THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

February 2, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-95 City Park Unit No. 21, an addition to the City of Amarillo, being a replat of Lots 7, 8, and a portion of Lot 9, Block 1, City Park Unit No. 18, in Section 29, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St & Foxcroft Dr)
DEVELOPER: Rick Crawford

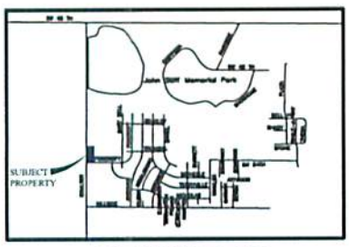
The Designated Official for the City of Amarillo approved the above-mentioned item on February 13, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015002576 on February 20, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

2015002576 PLAT Total Pages: 3

BLK 9 B&F SEC 29 J-15

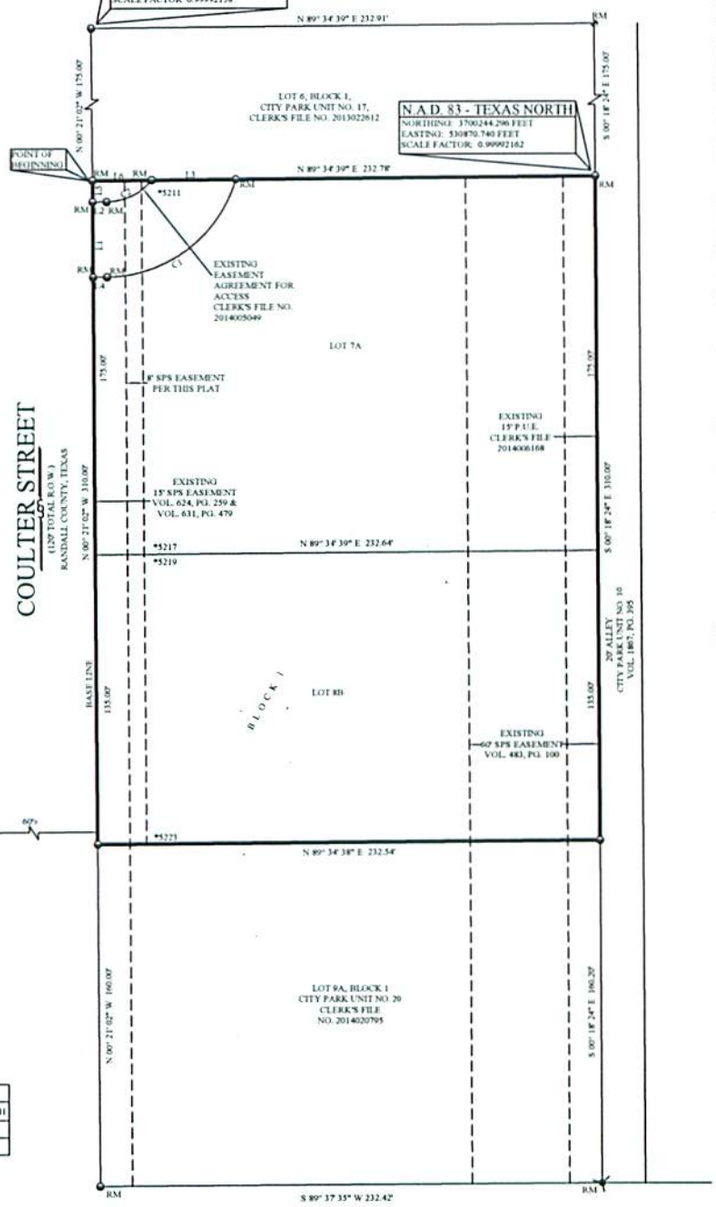
CENSUS TRACT # 216.05 A.P. NO. J-15



VICINITY MAP

NOT TO SCALE

N.A.D. 83 - TEXAS NORTH
NORTHING: 3700418.788 FEET
EASTING: 530638.010 FEET
SCALE FACTOR: 0.99992158



LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS 5374"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- SPS SOUTHWESTERN PUBLIC SERVICE
- *XXXX ADDRESS RANGE (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

N W E S

SCALE 1" = 40'

0 20 40 80

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00'	N00° 21' 02"W
L2	6.50'	N89° 38' 34"E
L3	38.78'	N89° 34' 39"E
L4	6.50'	S89° 38' 58"W
L5	10.00'	N00° 21' 02"W
L6	27.74'	N89° 34' 39"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	80.53	62.50	N52° 44' 23"E	75.07'
C2	24.27	27.50	N64° 21' 47"E	23.49'

