



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

12/29/2015

J.D. Davis
616 North Polk
Amarillo, TX 79107

RE: Letter of Action: Approval- King's Place Unit No. 7– ZB1504408 Final Plat Application

Mr. Davis,

The City of Amarillo has approved the above Final Plat on 12/7/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015021352 on 12/11/2015. 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 david.soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

CANYON
MDR PROPERTIES

T A X C E R T I F I C A T E

NO. 95117

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 ..: MDR PROPERTIES LLC
ADDRESS: 5847 50TH ST
LUBBOCK TX 79424

PROPERTY DESCRIPTION
=====

KINGS PLACE
LOT 003 BLOCK 0001

PROPERTY ACCOUNT NUMBER: R 44 3030 0500.0 TAXES FOR 2015 ARE \$ 20,553.00
Acres: 1.9500 Randall County Market Value: 950,960
2015 Taxes WITHOUT Exemptions \$ 20,553.00

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Paul J Madrid

DEPUTY

12/ 8/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
MDR PROPERTIES

TAX CERTIFICATE

NO. 95118

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 ..: MDR PROPERTIES LLC
ADDRESS: 5847 50TH ST
LUBBOCK TX 79424

PROPERTY DESCRIPTION
=====

KINGS PLACE
LOT BLOCK 0001
N IRREG 92.34FT OF 2

PROPERTY ACCOUNT NUMBER: R 44 3030 0300.0 TAXES FOR 2015 ARE \$ 1,758.95
Acres: .9300 Randall County Market Value: 81,384
2015 Taxes WITHOUT Exemptions \$ 1,758.95

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Paula J. Madril

DEPUTY

12/ 8/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2015021352
12/11/2015 02:47 PM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #210
A.P.: L-15

N.A.D. 83 - TEXAS NORTH
NORTHING: 3700817.59
EASTING: 542305.29
COMBINED SCALE FACTOR: .999927599

LOT 3A
POINT OF BEGINNING

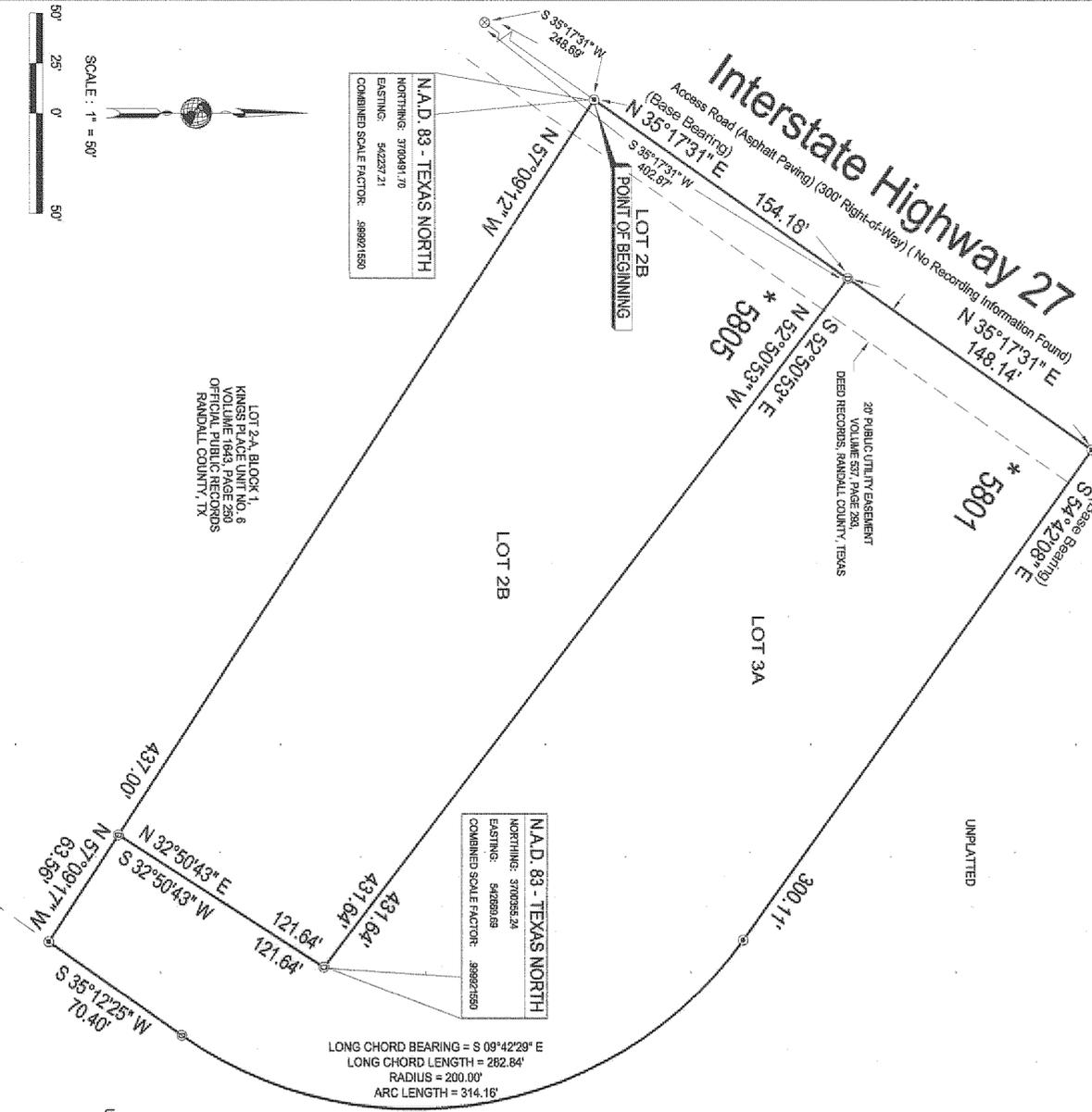
LOT 2A BLOCK 1
KINGS PLACE UNIT NO. 6
VOLUME 1643, PAGE 290
OFFICIAL PUBLIC RECORDS
RANDALL COUNTY, TX

