



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

4/24/2017

Daryl R. Furman
3501 S. Georgia, Suite D
Amarillo, TX 79109

RE: Letter of Action: Approval - 66 Village Unit No. 4 – ZB1605160 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 4/4/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0005522 on 4/5/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in black ink that reads 'Cody Balzen'.

Cody Balzen
Planner I

D-257

BIK 2 AB+M

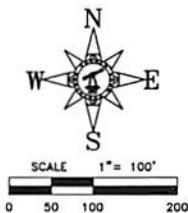
SEC 73

T-11

2010 CENSUS TRACT # 144.01 A.P.# T-11



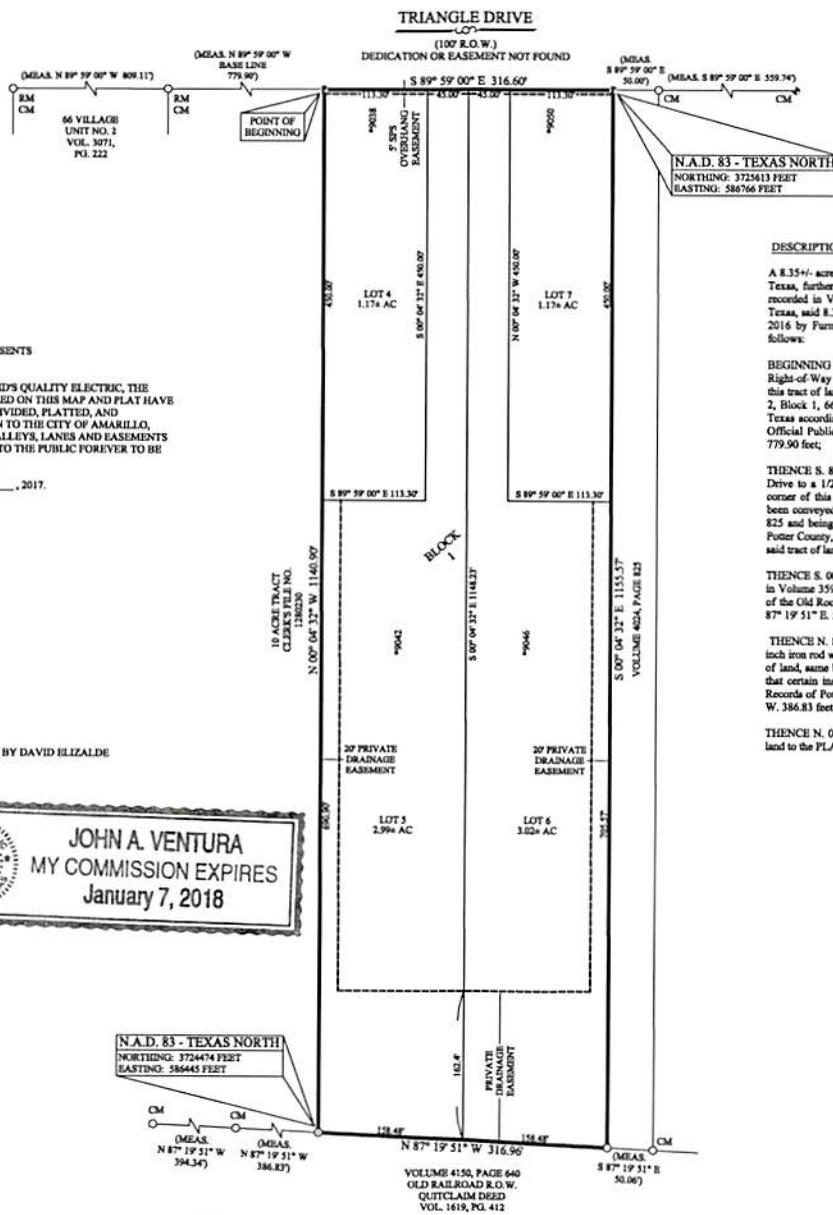
VICINITY MAP
NOT TO SCALE



- LEGEND:**
- ⊕ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - MAG NAIL SET
 - ⬇ 1/2" IRON ROD PND
 - 1/2" IRON PIPE PND
 - RM RECORD MONUMENT
 - CM CONTROL MONUMENT
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

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. 4837C055C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) 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.
- 4) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3,755 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.



