



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

3/21/2017

Dwayne R. Gresham  
Gresham & Associates  
7120 I-40 West, Ste 150  
Amarillo, Texas 79106

**RE: Letter of Action: Approval - Eastridge Unit No. 45 – ZB1605119 Final Plat**

Mr. Gresham,

The City of Amarillo has approved the above Final Plat on 2/27/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 20170PR0003702 on 3/7/2017. 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](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen  
Planner I

D-255

BIK 2 AB+m

SEC 104

R-10

CENSUS TRACT: # 149



# Eastridge Subdivision Unit No. 45

AN ADDITION TO THE CITY OF AMARILLO  
 A 3.099 acre tract of land being a replat of Eastridge Subdivision Unit No. 27, an addition to the City of Amarillo, Texas,  
 in Section 104, Block 2, AB & M Co. Survey, Potter County, Texas.

## DEDICATION

STATE OF TEXAS ( )  
 COUNTY OF POTTER ( )  
 KNOW ALL MEN BY THESE PRESENTS

That Cang Tran, being the owner of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as Eastridge Subdivision Unit No. 45, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes, and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes, and easements.

EXECUTED THIS 22 DAY OF February, 2017.

Cang Tran  
 7703 South Eastern Street  
 Amarillo, Texas 79118  
 (800) 282-4909



## ATTEST

I, before me, the undersigned authority, on this day personally appeared Cang Tran, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF February, 2017.

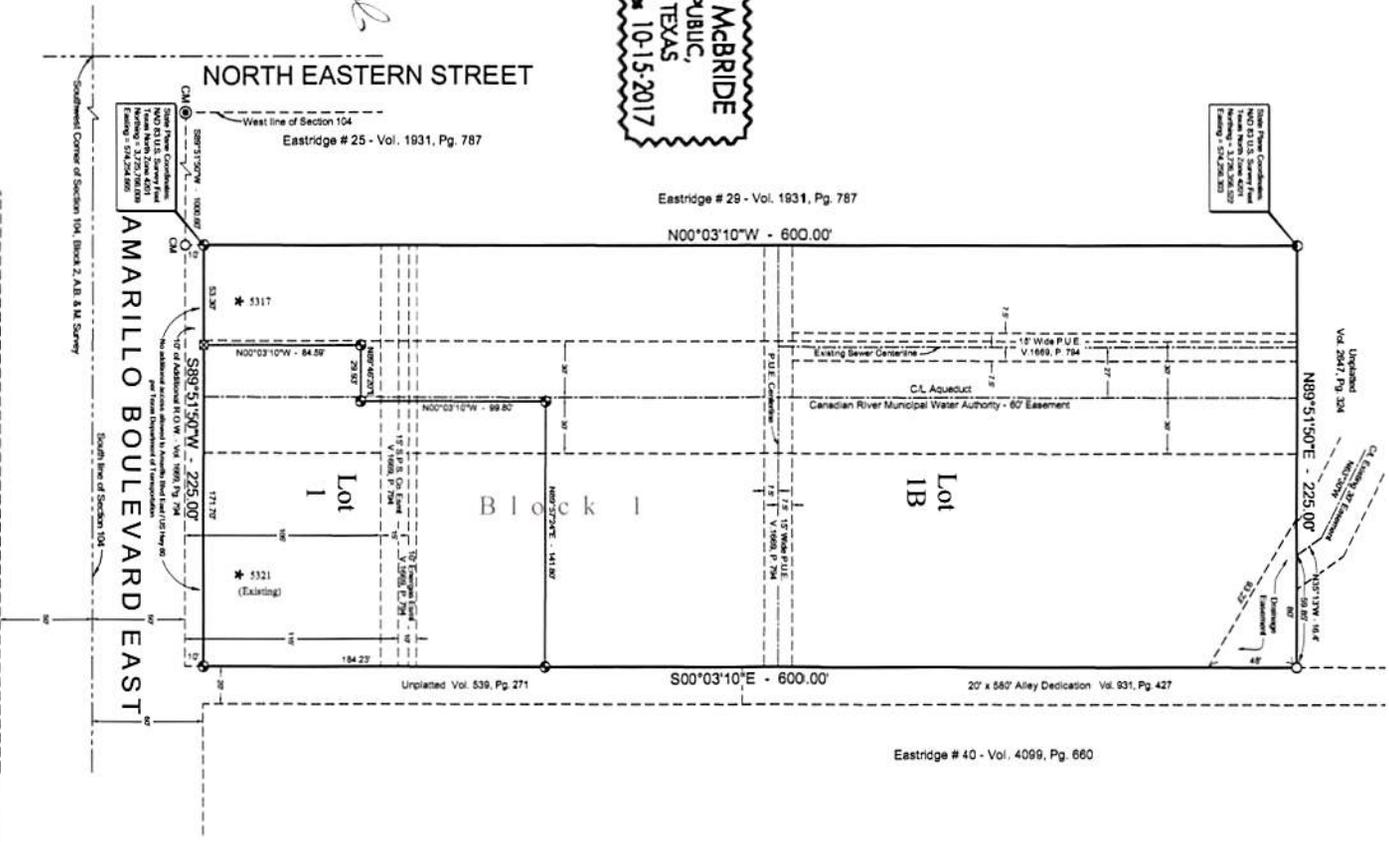
Patricia L. McBride  
 NOTARY PUBLIC, STATE OF TEXAS

