



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

4/27/2017

Edna Deleon  
1607 Lindberg Avenue  
Amarillo, Texas 79017

**RE: Letter of Action: Approval- Beverly Gardens Unit No. 24 Final Plat Application**

Ms. Deleon,

The City of Amarillo has approved the above Final Plat on 4/24/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0006742 on 4/27/2017. 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 [Jeffrey.English@amarillo.gov](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

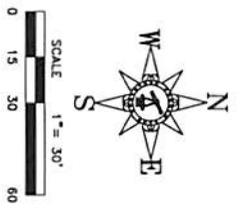
A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I

BIK 2 AB+m

SEC 158

0-9



LEGEND

- 1" BORN ROAD SET W/CAP STAMPED "THERMAN REFS"
- 1" BORN ROAD W/CAP END
- 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 AND NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

All of Lot 9, Block 22, Beverly Gardens Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas, as recorded in Volume 171, Page 87 of the 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 found for the Southeast corner of said Lot 9;

THENCE N. 00° 11' 31" E. 265.00 feet to a 1.2 inch iron rod with cap stamped "THERMAN REFS" set for the Southeast corner of said Lot 9;

THENCE N. 00° 11' 31" E. 265.00 feet to a 1.2 inch iron rod with cap stamped "THERMAN REFS" set for the Northwest corner of said Lot 9;

THENCE S. 89° 58' 54" E. (true line) 128.00 feet to a 1.2 inch iron rod found for the Northeast corner of said Lot 9;

THENCE S. 00° 11' 31" W. 265.00 feet to the POINT OF BEGINNING.



OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED EDNA DELTON, THE PRESENT OWNER OF THE LAND SHOWN HEREON, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BEVERLY GARDENS UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND VARIOUS TRACTS OF LAND, LOTS, AND PARCELS, ARE THE SAME AS SHOWN ON THE MAP AND PLAT ATTACHED TO THIS INSTRUMENT, AND THAT ALL OF THE STREETS, ALLEYS, LOTS, AND PARCELS SHOWN ON SAID MAP AND PLAT ARE THE SAME AS SHOWN ON SAID MAP AND PLAT.

EXECUTED THIS 09th DAY OF April, 2017.

*Edna Delton*  
EDNA DELTON  
1907 LINDBERG STREET  
AMARILLO, TEXAS 79101  
(800) 576-2171

ATTEST:

THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THIS INSTRUMENT WAS FORWARDED TO ME BEFORE ME AND I HAVE SIGNED THIS INSTRUMENT ON THE DAY OF April, 2017.

*Jennifer Clinton*  
JENNIFER CLINTON  
NOTARY PUBLIC  
STATE OF TEXAS

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 24th DAY OF April, 2017.

*N. D. Smith*  
N. D. SMITH  
CLERK, PLANNING AND ZONING COMMISSION

GRANTEE'S ADDRESS

CITY OF AMARILLO  
P.O. BOX 071  
AMARILLO, TEXAS 79101-0071

HOLDOR RECORD

4-27-17

20170PR0006741

NOTICE

CLERK'S DOCUMENT NO.



CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEVE THAT IT WAS PREPARED FROM A PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERMETER CORNERS ON THIS 18TH DAY OF APRIL, 2017.

**FURMAN LAND SURVEYORS, INC.**

SURVEYING - MAPPING - CONSULTING

DAVE & PEGGY, PLS., DANIEL & REBEKAH, PLS., DONALD & REBEKAH, PLS., HEATHERLYN, VANESSA, PLS., KYLE & BRADY, SR., M.K. MONTGOMERY, PLS., KYLE E. BRADY, SR.

210 S. BOWLING GREEN, AMARILLO, TEXAS 79101-3008 & (806) 231-1100

PROJECT NO. 1719959 FILE NO. 0-9

DRAWING NO. P-V-518 17 POTTER-0-9-1719959

APP

P-17-26

20170PR0006741 PLAT  
04/27/2017 03:15 PM Total Pages: 4  
Julie Smith, County Clerk - Potter County, Texas

D-259

J5

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

Property Information	
Property ID: 2576	Geo ID: 151006120
Legal Acres: 0.0000	
Legal Desc: BEVERLY GARDENS # 2 LOT	BLOCK 0022 E/2 OF 9 LESS N 5FT ROW
Situs: 1607 LINDBERG AVE	AMARILLO, TX 79107
DBA:	
Exemptions:	

**Owner ID:** 100232733      100.00%  
DELEON EDNA  
1607 LINDBERG ST  
AMARILLO, TX 79107-6433

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 1,355
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 1,355

**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:  
POTTER COUNTY  
AMARILLO  
PANHANDLE WD  
AMA COLLEGE  
AMARILLO ISD

