



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

5/16/2017

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

**RE: Letter of Action: Approval - Westcliff Park Unit No. 49 – ZB1605156 Final Plat**

Mr. Furman,

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 [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



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

Property Information	
Property ID: 38039	Geo ID: 8614907991
Legal Acres: 0.3400	
Legal Desc: WESTCLIFF PARK # 9 LOT	BLOCK 016C LOTS 32 & 33
Situs: MONTCREST WAY	AMARILLO, TX
DBA:	
Exemptions:	

**Owner ID:** 100256468      100.00%  
B & M EQUITIES LLC  
PO BOX 19622  
AMARILLO, TX 79114-1622

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 9,765
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 9,765

**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  
64.84  
34.25  
0.88  
20.27  
116.10

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: B & M EQUITIES LLC  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2017OPR0006742

Filing and Recording Date: 04/27/2017 03:15:51 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". The signature is written in a cursive style.

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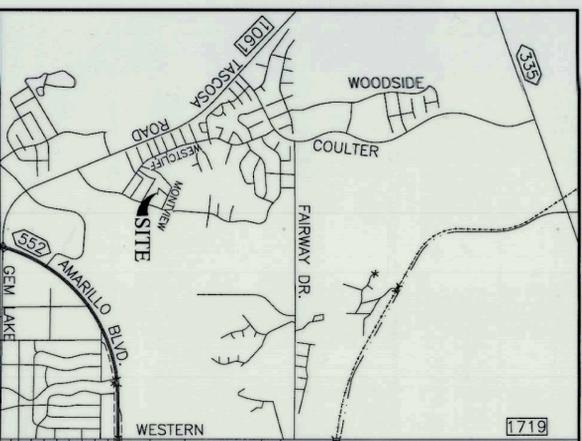
Julie Smith, County Clerk  
Potter County, Texas

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

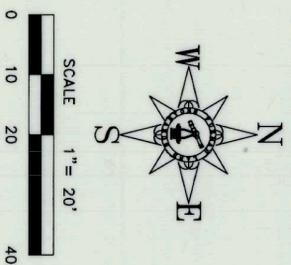
*Ref to:* levans

Re: 2017OPR0006742

CITY OF AMARILLO  
PO BOX 100  
AMARILLO, TX 79105



VICINITY MAP  
NOT TO SCALE



**LEGEND:**

- ⊗ "X" IN CONCRETE END
- 1/2" IRON ROD W/CAP END
- 1/2" IRON ROD END
- \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)
- BSL BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT

**DESCRIPTION**

Lots 32 and 33, Block 16-C, Westcliff Park Unit No. 9, an addition to the City of Amarillo in Randall County, Texas, according to the map or plat thereof, recorded in Volume 1200, Page 894 of the Deed Records of Potter County, Texas.

**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. 483750810C, 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) 20' UNOBSTRUCTED PUBLIC UTILITY & INGRESS EGRESS EASMT. FOR EMERGENCY & UTILITY VEHICLES EASMT. IS TO REMAIN OPEN & UNOBSTRUCTED FROM ANY FENCE OR STRUCTURES OF ANY KIND, 10' EACH SIDE OF PROP. LINE. (RESTRICTION TAKEN FROM PLAT OF WESTCLIFF PARK UNIT NO. 0 RECORDED IN VOLUME 1200, PAGE 894 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS)

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, BARRY CHRISTOPHER B & M EQUITIES, L.L.C. 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 WESTCLIFF PARK UNIT NO. 49, 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 19th DAY OF April, 2017.

