



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

4/28/2017

JD Keller  
2330B Lakeview Drive.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - RL Mobley Subdivision Unit No. 5 – ZB1605135 Final Plat Application Final Plat**

The City of Amarillo has approved the above Final Plat on 3/8/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No.20170PR0005836 on 4/11/2017. 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 [David.Soto@amarillo.gov](mailto:David.Soto@amarillo.gov) or 806.378.6289.

Sincerely,

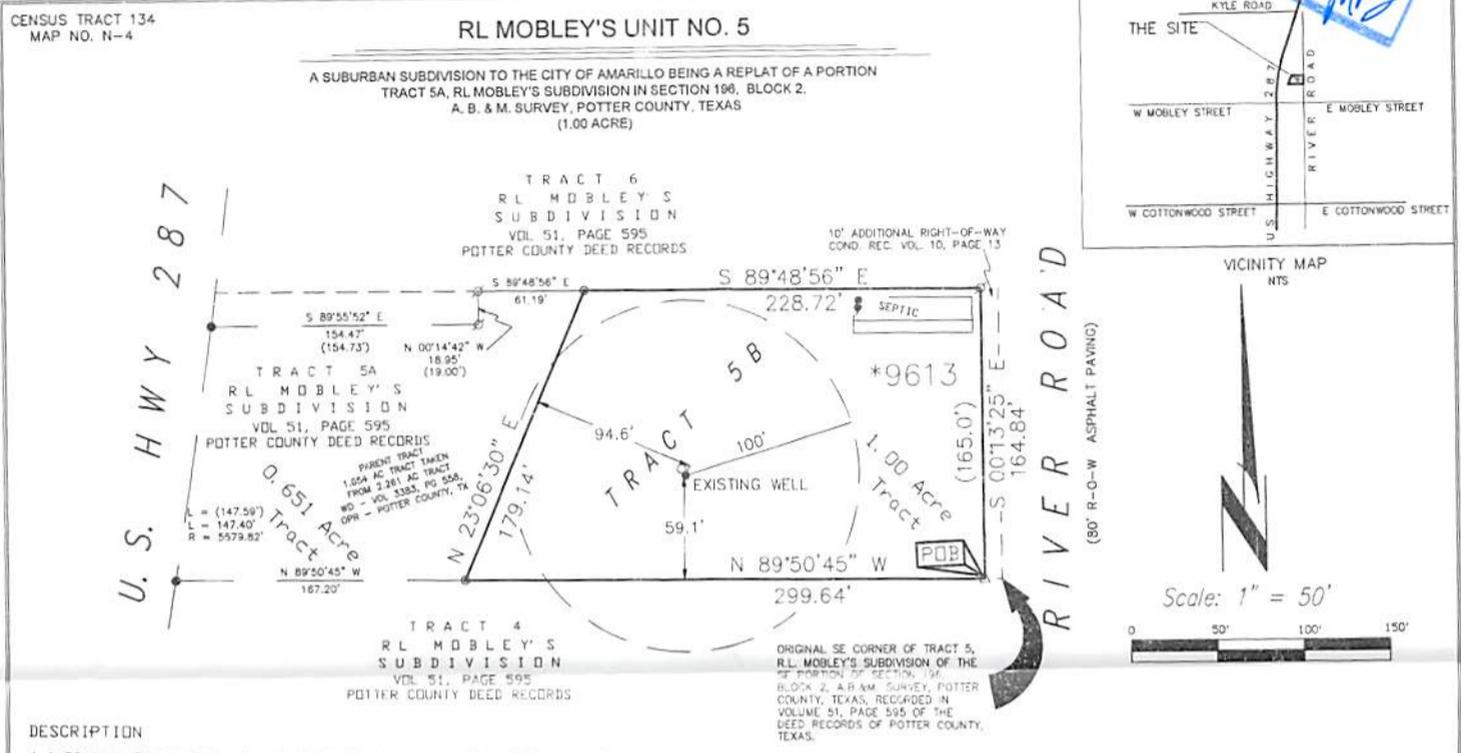
*David Soto*

David Soto  
Planner I

**RECEIVED**  
 APR 17 2017  
 BUILDING SAFETY

BIK 2 AB+M

SEC 196



**DESCRIPTION**

A 1.00 Acre Tract of Land out of the East portion of a 1.654 Acre Tract taken from a 2.261 Acre Tract as described in a Warranty Deed Filed in Volume 3383, Page 558 of the Official Public Records of Potter County, Texas, said Tracts all being from a portion of Tract 5A, RL Mobley's Subdivision of the Southeast Portion of Section 196, Block 2, A. B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 51, Page 595 of the Deed Records of Potter County, Texas, with said 1.00 Acre Tract being described by metes and bounds as follows:

POINT OF BEGINNING (POB) is a #5 rebar with an aluminum cap stamped "JOHN DORSEY SURVEYOR" found at the Southeast Corner of said 2.261 Acre Tract, being on the South Line and 10 Feet West of the Original Southeast Corner of said Tract 5, same point being the Southeast Corner of said 1.00 Acre Tract)

THENCE N89°50'45"W on the South Line of said Tract 5 for a distance of 299.64 feet to a #4 rebar with an orange plastic cap stamped "KELLER RPLS 4157" (such type rebar with said cap and markings hereafter referred to as a KCAP) set at the Southwest Corner of said 1.00 Acre Tract)

THENCE N23°06'30"E severing said 1.654 Acre Tract (called acreage) for a distance of 179.14 feet to a KCAP set on the North Line of said Tract 5, same being the Northwest Corner of said 1.00 Acre Tract)

THENCE S89°48'56"E on the North Line of said Tract 5 for a distance of 228.72 feet to a #4 rebar found with a cap stamped "GRESHAM PLS 1939" at the existing West Right of Way of River Road, same point being the Northeast Corner of this 1.00 Acre Tract)

THENCE S00°13'25"E on the existing Right of Way of River Road, being 10 feet West of the Original East Line of Tract 5 for a distance of 164.84 feet to the POB.

