DEVELOPMENT SERVICES
808 S BUCHANAN ST.
AMARILLO TX 79105-1971
(806) 378-5263

7/13/2016

Daryl Furman
3501 S. Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval- Skyline Terrace Unit No. 12 –ZB1600398 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 6/27/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1295623 on 6/29/2016. 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,

David Soto

David Soto
Planner I

APP

BK 2 ABTM

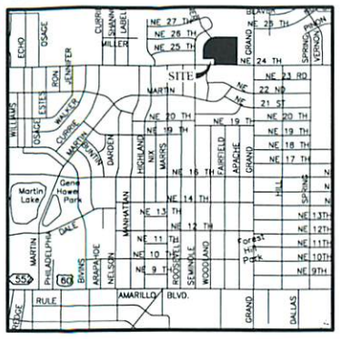
SEC 135

P-10-11

P-9

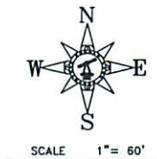
JS

2010 CENSUS TRACT # 150 A.P. # P-10



VICINITY MAP

NOT TO SCALE



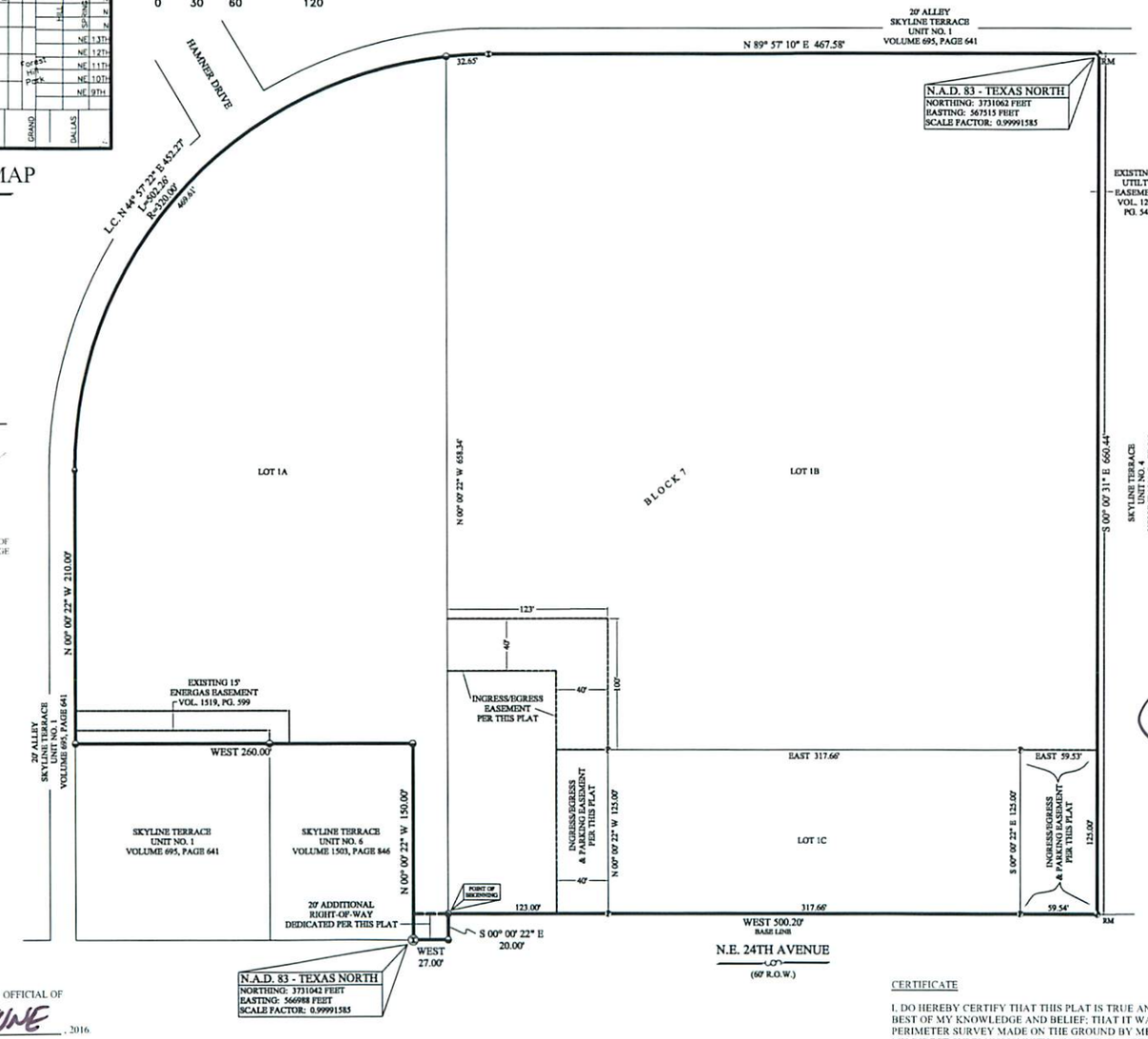
SCALE 1"= 60'

