



DEVELOPMENT SERVICES  
509 SE 7<sup>TH</sup> AVE  
PO BOX 1971  
AMARILLO TX 79105-1971  
(806) 378-5263

6/22/2015

Mr. Todd Bigham Pres  
Amarillo Montessori Academy  
3806 Bowie St  
Amarillo, Texas 79110

**RE: Letter of Action: Approval- Eberstadt and Brock Subdivision Unit No. 10 Final Plat**

Mr. Bigham,

The City of Amarillo has approved your Final Plat for P-15-26 Eberstadt and Brock Subdivision Unit No. 10, Project Number: ZB1501700 on 4/27/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015007501 on 5/8/2015. 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 [james.bentley@amarillo.gov](mailto:james.bentley@amarillo.gov) or 806/378-6289.

Sincerely,

A handwritten signature in black ink that reads 'James Bentley'.

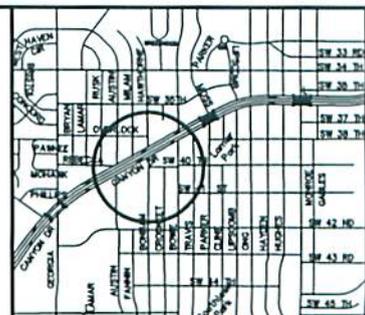
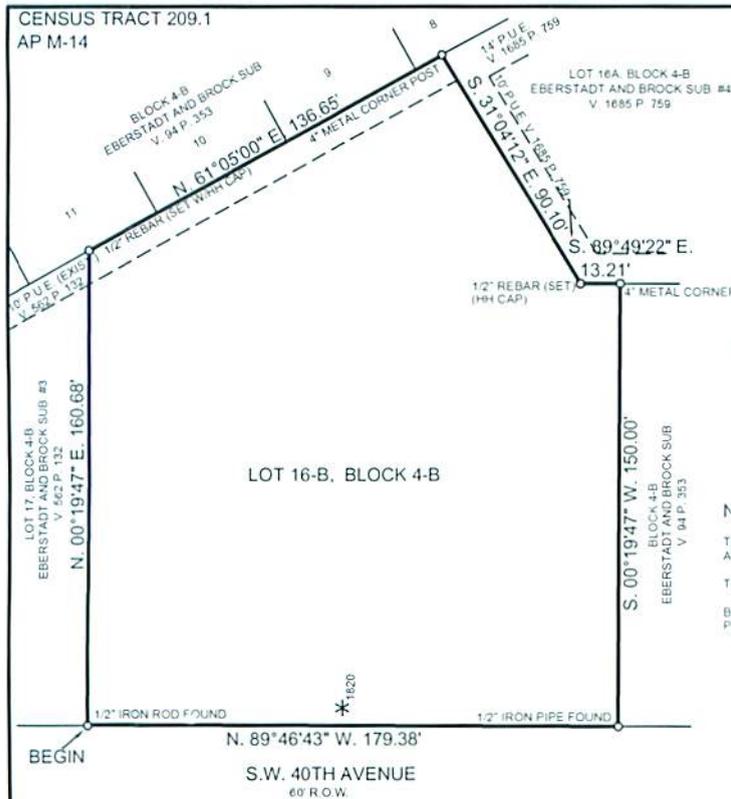
James Bentley  
Planner I



BLK 2 A B & M

SEC 185

M-14



LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- \* ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
- ESMT EASEMENT

NOTE:

THIS PLAT IS NOT WITHIN THE FEMA/FIA SPECIAL FLOOD HAZARD ZONE ACCORDING TO FIRM 48381C0090E, DATED JUNE 4, 2010.

THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.

BASIS OF BEARING IS NORTH RIGHT-OF-WAY LINE OF 40TH AVENUE PER DEED IN VOLUME 1259, PAGE 424 DEED RECORDS OF RANDALL COUNTY, TEXAS.

SPC NAD83  
TEXAS NORTH  
BOUNDARY DESCRIPTION IS GROUND  
N.W. CORNER  
NORTHING/Y= 3707664.5880  
EASTING/X= 548935.7324  
CONVERGENCE= -0.122860993  
SCALE FACTOR= 0.999919979  
COMBINED FACTOR= 0.999749178  
S.E. CORNER  
NORTHING/Y= 3707663.6725  
EASTING/X= 549115.1101  
CONVERGENCE= -0.122735763  
SCALE FACTOR= 0.999919979  
COMBINED FACTOR= 0.999749179

DEDICATION:

STATE OF TEXAS           X  
  X KNOW ALL MEN BY THESE PRESENT  
COUNTY OF RANDALL   X

THAT AMARILLO MONTESSORI ACADEMY, TODD BIGHAM, PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS EBERSTADT AND BROCK SUBDIVISION UNIT NO. 10, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 185, BLOCK 2, A B & M SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, UNLESS OTHERWISE NOTED.

