

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

September 5, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-27 Quail Creek Addition Unit No. 32, an addition to the City of Amarillo, being an unplatted tract of land out of Sections 24 and 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Ravenwood Dr & Tascosa Rd)  
DEVELOPER: James & Judy Morgan

The Planning and Zoning Commission approved the above-mentioned item on August 11, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1260960 on August 13, 2014. Please post your records accordingly.



---

Kelley Shaw, Planning Director



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

Property Information	
Property ID: 128399	Geo ID: 37002507550
Legal Acres: 1.7100	
Legal Desc: SECT 25 B S & F LOT BLOCK 0009 IRREG 1.71 AC TR LYING INSIDE CITY LIMITS BEING A PTN OF A 2.12 AC TR BEG AT NE COR OF QUAIL CREEK # 16	
Situs: RAVENWOOD DR	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100091787 100.00%  
MORGAN JUDY K  
MORGAN JAMES M  
1 OAKHOLLOW DR  
TEXARKANA, TX 75503-1727

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 55,866
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 55,866

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: 08/11/2014			Total Due if paid by: 08/31/2014			0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	354.21
AMARILLO	190.00
PANHANDLE WD	4.74
AMA COLLEGE	111.45
AMARILLO ISD	664.24

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 08/11/2014  
Requested By: FURMAN FAMILY PARTNERSHIP  
Fee Amount: 10.00  
Reference #: 37002507550

  
Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID:	128400 Geo ID: 37002507555
Legal Acres:	0.4100
Legal Desc:	SECT 25 B S & F LOT BLOCK 0009 IRREG .41 AC TR LYING OUT OF CITY LIMITS IN SECT 24 A PTN OF A 2.12 AC TR BEG AT NE COR OF QUAIL CREEK # 16
Situs:	RAVENWOOD DR AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100091791 100.00%  
MORGAN JUDY K  
MORGAN JAMES M  
1 OAKHOLLOW DR  
TEXARKANA, TX 75503-1727

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO ISD	Improvement NHS: 0
PANHANDLE WD	Land HS: 0
POTTER COUNTY	Land NHS: 13,395
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 13,395

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: 08/11/2014			Total Due if paid by: 08/31/2014			0.00

Tax Certificate Issued for:	Taxes Paid in 2013	
POTTER COUNTY	84.92	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 TAXES HAVE NOT BEEN CALCULATED
PANHANDLE WD	1.14	
AMA COLLEGE	26.72	
AMARILLO ISD	159.27	

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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 08/11/2014  
Requested By: FURMAN FAMILY PARTNERSHIP  
Fee Amount: 10.00  
Reference #: 37002507555

# FILED and RECORDED

Instrument Number: 1260960

Filing and Recording Date: 08/13/2014 09:55:14 AM Pages: 4 Recording Fee: \$39.00

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 cursive script that reads "Julie Smith".

