



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

6/5/2020

Daryl Furman
Furman Surveying
3501 S Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval – McCormick Estates Unit No. 10 – ZB2000459 Final Plat

The City of Amarillo has approved the above Final Plat on 6/5/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020010402 on 6/5/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

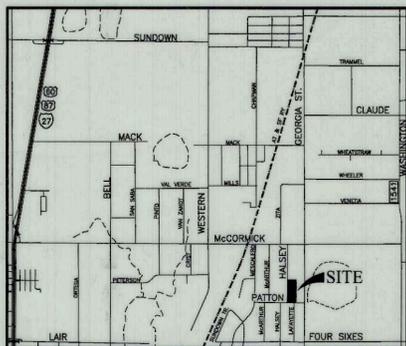
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin blue rectangular border.

Jason Taylor
Planner I



VICINITY MAP

NOT TO SCALE

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ⊙ "X" IN CONCRETE FND
- ⊙ IRON ROD W/ ALUMINUM CAP FND (DORSEY)
- ⊙ 1/2" IRON ROD W/CAP FND STAMPED "FURMAN RPLS"
- ⊙ 1/2" IRON ROD FND
- ⊙ 3/4" IRON PIPE FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- *XXXX WELL

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, KATRINA PHILLIPS FOR THE ESTATE OF LINDA D. COX, 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 ESTATES UNIT NO. 10, 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 19 DAY OF May, 2020.

Katrina Phillips

KATRINA PHILLIPS
FOR THE ESTATE OF LINDA D. COX
3500 W. SUNDOWN LANE
AMARILLO, TEXAS 79118

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY KATRINA PHILLIPS.

THIS 19 DAY OF May, 2020.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 22ND DAY OF May, 2020.

[Signature]
DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

ON THIS 21ST DAY OF MAY, 2020.

[Signature]
HEALTH OFFICER

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

FILED OF RECORD

6/5/20
(DATE)

RANDALL
(COUNTY)

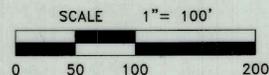
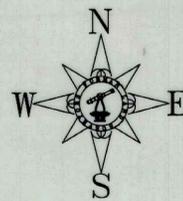
2020010402
CLERK'S FILE NO.

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

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 15TH DAY OF MAY, 2020.

[Signature]
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



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. 48381C0230E, 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 13.90+/- acre tract of land out of Section 15, Block 6, I. & G.N. RR. Co. Survey, Randall County, Texas, further being that same 10+/- acre tract of land described in that certain instrument recorded under Clerk's File No. 01 1531 of the Official Public Records of Randall County, Texas and that certain 3.9+/- acre tract of land described in that certain instrument recorded in Volume 766, Page 26 of the Deed Records of Randall County, Texas, said 13.90+/- acre tract of land having been surveyed on the ground on May 15th, 2020 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