EXECUTED THIS 22 DAY OF April, 2015.

*Todd Bigham*  
AMARILLO MONTESSORI ACADEMY  
TODD BIGHAM, PRESIDENT  
3800 BOWIE STREET  
AMARILLO, TEXAS 79110  
(806) 683-4976

ATTEST:

STATE OF Texas  
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD BIGHAM, PRESIDENT OF AMARILLO MONTESSORI ACADEMY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF April, 2015.

*Elizabeth T. James*  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 11-2-16



DESCRIPTION:

A 0.7798 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF LOT 16, BLOCK 4-B, EBERSTADT AND BROCK SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 94, PAGE 353, DEED RECORDS OF RANDALL COUNTY, TEXAS BEING IN SECTION 185, BLOCK 2, A B & M SURVEY, RANDALL COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KELLEY" FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK 4-B, EBERSTADT AND BROCK SUBDIVISION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO FILED FOR RECORD IN VOLUME 562, PAGE 132, DEED RECORDS OF RANDALL COUNTY, TEXAS, ALSO BEING IN THE NORTH LINE OF S.W. 40TH AVENUE.
- THENCE N. 00°19'47" E., 160.68 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF SAID LOT 17.
- THENCE N. 61°05'00" E., 136.65 FEET TO A 4 INCH METAL CORNER POST FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.
- THENCE S. 31°04'12" E., 90.10 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER.
- THENCE S. 89°49'22" E., 13.21 FEET TO A 4 INCH METAL CORNER POST FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.
- THENCE S. 00°19'47" W., 150.00 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING IN THE NORTH LINE OF SAID S.W. 40TH AVENUE.
- THENCE N. 89°46'43" W., 179.38 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A FIELD SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 26TH DAY OF MARCH, 2015.

*H.O. Hartfield*  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



APPROVAL:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 27 DAY OF MAY, 2015.

*[Signature]*  
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD  
5-8-15 Randall  
DATE COUNTY  
2015007501  
FILE CLERK NO

EBERSTADT AND BROCK SUBDIVISION  
UNIT NO. 10  
AN ADDITION TO THE CITY OF AMARILLO, BEING A PORTION OF LOT 16, BLOCK 4-B, EBERSTADT AND BROCK SUB. IN SECTION 185, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (0.7798 ACRES)

GRANTEE'S ADDRESS IS:  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

THOMAS-ISRAEL CONSULTING ENGINEERS  
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916  
517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4829 FAX (806) 358-4820  
E-mail: tiengsur@thomasandisrael.com  
JOB NO. 13356

APP

P-15-26

JS

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 94468

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 ..: AMARILLO MONTESSORI
ADDRESS: ACADEMY
3806 BOWIE ST
AMARILLO TX 79110

PROPERTY DESCRIPTION

=====
EBERSTADT & BROCK SUB
LOT BLOCK 004B
179.38FT IRREG TR BEG
20.62FT E OF SW COR
OF 16

PROPERTY ACCOUNT NUMBER: R 18 1200 0540.0 TAXES FOR 2014 ARE \$ .00
Acres: .7800 Randall County Market Value: 33,923
2014 Taxes WITHOUT Exemptions \$ 728.91

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for 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