## APPROVAL:

Approved by the designated official for the City of Amarillo, Texas, this 17 day of FEB, 2017.

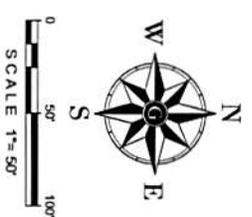
Designated City Official

GRANTEE'S ADDRESS  
 CITY OF AMARILLO  
 P.O. BOX 9871  
 AMARILLO, TEXAS  
 79108-1971



## LEGEND

- 1/2" x 24" IRON ROD SET WITH CAP STAMPED GRESHAM P.S. 1939
- 1/2" IRON ROD FOUND WITH CAP STAMPED "COLLADAY 1478"
- 3/4" IRON PIPE FOUND
- ⊗ "X" CUT SET IN CONCRETE
- CM CONTROL MONUMENT
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- ADDRESS PROVIDED BY THE CITY OF AMARILLO
- \* (SUBJECT TO CHANGE WITHOUT NOTICE)



## LEGAL DESCRIPTION:

A 3.099 acre tract of land being a replat of Eastridge Subdivision Unit No. 27, an addition to the City of Amarillo, according to the map or plat thereof being recorded in Volume 1669, Page 794, Deed Records, Potter County, Texas.

## NOTES

1. Ground to Grid Conversion Note  
 This Survey is based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(CORS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):  
 a) Convert to azimuth  
 b) Add the convergence angle of 00°09'36"  
 c) Convert azimuth to Grid bearing  
 d) Convert from Ground distances to Grid distances by multiplying by the Contraction Factor of 0.99974777  
 e) Compute the Grid bearings with the Grid distances
2. The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances.
3. This plat does not lie within the Amarillo E.L.T.
4. This plat does not lie in flood hazard zone "A" or "B" per FEMA Map Panel No. 483700332C dated June 4, 2010.
5. This plat is subject to Aviation Height Hazard Restrictions. An Aviation Clear Zone Easement with a maximum building height of 1,755 feet MSL has been filed in accordance with this plat.
6. No additional access will be allowed from Amarillo Boulevard East / U.S. Highway 60, per Texas Department of Transportation.

## CERTIFICATE

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.



Dated this 17th day of January, 2017.  
 Dwayne R. Gresham  
 Registered Professional Land Surveyor  
 Texas Registration No. 1939  
 Amarillo, Texas



Registered Professional Land Surveyors  
 SURVEYING AND MAPPING  
 GRESHAM & ASSOCIATES INC.  
 7120 L-40 West, Suite 120  
 Amarillo, Texas 79108  
 Phone: (800) 359-0668  
 Fax: (800) 359-0717  
 Project No.: 002-01-17  
 Dwayne R. Gresham  
 CA Deed

3-7-17 DATE  
 POTTER COUNTY  
 20170PR0003702 CLERK'S FILE NUMBER

FILED OF RECORD:

APP

P-17-10

JS

AP. No. R-10

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

**Property Information**  
Property ID: 7724      Geo ID: 1805000010  
Legal Acres: 3.1000  
Legal Desc: EASTRIDGE # 27 LOT 001    BLOCK 0001  
Situs:            5321 E AMARILLO BLVD AMARILLO, TX 79107-7667  
DBA:  
Exemptions:

Owner ID: 173205                      100.00%  
TRAN CANG  
1230 JASMINE ST  
AMARILLO, TX 79107-8029

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 164,933
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 39,825
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 204,758

**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: 03/02/2017			Total Due if paid by: 03/31/2017			0.00

<b>Tax Certificate issued for:</b>	<b>Taxes Paid In 2016</b>
POTTER COUNTY	1,359.64
AMARILLO	718.13
PANHANDLE WD	18.47
AMA COLLEGE	424.87
AMARILLO ISD	2,434.58

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2017 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: 03/02/2017  
Requested By: TRAN CANG  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2017OPR0003702

Filing and Recording Date: 03/07/2017 02:58:47 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: 20170PR0003702

CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105