DESCRIPTION

A 8.35+- acre tract of land out of Section 73, Block 2, A.B. & M. Survey, Potter County, Texas, further being the same tract of land being described in that certain instrument recorded in Volume 4129, Page 665 of the Official Public Records of Potter County, Texas, said 8.35+- acre tract of land having been surveyed on the ground November 16, 2016 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Furman RPLS" set in the South Right-of-Way line of Triangle Drive for the Northwest and BEGINNING CORNER of this tract of land, from whence a 1/2 inch iron pipe found for the Northeast corner of Lot 2, Block 1, 66 Village Unit No. 2, an addition to the City of Amarillo, Potter County, Texas according to the map or plat thereof recorded in Volume 3071, Page 222 of the Official Public Records of Potter County, Texas bears N. 89° 59' 00" W. (base line) 779.90 feet;

THENCE S. 89° 59' 00" E. 316.60 feet along said South Right-of-Way line of Triangle Drive to a 1/2 inch iron rod with cap stamped "Furman RPLS" set for the Northeast corner of this tract of land, same being the Northwest corner of a tract of land having been conveyed as Tract Four in that certain instrument recorded in Volume 4024, Page 825 and being described in Volume 3595, Page 288 of the Official Public Records of Potter County, Texas from whence a 1/2 inch iron pipe found for the Northeast corner of said tract of land described in Volume 3595, Page 288 bears S. 89° 59' 00" E. 50.00 feet;

THENCE S. 00° 04' 32" E. 1155.57 feet along the West line of said tract being described in Volume 3595, Page 288 to a 1/2 inch iron pipe found in the North Right-of-Way line of the Old Rock Island Railroad Right-of-Way, from whence a 1/2 inch iron pipe bears S. 87° 19' 51" E. 50.06 feet;

THENCE N. 87° 19' 51" W. 316.96 feet along said Old Railroad Right-of-Way to a 1/2 inch iron rod with cap stamped "Furman RPLS" set for the Southwest corner of this tract of land, same being the Southeast corner of a 10+- acre tract of land being described in that certain instrument recorded under Clerk's File No. 1280230 of the Official Public Records of Potter County, Texas, from whence a 1/2 inch iron pipe bears N. 87° 19' 51" W. 386.83 feet;

THENCE N. 00° 04' 32" W. 1140.90 feet along the East line of said 10+- acre tract of land to the PLACE OF BEGINNING and containing 8.35 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, DAVID ELIZALDE FOR DAVID'S QUALITY ELECTRIC, THE PRESENT OWNER 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 66 VILLAGE UNIT NO. 4, 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 22 DAY OF Feb, 2017.

DAVID ELIZALDE FOR DAVID'S QUALITY ELECTRIC
 P.O. BOX 9179
 AMARILLO, TEXAS 79101
 (806) 373-9397

ATTEST

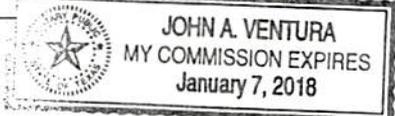
THE STATE OF TEXAS
 COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID ELIZALDE

THIS 22 DAY OF Feb, 2017.

NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

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

ON THIS 7 DAY OF APRIL, 2017.

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 16TH DAY OF NOVEMBER, 2016.

