



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

9/10/2015

Daryl R. Furman  
Furman Land Surveyors  
3501 Georgia St.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- Webb Sub No. 3 – ZB1501746 Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 9/2/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1280094 on 9/3/2015. 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 blue ink that reads 'CRIS VALVERDE'.

Cris Valverde  
Senior Planner



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

Property Information	
Property ID:	41378      Geo ID: 20016600001
Legal Acres:	4.1100
Legal Desc:	SECT 166 A B & M LOT      BLOCK 0002 IRREG TR BEG 881.6FT W & 5FT N OF SE COR OF SECT
Situs:	4005 DUMAS DR AMARILLO, TX 79108
DBA:	
Exemptions:	

Owner ID: 100154577      100.00%  
ROBLES HUGO  
4005 DUMAS DR  
AMARILLO, TX 79108-5115

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 25,334
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 26,834
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 52,168

**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: 07/09/2015

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

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	330.76
AMARILLO	180.02
PANHANDLE WD	4.18
AMA COLLEGE	108.25
AMARILLO ISD	620.27

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: 07/09/2015  
Requested By: FURMAN FAMILY PARTNERSHIP  
Fee Amount: 10.00  
Reference #: R20016600001

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1280094

Filing and Recording Date: 09/03/2015 11:19:27 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 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.**

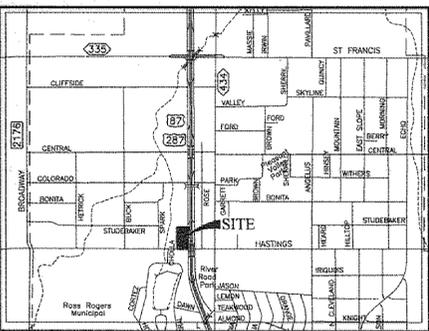
msmith

RET  
TO:

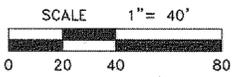
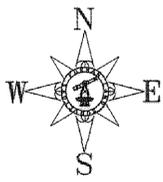
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

Re 1280094

2010 CENSUS TRACT # 152 A.P.# N-8



VICINITY MAP NOT TO SCALE



LEGEND:

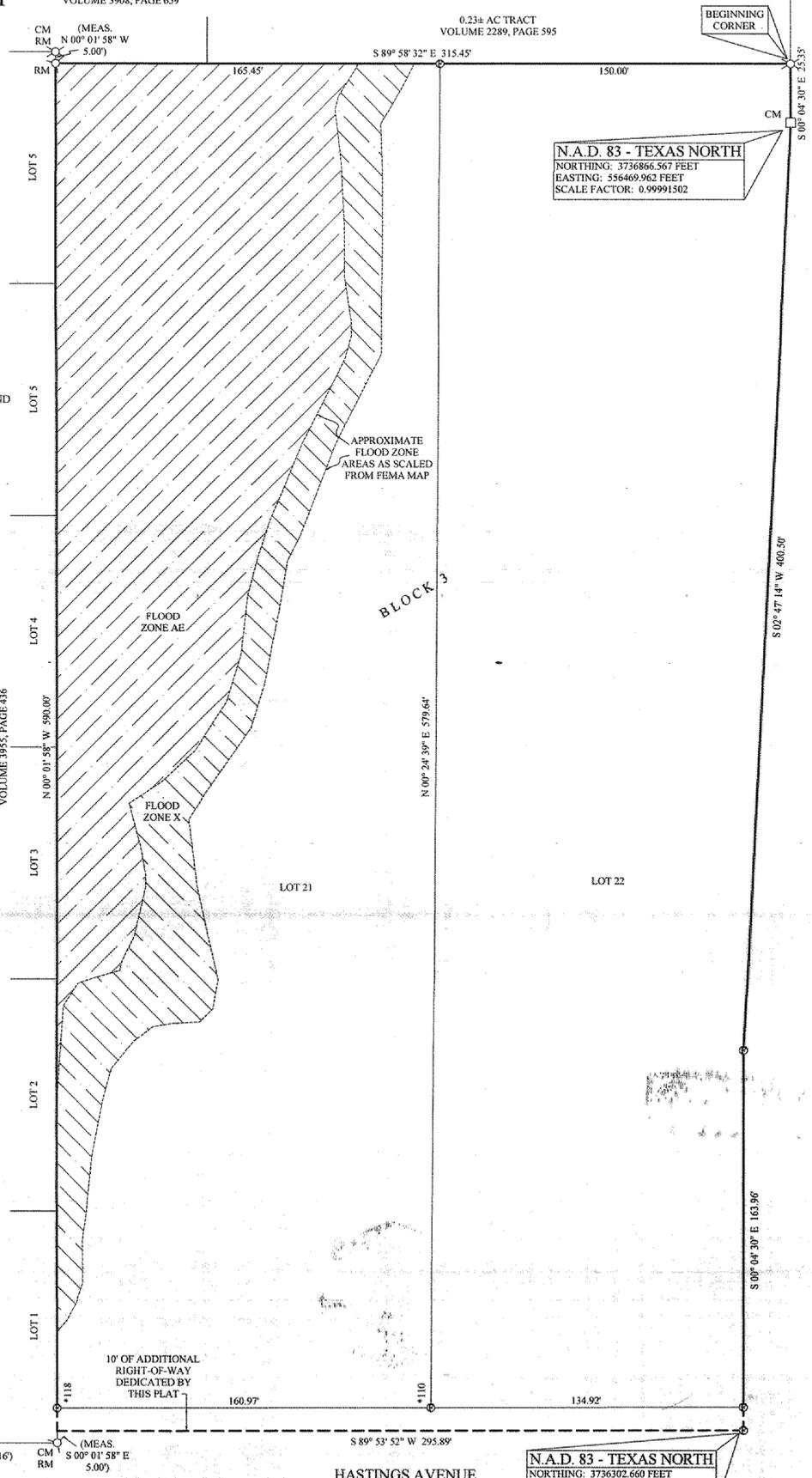
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- R.O.W. MONUMENT W/BRASS CAP FND
- ⊗ 1" IRON PIPE FND
- ⊗ 3/4" IRON PIPE FND
- 1/2" IRON PIPE FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0389C)