Taxes Paid in 2016  
8.99  
4.75  
0.12  
2.81  
16.11

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: 04/10/2017  
Requested By: DELEON EDNA  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 2577	Geo ID: 151006160
Legal Acres: 0.0000	
Legal Desc: BEVERLY GARDENS # 2 LOT	BLOCK 0022 W/2 OF
	9 LESS N 5 FT ROW
Situs: 1603 LINDBERG ST	AMARILLO, TX 79107-6433
DBA:	
Exemptions:	

Owner ID: 100257824      100.00%  
DELEON EDNA ELIZABETH  
1607 LINDBERG ST  
AMARILLO, TX 79107-6433

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 1,355
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 1,355

**Current/Delinquent Taxes**

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Effective Date: 04/10/2017

Total Due if paid by: 04/30/2017

0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	8.99
AMARILLO	4.75
PANHANDLE WD	0.12
AMA COLLEGE	2.81
AMARILLO ISD	16.11

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

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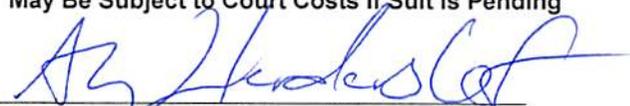
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This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/10/2017  
Requested By: DELEON EDNA ELIZABETH  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2017OPR0006741

Filing and Recording Date: 04/27/2017 03:15:51 PM Pages: 4 Recording Fee: \$39.00

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 that reads "Julie Smith".

---

Julie Smith, County Clerk  
Potter County, Texas

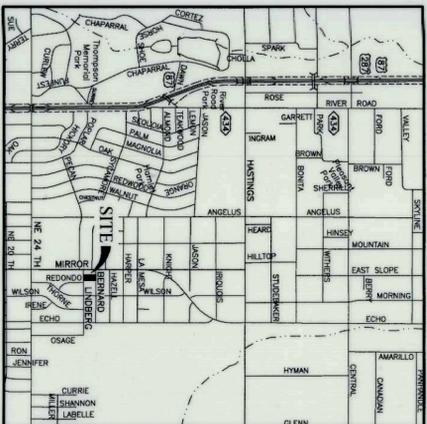
**DO NOT DESTROY - This document is part of the Official Public Record.**

Ref to

levans

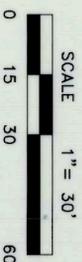
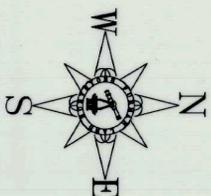
Re: 2017OPR0006741

CITY OF AMARILLO  
PO BOX 100  
AMARILLO, TX 79105



VICINITY MAP

NOT TO SCALE



LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP END
- 1/2" IRON ROD END
- \*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. 4875C0530C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

All of Lot 9, Block 22, Beverly Gardens Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, as recorded in Volume 151, Page 87 of the 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 found for the Southeast corner of said Lot 9;

THENCE N. 89° 58' 54" W. 128.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southwest corner of said Lot 9;

THENCE N. 00° 11' 31" E. 265.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of said Lot 9;

THENCE S. 89° 58' 54" E. (base line) 128.00 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 9;

THENCE S. 00° 11' 31" W. 265.00 feet to the POINT OF BEGINNING.

OWNERS ACKNOWLEDGEMENT

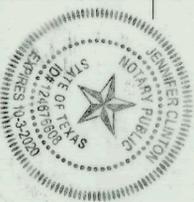
THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, EDNA DELEON, 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 BEVERLY GARDENS UNIT NO. 2, 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 10th DAY OF April, 2017.

*Edna Deleon*  
EDNA DELEON  
1607 LINDBERG STREET  
AMARILLO, TX 79107  
(806) 576-8257



ATTEST

THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDNA DELEON, THIS 10th DAY OF April, 2017.