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 COMMUNITY PANEL NO. 480529 0070 E, DATED JUNE 4, 2010, AND LIES WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 1.66 +/- ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, FURTHER BEING ALL OF LOT 7, 8 AND A PORTION OF LOT 9, BLOCK 1, CITY PARK UNIT 18 AND ADDITION TO THE CITY OF AMARILLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER CLERK'S FILE NUMBER 2014006168 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 926, PAGE 63 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, THIS TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND BY FURMAN LAND SURVEYORS INC ON JANUARY 27TH 2014 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND AS CALLED FOR, FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, CITY PARK UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER COUNTY CLERKS FILE NO. 2013022612 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE N. 89° 34' 39" E., 232.78 FEET ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 1 TO A ½ INCH IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND AS CALLED FOR, FOR THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 1, SAME POINT BEING IN THE WEST LINE OF AN ALLEY AS DEDICATED BY THE PLAT OF CITY PARK UNIT NO. 10, AN ADDITION TO THE CITY OF AMARILLO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 1867, PAGE 395 OF SAID DEED RECORDS;

THENCE S. 00° 18' 24" E., 310.00 FEET ALONG THE EAST LINE OF THIS TRACT OF LAND, SAME BEING THE WEST LINE OF SAID ALLEY, TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND, SAME POINT BEING IN THE NORTHWEST CORNER OF PROPOSED LOT 9A, BLOCK 1, OF CITY PARK UNIT NO. 20 AN ADDITION TO THE CITY OF AMARILLO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER CLERK'S FILE NO. 2014020795 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S. 89° 34' 39" W., 232.64 FEET ALONG THE NORTH LINE OF SAID LOT 9A TO A ½ INCH IRON ROD WITH CAP FOUND, AT THE NORTHWEST CORNER OF SAID LOT 9A AND SAME POINT BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND IN THE EAST RIGHT-OF-WAY LINE OF COULTER DRIVE AS IT EXISTS ON THE GROUND;

THENCE N. 00° 21' 02" W., 310.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COULTER DRIVE TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES OF LAND MORE OR LESS.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THAT THE UNDERSIGNED, COULTER STRIP INVESTORS, THE PRESENT OWNER 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 CITY PARK UNIT NO. 21, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, LANES, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 12th DAY OF February, 2015.

COULTER STRIP INVESTORS
RICK CRAWFORD, PARTNER
2217 S. BOWIE STREET
AMARILLO, TEXAS 79109
PHONE NO.

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICK CRAWFORD THIS 12th DAY OF February, 2015.

NOTARY PUBLIC STATE OF TEXAS

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 18th DAY OF Feb, 2015.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD

2-20-15 (DATE) RANDALL (COUNTY)

2015002576

CLERK'S DOCUMENT NO.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL SURVEYOR

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 DECEMBER, 2014.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

CITY PARK UNIT NO. 21

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOTS 7, 8
AND A PORTION OF LOT 9, BLOCK 1
CITY PARK UNIT NO. 18
IN SECTION 29, BLOCK 9, B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
1.66± 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
CARET A. MANN, RPLS - LANDON M. STICKEL, RPLS
HEATHER LYNN LEMONS, RPLS - NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10095400 & 10193401

P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-6248 - FAX (806) 374-6218
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1005 - FAX (806) 934-1007

PROJECT NO. 1416429 FILE NO. J-15

APP P-14-95 JS

ANNEX
FURMAN & ASSOCIATES **T A X C E R T I F I C A T E** NO. 94105

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: COULTER STRIP INVESTORS
ADDRESS: BEDWELL DEAN
8002 MONTICELLO CT
AMARILLO TX 79119

PROPERTY DESCRIPTION
==========
SECT 29 B S & F
LOT BLOCK 0009
IRREG TR BEG 1289.99FT
N & 60FT E OF SW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0290 7120.0 **TAXES FOR 2014 ARE $** 11,840.34
Acres: 2.5300 **Randall County Market Value:** 551,034
2014 Taxes WITHOUT Exemptions $ 11,840.34

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
==========	==========	==========

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2015 taxes have not been calculated.

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christin M Murray
---------- DEPUTY

2/ 9/2015
---------- DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

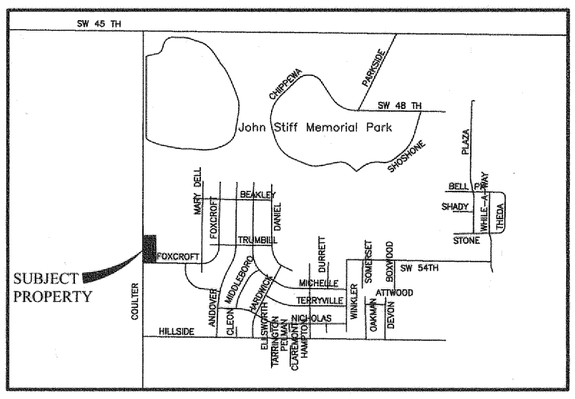
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2015002576
02/20/2015 09:14 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT # 216.05 A.P. NO. J-15



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EASTING: 530638.010 FEET
SCALE FACTOR 0.99992158