Said Tract contains 1.00 Acre of Land as calculated and described.

**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF POTTER ) KNOW ALL MEN BY THESE PRESENT

THAT RAYMOND E. COSTENBADER AND ELLEN M. COSTENBADER BEING THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SURVEY TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS RL MOBLEY'S UNIT NO. 5, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 196, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ALL THE 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 THE 6<sup>th</sup> DAY OF March 2017.

*Raymond E. Costenbader*  
 RAYMOND E. COSTENBADER  
 9613 RIVER ROAD  
 AMARILLO, TEXAS 79105  
 (806) 381-2338

*Ellen M. Costenbader*  
 ELLEN M. COSTENBADER  
 9613 RIVER ROAD  
 AMARILLO, TEXAS 79105  
 (806) 381-2338

**NOTES**

THIS PLAT DOES NOT LIE WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48375C0387C DATED JUNE 4, 2010. USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

THIS PLAT IS WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.

THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED SEWERAGE SYSTEM 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 LOCATION 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 SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

INFORMATION IN PARENTHESES ARE RECORD DATA.

\* XXXX = ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE.

BEARING BASIS: N.A.D. 83, TEXAS NORTH

GRANTEE'S ADDRESS  
 CITY OF AMARILLO  
 PO BOX 1971  
 AMARILLO, TX 79105-1971

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT  
 2419 E. WILLOW CREEK TRIVE  
 AMARILLO, TX 79109

FILED OF RECORD  
 4-11-17 POTTER  
 DATE COUNTY  
 20170PR0005836  
 CLERK NO

**CERTIFICATE**

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A RECENT SURVEY MADE AND CONDUCTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25th DAY OF JULY, 2016

*J.D. Keller*  
 J.D. KELLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4157  
 TEXAS FIRM #10193738

*March 9, 2017*  
 DATE DESIGNATED CITY OFFICIAL

*March 8, 2017*  
 DATE HEALTH OFFICER

ATTEST  
 STATE OF Texas  
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAYMOND E. COSTENBADER 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 IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6<sup>th</sup> DAY OF March 2017.