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

66 VILLAGE UNIT NO. 4
 AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 73, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 8.35+ ACRES

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 LEMMONS, RPLS - NOAH C. HUNTINGTON, RPLS
 M.E. MENTRE, RPLS - EYELI L. BRADY, ST
 TEXAS FIRM #10092400 & 10092401
 P.O. BOX 1418 - AMARILLO, TEXAS 79101 - (806) 374-0246 - FAX (806) 374-1402
 P.O. BOX 424 - TEXAS, TEXAS 76659 - (806) 734-1407 - FAX (806) 734-1402

PROJECT NO. 1619868 FILE NO. T-11
 DRAWING NO. P-SUB 16/POTTER/T-11/1619868/

FILED OF RECORD
 4-5-17 POTTER
 (DATE) (COUNTY)
 20170PR0005522
 CLERK'S DOCUMENT NO.

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

APP

P-17-05

JS

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

Property Information	
Property ID: 50192	Geo ID: 20007302000
Legal Acres: 8.0300	
Legal Desc: SECT 73 A B & M LOT	BLOCK 0002 8.3 ACS BEG
	2615.07FT E & 50FT S OF NW COR OF SECT
Situs: 9050 TRIANGLE DR	AMARILLO, TX 79118-
DBA:	
Exemptions:	

Owner ID: 100234000 100.00%
DAVIDS QUALITY ELECTRIC
PO BOX 9179
AMARILLO, TX 79105

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 17,489
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 17,489

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: 12/27/2016

Total Due if paid by: 12/31/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	116.13
AMARILLO	61.34
PANHANDLE WD	1.58
AMA COLLEGE	36.29
HIGHLAND PARK	203.21

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: 12/27/2016
Requested By: DAVIDS QUALITY ELECTRIC
Fee Amount: 10.00
Reference #: R200-0730-2000


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0005522

Filing and Recording Date: 04/05/2017 02:13:46 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.



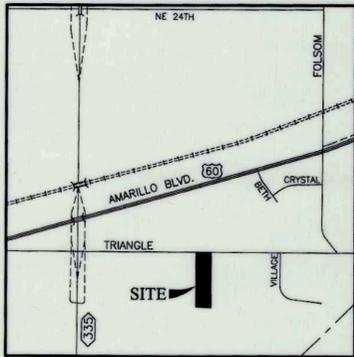
Julie Smith, County Clerk
Potter County, Texas

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

carredondo

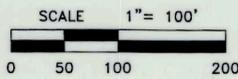
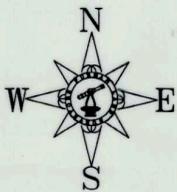
Re: 2017OPR0005522

