



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

8/20/2015

Dick Ford
Sunbird Construction LLC
105 SW 5th Ave
Amarillo, Texas 79101

RE: Letter of Action: Approval- Bivins Addition Unit No. 7 Final Plat

Mr. Ford,

The City of Amarillo has approved your Final Plat for P-15-12 Bivins Addition Unit No. 7, on 7/13/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1278726 on 8/7/2015. 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.

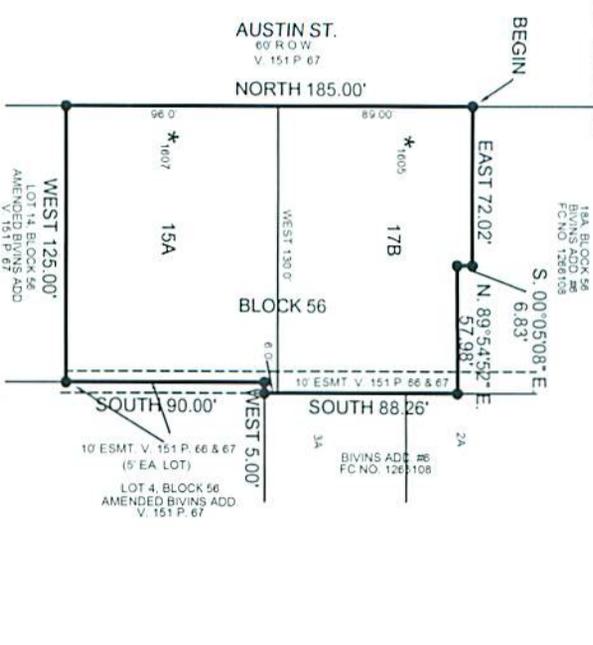
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is cris.valverde@amarillo.gov or 806/378-4223.

Sincerely,

A handwritten signature in black ink that reads 'CRIS VALVERDE'.

Cris Valverde
Senior Planner

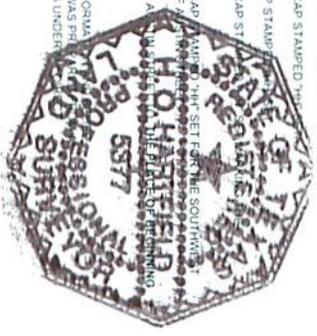
CENSUS TRACT 115



DESCRIPTION:

ALL OF LOT 15, A PORTION OF LOTS 14 AND 16, BLOCK 56, OF AMENDED PLAT OF BIVINS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151 PAGE 67, DEED RECORDS OF POTTER COUNTY, TEXAS, AND ALL OF LOT 17, A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS IN THE PUBLIC INTEREST. THE DEEDS AND PLATS REFERRED TO IN THIS INSTRUMENT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS IN FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "H" SET AT THE SOUTHWEST CORNER OF LOT 18A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, AND BEING THE NORTHWEST CORNER OF THIS TRACT.
- THENCE EAST, 72.02 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE S. 00°05'08" E. 0.83 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE N. 89°54'52" E. 37.99 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET MARKING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID LOT 18A.
- THENCE SOUTH, 88.26 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE WEST, 5.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE SOUTH, 60.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE WEST, 125.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
- THENCE NORTH, 185.00 FEET, ALONG SAID EAST LINE OF A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.



CERTIFICATE:
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED BY ME OR BY OTHERS UNDER MY SUPERVISION ON THE 2ND DAY OF MAY, 2015.

H.O. HARFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79106-9711

FILED OF RECORD
8-7-15
POTTER COUNTY
DATE 12787226
FILE CLERK NO.

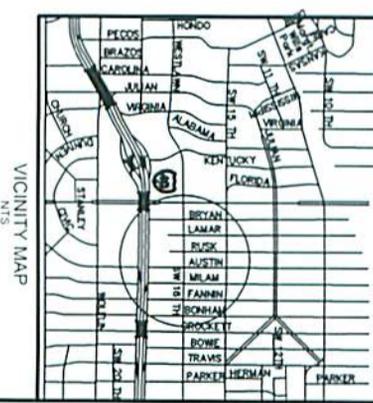
APPROVAL:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS
DATE 7-13-15
CHAIRMAN

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 15, AND A PORTION OF LOTS 14, AND 16 BLOCK 56, AMENDED PLAT OF BIVINS ADDITION AND LOT 17A, AND A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS (0.533 ACRES)

LEGEND:
● 1/2 INCH REBAR (SET)
* ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
EASEMENT

NOTE:
THIS PLAT IS NOT WITHIN THE FEMA FLOOD HAZARD AREA ACCORDING TO FIRM 48372C030C DATED JUNE 4, 2010.
THIS PLAT IS NOT WITHIN THE AMARILLO ETJ.
BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.

SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND
N.E. CORNER OF LOT 1A, BLK 56, BIVINS AB
NORTHING= 3716447.917
EASTING= 548274.9659
CONVERGENCE= -0.12 33 45198
SCALE FACTOR= 0.9999182303
COMBINED FACTOR= 0.999746912
S.E. CORNER LOT 4, BLK 56, AMENDED BIVINS ADD
NORTHING= 3716447.7915
EASTING= 548274.9659
CONVERGENCE= -0.12 33 45198
SCALE FACTOR= 0.9999182302
COMBINED FACTOR= 0.999747034



DEDICATION:

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

THAT SUNBURD CONSTRUCTION, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS IN THE PUBLIC INTEREST. THE DEEDS AND PLATS REFERRED TO IN THIS INSTRUMENT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS IN FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ATTEST:
STATE OF Texas
COUNTY OF Potter

NOTARY PUBLIC AND FOR THE STATE OF TEXAS
1-9-2019

DEDICATION:

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

THAT JAY MCCLATH, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS IN FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ATTEST:
STATE OF Texas
COUNTY OF Potter

NOTARY PUBLIC AND FOR THE STATE OF TEXAS
1-9-2019



THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tiengsur@thomasandisrael.com

JOB NO. 13301

SHEET 1 OF 2

APP

P-15-12

JS

D-189

DEDICATION:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTER

THAT WILLIAM TALAUFERRO WARE 1976-GRANDCHILDRENS SUCCESSOR TRUST BRENT SEDENBERGER TRUSTEE BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED REPLATED AND DESIGNATED AS BIVINS ADDITION UNIT NO. 7 AN ADDITION TO THE CITY OF AMARILLO POTTER COUNTY TEXAS AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS
EXECUTED THE 1 DAY OF 5/27/15

WILLIAM TALAUFERRO WARE
1976-GRANDCHILDRENS SUCCESSOR TRUST
BRENT SEDENBERGER TRUSTEE
P.O. BOX 1
AMARILLO, TEXAS 79105

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRENT SEDENBERGER TRUSTEE OF WILLIAM TALAUFERRO WARE 1976-GRANDCHILDRENS SUCCESSOR TRUST 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 AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 27 DAY OF May 2015
NOTARY PUBLIC AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 5-23-2019



DEDICATION:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTER

THAT BRADLEY WAYNE VAN VALKENBURG BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED RESUBDIVIDED REPLATED AND DESIGNATED AS BIVINS ADDITION UNIT NO. 7 AN ADDITION TO THE CITY OF AMARILLO POTTER COUNTY TEXAS AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS
EXECUTED THE 29 DAY OF June 2015

BRADLEY WAYNE VAN VALKENBURG
1908 MUSTANG
AMARILLO, TEXAS 79102
(800) 340-2834

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY WAYNE VAN VALKENBURG 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 AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29 DAY OF June 2015
NOTARY PUBLIC AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 1-9-2019

DEDICATION:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTER

THAT CLAUDEA TAYLOR VAN VALKENBURG BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED RESUBDIVIDED REPLATED AND DESIGNATED AS BIVINS ADDITION UNIT NO. 7 AN ADDITION TO THE CITY OF AMARILLO POTTER COUNTY TEXAS AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS
EXECUTED THE 29 DAY OF June 2015

CLAUDEA TAYLOR VAN VALKENBURG
1908 MUSTANG
AMARILLO, TEXAS 79102
(800) 340-2834

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAUDEA TAYLOR VAN VALKENBURG 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 AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29 DAY OF June 2015
NOTARY PUBLIC AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES 1-9-2019

BIVINS ADDITION UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 15, AND A PORTION OF LOTS 14, AND 16 BLOCK 56, AMENDED PLAT OF BIVINS ADDITION AND LOT 17A, AND A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS (0.539 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS

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



JOB NO. 13301

APP

P-15-12

JS

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

Property Information	
Property ID: 3683	Geo ID: 501005820
Legal Acres: 0.0000	
Legal Desc: BIVINS ADDN AMD LOT	BLOCK 0056 N/2 OF 16 & ALL OF 17 & 18
Situs: 1601 S AUSTIN ST	AMARILLO, TX 79102
DBA:	
Exemptions: HS, OV65	

Owner ID: 100160871 100.00%
SUNBIRD CONSTRUCTION LLC
105 SW 5TH AVE
AMARILLO, TX 79101-1409

For Entities	Value Information
AMA COLLEGE	Improvement HS: 273,491
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 44,861
PANHANDLE WD	Land NHS: 0
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 318,352

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:	07/15/2015			Total Due if paid by:	07/31/2015	0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	1,833.72
AMARILLO	875.78
PANHANDLE WD	24.73
AMA COLLEGE	495.23
AMARILLO ISD	2,919.97

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 07/15/2015
Requested By: SUNBIRD CONSTRUCTION LLC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

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

Property Information
Property ID: 3673 Geo ID: 501005755
Legal Acres: 0.0000
Legal Desc: BIVINS ADDN AMD LOT 002 BLOCK 0056
Situs: 1604 S MILAM ST AMARILLO, TX 79102-2417
DBA:
Exemptions:

Owner ID: 100160869 100.00%
VAN VALKENBURG BRADLEY WAYNE
VAN VALKENBURG CLAUDEA TAYLOR
1223 S FANNIN ST
AMARILLO, TX 79102-1425

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 14,625
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 14,625

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: 07/15/2015			Total Due if paid by: 07/31/2015			0.00

Tax Certificate Issued for:	Taxes Paid in 2014	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	92.72	
AMARILLO	50.47	
PANHANDLE WD	1.17	
AMA COLLEGE	30.34	
AMARILLO ISD	173.89	

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: 07/15/2015
Requested By: VAN VALKENBURG BRADLEY WA
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 3674	Geo ID: 501005760
Legal Acres: 0.0000	
Legal Desc: BIVINS ADDN AMD LOT 003	BLOCK 0056
Situs: S MILAM ST	AMARILLO, TX 79102
DBA:	
Exemptions:	

Owner ID: 100160870 100.00%
WILLIAM TALIAFERRO WARE 1976
GRANDCHILDRENS SUCCESSOR TRUST
WARE RICHARD TRUSTEE
PO BOX 1
AMARILLO, TX 79105-0001

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 14,535
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 14,535

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:	07/15/2015			Total Due if paid by:	07/31/2015	0.00

Tax Certificate Issued for:	Taxes Paid In 2014
POTTER COUNTY	92.15
AMARILLO	50.16
PANHANDLE WD	1.17
AMA COLLEGE	30.16
AMARILLO ISD	172.82

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above-described property has/ls 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: 07/15/2015
Requested By: WILLIAM TALIAFERRO WARE 1
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 3682	Geo ID: 501005805
Legal Acres: 0.0000	
Legal Desc: BIVINS ADDN AMD LOT	BLOCK 0056 N/2 OF 14
	ALL OF 15 & S/2 OF 16
Situs: 1607 S AUSTIN ST	AMARILLO, TX 79102
DBA:	
Exemptions: HS	

Owner ID: 205441 100.00%
MCILRAITH JAY
1607 S AUSTIN ST
AMARILLO, TX 79102-2405

For Entities	Value Information
AMA COLLEGE	Improvement HS: 163,870
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 33,632
PANHANDLE WD	Land NHS: 0
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 197,502

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: 07/13/2015			Total Due if paid by: 07/31/2015			0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	1,252.20
AMARILLO	681.56
PANHANDLE WD	15.84
AMA COLLEGE	409.82
AMARILLO ISD	2,169.95

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 07/13/2015
Requested By: MCILRAITH JAY
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1278726

Filing and Recording Date: 08/07/2015 04:18:47 PM Pages: 7 Recording Fee: \$51.00

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.