*Mayra Castillo*  
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
 MY COMMISSION EXPIRES: 6-28-20

ATTEST  
 STATE OF Texas  
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ELLEN M. COSTENBADER 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 IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

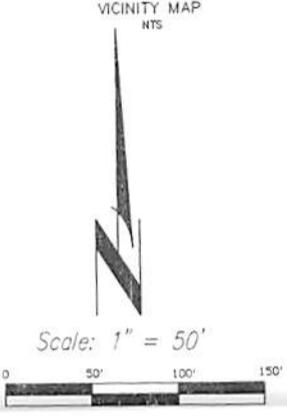
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6<sup>th</sup> DAY OF March 2017.

*Mayra Castillo*  
 NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
 MY COMMISSION EXPIRES: 6-28-20

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

*March 9, 2017*  
 DATE DESIGNATED CITY OFFICIAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT  
*March 8, 2017*  
 DATE HEALTH OFFICER



APP

P-17-20

JS

**Keller Surveying & Mapping**  
 806.418.5253  
 kellersurveying@gmail.com  
 2330 B Lakeview Dr.  
 Amarillo, Tx. 79109

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

Property Information	
Property ID: 1641014	Geo ID: 5001001350
Legal Acres: 1.6500	
Legal Desc: R L MOBLEY'S SUB SE LOT	BLOCK ALL OF TR
	5 LESS NW 19FT X 154.79FT
Situs: 9613 RIVER RD	AMARILLO, TX 79108-
DBA:	
Exemptions: HS	

Owner ID: 100256815 100.00%  
COSTENBADER RAYMOND ERNEST  
COSTENBADER ELLEN  
9613 RIVER RD  
AMARILLO, TX 79108-1723

For Entities	Value Information
PANHANDLE WD	Improvement HS: 47,955
POTTER COUNTY	Improvement NHS: 0
RIVER ROAD	Land HS: 12,000
	Land NHS: 0
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 59,955

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:	04/10/2017			Total Due if paid by:	04/30/2017	0.00

Tax Certificate Issued for:	Taxes Paid in 2016	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR
POTTER COUNTY	398.12	THE 2017 TAXES HAVE NOT BEEN CALCULATED.
PANHANDLE WD	5.41	
RIVER ROAD	471.89	

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: 04/10/2017  
Requested By: COSTENBADER RAYMOND ERNES  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2017OPR0005836

Filing and Recording Date: 04/11/2017 02:00:53 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 black ink that reads "Julie Smith".