0 30 60 120

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 NO. 48375C0531C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.



LEGEND:

- ● 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ⊗ "X" IN CONCRETE FND
- ● 1/2" IRON ROD W/CAP FND
- ● 1/2" IRON ROD FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

DESCRIPTION

A 10.66± acre tract of land being a portion of Block 1, Skyline Terrace Unit No. 1, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 641 of the Deed Records of Potter County, Texas, further being the same tract of land designated as tract two in that certain instrument recorded in Volume 1709, Page 803, of the Official Public Records of Potter County, Texas, And all of Lot 1, Block 1, Skyline Terrace Unit No. 5, an addition to the City of Amarillo, Potter County, Texas according to the map or plat thereof, recorded in Volume 1200, Page 742 of said Deed Records of Potter County, Texas. This tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" found for the Southwest corner of Lot 1, Block 1, Skyline Terrace Unit No. 5, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1200, Page 742 of said Deed Records, from whence a 1/2 inch iron rod found for the Southeast corner of said Lot 1, Block 1, Skyline Terrace Unit No. 5 bears, East (base line) 500.20 feet along the North Right-of-Way line of N.E. 24th Avenue;

THENCE S. 00° 00' 22" E. 20.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" found for the Southeast corner of this tract of land and in the North Right-of-Way line of said N.E. 24th Avenue;

THENCE West 27.00 feet along said North Right-of-Way line of N.E. 24th Avenue to a "X" found for the most South Southwest corner of this tract of land, same being the Southeast corner of Lot 3, Block 1 Skyline Terrace Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1503, Page 846 of the Official Public Records of Potter County, Texas;

THENCE N. 00° 00' 22" W. 150.00 feet along the East line of said Lot 3, Block 1, to a 1/2 inch iron rod with cap stamped "Kelley" found for its Northeast corner and an interior jog corner of this tract of land;

THENCE West along the North line of said Lot 3, Block 1 at 110.00 feet pass a 1/2 inch iron rod with cap stamped "Kelley" found for its Northwest corner and the Northeast corner of a 150 ft. X 150 ft. tract of land described in that certain instrument recorded in Volume 1402, Page 665 of said Official Public Records for a total distance of 260.00 feet along the North line of said 150 ft. X 150 ft. tract of land to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" found for its Northwest corner and the most West Southwest corner of this tract of land and being in the East line of a 20.00 foot alley;

THENCE N. 00° 00' 22" W. 210.00 feet along the East line of said alley to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" found for the beginning of a curve to the right whose center bears N. 89° 59' 38" E. 320.00 feet;

THENCE Northeasterly 502.26 feet along said curve to the right and along the Southeasterly line of said alley to an "X" in concrete found;

TEHNCE N. 89° 57' 10" E. 467.58 feet along the Southerly line of said alley to a 1/2 inch iron rod found as called for, same being the Northeast corner of this tract of land;

THENCE S. 00° 00' 31" E. 660.44 feet to a 1/2 inch iron rod found as called for, same point being in the North Right of Way line of N.E. 24th Avenue as it exists on the ground;

TEHNCE WEST 500.20 feet along said North Right of Way line of N.E. 24th Avenue as it exists on the ground to the POINT OF BEGINNING and containing 10.66 acres of land more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, SCOTT BROWN, FOR 4DA INVESTMENTS, LLC, 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 SKYLINE TERRACE UNIT NO. 12, 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.

EXECUTED THIS 23RD DAY OF June, 2016.

SCOTT BROWN
FOR 4DA INVESTMENTS, LLC
P.O. BOX 32312
AMARILLO, TEXAS 79120
(806) 381-0032

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT BROWN

THIS 23RD DAY OF June, 2016.

