

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

April 4, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-06 Pleasant Valley Unit No. 47, an addition to the City of Amarillo, being a replat of all of Tract 98, revised map of Pleasant Valley, in Section 159, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Skyline Dr. & Sherrill Dr.)  
DEVELOPER: Tony Thompson

The Planning and Zoning Commission approved the above-mentioned item on March 25, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument # 1233465 on March 28, 2013. Please post your records accordingly.



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Kelley Shaw, Planning Director

BLK 2 AB+m

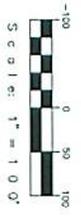
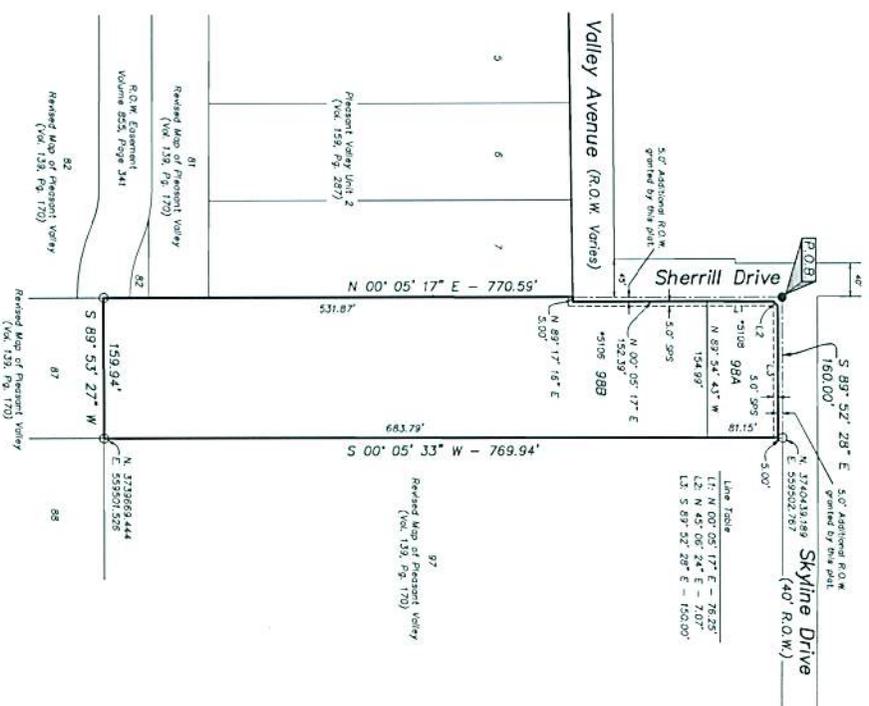
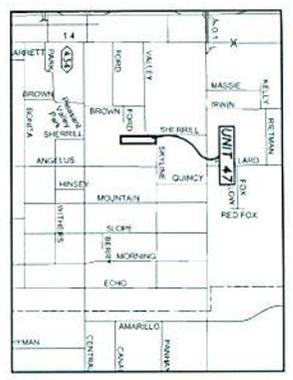
SEC 159

K-11

CENSUS TRACT #152  
 CITY OF AMARILLO  
 AMARILLO, TEXAS 79106-1811

PLEASANT VALLEY UNIT NO. 47

AN ADDITION TO THE CITY OF AMARILLO BEING A REPEAT OF ALL OF TRACT 98,  
 REVISED MAP OF PLEASANT VALLEY BEING A REPEAT OF ALL OF TRACT 98,  
 CITY OF AMARILLO, POTTER COUNTY, TEXAS,  
 2.83 ACRES



LEGEND

- - 1/2" IRON ROD SET WITH A YELLOW CAP
- - 1/2" IRON ROD FOUND
- ADDRESS (Subject to Change Without Notice)
- POINT OF BEGINNING
- 5' SPES - 5.0' Southwestern Public Service Overhead Easement

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13001C0010, THE PLAT AREA IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BEST FLOOD ACCORDING TO THE FLOOD DAMAGE MITIGATION CHARTER OF THE MUNICIPAL CODE. THE UNDERGROUND SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FIELD MAP OR SURVEY WHICH THIS DRAWING IS BASED.
3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.00022407.
4. REVISION MAP OF PLEASANT VALLEY IS RECORDED IN VOLUME 136, PAGE 170, DEED RECORDS OF POTTER COUNTY, TEXAS.
5. AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT: 1,995.4 SQUARE FEET.

