



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

6/3/2016

J.D Davis
Davis Geomatics LLC
P.O. BOX 4061
Amarillo, Tx 79116

RE: Letter of Action: Approval - Osborn Addition Unit No. 1 - ZB1600377 Final Plat

The City of Amarillo has approved the above Final Plat on 5/26/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1293483 on 5/26/2016. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

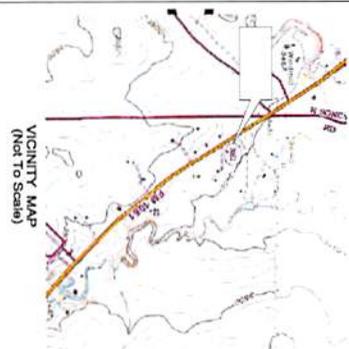
BIK9B5+F

SEC 46

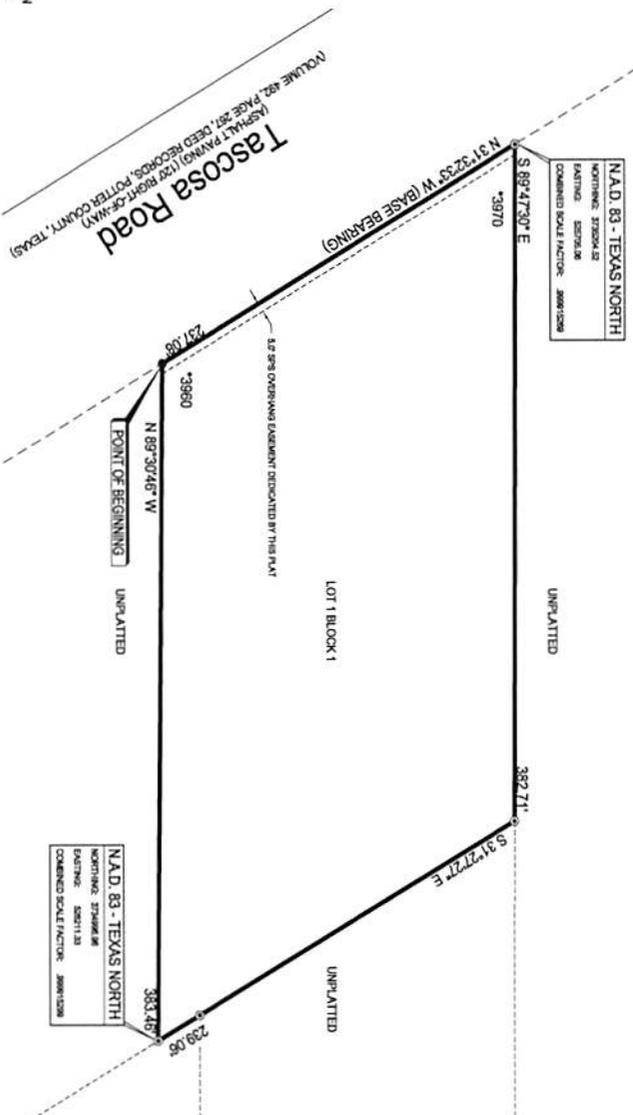
I-9

CENSUS TRACT: #46
 A.P.: 19

Osborn Addition Unit No. 1
 A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 46, Block 9, B.S.&F. Survey, Potter County, Texas



LEGEND
 ● RAIL ROAD SPIKE
 ⊕ IRON PIPE FOUND
 ### ADDRESS SUBJECT TO CHANGE



NAD 83 - TEXAS NORTH
 NORTHING: 573034.42
 EASTING: 527318.81
 COMBINED SCALE FACTOR: 29871208

LEGAL DESCRIPTION
 A 1.778 acre tract of land out of Section 46, Block 9, B.S. & F. Co. Survey, Potter County, Texas, and being a portion of a 2.0 acre tract of land out of the 12 64x31' of the Central Public Road of Potter County, Texas, said 1.778 acre tract of land being described by metes and bounds as follows:
 BEGINNING at a railroad spike set in the Eastern right-of-way line of Tascosa Road, same being the Southeast corner of this tract of land;
 THENCE N 31°22'33\"/>

NOTES
 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
 2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).
 3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 4637500300C, dated June 4, 2010. Flood hazard information is included for the sole purpose of the lender to determine if flood insurance is required for the subject property.
 4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS station.
 5) There is hereby created by this plat, a Sanitary Consent Easement around each approved water well location with a 100-foot radius within which no sub-surface sewerage system may be constructed. Conversely, no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Location of existing water wells and sewerage systems on or adjacent to the property are unknown and therefore cannot be shown on this survey plat.