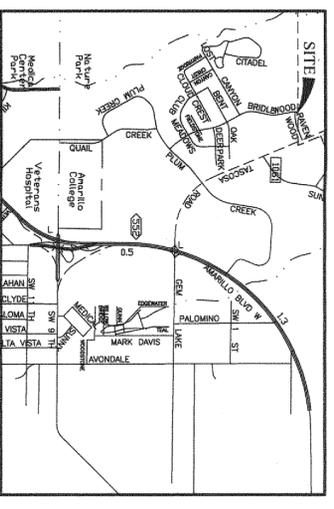
---

Julie Smith, County Clerk  
Potter County, Texas

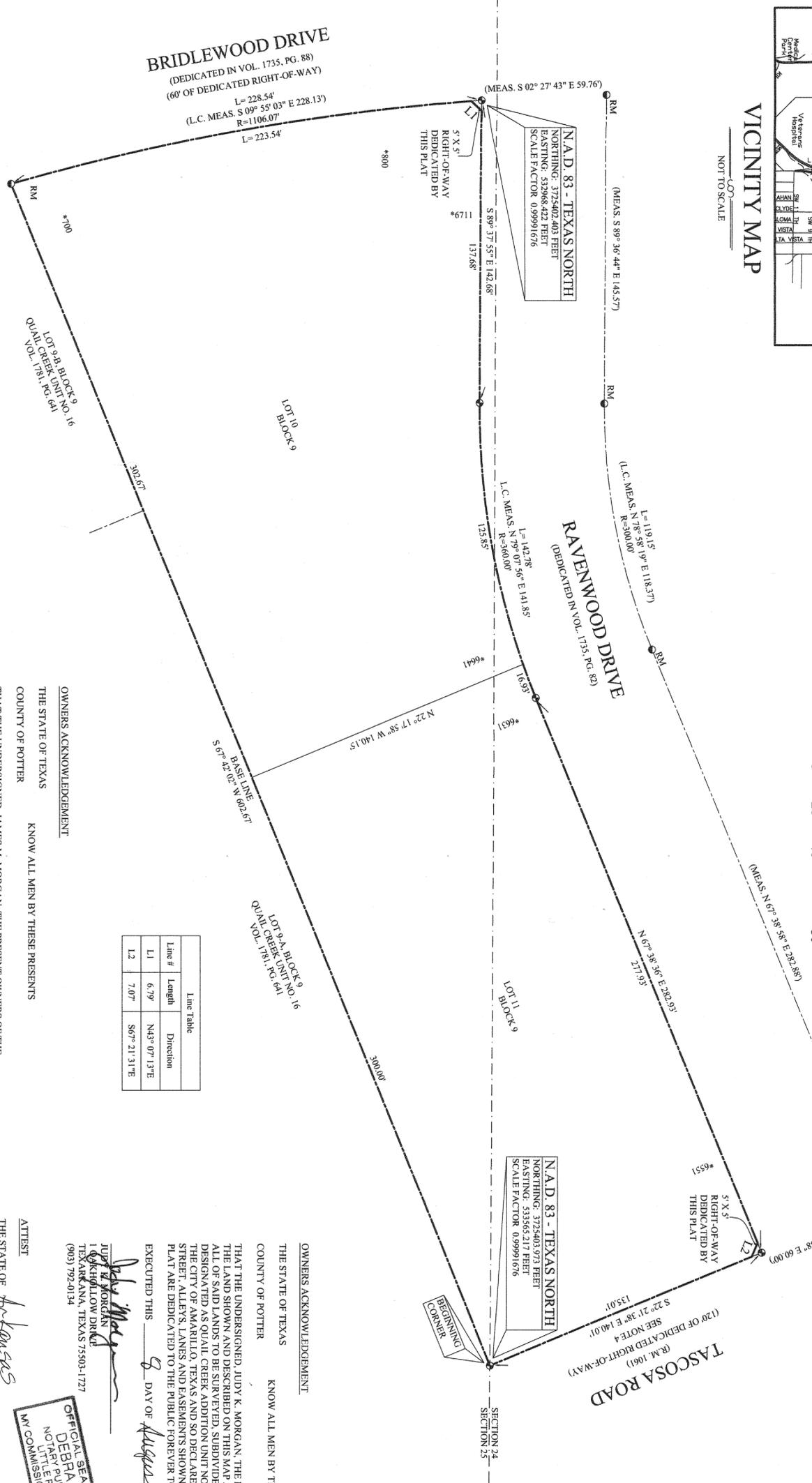
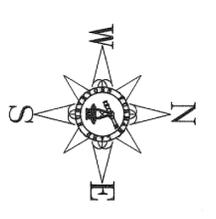
**DO NOT DESTROY - This document is part of the Official Public Record.**

Iseaton

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



- LEGEND:**
- 1/2" IRON ROD SET WITH STAMPED TRIUMAN R.F.S.
  - 1/2" IRON ROD W/CAP END
  - 1/2" IRON ROD END
  - RM RECORD MONUMENT
  - CM CONTROL MONUMENT
  - \*XXX ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE



Line #	Length	Direction
L1	6.79'	N43° 07' 13" E
L2	7.07'	S67° 21' 31" E

APPROVAL  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO  
 TEXAS THIS 11 DAY OF 2014, 2014.  
 CHAIRMAN *[Signature]*

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

FILED OF RECORD 8-13-14  
 (DATE)

CLERK'S DOCUMENT NO. 1260960  
 (COUNTY) Potter



OWNERS ACKNOWLEDGEMENT  
 THE STATE OF TEXAS  
 COUNTY OF POTTER  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED, JAMES M. MORGAN, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND ASSIGNED AS QUAIL CREEK ADDITION UNIT NO. 32, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREETS, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.  
 EXECUTED THIS 10th DAY OF August, 2014.  
 James M. Morgan  
 JAMES M. MORGAN  
 1060 HOLLOW DRIVE  
 TEXARKANA, TEXAS 75780-1727  
 (903) 792-0134

ATTEST  
 THE STATE OF Colorado  
 COUNTY OF La Plata  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES M. MORGAN, THIS 10th DAY OF August, 2014.  
 Notary Public, State of Colorado

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 30TH DAY OF APRIL, 2014.