---

Julie Smith, County Clerk  
Potter County, Texas

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

carredondo

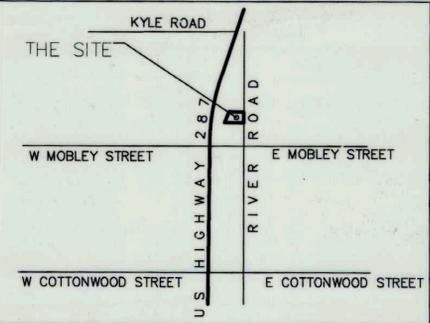
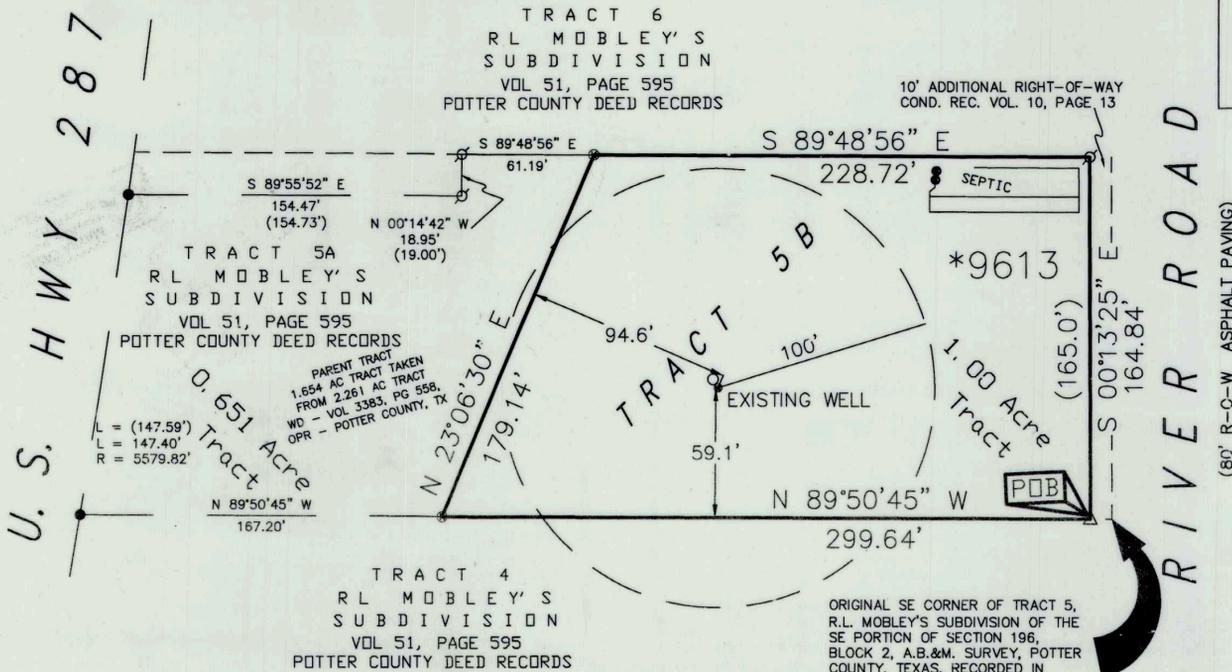
A handwritten signature in blue ink, appearing to be "C. Carredondo".

CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79101

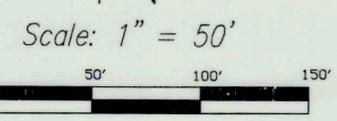
Re: 20170PR0005836

RL MOBLEY'S UNIT NO. 5

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION  
TRACT 5A, RL MOBLEY'S SUBDIVISION IN SECTION 196, BLOCK 2,  
A. B. & M. SURVEY, POTTER COUNTY, TEXAS  
(1.00 ACRE)



VICINITY MAP  
NTS



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STATE OF TEXAS << << KNOW ALL MEN BY THESE PRESENT  
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EXECUTED THE 23<sup>rd</sup> DAY OF March, 2017.

RAYMOND E. COSTENBADER  
9613 RIVER ROAD  
AMARILLO, TEXAS 79105  
(806) 381-2338

ELLEN M. COSTENBADER  
9613 RIVER ROAD  
AMARILLO, TEXAS 79105  
(806) 381-2338

NOTES

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BEARING BASIS: N.A.D. 83, TEXAS NORTH

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

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT  
2419 E. WILLOW CREEK DRIVE  
AMARILLO, TX 79108

FILED OF RECORD

4-11-17 Potter  
DATE COUNTY

20170PRO005836  
CLERK NO.

CERTIFICATE

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J.D. KELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4157  
TEXAS FIRM #10193738



**Keller Surveying & Mapping**

806.418.5253  
kellersurveying@gmail.com  
2330 B Lakeview Dr.  
Amarillo, Tx. 79109

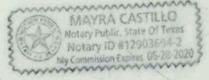
ATTEST

STATE OF Texas  
COUNTY OF Potter

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 23<sup>rd</sup> DAY OF March, 2017.

Mayra Castillo  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 6-28-20



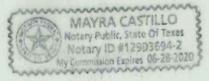
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STATE OF Texas  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 23<sup>rd</sup> DAY OF March, 2017.

Mayra Castillo  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 6-28-20



APPROVAL

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

MARCH 7, 2017 [Signature]  
DATE DESIGNATED CITY OFFICIAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

MARCH 8, 2017 [Signature]  
DATE HEALTH OFFICER