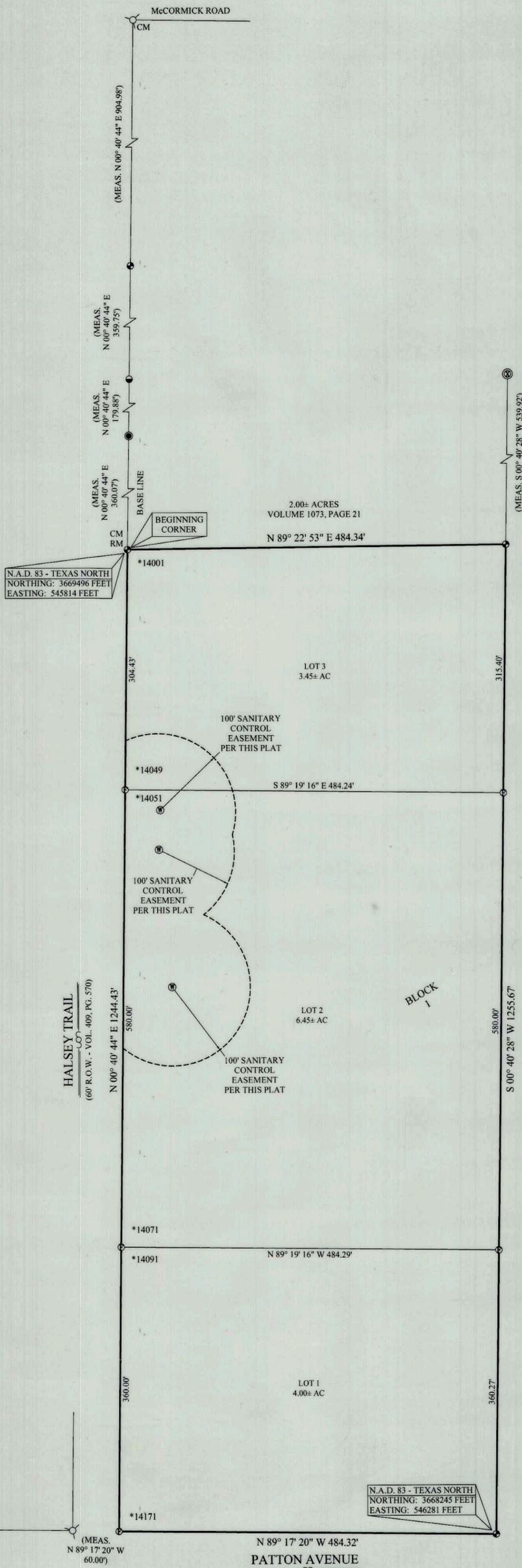
BEGINNING at a 1/2 inch iron rod found as called for the Southwest corner of that certain 2.00+/- acre tract of land being described in that certain instrument recorded in Volume 1073, Page 21 of the Deed Records of Randall County, Texas, same being the Northwest corner of said 3.90+/- acre tract of land, from whence a 3/4 inch iron pipe found in the South Right-of-Way line of McCormick Road bears N. 00° 40' 44" E. (Base line) 1804.68 feet;

THENCE N. 89° 22' 53" E. 484.34 feet to a 1/2 inch iron rod found in the West line of that certain 20.97+/- acre tract of land being described in that certain instrument recorded in Volume 1054, Page 48 of the Deed Records of Randall County, Texas, same being the Southeast corner of said 2.00+/- acre tract of land and the Northeast corner of this tract of land;

THENCE S. 00° 40' 28" W. 1255.67 feet along the West line of said 20.97+/- acre tract to a 1/2 inch iron rod found for the Southeast corner of said 10+/- acre tract of land, same being the Southeast corner of this tract of land;

THENCE N. 89° 17' 20" W. 484.32 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the East Right-of-Way line of Halsey Trail as dedicated per instrument recorded in Volume 409, Page 570 of the Deed Records of Randall County, Texas for the Southwest corner of this tract of land;

THENCE N. 00° 40' 44" E. 1244.43 feet along the East Right-of-Way line of said Halsey Trail to the PLACE OF BEGINNING and containing 13.90 acres of land, more or less.



**MCCORMICK ESTATES
UNIT NO. 10**

AN ADDITION TO
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 15, BLOCK 6
I. & G.N. RR. Co. SURVEY
RANDALL COUNTY, TEXAS
13.90± ACRES

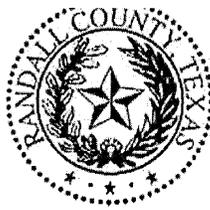
FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

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
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. 2025995P FILE NO. L-21
DRAWING NO. P:\SUB 20\RANDALL\1-21\2025995\2025995P

Christina McMurray

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



Tax Certificate

Property Account Number:
R665015024250

Statement Date: 05/15/2020
Owner: COX LINDA D ESTATE
Mailing % PHILLIPS KATRINA
Address: COX TIM
3500 W SUNDOWN LN
AMARILLO, TX 791185023

Property Location: 0013995 HALSEY TRL
Legal: SECT 15 I & G N|LOT BLOCK 0006|484.50FT E
X 904.73FT|S BEG 898.54FT W &|2205.12FT S OF
NE COR|OF SECT LESS 2AC HOMESITE