NOTARY PUBLIC, STATE OF TEXAS

SKYLINE TERRACE UNIT NO. 12

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1
SKYLINE TERRACE, UNIT 1 AND
ALL OF LOT 1, BLOCK 1
SKYLINE TERRACE, UNIT NO. 5
IN SECTION 135, BLOCK 2,
A.B & M. SURVEY,
POTTER COUNTY, TEXAS
10.66± ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS,

ON THIS 27 DAY OF JUNE, 2016.

DESIGNATED CITY OFFICIAL

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

FILED OF RECORD

6-29-16 (DATE) POTTER (COUNTY)

1295623 CLERK'S DOCUMENT NO.

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 16TH DAY OF DECEMBER, 2015.

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. STORES, RPLS
HEATHER LYNN LENNONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS · KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1316 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 364 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1618681 FILE NO. P-9
DRAWING NO. P:\SUB 16\POTTER\P-9\1618681\

STATE OF TEXAS
REGISTERED
DARYL R. FURMAN
5374
PROFESSIONAL
LAND SURVEYOR

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

1295623
PLAT
06/29/2016 09:00 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-229

Through Tax Year	TAX CERTIFICATE	Certificate #
2015		7442

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

Property Information

Property ID: 33196 Geo ID: 7305000080
Legal Acres: 7.5800
Legal Desc: SKYLINE TERRACE # 5 LOT 001 BLOCK 0001
Situs: 3503 NE 24TH AVE AMARILLO, TX 79107
DBA:
Exemptions:

Owner ID: 100077434 100.00%
4DA INVESTMENTS LLC
PO BOX 32312
AMARILLO, TX 79120-2312

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	903,697
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	263,989
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,167,686

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: 05/13/2016 Total Due if paid by: 05/31/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	7,753.67
AMARILLO	4,095.31
PANHANDLE WD	92.25
AMA COLLEGE	2,422.95
AMARILLO ISD	13,883.79

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: 05/13/2016
Requested By: 4DA INVESTMENTS LLC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1295623

Filing and Recording Date: 06/29/2016 09:00:25 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.

COUNTY COURT
POTTER COUNTY, TEXAS

Julie Smith, County Clerk
Potter County, Texas

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

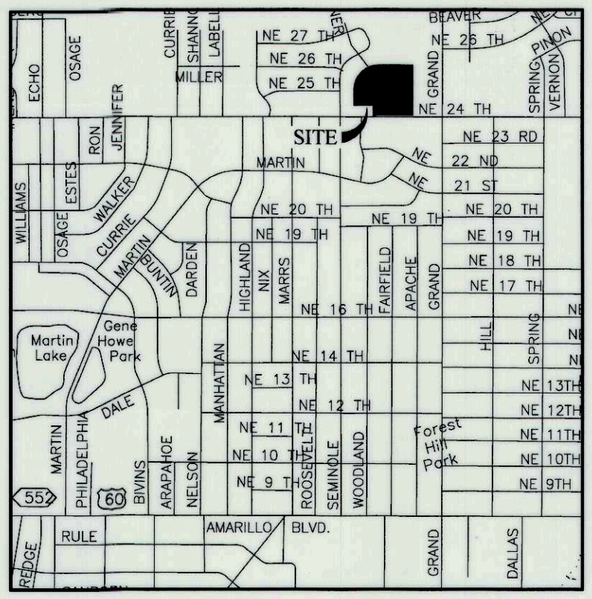
msmith

Ret.

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

Re: 1295623

2010 CENSUS TRACT # 150 A.P.# P-10



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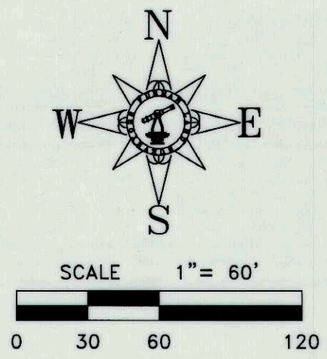