Julie Smith, County Clerk
Potter County, Texas

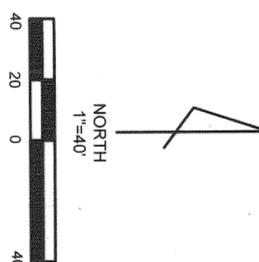
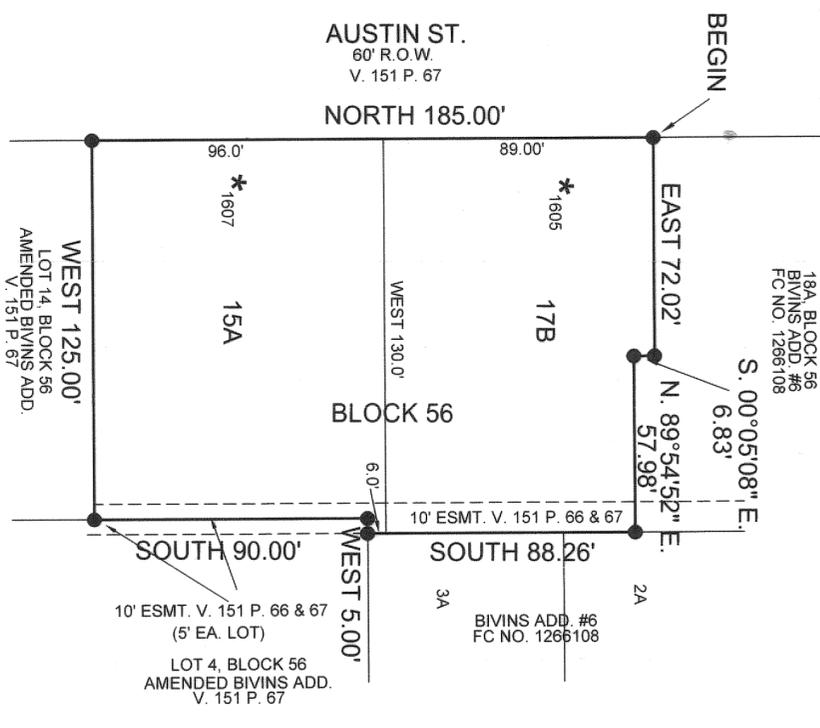
DO NOT DESTROY - This document is part of the Official Public Record.

msmith

Ret
to:

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

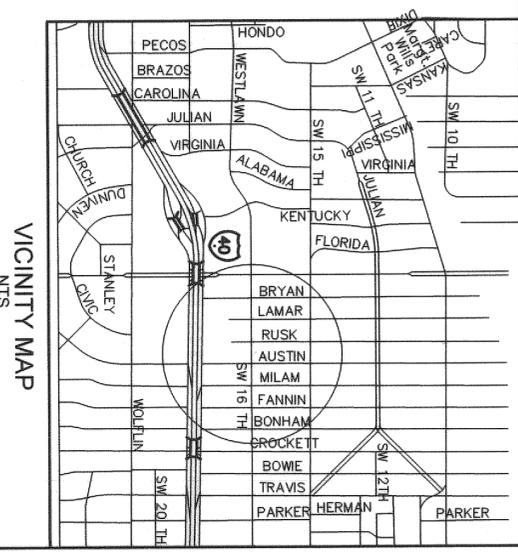
Re: 1278726



LEGEND:
 ● 1/2 INCH REBAR (SET)
 * ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
 ESMT. EASEMENT

NOTE:
 THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0530C DATED JUNE 4, 2010.
 THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.

SPC NAD83
 TEXAS NORTH
 BOUNDARY IS GROUND
 N.E. CORNER OF LOT 1A, BLK 56, BIVINS #6
 NORTHING= 3716847.917
 EASTING= 548274.9659
 CONVERGENCE= -0.12 33.45198
 SCALE FACTOR= 0.99991822403
 COMBINED FACTOR= 0.999746912
 S.E. CORNER LOT 4, BLK. 56, AMENDED BIVINS ADD.
 NORTHING= 3716562.7815
 EASTING= 548274.1259
 CONVERGENCE= -0.12 33.45057
 SCALE FACTOR= 0.9999182292
 COMBINED FACTOR= 0.999747084



DESCRIPTION:

ALL OF LOT 15, A PORTION OF LOTS 14 AND 16, BLOCK 56, OF AMENDED PLAT OF BIVINS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 67, DEED RECORDS OF POTTER COUNTY, TEXAS AND ALL OF LOT 17A, A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILE CLERK NO. 1266108, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE SOUTHWEST CORNER OF LOT 18A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, AND BEING THE NORTHWEST CORNER OF THIS TRACT;
 THENCE EAST, 72.02 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE S. 00°05'08" E., 6.83 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE N. 89°54'52" E., 57.98 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET MARKING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID LOT 18A;
 THENCE SOUTH, 88.26 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE WEST, 5.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE SOUTH, 90.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET MARKING THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE WEST, 125.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN THE EAST LINE OF AUSTIN STREET;
 THENCE NORTH, 185.00 FEET, ALONG SAID EAST LINE OF AUSTIN STREET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS SURVEYED ON THE GROUND BY ME OR BY OTHERS UNDER MY SUPERVISION ON THE 23RD DAY OF MAY, 2015.