LOT 3A LEGAL DESCRIPTION
A 1.78 acre tract of land being all of Lot 3 and a portion of Lot 2, Block 1, King's Place, an Addition to the City of Amarillo, Randall County, Texas of record in Volume 537, Page 293 of the Dead Records of Randall County, Texas, said 1.78 acre tract of land being described by metes and bounds as follows:
BEGINNING at a 1/2" rebar with plastic cap found on the Southeastly right-of-way line of the Interstate Highway 27 Access Road also being the Northern most Northwest corner of said Lot 3A;
THENCE S 54°42'08" E - Base Bearing - 300.11 feet to a 1/2" rebar with a plastic cap found and the beginning of a curve to the right;
THENCE along said curve to the right having a radius of 200.00 feet, a chord bearing of S 09°42'29" E and a long chord length of 202.84 feet, for an arc length distance of 314.16 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" (such type rebar and cap hereafter referred to as a DAVIS CAP) set;
THENCE S 35°12'25" W, 70.40 feet to a 1/2" rebar with a plastic cap found at the Southeastly most South corner of this tract;
THENCE N 57°09'17" W, 63.56 feet to a DAVIS CAP set;
THENCE N 32°50'43" E, 121.64 feet to a DAVIS CAP set for an interior corner of this tract;
THENCE N 52°50'53" W, 431.64 feet to a DAVIS CAP set on said Southeastly right-of-way line of the Interstate Highway 27 Access Road whence an "X" in concrete found bears S 35°17'31" W, 402.87 feet;
THENCE N 35°17'31" E, 148.14 feet along the right-of-way line of said Interstate Highway 27 Access Road to the POINT OF BEGINNING of this tract of land;
Said tract contains a computed area of 1.78 acres of land as described.