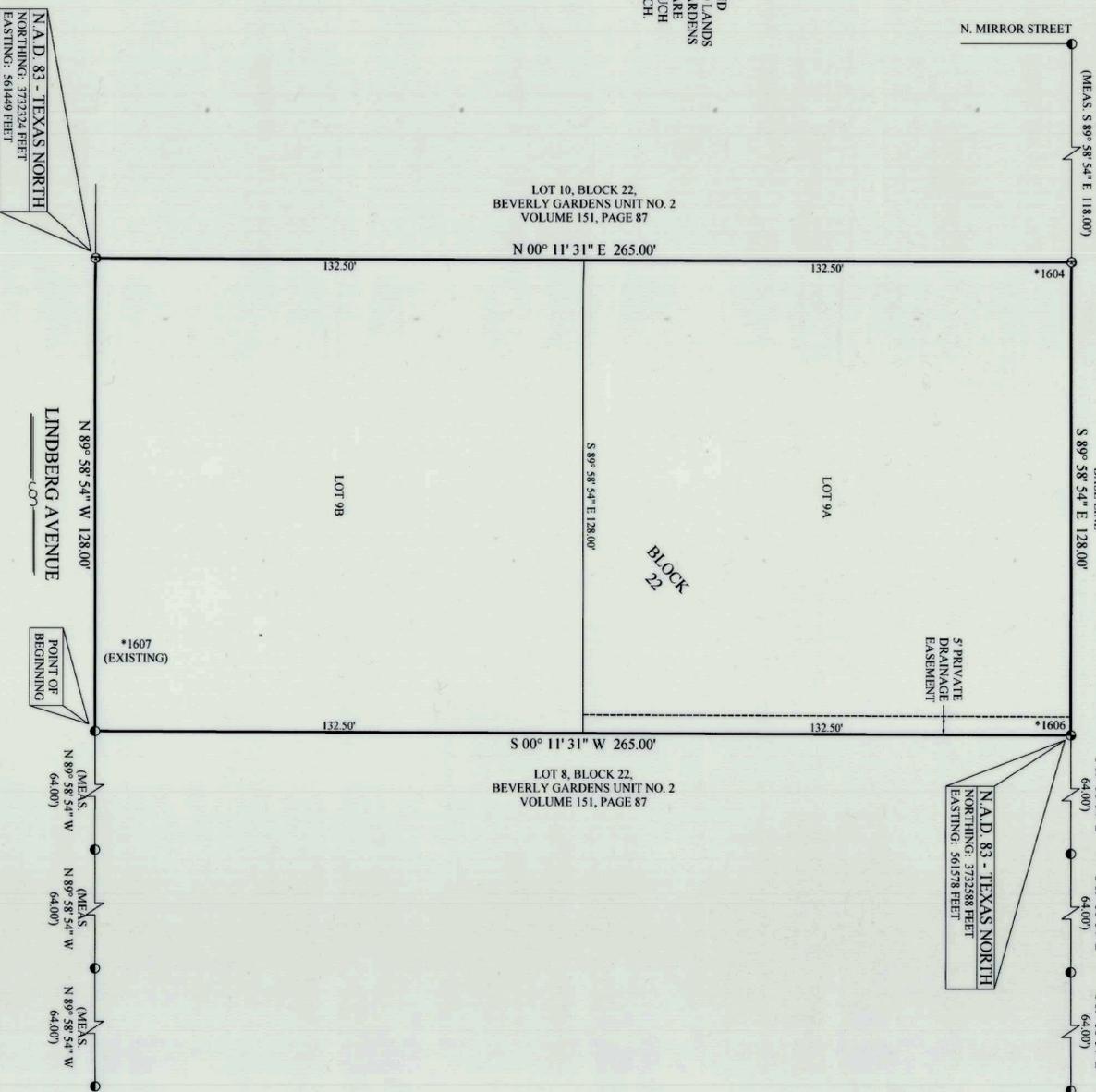
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS,

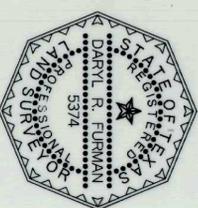
ON THIS 29th DAY OF April, 2017.

*[Signature]*  
CHAIRMAN, PLANNING AND ZONING COMMISSION



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 18TH DAY OF APRIL, 2017.



*[Signature]*  
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

**BEVERLY GARDENS UNIT NO. 24**  
AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 9, BLOCK 22 BEVERLY GARDENS UNIT NO. 2 IN SECTION 158, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS  
0.78± ACRES

FILED OF RECORD  
**4-27-17**  
(DATE)  
**2017OPR0006742**  
(COUNTY)  
POTTER

GRANTEES ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

DARYL R. FURMAN, RPLS.; DANIEL R. FURMAN, RPLS.; DONALD R. FURMAN, RPLS.; CASEY A. MANN, RPLS.; LANDON M. STOKES, RPLS.; HEATHER LYNN LENOVS, RPLS.; NOAH C. HUNTINGTON, RPLS.; M.K. MCENTIRE, RPLS.; KYLE L. BRADY, SIT  
TEXAS FIRM # 100972400 & 10092401  
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 574-2246 - FAX (806) 574-2248  
F.O. BOX 444 - DUBOIS, TEXAS 79029 - (806) 924-1405 - FAX (806) 924-1482  
PROJECT NO. 1719959 FILE NO. 0-9  
DRAWING NO. P. SUB 17 POTTER 0-9 1719959