APPROVAL
 APPROVED BY THE B-COUNTY HEALTH DEPARTMENT ON
 THIS 23 DAY OF May 2016
 HEALTH OFFICER

APPROVAL
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY
 OF AMARILLO, TEXAS, ON THIS 23 DAY OF
 May 2016
 ASSISTANT CITY MANAGER - PUBLIC SAFETY SERVICES

GRANTEE'S ADDRESS
 CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79106-1971
 POTTER COUNTY ROAD AND BRIDGE
 2419 E WILLOW CREEK
 AMARILLO, TX 79108

ELECIA VOLZ
 Notary Public, State of Texas
 Notary ID # 13059643-4
 My Commission Expires 03-25-2020



OWNERS ACKNOWLEDGEMENT
 STATE OF TEXAS §
 COUNTY OF POTTER §
 I, the undersigned, being the owner of the land shown
 and described on this plat, have caused all of said
 land to be resurveyed, resubdivided and designated
 as Osborn Addition to the City of Amarillo, Potter
 County, Texas, and do declare that all streets and
 easements shown upon said plat and map are
 dedicated and same are hereby dedicated to the
 public forever to be used as streets and easements.
 EXECUTED THIS 23 DAY OF May 2016
 Bill Osborn

STATE OF TEXAS §
 COUNTY OF POTTER §
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY
 PERSONALLY APPEARED Elecia Volz by Elecia Volz
 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.
 EXECUTED THIS 23 DAY OF May 2016
 Elecia Volz

FILE OF RECORD
 5-26-16 Potter
 (DATE) (COUNTY)
 1293483
 CLIENT'S DOCUMENT NO.



APP

P-16-34

JS

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

Property Information
Property ID: 46735 Geo ID: 37004607800
Legal Acres: 2.0900
Legal Desc: SECT 46 B S & F LOT BLOCK 0009 IRREG TR BEG
1000FT S & 474.94FT E OF NW COR OF SECT
Situs: 3970 RM 1061 (TASCOSA) , 79124
DBA:
Exemptions:

Owner ID: 100232828 100.00%
OSBORN BILL L
6313 WESTCLIFF PKWY
AMARILLO, TX 79124-1163

For Entities	Value Information	
PANHANDLE WD	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	15,434
	Land HS:	0
	Land NHS:	12,540
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	27,974

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: 04/25/2016

Total Due if paid by: 04/30/2016

0.00

Tax Certificate Issued for:
POTTER COUNTY
PANHANDLE WD

Taxes Paid in 2015
204.33
2.43

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 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)].

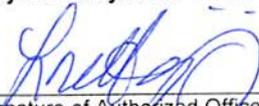
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 04/25/2016
Requested By: OSBORN BILL L
Fee Amount: 10.00
Reference #: R-370-0460-7800



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1293483

Filing and Recording Date: 05/26/2016 01:56:53 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, reading "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

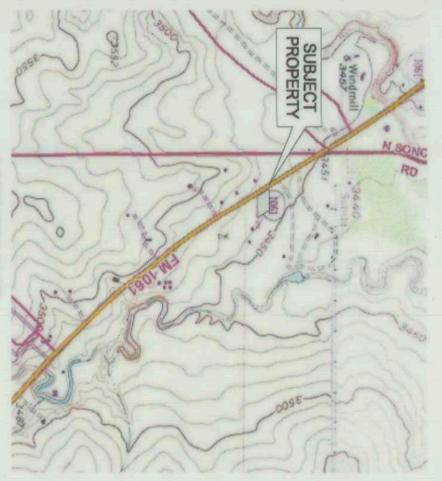
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

