



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

6/16/2020

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

RE: Letter of Action: Approval – Tradewind Square Unit No. 5 – ZB2000460 Final Plat

The City of Amarillo has approved the above Final Plat on 6/16/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020011117 on 6/15/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

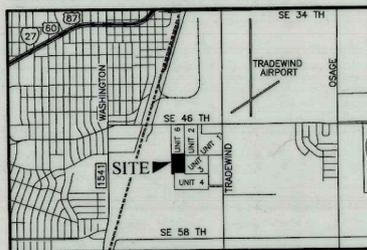
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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,

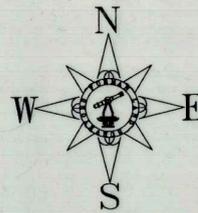
A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin blue rectangular border.

Jason Taylor
Planner I



VICINITY MAP

NOT TO SCALE



SCALE 1" = 100'
0 50 100 200

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND STAMPED "FURMAN RPLS"
- ☼ 1-1/2" IRON PIPE FND
- ⊙ 3/4" IRON ROD W/ ALUMINUM CAP FND
- 1/2" IRON PIPE FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- 6'x6' XCEL, SUDDENLINK, AND AT&T EASEMENT
- CF# CLERK'S FILE NO.
- P.U.E. PUBLIC UTILITY EASEMENT

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SETH WILLIAMS FOR PEGA DEVELOPMENT, LLC, 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 TRADEWIND SQUARE UNIT NO. 5, 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 1 DAY OF June, 2020.

Seth Williams
SETH WILLIAMS
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79130

ATTEST

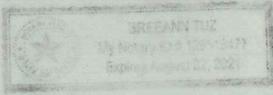
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS.

THIS 1 DAY OF June, 2020.

Notary Public
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 8th DAY OF June, 2020.

