



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

12/1/2015

J.D. Davis
616 N Polk St
Amarillo, TX 79108

RE: Letter of Action: Approval- McCormick Estates Unit No. 8 – ZB1504419 Final Plat

Mr. Davis,

The City of Amarillo has approved the above Final Plat on 11/24/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015020460 on 11/24/2015. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey
Planner I

BIK 2 J Poitevent

SEC 1

L-2

A suburban subdivision to the City of Amarillo being an unplatted tract in Section 1, Block 2, J. Palmer Survey, Randall County, Texas

MCCORMICK ESTATES UNIT NO. 8

John Thomas B
Cadastral Public Records
Randall County, Texas
N.A.D. 83 - TEXAS NORTH
MAPPING NUMBER
COMBINED SPLIT FACTOR



VICINITY MAP (Not To Scale)

(Unplatted)
Kelly L. Weathers
Volume 680, Page 264
Deed Records
Randall County, Texas

(Unplatted)
Deborah Lynn Morales
Volume 1087, Page 34
Official Public Records
Randall County, Texas

- LEGEND
- 1 1/2" BEARING CORNER POST
 - 4" PIP CORNER MARKER FOUND
 - REBAR WITH CAP FOUND
 - 1/2" REBAR FOUND
 - ADRESSED (SUBJECT TO CHANGE)



LEGAL DESCRIPTION

A 1.29 acre tract of land, out of Section 1, Block 2, J. Palmer Survey, Randall County, Texas and being the same tract of land described under Civil 75 No. 202022 of the Official Public Records of Randall County, Texas, said 1.29 acre tract of land being described by means and courses as follows:

COMMENCING at a point on the South line of said Section 1, where the Southeast corner of said Section 1 bears N 89°51'11" E, 700.00 feet;

THENCE N 00°25'04" W, 80.00 feet to the POINT OF BEGINNING of this tract of land;

THENCE S 89°51'11" W, - Same bearing, bearings contained herein are relative to true North as determined from GPS observations - 150.00 feet to a point;

THENCE N 00°25'04" W, 373.89 feet to a 1/2" rebar with a cap found at the Northwest corner of the tract;

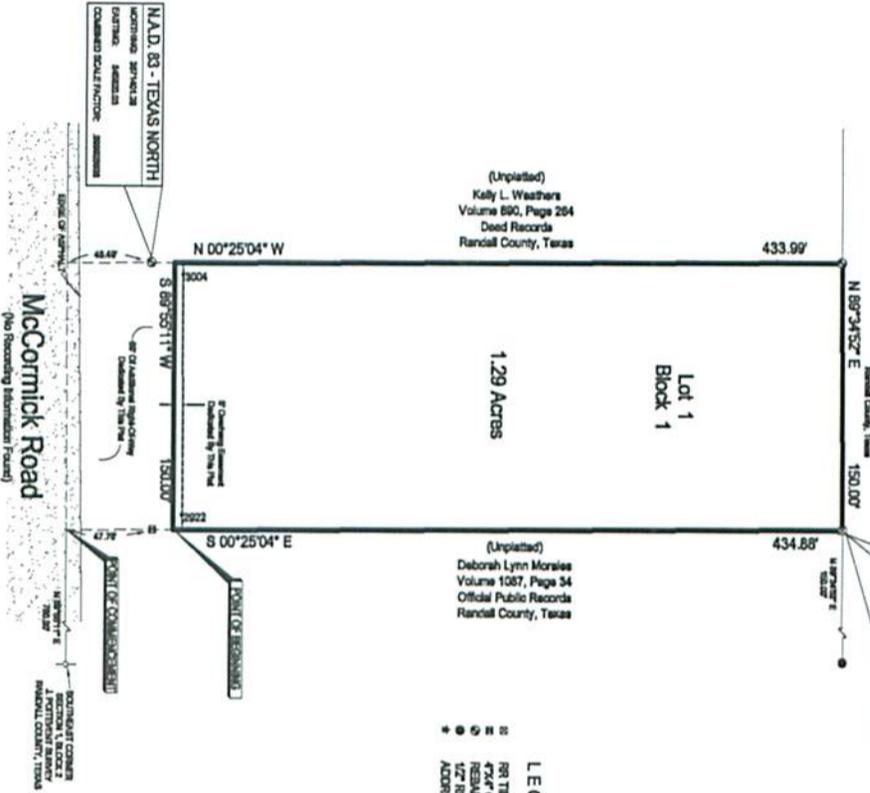
THENCE N 89°51'11" E, 150.00 feet to a railroad grade fence post found at the Northeast corner of the tract of land where a 1/2" rebar found bears N 89°51'11" E, 150.00 feet;

