



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

11/5/2015

Thomas Nielsen  
Amarillo Vineyards  
1204 Shiraz Blvd  
Amarillo TX 79124

**RE: Letter of Action: Approval- The Vineyards Unit No. 4 – ZB1501719 Final Plat**

Mr. Nielsen,

The City of Amarillo has approved the above Final Plat on 10/12/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1282693 on 10/23/2015. 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](mailto:cris.valverde@amarillo.gov) or 806/378.4223

Sincerely,

A handwritten signature in dark ink that reads 'CRIS VALVERDE' followed by a stylized flourish.

Cris Valverde  
Senior Planner



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

Property Information	
Property ID: 127661	Geo ID: 20019100010
Legal Acres: 133.7300	
Legal Desc: SECT 191 A B & M LOT	BLOCK 0002 IRREG TR
	BEG 323FT N & 99FT W OF SE COR OF SECT
Situs: 4603 BROADWAY DR	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100058923 100.00%  
FAEC HOLDINGS 396537 LLC  
% THOMAS W. NEILSEN  
1224 GREENFIELD DR  
EL CAJON, CA 92021-3316

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 0
POTTER COUNTY	Productivity Market: 267,460
	Productivity Use: 4,619
	Assessed Value: 4,619

Property is receiving Ag Use

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: 05/05/2015

Total Due if paid by: 05/31/2015

0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	29.29
AMARILLO	15.94
PANHANDLE WD	0.37
AMA COLLEGE	9.58
AMARILLO ISD	54.92

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: 05/05/2015  
Requested By: FAEC HOLDINGS 396537 LLC  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

ZB1501719

# FILED and RECORDED

Instrument Number: 1282693

Filing and Recording Date: 10/23/2015 03:51:14 PM 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 cursive script that reads "Julie Smith".

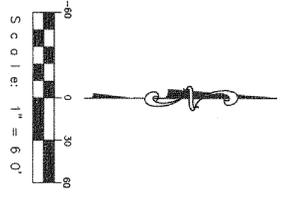
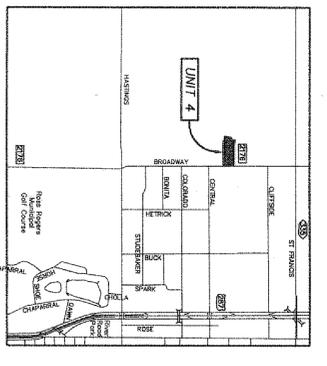
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Julie Smith, County Clerk  
Potter County, Texas