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



GRANTEE'S ADDRESS IS: _____
 FILED OF RECORD _____
 DATE: 8-7-15
 POTTER COUNTY
 1278 726
 FILE CLERK NO.

DEDICATION:

STATE OF TEXAS)
 COUNTY OF POTTER)) KNOW ALL MEN BY THESE PRESENT

THAT SUNBIRD CONSTRUCTION LLC, 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 BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THE 18 DAY OF June 2015

SUNBIRD CONSTRUCTION LLC
 DICK FORD
 105 S.W. 5TH AVENUE
 AMARILLO, TEXAS, 79101
 (806) 679-7705

ATTEST:

STATE OF Texas)
 COUNTY OF Potter)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DICK FORD, OF SUNBIRD CONSTRUCTION LLC 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 AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 18 DAY OF June 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
 MY COMMISSION EXPIRES: 1-9-2019

DEDICATION:

STATE OF TEXAS)
 COUNTY OF POTTER)) KNOW ALL MEN BY THESE PRESENT

THAT JAY MCILRAITH, 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 BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THE 21 DAY OF June 2015.

JAY MCILRAITH
 1607 S. AUSTIN STREET
 AMARILLO, TEXAS, 79102

ATTEST:

STATE OF Texas)
 COUNTY OF Potter)

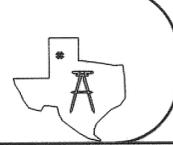
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY MCILRAITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 21 DAY OF June 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
 MY COMMISSION EXPIRES: 1-9-2019

BIVINS ADDITION UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 15, AND A PORTION OF LOTS 14, AND 16 BLOCK 56, AMENDED PLAT OF BIVINS ADDITION AND LOT 17A, AND A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS (0.533 ACRES)



DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTERL)

THAT WILLIAM TALIAFERRO WARE, 1976-GRANDCHILDRENS SUCCESSOR TRUST, BRENT SEIDENBERGER, TRUSTEE, 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 BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

WILLIAM TALIAFERRO WARE
1976-GRANDCHILDRENS SUCCESSOR TRUST
BRENT SEIDENBERGER, TRUSTEE
P.O. BOX 1
AMARILLO, TEXAS, 79105

EXECUTED THE 1 DAY OF July 2015.

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRENT SEIDENBERGER, TRUSTEE OF WILLIAM TALIAFERRO WARE, 1976-GRANDCHILDRENS SUCCESSOR TRUST, 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 AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 2nd DAY OF July 2015
TAMMY J. DRURY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 5-23-2019



DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTERL)

THAT BRADLEY WAYNE VAN VALKENBURG, 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 BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

BRADLEY WAYNE VAN VALKENBURG
1808 MUSTANG
AMARILLO, TEXAS, 79102
(806) 340-2634

EXECUTED THE 21 DAY OF June 2015.

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY WAYNE VAN VALKENBURG, 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 AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29 DAY OF June 2015
TAMMY J. DRURY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 5-23-2019

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTERL)

THAT CLAUDIA TAYLOR VAN VALKENBURG, 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 BIVINS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 187, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

CLAUDIA TAYLOR VAN VALKENBURG
1808 MUSTANG
AMARILLO, TEXAS, 79102
(806) 340-2634

EXECUTED THE 29 DAY OF June 2015.

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAUDIA TAYLOR VAN VALKENBURG, 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 AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29 DAY OF June 2015
TAMMY J. DRURY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 5-23-2019

BIVINS ADDITION UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 15, AND A PORTION OF LOTS 14, AND 16 BLOCK 56, AMENDED PLAT OF BIVINS ADDITION AND LOT 17A, AND A PORTION OF LOTS 2A AND 3A, BLOCK 56, BIVINS ADDITION UNIT NO. 6, IN SECTION 2A AND 3A, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS (0.539 ACRES)