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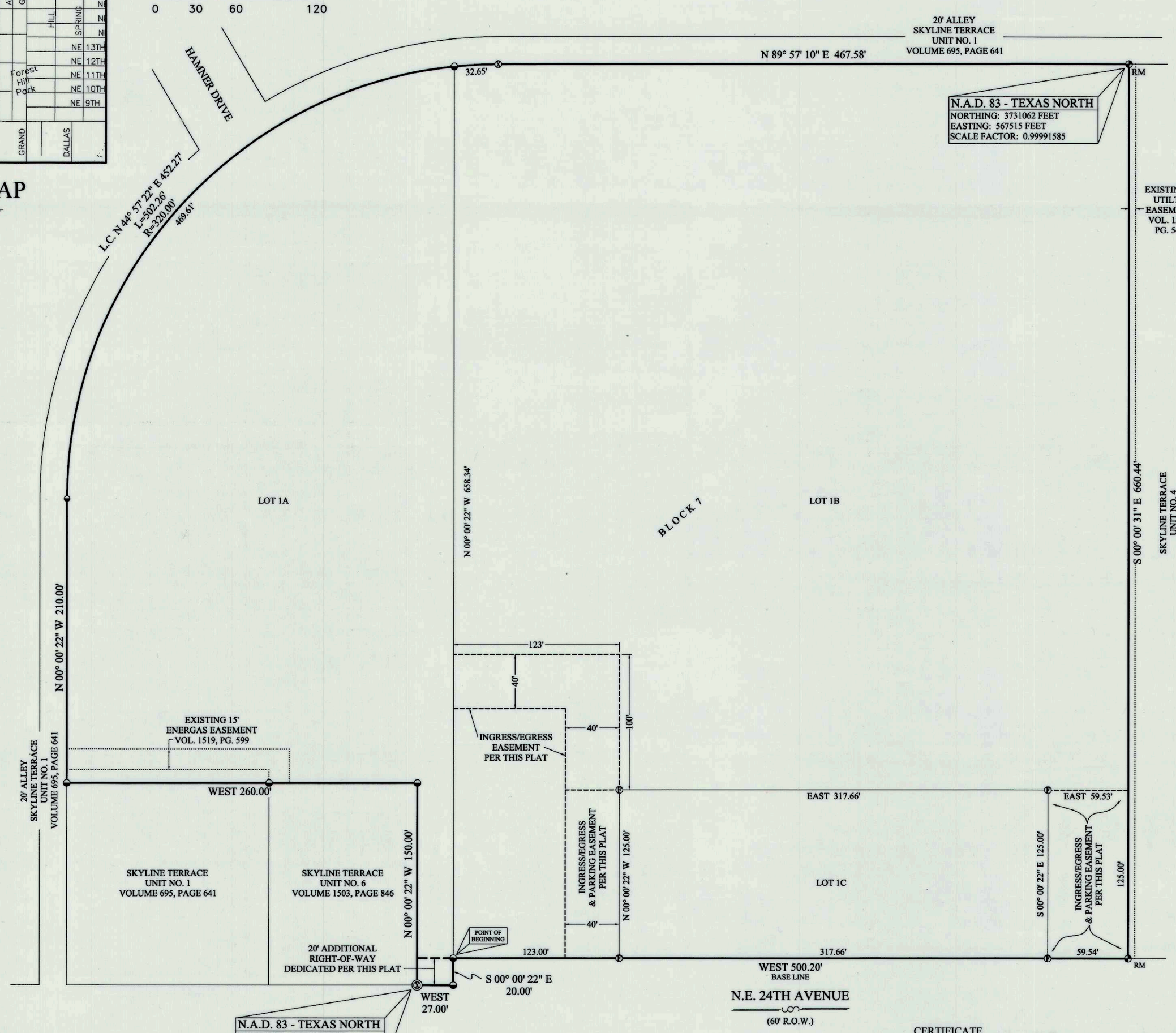

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COUNTY OF POTTER

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EXECUTED THIS 23RD DAY OF June, 2016.

SCOTT BROWN
FOR 4DA INVESTMENTS, LLC
P.O. BOX 32312
AMARILLO, TEXAS 79120
(806) 381-0032

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT BROWN
THIS 23RD DAY OF June, 2016.

NOTARY PUBLIC, STATE OF TEXAS

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

SKYLINE TERRACE UNIT NO. 12

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1
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IN SECTION 135, BLOCK 2,
A.B & M. SURVEY,
POTTER COUNTY, TEXAS
10.66± ACRES

APPROVAL

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ON THIS 27 DAY OF JUNE, 2016.

DESIGNATED CITY OFFICIAL

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

FILED OF RECORD

6-29-16 (DATE) POTTER (COUNTY)

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STATE OF TEXAS
REGISTERED
DARYL R. FURMAN
5374
PROFESSIONAL
LAND SURVEYOR

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

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
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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) 934-1482

PROJECT NO. 1618681 FILE NO. P-9
DRAWING NO. P:\SUB 16\POTTER\P-9\1618681\