TAX CERTIFICATE FOR ACCOUNT : R665015024250
AD NUMBER: R665015024250
GF NUMBER: FLS
CERTIFICATE NO: 2127825

DATE : 5/15/2020 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 15 I & G N|LOT BLOCK 0006|484.50FT E
X 904.73FT|S BEG 898.54FT W &|2205.12FT S OF
NE COR|OF SECT LESS 2AC HOMESITE
0013995 HALSEY TRL
8 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
PO BOX 997
CANYON TX 79015

PROPERTY OWNER

COX LINDA D ESTATE % PHILLIPS KATRINA
COX TIM, 3500 W SUNDOWN LN
AMARILLO TX 791185023

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 2020 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2019 ARE 7.55

CURRENT VALUES			
LAND MKT VALUE:	\$424	IMPROVEMENT:	\$0
AG LAND VALUE:	\$24,576	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$25,000	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019 SUB TOTAL							\$0.00

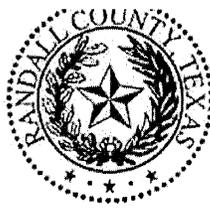
TOTAL CERTIFIED TAX DUE 5/2020 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNTNUMBER: R665015024250

CERTIFIED BY: Paula Madrid
Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R665015024000

Statement Date: 05/15/2020
Owner: COX LINDA D ESTATE
Mailing % PHILLIPS KATRINA
Address: COX TIM
3500 W SUNDOWN LN
AMARILLO, TX 791185023

Property Location: 0013995 HALSEY TRL
Legal: SECT 15 I & G N|LOT BLOCK 0006|484.50FT E
X 904.73FT|S BEG 898.54FT W &|2205.12FT S OF
NE COR|OF SECT 2AC HOMESITE

TAX CERTIFICATE FOR ACCOUNT : R665015024000
AD NUMBER: R665015024000
GF NUMBER: FLS
CERTIFICATE NO: 2127926

DATE : 5/15/2020 PAGE 1 OF 1

FEE : 10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 15 I & G N|LOT BLOCK 0006|484.50FT E
X 904.73FT|S BEG 898.54FT W &|2205.12FT S OF
NE COR|OF SECT 2AC HOMESITE
0013995 HALSEY TRL
2 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
PO BOX 997
CANYON TX 79015

PROPERTY OWNER

COX LINDA D ESTATE % PHILLIPS KATRINA
COX TIM, 3500 W SUNDOWN LN
AMARILLO TX 791185023

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 2020 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2019 ARE 2,136.90

CURRENT VALUES			
LAND MKT VALUE:	\$21,000	IMPROVEMENT :	\$191,529
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$212,529	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2020 : \$ 0.00

ISSUED TO: ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R665015024000

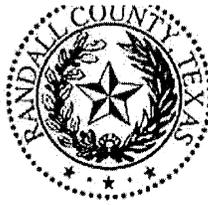
CERTIFIED BY:

Paula Madrid

Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R665015007500

Statement Date: 05/15/2020
Owner: COX LINDA D ESTATE
Mailing % PHILLIPS KATRINA
Address: COX TIM
3500 W SUNDOWN LN
AMARILLO, TX 791185023

Property Location: 0000000 HALSEY TRL
Legal: SECT 15 I & G N|LOT BLOCK 0006|350.34FT S
X 494/5FT|E BEG 898.54FT W &|1854FT S OF NE
COR|OF SECT

TAX CERTIFICATE FOR ACCOUNT : R665015007500
AD NUMBER: R665015007500
GF NUMBER: FLS
CERTIFICATE NO: 2128063

DATE : 5/15/2020 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 15 I & G N|LOT BLOCK 0006|350.34FT S
X 494/5FT|E BEG 898.54FT W &|1854FT S OF NE
COR|OF SECT
0000000 HALSEY TRL
3.9 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
PO BOX 997
CANYON TX 79015

PROPERTY OWNER

COX LINDA D ESTATE % PHILLIPS KATRINA
COX TIM, 3500 W SUNDOWN LN
AMARILLO TX 791185023

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 2020 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2019 ARE 3.69

CURRENT VALUES			
LAND MKT VALUE:	\$207	IMPROVEMENT:	\$0
AG LAND VALUE:	\$18,793	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$19,000	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2020 : \$ 0.00

ISSUED TO: ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R665015007500

CERTIFIED BY: Paula Madrid
Authorized agent of Randall County