OFFICIAL SEAL - NO. 12365427  
 DEBRA K. HARRIS  
 NOTARY PUBLIC, COUNTY OF POTTER, TEXAS  
 MY COMMISSION EXPIRES: 08-26-18

ATTEST  
 THE STATE OF Arkansas  
 COUNTY OF Hot Spring  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUDY K. MORGAN, THIS 6th DAY OF August, 2014.  
 Judy K. Morgan  
 JUDY K. MORGAN  
 1060 HOLLOW DRIVE  
 TEXARKANA, TEXAS 75780-1727  
 (903) 792-0134

QUAIL CREEK ADDITION  
 UNIT NO. 32  
 AN ADDITION TO  
 THE CITY OF AMARILLO  
 BEING AN UNPLATTED TRACT OF LAND  
 OUT OF SECTIONS 24 AND 25,  
 BLOCK 9, B.S.&F. SURVEY  
 POTTER COUNTY, TEXAS  
 2.12± ACRES

FURMAN LAND SURVEYORS, INC.  
 DANIEL R. FURMAN, RPLS  
 CASSEY A. MANN, RPLS  
 DONALD R. FURMAN, RPLS  
 HEATHER LYNN LEMONS, RPLS  
 LANDON M. STOKES, RPLS  
 (800) 934-1405  
 P.O. BOX 1416  
 AMARILLO, TX 79105  
 DUMAS, TEXAS 79029

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

PROJECT NO. 1315241 FILE NO. J-11  
 DRAWING NO. Z-SUB 14 \ Potter \ J-11 \ 1315241

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. 483750310C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE USE OF E.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.  
 3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.  
 4) PER TXDOT, ACCESS SHALL NOT BE GRANTED FROM R.M. 1061 TO LOT 11.  
 DESCRIPTION

Being a 2.12 acre tract out of a 113.695 acre tract described in a Warranty Deed with Vendor's Lien recorded in Volume 1574, Page 606 of the Official Public Records of Potter County, Texas PLUS all of 0.573 acre and described as Tract No. 2 in a Warranty Deed recorded in Volume 1905, Page 151 of the Official Public Records of Potter County, Texas, said 2.12 acre tract situated in sections 24 and 25, Block 9, B.S.&F. Survey, Potter County, Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING at a 1/2" iron rod with a cap stamped "RPLS 1583" found for the Northeast corner of Quail Creek Addition Unit No. 16, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1781, Page 641 of the Official Public Records of Potter County, Texas; being the Southeast corner of said 0.573 acre tract and being in the Westerly right-of-way line of Tascosa Road (F.M. Highway 1061).  
 THENCE South 67°42'02" West a distance of 602.44 feet to a 1/2" iron rod with a cap stamped "RPLS 5437", set in the East right-of-way line of Bridlewood Drive (60 feet wide) as described in a Warranty Deed to the City of Amarillo, recorded in Volume 1735, Page 88 of the Official Public Records of Potter County, Texas, being the Northwest corner of Quail Creek Addition Unit No. 16, an addition to the City of Amarillo, Potter County, Texas according to the recorded map or plat thereof, of record in Volume 1781, Page 641 of the Official Public Records of Potter County, Texas and being in a curve to the right having a circle center which bears North 74°09'40" East, 1106.05 feet;  
 THENCE Northwest along the East right-of-way line of said Bridlewood Drive and said 1106.05 foot radius curve to the right, a chord bearing and distance of North 09°55'11" West, 228.12 feet, through a central angle of 1°30'17", an arc length of 228.53 feet to a 1/2" iron rod with a cap stamped "RPLS 5437", set in the South right-of-way line of Ravenwood Drive (60 feet wide) as described in said Warranty Deed to the City of Amarillo;  
 THENCE South 89°37'06" East along the South right-of-way line of said Ravenwood Drive, a distance of 142.68 feet to a 1/2" iron rod with a cap stamped "RPLS 1583", found for the beginning of a curve to the left having a circle center which bears North 00°29'21" East, 360.00 feet;  
 THENCE Northeast along the South right-of-way line of Ravenwood Drive and said 360.00 foot radius curve to the left, a chord bearing and distance of North 79°07'39" East, 141.84 feet through a central angle of 22°43'25", an arc length of 142.78 feet to a 1/2" iron rod with a cap stamped "RPLS 5437", set in the South right-of-way line of Ravenwood Drive as described in a Warranty Deed to the City of Amarillo, recorded in Volume 1735, Page 82 of the Official Public Records of Potter County, Texas, end of curve;  
 THENCE North 67°42'02" East, continuing along the South right-of-way line of said Ravenwood Drive, a distance of 282.81 feet to a 1/2" iron rod with a cap stamped "RPLS 5437", set for the Northeast corner of said 0.573 acre tract, being in the Westerly right-of-way line of the aforementioned Tascosa Road;  
 THENCE South 22°19'07" East along the Westerly right-of-way line of said Tascosa Road, a distance of 140.01 feet to the POINT OF BEGINNING.  
 Said tract contains a computed area of 2.12 acres.  
 (Description as provided in instrument recorded in Volume 4288, Page 728, Official Public Records, Potter County, Texas.)