THENCE S 00°25'04" E, 374.88 feet to the POINT OF BEGINNING of the tract of land.

Said tract contains a computed area of 1.29 acres of land as described.

NOTES

- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from GPS observations.
- 2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).
- 3) This plat does not set within flood hazard area zones according to the FEMA Map Panel No. 48281C022C, dated June 4, 2010. Flood hazard information is included for the sole purpose of the lender to determine if flood insurance is required for the subject property.
- 4) Coordinates herein are Texas State Plane, North Zone, NAD 83 coordinates as determined from GPS observations.
- 5) There is a survey created by the plat, a Boundary 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 sewerage system. Water well locations will be marked on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on the survey plat.



McCormick Road
(No Recording Information Found)

POINT OF BEGINNING
SECTION 1, BLOCK 2, J. PALMER SURVEY
RANDALL COUNTY, TEXAS

OWNERS ACKNOWLEDGMENT

APPROVAL
APPROVED BY THE B-COUNTY HEALTH DEPARTMENT ON THIS DAY OF NOVEMBER 2015.

[Signature]
HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF AMARILLO, TEXAS ON THIS DAY OF NOVEMBER 2015.

[Signature]
DESIGNATED CITY OFFICIAL

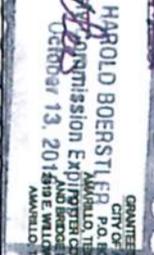
ATTEST

STATE OF TEXAS
COUNTY OF POTTER

THAT CARLOS EDUARDO PAUL, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, REDEVELOPED AND DESIGNATED AS MCCORMICK ESTATES UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT AND LAND ARE DEDICATED AND SHALL BE USED AS STREETS AND EASEMENTS PUBLIC HIGHWAYS TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS DAY OF NOVEMBER 2015.

FILE OF RECORD
11-24-15 RANDALL
2015020460
CLERK DOCUMENT NO.



HAROLD BOERSTLER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES OCTOBER 13, 2016

GRANTEE ADDRESS
CITY OF AMARILLO
P.O. BOX 9971
AMARILLO, TEXAS 79105-1971

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
1101 DAVIS
Registered Professional Land Surveyor
Texas Registration Number 0020
Amarillo, Texas



APP

P-15-60

J5

ANNEX
SETH PAIR

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

NO. 94990

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 ..: PAIR CARLOS EDWARD
ADDRESS: 6020 LILAC LN
AMARILLO TX 79106

PROPERTY DESCRIPTION
=====

SECT 1 J POINTEVENT
LOT BLOCK
150FT W X 433.17FT N BEG
780FT W OF SE COR OF
SECT-TR 6

PROPERTY ACCOUNT NUMBER: R 704 0010 3700.0 TAXES FOR 2014 ARE \$ 192.45
Acres: 1.4900 Randall County Market Value: 11,920
2014 Taxes WITHOUT Exemptions \$ 192.45

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);

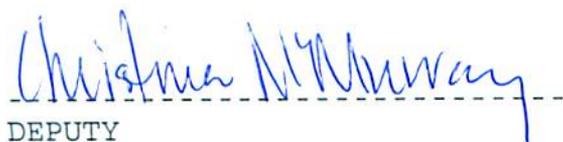
TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