Ret
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79101



VICINITY MAP

NOT TO SCALE



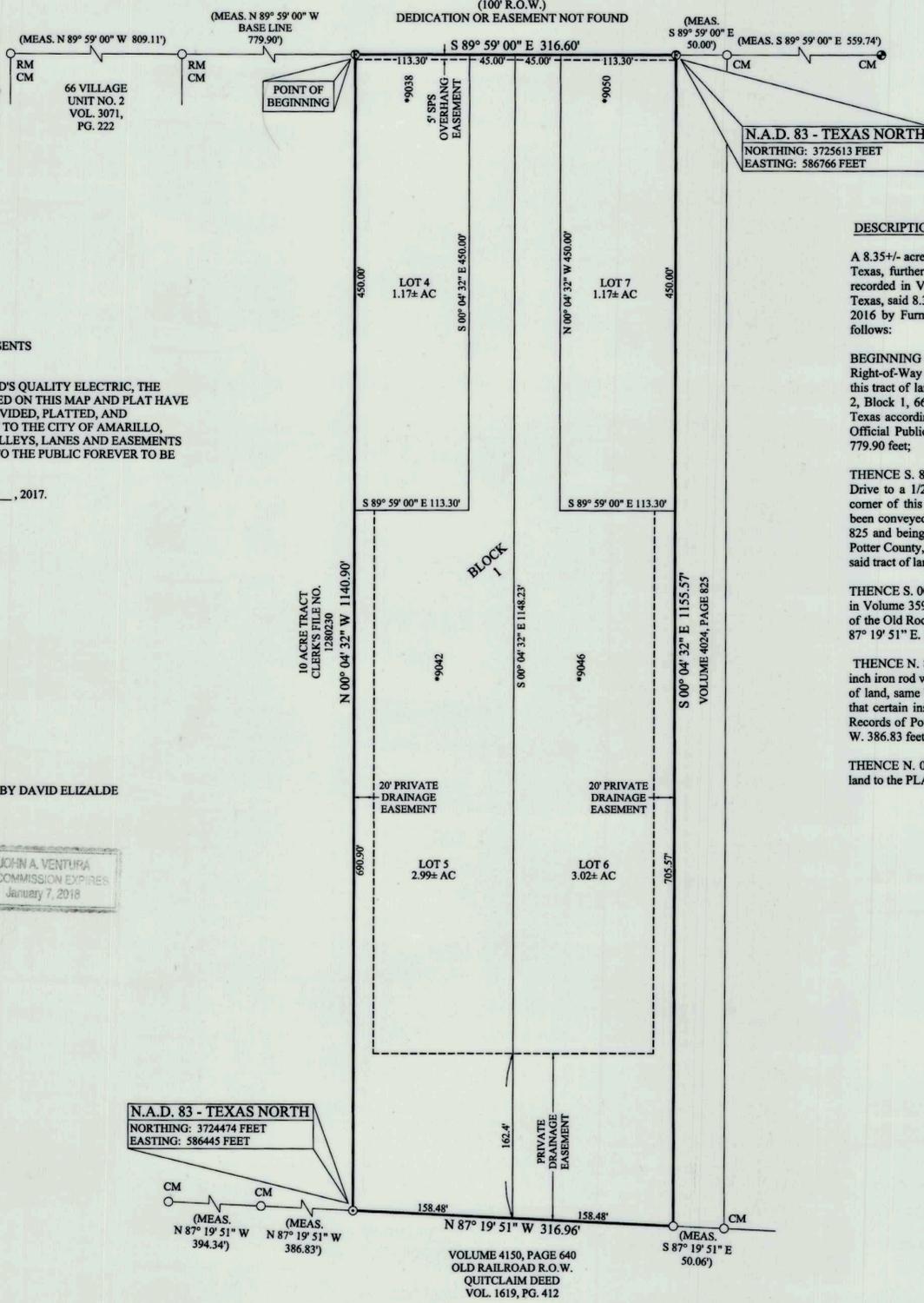
LEGEND:

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MAG NAIL SET
1/2" IRON ROD FND
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RECORD MONUMENT
CONTROL MONUMENT
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TRIANGLE DRIVE



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OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DAVID ELIZALDE FOR DAVID'S QUALITY ELECTRIC, THE PRESENT OWNER 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 66 VILLAGE UNIT NO. 4, 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 22 DAY OF Feb, 2017.

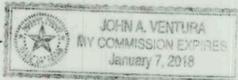
DAVID ELIZALDE FOR DAVID'S QUALITY ELECTRIC
P.O. BOX 9179
AMARILLO, TEXAS 79101
(806) 373-9397

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID ELIZALDE
THIS 22nd DAY OF Feb, 2017.

NOTARY PUBLIC, STATE OF TEXAS



N.A.D. 83 - TEXAS NORTH
NORTHING: 3724474 FEET
EASTING: 586445 FEET

66 VILLAGE UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 73, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 8.35+ ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS, ON THIS 4 DAY OF APRIL, 2017.

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 16TH DAY OF NOVEMBER, 2016.



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

FILED OF RECORD

4-5-17 POTTER
(DATE) (COUNTY)
2017 OPR 000 5522
CLERK'S DOCUMENT NO.

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

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
M.K. MCGENTIRE, RPLS · KYLE L. BRADY, SIT
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. 1619668 FILE NO. T-11
DRAWING NO. P:\SUB 16\ POTTER T-11\1619668\