King's Place Unit No. 7

An Addition to the City of Amarillo, being a replat of the remaining portions of Lot 2 and all of Lot 3, Block 1, King's Place in Section 229, Block 2, A. B. & M. Survey, Randall County, Texas

Interstate Highway 27



- LEGEND**
- ⊙ 1/2" X 24" REBAR WITH CAP
 - ⊙ STAMPED DAVIS GEOMATICS SET
 - ⊙ * X" IN CONCRETE FOUND
 - ⊙ 1/2" REBAR WITH PLASTIC CAP FOUND
 - ⊙ C.F.N. CLERKS FILE NUMBER
 - ⊙ XXXX ADDRESS (Subject to change without notice)

NOTES

- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
- 2) This plat is within the City Limits of Amarillo.
- 3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48381C0070E, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.
- 4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.



VICINITY MAP
(Not To Scale)

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF AMARILLO, TEXAS ON THIS DAY OF December 2015.

FILE OF RECORD
12-11-15 RANDALL
(DATE) (COUNTY)
2015021352
CLERK'S DOCUMENT NO.

GRANTEES' ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS
79108

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF RANDALL §
THAT MARK FRED BEING A MEMBER OF MDR PROPERTIES LLC, OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS KING'S PLACE UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.
EXECUTED THIS 2nd DAY OF December 2015
Mark Fred
MDR Properties, LLC
5847 50th Street (P.O. Box 16560)
Lubbock, Texas, 79490
1 (806) 791-2299

ATTEST

STATE OF TEXAS §
COUNTY OF RANDALL §
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK FRED, 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.
EXECUTED THIS 2nd DAY OF December 2015
Harold Boerstler
My Commission Expires
October 13, 2016

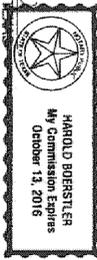


OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF RANDALL §
THAT KIRK COLE, BEING A CO-OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS KING'S PLACE UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.
EXECUTED THIS 2nd DAY OF December 2015
Kirk Cole
Kirk Cole (Co-Owner)
COLE'S ROCKING "C" PROPERTIES, LLC
4916 78th Street
Lubbock, Texas, 79424
1 (806) 783-0213

ATTEST

STATE OF TEXAS §
COUNTY OF RANDALL §
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIRK COLE, 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.
EXECUTED THIS 2nd DAY OF December 2015
Harold Boerstler
My Commission Expires
October 13, 2016



LOT 2B LEGAL DESCRIPTION

A 1.48 acre tract of land out of Lots 2 and 3, Block 1, King's Place, an Addition to the City of Amarillo, Randall County, Texas of record in Volume 537, Page 293 of the Dead Records of Randall County, Texas, said 1.48 acre tract of land being described by metes and bounds as follows:
BEGINNING at a 1/2" rebar with plastic cap found on the Southeastly right-of-way line of the Interstate Highway 27 Access Road and the Northwest corner of Lot 2A, Block 1, King's Place Unit No. 6, whence an "X" found in concrete bears S 35°17'31" W, 148.14 feet;
THENCE N 35°17'31" E (Base Bearing) - bearings contained herein are relative to true North as determined from GPS observations - 154.18 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" (such type rebar and cap hereafter referred to as a DAVIS CAP) set whence a 1/2" rebar with plastic cap found at the Northwest corner of said Lot 3A, King's Place, bears N 35°17'31" E, 148.14 feet;
THENCE S 52°50'53" E, 431.64 feet to a DAVIS CAP set;
THENCE S 32°50'43" W, 121.64 feet to a DAVIS CAP set;
THENCE N 57°09'12" W, 437.00 feet along the North line of said Lot 2A to the POINT OF BEGINNING of this tract of land;
Said tract contains a computed area of 1.48 acres of land as described.

STATE OF TEXAS §
COUNTY OF POTTER §
KNOW ALL MEN BY THESE PRESENTS, that I, J. D. Davis, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.
IN WITNESS THEREOF, my hand and seal.



DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS - PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
COLORADO - KANSAS - OKLAHOMA - TEXAS
P.O. BOX 4061, AMARILLO, TEXAS 79116 • 616 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4324 • FAX 806.359.0888
www.geopro.us • email: info@geopro.us
Texas Professional Surveying Firm Number 100029-00
DRAWN BY: H. Boerstler DATE: 11-25-2015 FILE NO.: 15-07-082
SCALE: 1" = 50' REVISED DATE: N/A KING'S PLACE UNIT NO. 7