



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

3/12/2020

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

**RE: Letter of Action: Approval- McCormick Place Unit No. 4 – ZB1907530 - Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 3/11/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020004453 on 3/12/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

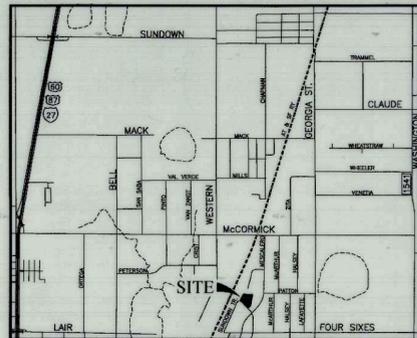
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

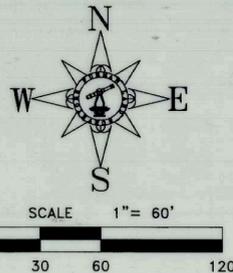
A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick  
Planner II



VICINITY MAP

NOT TO SCALE



N.A.D. 83 - TEXAS NORTH  
NORTHING: 3668219 FEET  
EASTING: 542809 FEET

TRACT "2"  
VOL. 1352, PG. 415  
(UNPLATTED)  
S 89° 17' 20" E 503.27' BASE LINE

LEGEND:

- 1/2" IRON ROD FND
3/8" IRON ROD FND
CHANNEL IRON FND
NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

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.s 48381C0210E & 48381C0220E, 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.

DESCRIPTION

A 7.34+/- acre tract of land being all of Lot 41, Block 2 and a portion of Lot 40, Block 1 of McCormick Place Unit No. 3, a suburban subdivision in Randall County, Texas according to the map or plat thereof recorded in Volume 468, Page 275 of the Deed Records of Randall County, Texas, said 7.34+/- acre tract of land being that same tract of land being described in that certain instrument recorded in Volume 1428, Page 402 of the Deed Records of Randall County, Texas, and having been surveyed on the ground on December 9, 2019 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found as called for in the Northeastly Right-of-Way line of Sundown Trail as shown on said plat of McCormick Place Unit No. 3 for the most South corner of said Lot 41, same being the most West corner of a 2 acre tract of land being described in that certain instrument recorded in Volume 1584, Page 339 of the Deed Records of Randall County, Texas, same being the most South corner of this tract of land;

THENCE N. 45° 20' 50" W. 511.50 feet to a 1/2 inch iron rod found as called for at the beginning of a curve to the left whose center bears S. 45° 01' 43" W. 110.00 feet;

THENCE Northwesterly 55.65 feet along said curve to the left with a long chord of N. 59° 27' 54" W. 55.06 feet to a channel iron found as called for the Southeast corner of that certain tract of land being described in that certain instrument recorded under Clerk's File No. 2019002987 of the Official Public Records of Randall County, Texas, same being the Southwest corner of this tract of land;

THENCE N. 24° 05' 34" E. 382.02 feet along the East line of said tract of land described in said instrument recorded under Clerk's File No. 2019002987 to a channel iron found as called for at its most Northeast corner, being in the South line of that certain 3.3533 acre tract of land being designated as "Tract 2" described in that certain instrument recorded in Volume 1352, Page 415 of the Deed Records of Randall County, Texas, same being the Northwest corner of this tract of land;

THENCE S. 89° 17' 20" E. (Base line) 503.27 feet along said South line of said 3.3533 acre tract of land, same being the North line of said Lots 40 and 41 of said McCormick Place Unit No. 3, to a 1/2 inch iron rod found as called for the Northwest corner of that certain 1.000 acre tract of land being described in that certain instrument recorded under Clerk's File No. 03 31666 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land;

THENCE S. 09° 19' 55" W. 583.24 feet along the West line of said 1.000 acre tract of land, continuing along the West line of that certain 0.611 acre tract of land being described in that certain instrument recorded in Volume 553, Page 183 of the Deed Records of Randall County, Texas, and continuing along the West line of that certain 5.00 acre tract of land being described in that certain instrument recorded under Clerk's File No. 03 31666 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod found for the Southwest corner of said 5.00 acre tract, same being the most Northerly corner of the aforementioned 2 acre tract of land being described in Volume 1584, Page 339;

THENCE S. 44° 47' 29" W. 217.61 feet along the Northwesterly line of said 2 acre tract of land to the POINT OF BEGINNING and containing 7.34 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, NICKI LYNN MAPLES, 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 MCCORMICK PLACE UNIT NO. 4, A SUBURBAN SUBDIVISION 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 5 DAY OF March, 2020.

Nicki Lynn Maples
NICKI LYNN MAPLES
14275 SUNDOWN TRAIL
AMARILLO, TEXAS 79118

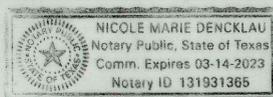
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NICKI LYNN MAPLES.

THIS 5 DAY OF March, 2020.

Nicole Marie Dencklau
NOTARY PUBLIC, STATE OF TEXAS



OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, KEITH WAYNE MAPLES, 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 MCCORMICK PLACE UNIT NO. 4, A SUBURBAN SUBDIVISION 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 5 DAY OF March, 2020.

Keith Wayne Maples
KEITH WAYNE MAPLES
14275 SUNDOWN TRAIL
AMARILLO, TEXAS 79118

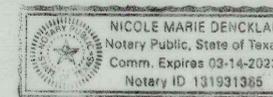
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH WAYNE MAPLES.

THIS 5 DAY OF March, 2020.

Nicole Marie Dencklau
NOTARY PUBLIC, STATE OF TEXAS



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

FILED OF RECORD

3-12-2020 RANDALL COUNTY
2020004453 CLERK'S FILE NO.

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

ON THIS 10th DAY OF March, 2020.

Health Officer signature

APPROVAL

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

ON THIS 11th DAY OF March, 2020.

Designated City Official signature

BEGINNING CORNER



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 DECEMBER, 2019.

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

MCCORMICK PLACE UNIT NO. 4

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 40, BLOCK 1 AND ALL OF LOT 41, BLOCK 2 MCCORMICK PLACE UNIT NO. 3 IN SECTION 15, BLOCK 6 I. & G.N. RR. Co. SURVEY RANDALL COUNTY, TEXAS 7.34± ACRES



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
CHASE ROME, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1925523 FILE NO. L-21
DRAWING NO. P:\SUB 19\RANDALL\L-21\1925523\1925523