LOT 20, BLOCK 3, WEBB SUBDIVISION

0.603± AC TRACT VOLUME 3908, PAGE 659

0.23± AC TRACT VOLUME 2289, PAGE 595



N.A.D. 83 - TEXAS NORTH  
NORTHING: 3736866.567 FEET  
EASTING: 556469.962 FEET  
SCALE FACTOR: 0.99991502

N.A.D. 83 - TEXAS NORTH  
NORTHING: 3736302.660 FEET  
EASTING: 556447.230 FEET  
SCALE FACTOR: 0.99991502

- NOTES:
- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
  - PORTIONS OF THIS PLAT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0389C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
  - THERE ARE 2958± SQUARE FEET IN THE 10' ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT.

DESCRIPTION

A 4.11± acre tract of land out of the Southeast 1/4 of Section 166, Block 2, A. B. & M. Survey, City of Amarillo, Potter County, Texas, further being that tract of land described in that certain instrument recorded in Volume 4034, Page 128 of the Official Public Records of Potter County, Texas, said 4.11± acre tract of land having been surveyed on the ground June 30, 2015 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the West right-of-way line of U.S. Highway 87 & 287 (Dumas Drive) for the Northeast corner of this tract of land, same being the Southeast corner of a 0.23± acre tract of land being described in that certain instrument recorded in Volume 2289, Page 595 of the Official Public Records of Potter County, Texas, from whence a TxDot brass cap right-of-way monument bears N. 00°04' 30" W. (base line) 1461.06 feet;

THENCE S. 00° 04' 30" E. 25.35 feet along said West right-of-way line to a TxDot brass cap right-of-way monument found;

THENCE S. 02° 47' 14" W. 400.50 feet along said West right-of-way line to a 1/2 inch iron rod with cap stamped "Furman RPLS" set;

THENCE S. 00° 04' 30" E. 163.96 feet along said West right-of-way line to a 1/2 inch iron rod with cap stamped "Furman RPLS" set for the Southeast corner of this tract of land, same being the intersection of said West right-of-way line and the North right-of-way line of Hastings Avenue;

THENCE S. 89° 53' 52" W. 295.89 feet along said North right-of-way line to a 1/2 inch iron rod with cap stamped "Furman RPLS" set for the Southwest corner of this tract of land, from whence a 3/4 inch iron pipe found for the Southeast corner of Lot 1, Block 3, Webb Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 500, Page 263, of the Deed Records of Potter County, Texas, bears S. 00° 01' 58" E. 5.00 feet, said 3/4 inch iron pipe further being the southeast corner of a 3.74± acre tract of land being described in that certain instrument recorded in Volume 3955, Page 439, of the Official Public Records of Potter County, Texas;

THENCE N. 00° 01' 58" W. 590.00 feet along the East line of said 3.74± acre tract of land and along the East line of Lots 1, 2, 3, 4, 5 and 6, Block 3, said Webb Subdivision, to a 3/4 inch iron pipe found for the Northwest corner of this tract of land, from whence a 1 inch iron pipe found for the Northeast corner of said Lot 6, Block 3, and the Northeast corner of said 3.74± acre tract of land bears N. 00° 01' 58" W. 5.00 feet;

THENCE S. 89° 58' 32" E. 315.45 feet along the South line of a 0.603± acre tract of land being described in that certain instrument recorded in Volume 3908, Page 659 and said 0.23± acre tract of land, same line being the most South line of Lot 20, Block 3, said Webb Subdivision, to the PLACE OF BEGINNING and containing 4.11 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF POTTER

THAT THE UNDERSIGNED, HUGO ROBLES, 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 DESIGNATED AS WEBB SUBDIVISION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 17 DAY OF Aug, 2015.

Hugo Robles  
HUGO ROBLES  
4005 DUMAS DRIVE  
AMARILLO, TEXAS 79108  
(806) 654-4527

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HUGO ROBLES.  
THIS 17 DAY OF Aug, 2015.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

JOHN A. VENTURA  
MY COMMISSION EXPIRES  
January 7, 2018

WEBB SUBDIVISION UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 166, BLOCK 2 AB&M SURVEY POTTER COUNTY, TEXAS 4.11± ACRES

APPROVAL  
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.  
ON THIS 24 DAY OF September, 2015.  
[Signature]  
DESIGNATED CITY OFFICIAL

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 14TH DAY OF AUGUST, 2015.

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

FILED OF RECORD  
9-3-15 (DATE)  
Potter (COUNTY)  
1280094 (CLERK'S DOCUMENT NO.)



[Signature]  
DARYL R. FURMAN R.P.L.S. 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS  
TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248  
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1402

PROJECT NO. 1517112 FILE NO. N-8  
DRAWING NO. P:\SUB 15\POTTER\N-8\1517112\