N.A.D. 83 - TEXAS NORTH
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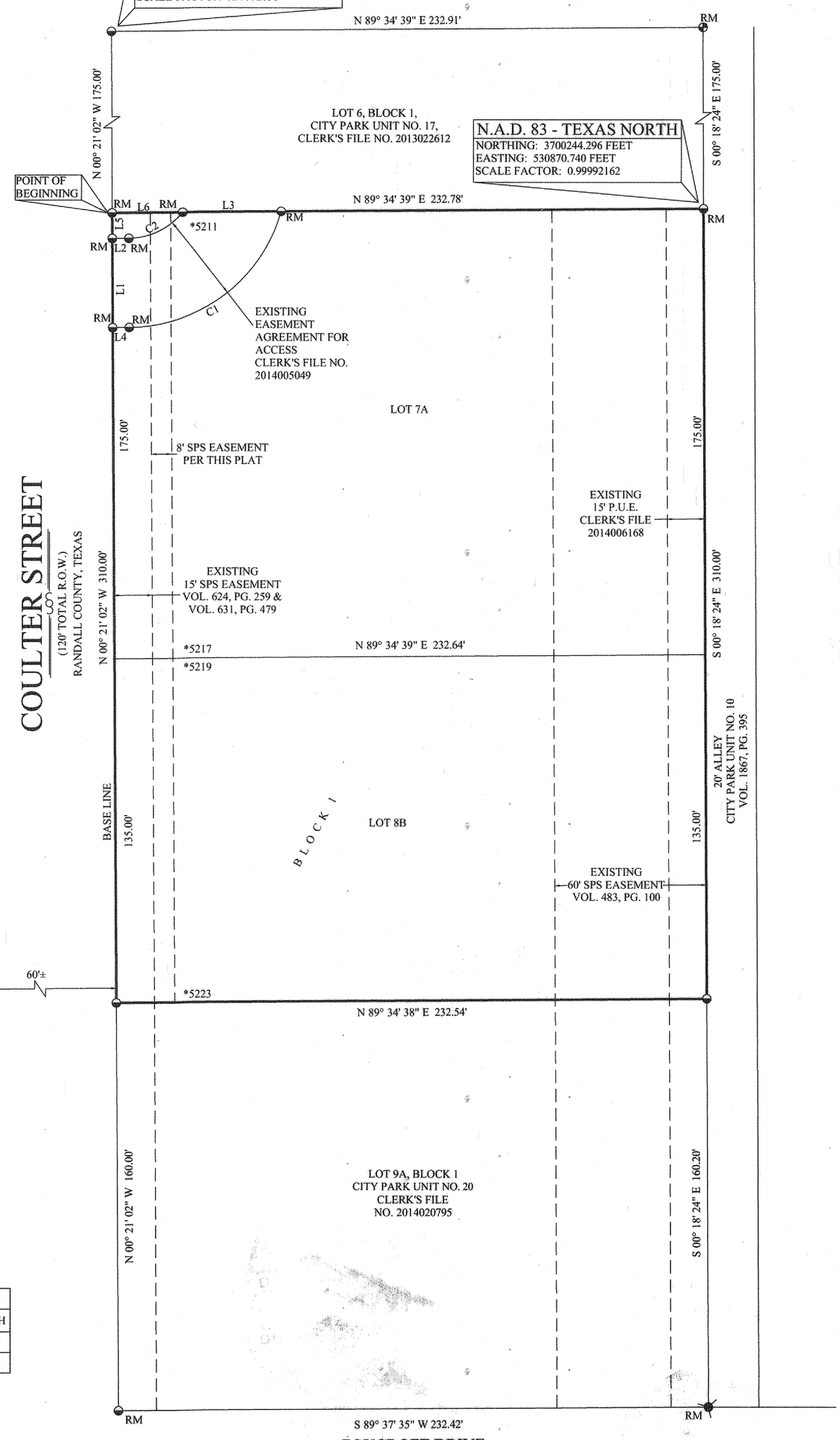
EASTING: 530870.740 FEET
SCALE FACTOR: 0.99992162



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N W E S

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0 20 40 80

SECTION LINE

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EXECUTED THIS 12th DAY OF February, 2015.

Rick Crawford

COULTER STRIP INVESTORS
RICK CRAWFORD, PARTNER
2217 S. BOWIE STREET
AMARILLO, TEXAS 79109
PHONE NO. 806-236-2733

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICK CRAWFORD. THIS 12th DAY OF February, 2015.

LaJena Ware

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 13TH DAY OF FEBRUARY, 2015.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

CITY PARK UNIT NO. 21

AN ADDITION TO THE CITY OF AMARILLO
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AND A PORTION OF LOT 9, BLOCK 1
CITY PARK UNIT NO. 18
IN SECTION 29, BLOCK 9, B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
1.66± ACRES

FILED OF RECORD

2-20-15 (DATE) Randall (COUNTY)

2015002576

CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

CERTIFICATE

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DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
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. 1416429 FILE NO. J-15
DRAWING NO. Z:\SUB 14\Randall\J-15\1416429\1416429