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

msmith

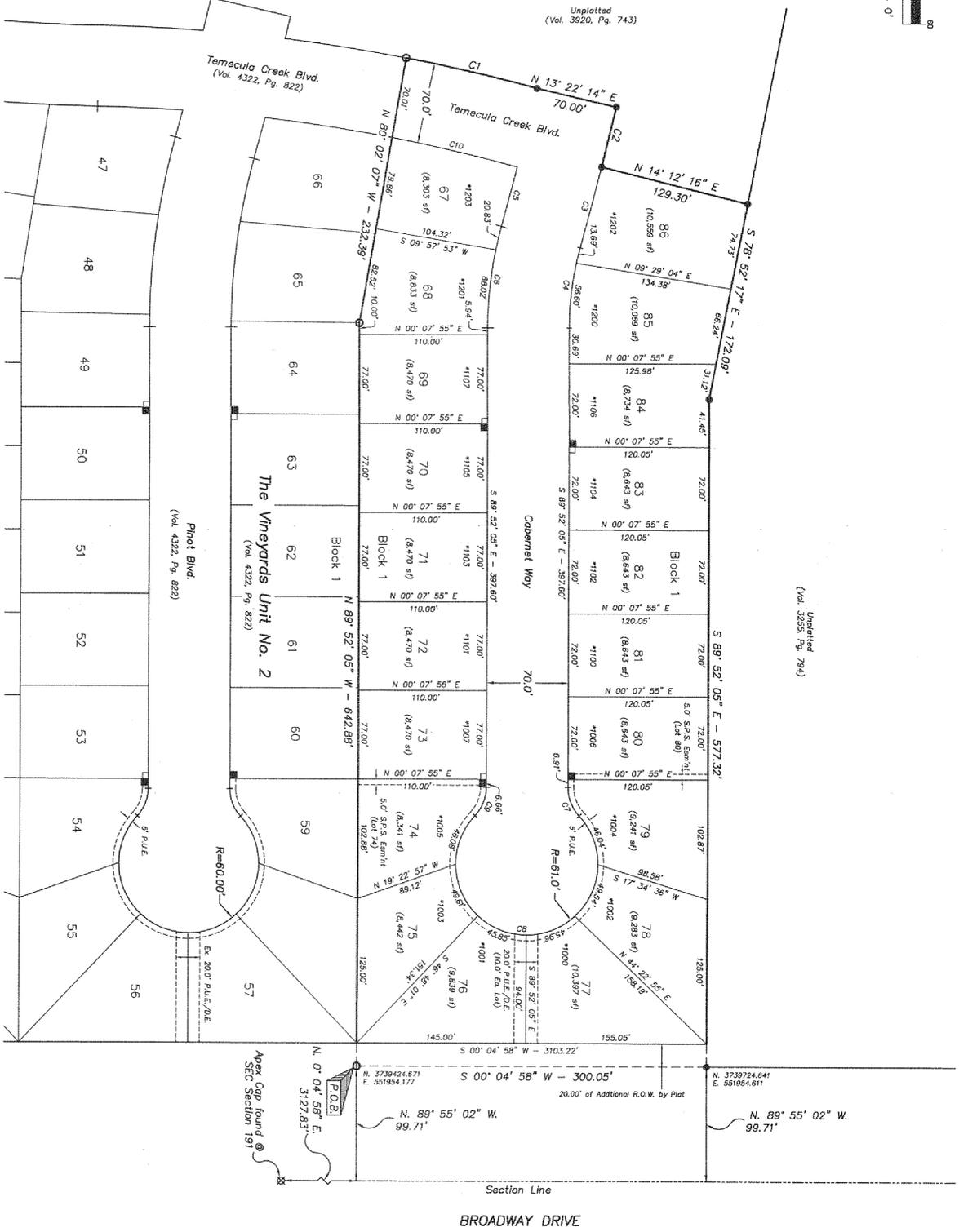
**THE VINEYARDS UNIT NO. 4**  
 AN ADDITION TO THE CITY OF AMARILLO, 191,  
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 191,  
 BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS  
 5.68 ACRES



- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
  - = 1/2" IRON ROD W/ YELLOW CAP FOUND
  - ⊗ = IRON ROD W/ APEX CAP FOUND
  - PU = PUBLIC UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - \* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (Subject to Change without Notice)
  - = 6x6" S.P.S. & S.L. TRANSFORMER EASEMENT
  - = 5x5" S.B.C. EASEMENT
  - S.P.S. = SOUTHWESTERN PUBLIC SERVICE
  - S.B.C. = SOUTHWESTERN BELL COMPANY
  - S.L. = SUDENLINK

Curve Table

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.21'	1535.00'	4° 18' 05"	N 13° 09' 41" E	115.21'
C2	53.41'	3670.00'	0° 50' 02"	S 76° 12' 45" E	53.41'
C3	72.00'	3670.00'	1° 07' 27"	S 75° 14' 07" E	72.00'
C4	70.29'	265.00'	15° 11' 48"	S 82° 16' 11" E	70.29'
C5	53.00'	3600.00'	0° 50' 37"	S 75° 05' 35" E	53.00'
C6	88.85'	135.00'	15° 11' 48"	S 82° 16' 11" E	88.85'
C7	26.99'	36.00'	42° 56' 57"	N 68° 39' 28" E	26.99'
C8	283.09'	61.00'	266° 53' 54"	N 07° 55' E	88.30'
C9	26.89'	36.00'	42° 56' 57"	N 68° 23' 37" W	26.36'
C10	110.39'	1465.00'	4° 19' 03"	N 13° 13' 10" E	110.37'