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


DEPUTY

10/19/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2015020460
11/24/2015 02:45 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

Mccormick Estates Unit No. 8

A suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 1, Block 2, J. Potlaven Survey, Randall County, Texas

LEGAL DESCRIPTION

A 1.29 acre tract of land out of Section 1, Block 2, J. Potlaven Survey, Randall County, Texas and being the same tract of land described under Clerk's File No. 2008021087 of the Official Public Records of Randall County, Texas, said 1.29 acre tract of land being described by metes and bounds as follows:

COMMENCING at a point on the South line of said Section 1, whence the Southeast corner of said Section 1 bears N 89°55'11" E, 780.00 feet;

THENCE N 00°25'04" W, 80.00 feet to the POINT OF BEGINNING of this tract of land;

THENCE S 89°55'11" W, - Base Bearing, bearings contained herein are relative to true North as determined from G.P.S. observations - 150.00 feet to a point;

THENCE N 00°25'04" W, 373.89 feet to a 1/2" rebar with a cap found at the Northwest corner of this tract;

THENCE N 89°34'52" E, 150.00 feet to a railroad cross-tie fence post found at the Northeast corner of this tract of land whence a 1/2" rebar found bears N 89°34'52" E, 150.00 feet;

THENCE S 00°25'04" E, 374.88 feet to the POINT OF BEGINNING of this tract of land.

Said tract contains a computed area of 1.29 acres of land as described.

NOTES

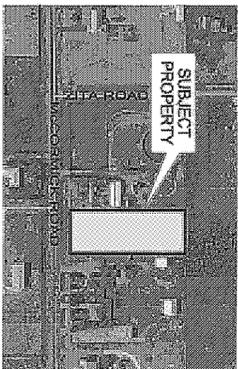
1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.

2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).

3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48381C0230E, 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.

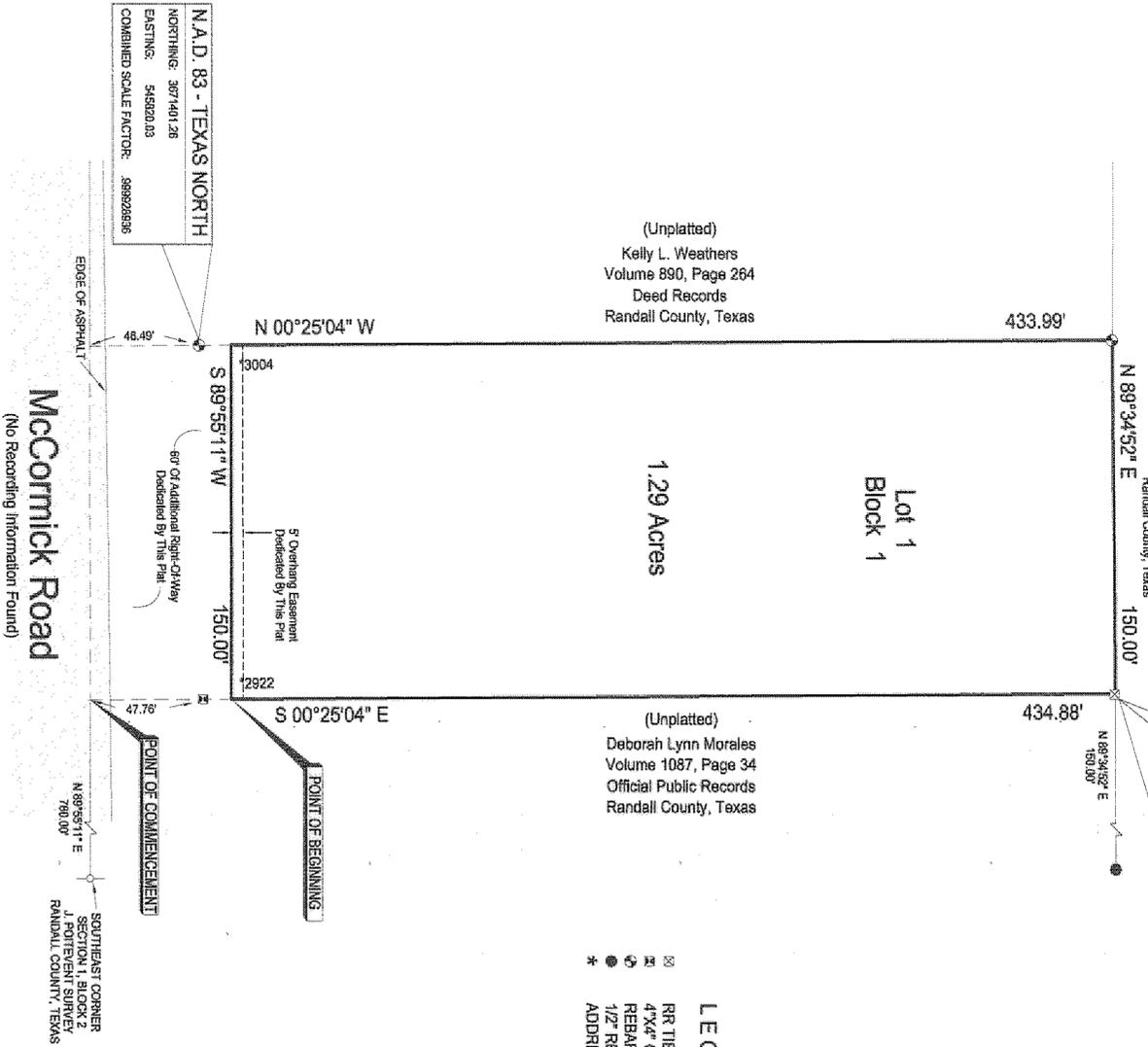
4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.