Ret!
City of Anna
PO Box 1971
Anna TX 79105

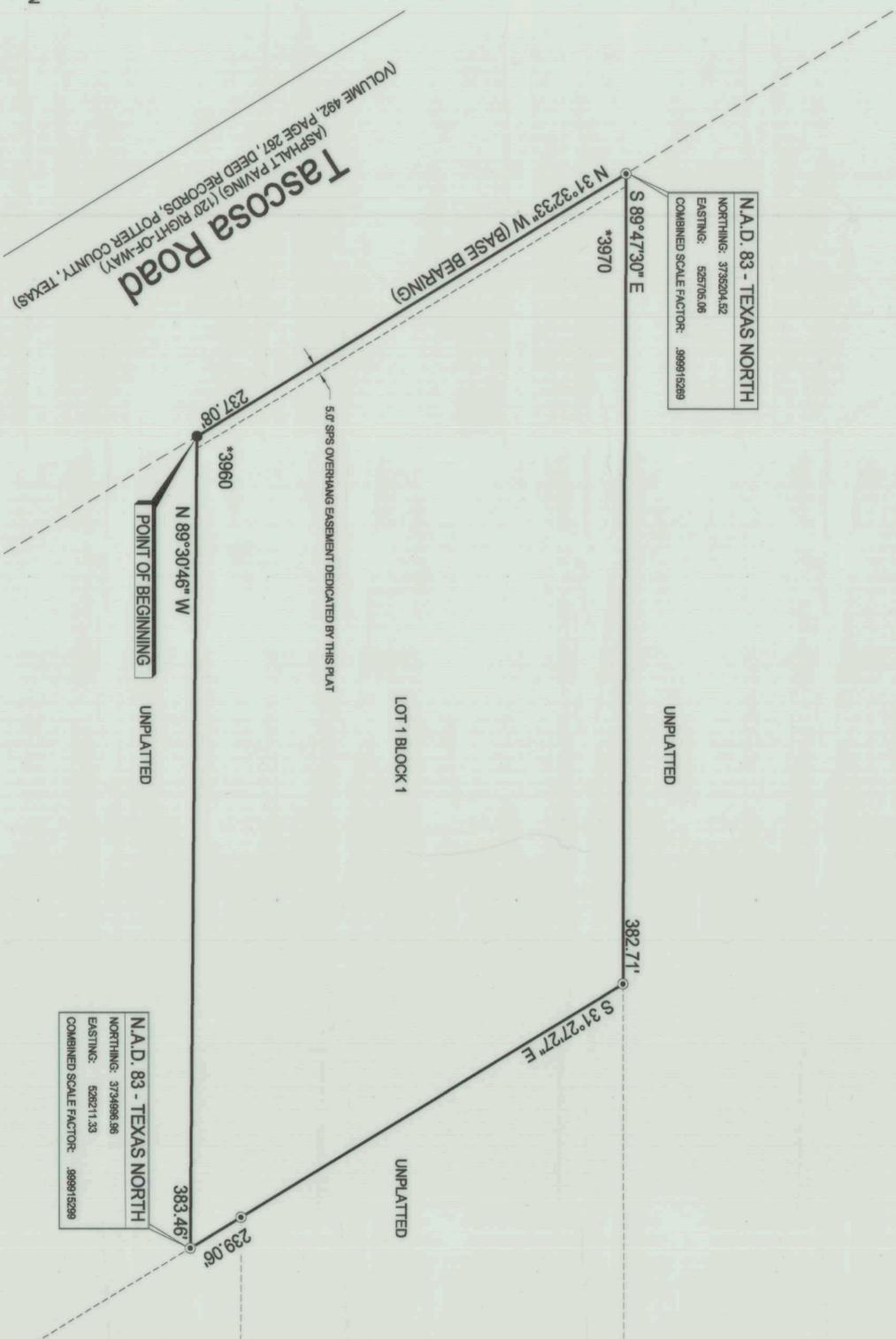
Osborn Addition Unit No. 1

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 46, Block 9, S. 3, & F. Survey, Potter County, Texas.