Al Parker
CHAIRMAN

SW CORNER SECTION 173

FILED OF RECORD

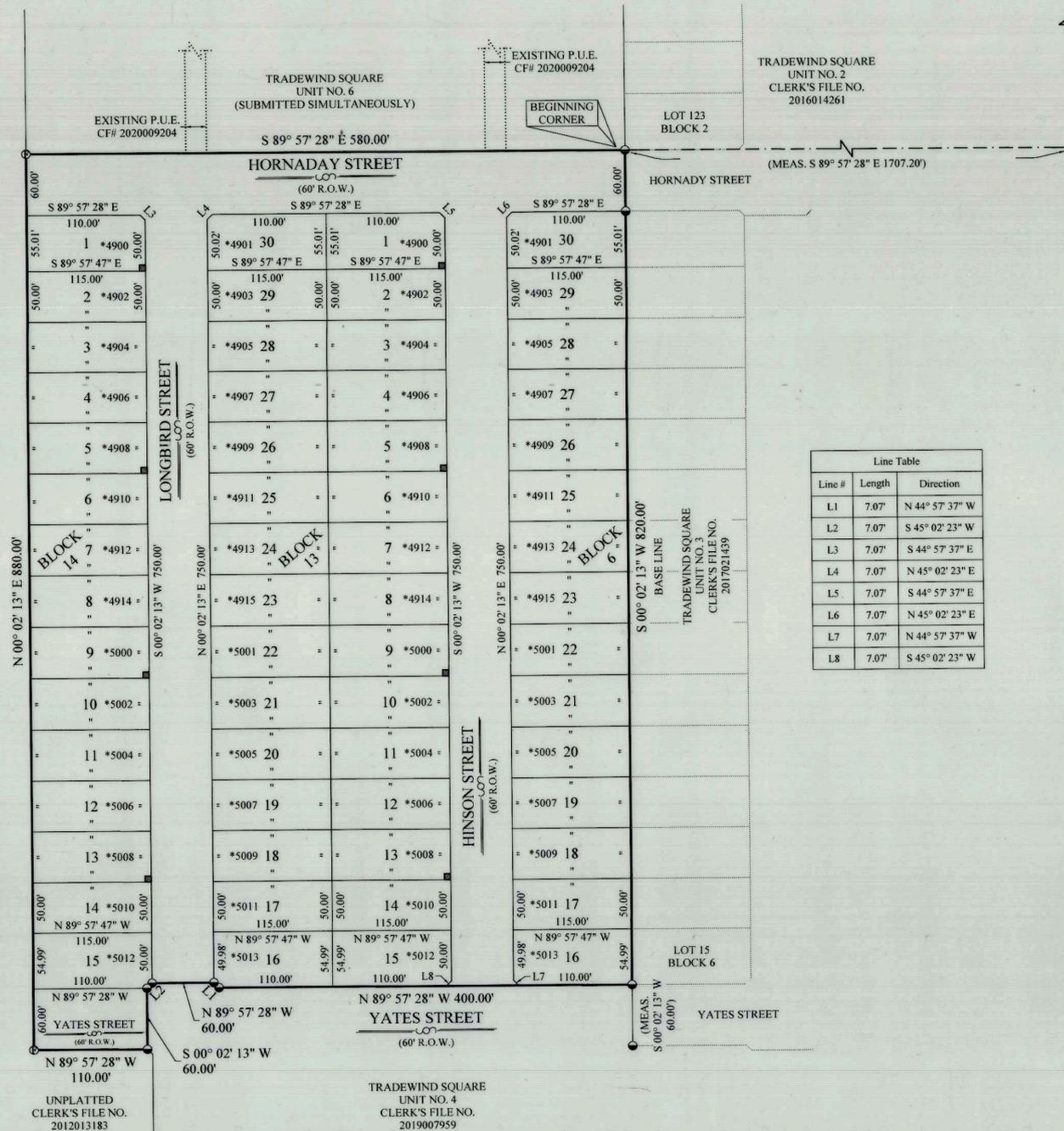
6-15-2020

(DATE) 20200615

CLERK'S FILE NO.

RANDALL (COUNTY)

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



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. 4831C0090E, 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) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 132,375+ SQ. FT. IN THE STREETS AND ALLEYS.
- 4) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM HEIGHT OF 4,950 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DESCRIPTION

An 11.06+/- acre tract of land situated in Section 173, Block 2, A.B. & M. Survey, Randall County, Texas and being a portion of a 416.49 acre tract of land as described in that certain instrument of conveyance as Tract Two, recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 11.06+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on August 19, 2019 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found at the Southwest corner of Lot 123, Block 2, Tradewind Square Unit No. 2, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2016014261 of the Official Public Records of Randall County, Texas in the North Right-of-Way line of Hornaday Street as dedicated by said plat of Tradewind Square Unit No. 2, same being the Northeast corner of this tract of land and the Southeast corner of a 17.22+/- acre tract of land surveyed simultaneously;

THENCE S. 00° 02' 13" W., (Base line) at a distance of 60.00 feet pass a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of said Unit No. 2, same being the Northwest corner of Tradewind Square Unit No. 3, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2017021439 of the Official Public Records of Randall County, Texas and continuing along the West line of said Unit No. 3, for a total distance of 820.00 feet to a 1/2 inch iron rod with cap (FURMAN) found in the North Right-of-Way line of Yates Street as dedicated by said plat of Tradewind Square Unit No. 3, same being a common corner with Tradewind Square Unit No. 4, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2017007959 of the Official Public Records of Randall County, Texas;

THENCE N. 89° 57' 28" W. along the North line of said Unit No. 4, a distance of 400.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 44° 57' 37" W. 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 89° 57' 28" W. 60.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 45° 02' 23" W. 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 02' 13" W. 60.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 89° 57' 28" W. 110.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southwest corner of this tract of land;

THENCE N. 00° 02' 13" E. 880.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of this tract of land, same being the Southwest corner of said 17.22+/- acre tract of land surveyed simultaneously;

THENCE S. 89° 57' 28" E. 580.00 feet along the South line of said 17.22+/- acre tract of land surveyed simultaneously to the POINT OF BEGINNING and containing 11.06 acres of land, more or less.

(Description per instrument recorded under Clerk's File No. 2019017364 of the Official Public Records of Randall County, Texas.)

TRADEWIND SQUARE

UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 173, BLOCK 2 A.B. & M. SURVEY RANDALL COUNTY, TEXAS 11.06+/- ACRES

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 19TH DAY OF AUGUST, 2019.

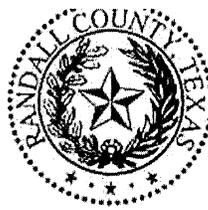
Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



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, ST
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. 1924981P FILE NO. N-15
DRAWING NO. P:\SUB 19\RANDALL\N-15\1924981\1924981P

Christina McMurray

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



Tax Certificate

Property Account Number:
R200173000010

Statement Date: 05/15/2020
Owner: P DUB LAND HOLDINGS LTD
Mailing PO BOX 30206
Address: AMARILLO, TX 791200206

Property Location: 0000000
Legal: SECT 173 A B & M|LOT BLOCK 0002|IRREG &
NON CONTIG 19.5 AC|BEG 30FT S & 40FT W
OF|NE COR OF SECT LESS NW|100X180FT

TAX CERTIFICATE FOR ACCOUNT : R200173000010
ADNUMBER: R200173000010
GFNUMBER: FLS
CERTIFICATE NO: 2127697

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 173 A B & M|LOT BLOCK 0002|IRREG &
NON CONTIG 19.5 AC|BEG 30FT S & 40FT W
OF|NE COR OF SECT LESS NW|100X180FT
0000000
19.5 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
PO BOX 997
CANYON TX 79015

PROPERTY OWNER

P DUB LAND HOLDINGS LTD
PO BOX 30206
AMARILLO TX 791200206

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 23.03

CURRENT VALUES			
LAND MKT VALUE:	\$1,034	IMPROVEMENT :	\$0
AG LAND VALUE:	\$64,914	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$65,948	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	City of Amarillo	\$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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2020 : \$ 0.00

ISSUED TO: ANNEX TAX OFFICE - AMARILLO
ACCOUNTNUMBER: R200173000010

CERTIFIED BY: Paula Madrid
Authorized agent of Randall County