Handwritten signature of Christina Murray
DEPUTY

4/ 8/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2015007501

05/08/2015 02:13 PM

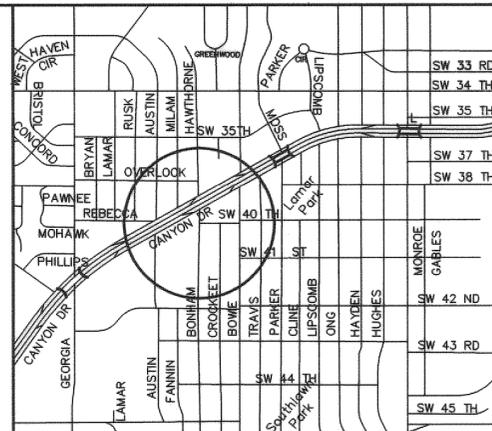
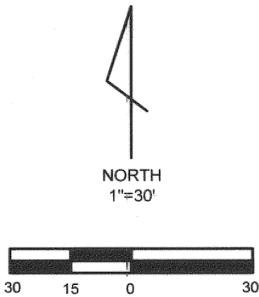
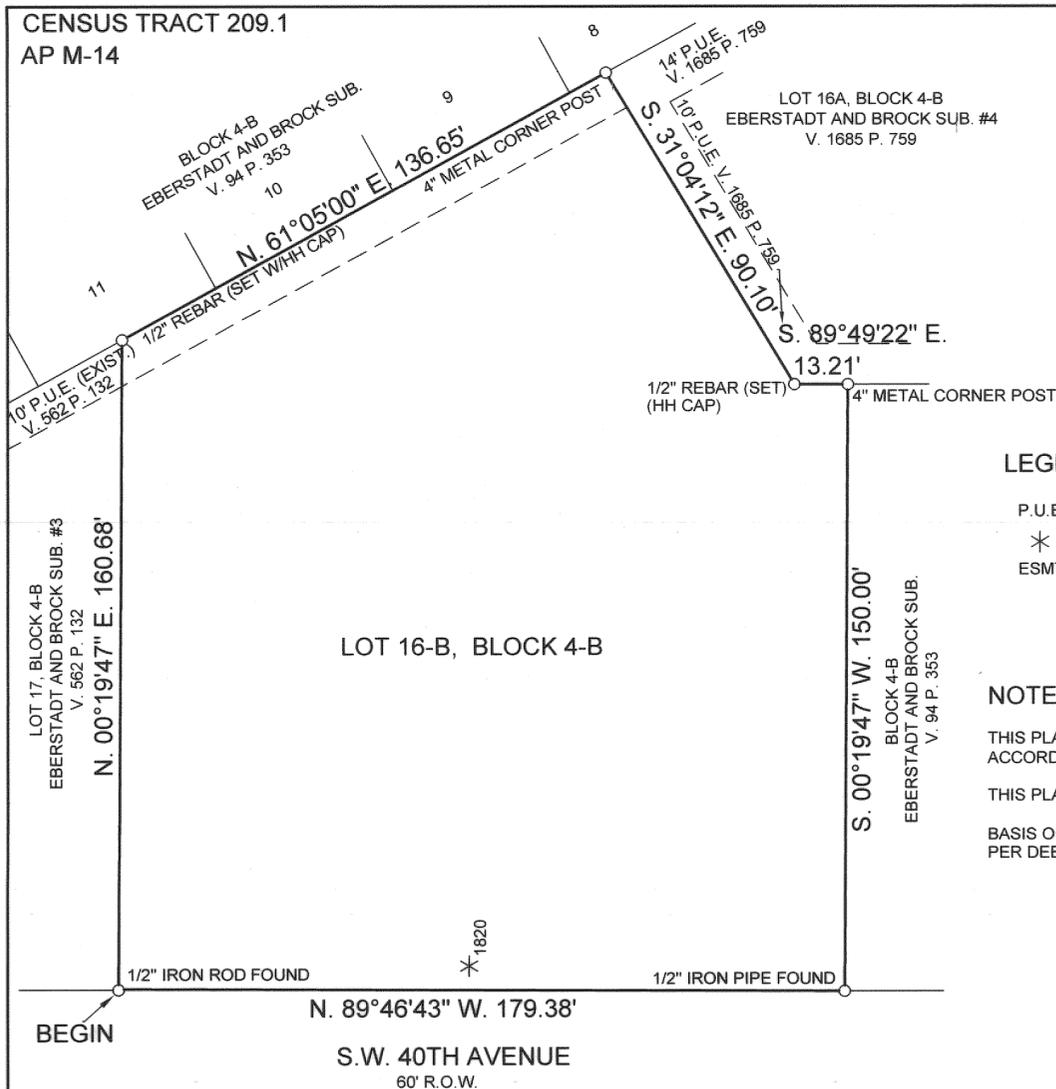
Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

CENSUS TRACT 209.1  
AP M-14



VICINITY MAP  
NTS

LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
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EXECUTED THIS 22 DAY OF APRIL, 2015.

*Todd Bigham*  
AMARILLO MONTESSORI ACADEMY  
TODD BIGHAM, PRESIDENT  
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AMARILLO, TEXAS 79110  
(806) 683-4976

ATTEST:

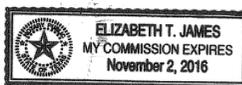
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*H.O. Hartfield*  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



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APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 27 DAY OF April, 2015.

*[Signature]*  
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD

5-8-15 Randall  
DATE COUNTY

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FILE CLERK NO.

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EBERSTADT AND BROCK SUBDIVISION  
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517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4829 FAX (806) 358-4820  
E-mail: tiengsur@thomasandisrael.com

JOB NO. 13356