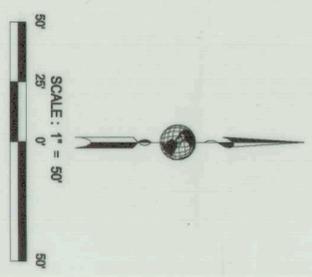
LEGEND

- RAIL ROAD SPIKE
- 1" IRON PIPE FOUND
- #### ADDRESS SUBJECT TO CHANGE



N.A.D. 83 - TEXAS NORTH
NORTHING: 3735204.52
EASTING: 526705.08
COMBINED SCALE FACTOR: .989915299

N.A.D. 83 - TEXAS NORTH
NORTHING: 3734986.98
EASTING: 526711.33
COMBINED SCALE FACTOR: .989915299



LEGAL DESCRIPTION
A 1.778 acre tract of land out of Section 46, Block 9, S. 3, & F. R.R. Co. Survey, Potter County, Texas, and being a portion of a 2.0 acre tract of land as described in Clerk's File Number 12 64451 of the Official Public Records of Potter County, Texas, said 1.778 acre tract of land being described by metes and bounds as follows:

BEGINNING at a railroad spike set in the Eastern right-of-way line of Tascoosa Road, same being the Southwest corner of this tract of land;
THENCE N 31°32'33" W - Base Bearing, bearings contained herein are relative to true North as determined from GPS observations, 237.08 feet along the Eastern right-of-way line of said Tascoosa Road to a 3/4" iron pipe found at Northwest corner of this tract of land;
THENCE S 89°47'30" E along the South line of a 16.654 acre tract of land as described in Volume 1909, Page 767 of the Official Public Records of Potter County, Texas, 382.71 feet to a 3/4" iron pipe found at the Northeast corner of this tract of land;
THENCE S 31°27'27" E, at 211.19 feet, pass a 3/4" iron pipe found, continue for a total distance of 239.06 feet to a 3/4" iron pipe found at the Southeast corner of this tract of land;
THENCE N 89°30'46" W, 383.46 feet to the POINT OF BEGINNING of this tract of land.
Said tract contains a computed 1.778 acres of land as described.

NOTES
1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).

3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C03989C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.
4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
5) There is hereby created by this plat, a Sanitary Control Easement around each approved water well location with a 100-foot radius within which no sub-surface sewerage system may be constructed. Conversely, no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF POTTER § that I, J. D. Davis, Registered Professional
Land Surveyor, do hereby certify that I did
cause to be surveyed on the ground the tract of land shown on this plat, and to
the best of my knowledge and belief, the said description is true and correct.
IN WITNESS THEREOF, my hand and seal.



J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS • PROFESSIONAL LAND SURVEYORS • CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4081, AMARILLO, TEXAS 79116 • 616 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.359.0888 • www.geomatics.com • email: info@geomatics.com
Texas Professional Surveying Firm Number: 100829-00
DRAWN BY: S. Denick DATE: 04-29-2016 FILE NO.: 16-04-035
SCALE: 1" = 50'

OWNERS ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF POTTER §
THAT BILL OSBORN, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS OSBORN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS 23rd DAY OF May 2016
Bill Osborn

ATTEST
STATE OF TEXAS §
COUNTY OF POTTER §
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED (Power of Attorney) for Owner, OSBORN, 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.

EXECUTED THIS 23rd DAY OF May 2016
Elecia Volz



Notary Public, State of Texas
Notary ID #13059643-4
My Commission Expires 03-25-2020
ELECIA VOLZ
1293483
CLERK'S DOCUMENT NO.

GRANTEES ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79106-1971
POTTER COUNTY ROAD AND BRIDGE
2419 E WILLOW CREEK
AMARILLO, TX 79108

APPROVAL
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 23rd DAY OF May 2016.
[Signature]
HEALTH OFFICER

APPROVAL
APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT, ON THIS 23 DAY OF May 2016.
[Signature]
HEALTH OFFICER