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS, THAT

COUNTY OF POTTER X  
 THAT PLEASANT VALLEY CHURCH, ACTING THROUGH ITS REPRESENTATIVE, JERRY THOMPSON, OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS PLEASANT VALLEY UNIT NO. 47. THE LAND SHOWN AND DESCRIBED ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOREVER AND FOREVER HEREIN AND IS HEREBY DEDICATED TO THE PUBLIC FOREVER AND FOREVER HEREIN.

EXECUTED THIS 11th DAY OF MARCH 2013

*Jerry Thompson*  
 JERRY THOMPSON  
 PLEASANT VALLEY CHURCH  
 5103 SHERRILL DRIVE  
 AMARILLO, TEXAS 79108  
 (806) 353-1553



ATTEST  
 STATE OF TEXAS  
 COUNTY OF POTTER  
 BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
 JERRY THOMPSON OF PLEASANT VALLEY CHURCH  
 OF THE COUNTY OF POTTER, STATE OF TEXAS  
 AND HE HAS ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE  
 LAND SHOWN AND DESCRIBED ON THIS PLAT AND THAT HE HAS  
 CAUSED TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS PLEASANT VALLEY UNIT NO. 47.  
 AND THAT THE LAND SHOWN AND DESCRIBED ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOREVER AND FOREVER HEREIN.  
 WITNESSE MY HAND AND SEAL OF OFFICE THIS 11th DAY OF MARCH 2013.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 10-12-15

ATTEST

STATE OF TEXAS

COUNTY OF POTTER

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED

JERRY THOMPSON OF PLEASANT VALLEY CHURCH  
 OF THE COUNTY OF POTTER, STATE OF TEXAS  
 AND HE HAS ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE  
 LAND SHOWN AND DESCRIBED ON THIS PLAT AND THAT HE HAS  
 CAUSED TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS PLEASANT VALLEY UNIT NO. 47.  
 AND THAT THE LAND SHOWN AND DESCRIBED ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOREVER AND FOREVER HEREIN.  
 WITNESSE MY HAND AND SEAL OF OFFICE THIS 11th DAY OF MARCH 2013.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 10-12-15

APPROVAL

APPROVED BY THE PLANNING & ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 28th DAY OF MARCH 2013.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 PLANNING & ZONING COMMISSION MEMBER  
 CITY OF AMARILLO, TEXAS

FILED OF RECORD

3-28-13 POTTER COUNTY

1233465 PAGE

LEGAL DESCRIPTION

FIELD NOTES for a 2.83 acre tract of land being a repeat of all of Tract 98, Revised Map of Pleasant Valley, in Section 159, Block 2, A.B.M. Survey, City of Amarillo, Potter County, Texas, and more particularly described as follows:  
 BEGINNING at a 1/2" iron rod set with a yellow cap at the intersection of the east right-of-way line of Sherrill Drive and the south right-of-way line of Skyline Drive same being the northwest corner of said Tract 98 for the northwest corner of this tract.  
 THENCE S. 89° 52' 28" E, along said south right-of-way line, a distance of 160.00 feet to a 1/2" iron rod found on said south right-of-way line at the northeast corner of said Tract 98 for the northeast corner of this tract.  
 THENCE S. 00° 05' 33" W, a distance of 769.94 feet to a 1/2" iron rod found at the southeast corner of said Tract 98 for the southeast corner of this tract.  
 THENCE S. 89° 53' 27" W, a distance of 159.94 feet to a 1/2" iron rod found at the southwest corner of said Tract 98 for the southwest corner of this tract.  
 THENCE N. 00° 05' 17" E, a distance of 770.59 feet to the place of BEGINNING and containing 2.83 acres of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A REPLICATED SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.  
 THIS 11th DAY OF MARCH 2013.