5) 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 locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.



VICINITY MAP
(Not To Scale)

- LEGEND**
- ⊗ RR TIE FENCE CORNER POST
 - ⊗ 4"x4" CONCRETE MONUMENT FOUND
 - ⊗ REBAR WITH CAP FOUND
 - ⊗ 1/2" REBAR FOUND
 - * ADDRESSED (SUBJECT TO CHANGE)



(Unplatted)
Kelly L. Weathers
Volume 890, Page 264
Deed Records
Randall County, Texas

(Unplatted)
Deborah Lynn Morales
Volume 1087, Page 34
Official Public Records
Randall County, Texas

John Peñala III
Clerk's File # 2002 11450
Official Public Records
Randall County, Texas

N.A.D. 83 - TEXAS NORTH
NORTHING: 3877786.03
EASTING: 545889.86
COMBINED SCALE FACTOR: 99928824

N.A.D. 83 - TEXAS NORTH
NORTHING: 3877440.28
EASTING: 545820.83
COMBINED SCALE FACTOR: 99928836

McCormick Road
(No Recording Information Found)

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT, ON THIS 26TH DAY OF November 2015.

[Signature]
HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF AMARILLO, TEXAS, ON THIS 24TH DAY OF November 2015.

[Signature]
DESIGNATED CITY OFFICIAL

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF POTTER §
I, CARLOS EDWARD PAIR, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS MCCORMICK ESTATES UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, POTTER 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 24TH DAY OF November 2015.
CARLOS EDWARD PAIR
6020 Liac Lane
Amarillo, Texas, 79106
(806)570-1233

ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS EDWARD PAIR, 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 13TH DAY OF November 2015.
HAROLD BOBESTLER
My Commission Expires October 15, 2016
NOTARY PUBLIC IN THE STATE OF TEXAS

FILE OF RECORD
11-24-15
Randall
2015090400
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
POTTER COUNTY ROAD
AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79104

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 the best of my knowledge and belief, the said description is true and correct.

[Signature]
J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5526
Amarillo, Texas



DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE AND SURVEYORS - PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4061, AMARILLO, TEXAS 79115 • 616 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.359.0886
www.geopro.us • email: info@geopro.us
Texas Professional Surveying Firm Number 100628-00