**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 48372C030C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE FLOODED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR HAS CONDUCTED REASONABLE RESEARCH AND IS SHOWING THEREON THE UNDERSIGNED RESEARCH 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 UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
4. ALL SIDE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.
5. THERE SHALL BE NO ACCESS FROM BROADWAY DRIVE OR TEMECULA CREEK BOULEVARD TO ABUTTING LOTS.
6. ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.
7. AREA OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 62,047 SQUARE FEET
8. AREA OF PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT: 2,651 SQUARE FEET
9. AREA OF DRAINAGE EASEMENT DEDICATED BY THIS PLAT: 1,906 SQUARE FEET

**DEDICATION**

COUNTY OF POTTER X  
 STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

THAT THOMAS W. NIELSEN, MANAGER OF AMARILLO VINEYARDS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, LINES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LINES AND EASEMENTS.

EXECUTED THIS 15th DAY OF JUNE 2015.

THOMAS W. NIELSEN, MANAGER  
 AMARILLO VINEYARDS, LLC  
 1204 Shaw Blvd.  
 AMARILLO, TX 79124  
 (819) 843-9123

**ATTEST**

COUNTY OF POTTER  
 STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED \_\_\_\_\_, OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 15th DAY OF JUNE 2015.

NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 7/3/16

**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

CHAIRMAN  
 DATE 10-12-15

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION for a 5.68 acre tract of land out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at 1/2" iron rod found with a yellow cap on the west right-of-way line of Broadway Drive which bears N. 0° 04' 58" E. a distance of 3127.83 feet and N. 89° 55' 02" W. a distance of 99.71 feet from an iron rod with a cap stamped "Apex" found at the southeast corner of said Section 191 for the southeast corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 642.88 feet to a 1/2" iron rod found with a yellow cap for an angle corner of this tract.

THENCE N. 80° 02' 07" W. a distance of 232.39 feet to a 1/2" iron rod found with a yellow cap on the west right-of-way line of Temecula Creek Boulevard for the southwest corner of this tract.

THENCE in a northeasterly direction along a curve to the right with a radius equal to 1535.00 feet, a long chord bearing of N. 13° 09' 41" E. and a long chord distance of 115.21 feet, a curve length of 115.23 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 13° 22' 14" E. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE in a southeasterly direction along a curve to the right with a radius equal to 3570.00 feet, a long chord bearing of S. 76° 12' 45" E. and a long chord distance of 53.41 feet, a curve length of 53.41 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 14° 12' 16" E. a distance of 129.30 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 76° 52' 17" E. a distance of 172.09 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE S. 89° 52' 05" E. a distance of 577.32 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line of said Broadway Drive for the northeast corner of this tract.

THENCE S. 00° 04' 58" W. along said west right-of-way line, a distance of 300.05 feet to the place of BEGINNING and containing 5.68 acres (241,322 sq. ft.) 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15th DAY OF JUNE 2015.



Richard E. Johnson  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4953



FILED OF RECORD  
 10-23-15  
 DATE  
 1282693  
 VOLUME  
 POTTER  
 COUNTY  
 PAGE

**THE VINEYARDS UNIT No. 4**  
 AN ADDITION TO THE CITY OF AMARILLO

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

SCALE: 1" = 60'  
 DATE: 04/20/2015  
 DRAWN BY: JAK  
 FILE NAME:  
 FROM NO. 10099900  
 P.O. Box 543  
 Wellington, Texas 75090  
 806-447-2503  
 DRAINING NUMBER