*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4283

Pleasant Valley Unit No. 47  
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 100'  
 DATE: 01-02-13  
 APPROVED BY: [Signature]  
 DRAWN BY: JA  
 FILE NAME: [Blank]  
 SHEET NO.: 1 OF 1  
 DATE: 01-02-13  
 WASHINGTON, TX 75093  
 DRAWING NUMBER: [Blank]

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

APP

P-13-06

JS

Issued By:

POTTER COUNTY TAX OFFICE  
PO BOX 2289  
AMARILLO, TX 79105-2289

Property Information

Property ID: 119302 Geo ID: 6504005400  
Legal Acres: 2.8300  
Legal Desc: PLEASANT VALLEY REV LOT BLOCK TRACT 98  
Situs: 5108 SHERRILL DR AMARILLO, TX 79108-4628  
DBA:  
Exemptions: EX

Owner ID: 58311 100.00%  
PLEASANT VALLEY  
CHURCH OF CHRIST  
5106 SHERRILL DR  
AMARILLO, TX 79108-4628

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	125,093
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	9,360
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	134,453

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/15/2013

Total Due if paid by: 02/28/2013

0.00

Tax Certificate Issued for:  
POTTER COUNTY  
AMARILLO  
PANHANDLE WD  
AMA COLLEGE  
AMARILLO ISD

Taxes Paid in 2012
0.00
0.00
0.00
0.00
0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

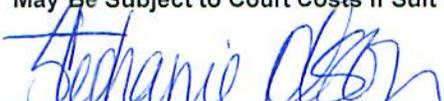
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/15/2013  
Requested By: OJD ENGINEERING INC  
Fee Amount: 10.00  
Reference #: R06504005400

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1233465

Filing and Recording Date: 03/28/2013 10:34:46 AM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive style.

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Julie Smith, County Clerk  
Potter County, Texas

***DO NOT DESTROY - This document is part of the Official Public Record.***

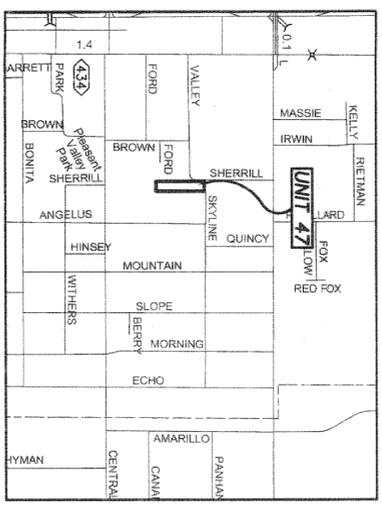
msmith

PLANNING DEPT ESCROW ACCT  
CITY OF AMARILLO  
AMARILLO, TX 79105-1971

Re 1233465

# PLEASANT VALLEY UNIT NO. 47

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF ALL OF TRACT 98,  
 REVISED MAP OF PLEASANT VALLEY, IN SECTION 159, BLOCK 2, A.B.&M. SURVEY,  
 CITY OF AMARILLO, POTTER COUNTY, TEXAS.  
 2.83 ACRES



VICINITY MAP  
 (AP NO. K-11)

- LEGEND**
- = 1/2" IRON ROD SET WITH A YELLOW CAP
  - = 1/2" IRON ROD FOUND
  - \* = ADDRESS (Subject to Change Without Notice)
  - P.O.B. = POINT OF BEGINNING
  - 5' SPS = 5.0' Southwestern Public Service Overhang Easement

