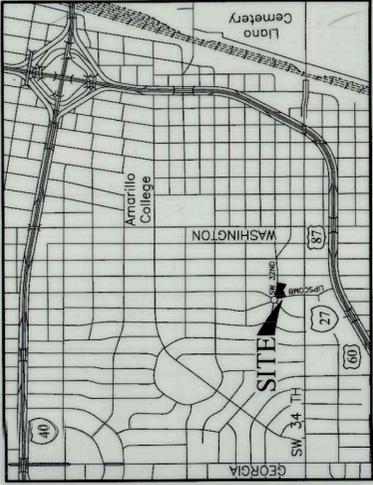
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019017845
10/07/2019 04:44 PM
Fee: 50.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT



VICINITY MAP

NOT TO SCALE

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, PATRICK O'NEILL WARE, 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 WOLF LIN ESTATES UNIT NO. 11, 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 3 DAY OF October, 2019.

Patrick O'Neill Ware
PATRICK O'NEILL WARE
37 OLDHAM CIRCLE
AMARILLO, TEXAS 79109

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK O'NEILL WARE.

THIS 3rd DAY OF October, 2019.

Stephanie M. Stone
STEPHANIE M. STONE
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 7th DAY OF Oct, 2019.

CHAIRMAN

Al Parker

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

FILED OF RECORD

10/17/19
(DATE)

2019017845
CLERK'S FILE NO.

RANDALL
(COUNTY)

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- △ RAILROAD SPIKE FND
- ⊘ 3/4" IRON PIPE FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- 60D NAIL FND
- ⊙ MANHOLE
- RM RECORD MONUMENT
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- *XXXXX BUILDING SETBACK LINE
- BSL BUILDING SETBACK LINE

S.W. 32ND AVENUE
(60' R.O.W.)

L.C.-S 81° 26' 29" E 290.95'
R=2559.00'

L=291.11'
R=2559.00'

L.C.-N 20° 18' 03" W 177.66'
R=1071.74'

L=177.86'
R=1071.74'

L.C.-N 13° 24' 38" W 79.89'
R=1071.74'

L=79.91'
R=1071.74'

(L.C. MEAS. N 13° 24' 38" W 79.89')

(MEAS. S 83° 13' 01" W 77.80')

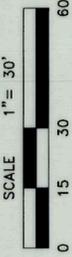
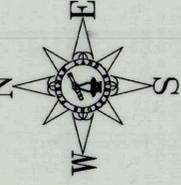
(MEAS. S 86° 05' 02" W 35.86')

(MEAS. S 83° 25' 19" W 85.46')

(MEAS. S 03° 07' 16" E 39.59')

(MEAS. S 65° 19' 28" W 103.90')

(MEAS. S 63° 07' 16" E 39.59')



NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0090E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 0.96+/- acre tract of land being all of that certain tract of land described in that certain instrument recorded under Clerk's File No. 2017021316 of the Official Public Records of Randall County, Texas and all of Lot 16, Block 37, Wolf Lin Estates, according to the map or plat thereof recorded in Volume 48, Page 115 of the Deed Records of Randall County, Texas, said 0.96+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on July 25, 2019 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Lot 16;

THENCE S. 11° 26' 27" W. (Base line) 172.00 feet along the East line of said Lot 16 to a manhole found, as called for, for the common corner of Lots 13, 14, and 16, Block 37 of said Wolf Lin Estates, same being the Northeast corner of that certain 0.393 acre tract of land described in that certain instrument recorded under Clerk's File No. 2010016671 of the Official Public Records of Randall County, Texas, also being the Southeast corner of this tract of land;

THENCE N. 65° 19' 28" W. 103.99 feet along the South line of said Lot 16, same being the Northernly line of said 0.393 acre tract of land to a manhole found, as called for, for the common corner of Lots 14, 15 and 16, Block 37 of said Wolf Lin Estates, same being a corner of this tract of land;

THENCE N. 34° 09' 12" W. 23.20 feet along the Northernly line of said 0.393 acre tract of land to a 3/8 inch iron rod with cap (4664) found, as called for, for an interior corner of this tract of land;

THENCE S. 63° 47' 27" W. 75.24 feet along the Northernly line of said 0.393 acre tract of land to a 60D nail found, as called for, for a jog corner of this tract of land;

THENCE N. 26° 12' 33" W. 6.00 feet along the Northernly line of said 0.393 acre tract of land to a 3/8 inch iron rod with cap (4664) found, as called for, for an interior jog corner of this tract of land;

THENCE S. 63° 47' 27" W. 40.83 feet to a 3/8 inch iron rod with cap (4664) found, as called for, in the East Right-of-Way line of Libscomb Street at the beginning of a curve to the left whose center bears S. 74° 27' 12" W. 1071.74 feet;

THENCE Northwestly 177.86 feet along said curve to the left with a long chord of N. 20° 18' 03" W. 177.66 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Right-of-Way line of Oldham Circle at the beginning of a curve to the left whose center bears N. 41° 29' 49" W. 100.00 feet;

THENCE Northeastly 36.44 feet along said curve to the left with a long chord of N. 38° 03' 49" E. 36.24 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South Right-of-Way line of S.W. 32nd Avenue at the beginning of a curve to the left whose center bears N. 11° 49' 04" E. 2559.00 feet;

THENCE Southeastly 291.11 feet along said curve to the left with a long chord of S. 81° 26' 29" E. 290.95 feet to the PLACE OF BEGINNING and containing 0.96 acres of land, more or less.

**WOLF LIN ESTATES
UNIT NO. 11**

AN ADDITION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF
A PORTION OF LOT 15 AND
ALL OF LOT 16, BLOCK 37
WOLF LIN ESTATES
IN SECTION 186, BLOCK 2
A.B. & M. SURVEY
RANDALL COUNTY, TEXAS
0.96± ACRES



DARYL R. FURMAN, RPLS. DANIEL R. FURMAN, RPLS. DONALD R. FURMAN, RPLS.
CARYN A. FURMAN, 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) 374-4246 - FAX (806) 374-4248
P.O. BOX 664 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482
PROJECT NO. 1924897P FILE NO. M-13
DRAWING NO. P.V.SUB 19/RANDALL/M-13/1924897P, 1924897P

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 25TH DAY OF AUGUST, 2019.



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