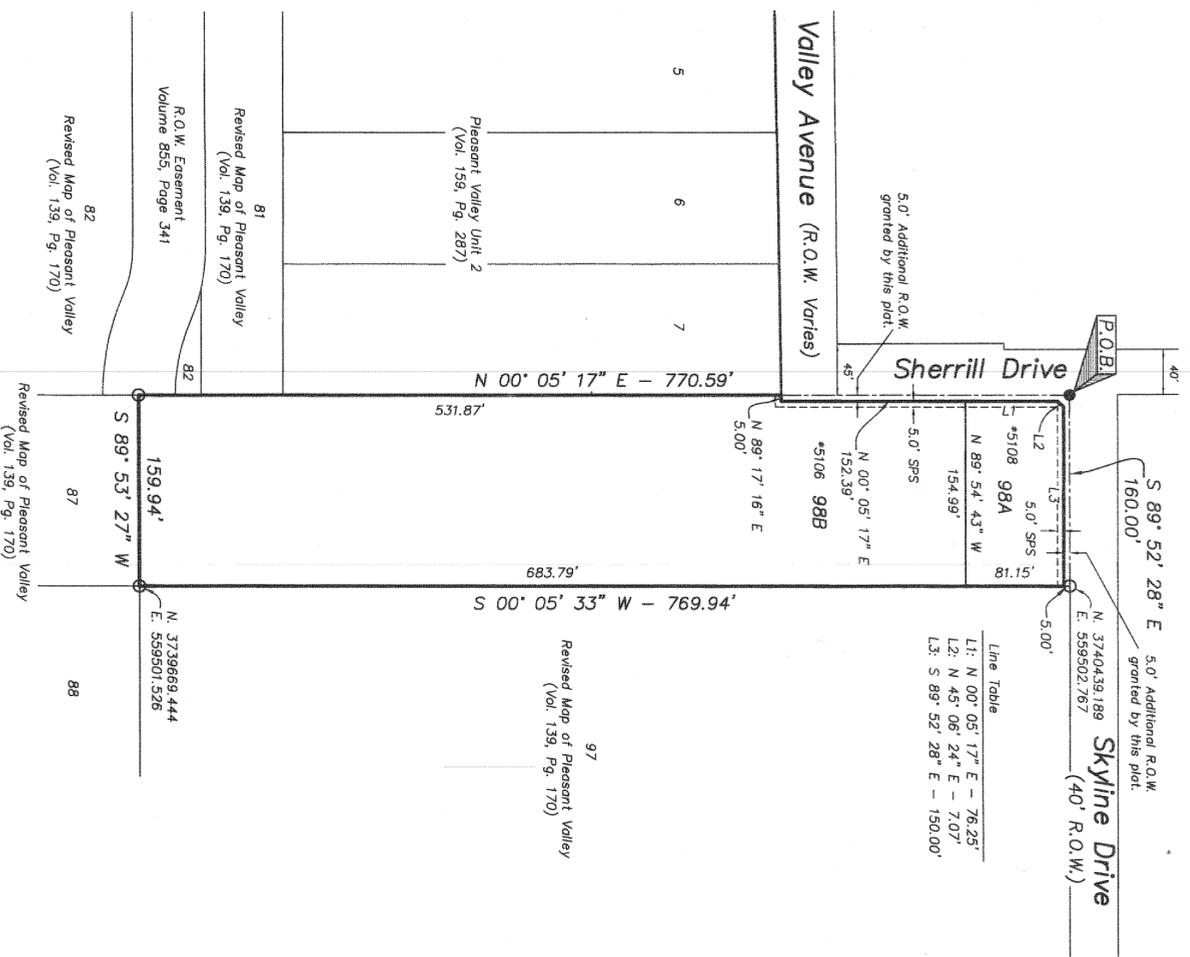
- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
  2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837500389C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
  3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
  4. REVISED MAP OF PLEASANT VALLEY IS RECORDED IN VOLUME 136, PAGE 170, DEED RECORDS OF POTTER COUNTY, TEXAS.
  5. AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT: 1,985.4 SQUARE FEET.

**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF POTTER )  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT PLEASANT VALLEY CHURCH, ACTING THROUGH ITS REPRESENTATIVE, TONY THOMPSON, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS PLEASANT VALLEY UNIT NO. 47, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 11<sup>th</sup> DAY OF MARCH, 2013.

*Tony Thompson*  
 TONY THOMPSON  
 PLEASANT VALLEY CHURCH  
 5103 SHERILL DRIVE  
 AMARILLO, TEXAS 79108  
 (806) 383-3553



**LEGAL DESCRIPTION**

FIELD NOTES for a 2.83 acre tract of land being a replat of all of Tract 98, Revised Map of Pleasant Valley, in Section 159, Block 2, A.B.&M. Survey, City of Amarillo, Potter County, Texas, and more particularly described as follows:  
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**CERTIFICATION**

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 THIS 11<sup>th</sup> DAY OF MARCH, 2013.



*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263

**ATTEST**

STATE OF TEXAS:  
 COUNTY OF POTTER:  
 BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED  
 TONY THOMPSON OF PLEASANT VALLEY CHURCH,  
 ON THIS 11<sup>th</sup> DAY OF MARCH, 2013.

*Janice McElabb*  
 NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 10-12-15

**APPROVAL**

APPROVED BY THE PLANNING & ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 25 DAY OF MARCH, 2013.  
*Richard Day*  
 CHAIRMAN

**FILED OF RECORD**

DATE 3/28/2013 COUNTY Potter  
 VOLUME 1233465 PAGE



Pleasant Valley Unit No. 47  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'  
 DATE: 01-02-13

APPROVED BY: JA  
 FILE NAME: JD

**JD** OJD Engineering, L.P.  
 Consulting Engineers & Surveyors  
 806-447-2903  
 P.O. BOX 543  
 WELINGTON, TX 79085  
 DRAWING NUMBER