BARRY CHRISTOPHER B & M EQUITIES, L.L.C.  
P.O. BOX 19622  
AMARILLO, TX 79114

ATTEST

THE STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

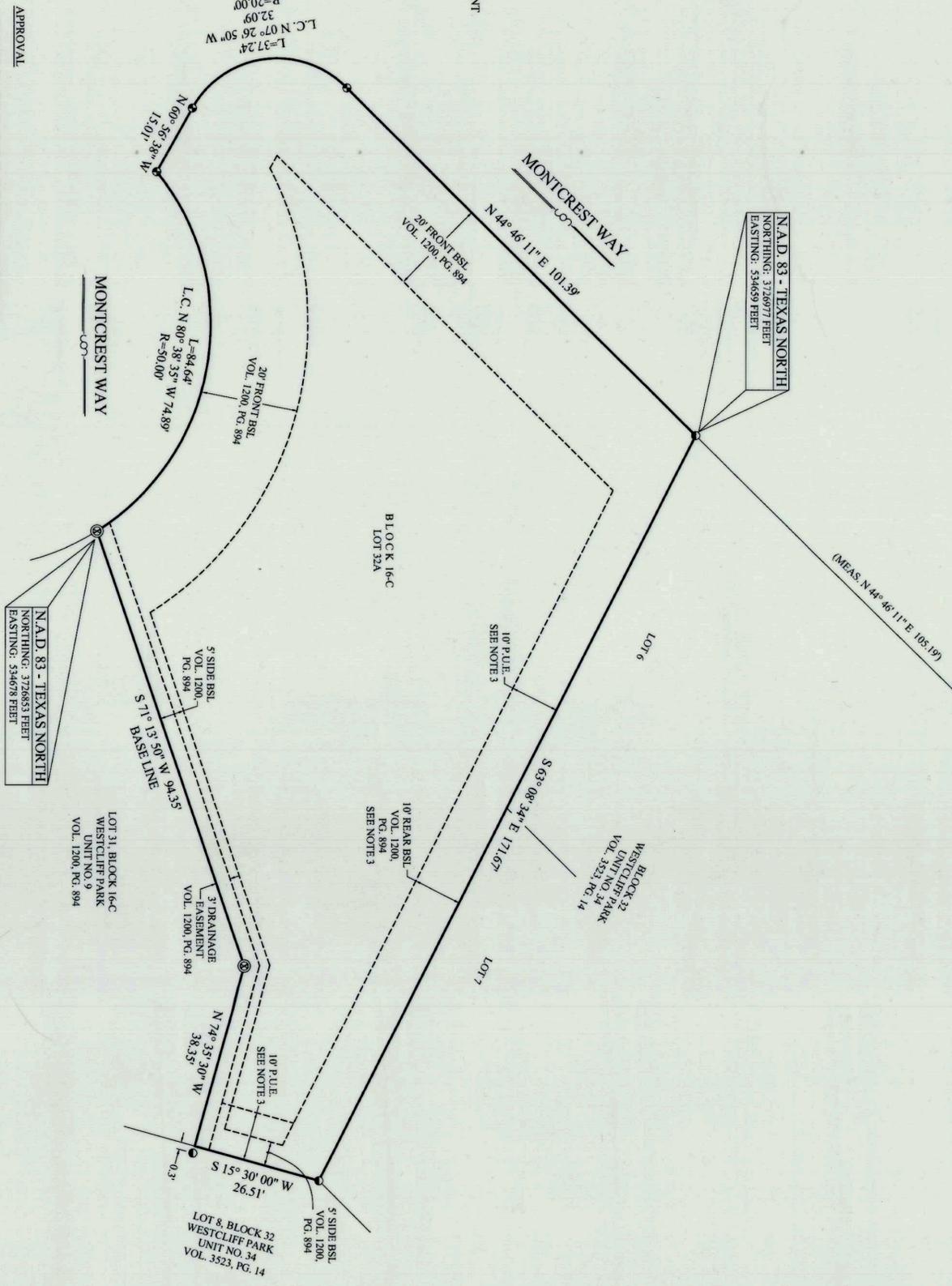
COUNTY OF      POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BARRY CHRISTOPHER B & M EQUITIES, L.L.C. ON THIS 19th DAY OF April, 2017.

NOTARY PUBLIC, STATE OF TEXAS



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



**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 27th DAY OF April, 2017.

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 1ST DAY OF MARCH, 2017.



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

**WESTCLIFF PARK UNIT NO. 49**

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOTS 32 AND 33, BLOCK 16-C WESTCLIFF PARK UNIT NO. 9 IN SECTION 24, BLOCK 9, BS&F SURVEY, POTTER COUNTY, TEXAS 0.344 ACRES

DARYL R. FURMAN, R.P.L.S. · DANIEL R. FURMAN, R.P.L.S. · DONALD R. FURMAN, R.P.L.S. · CASEY A. MANN, R.P.L.S. · LANDON M. STOKES, R.P.L.S. · HEATHER LYNN LEMONS, R.P.L.S. · NOAH C. HUNTINGTON, R.P.L.S. · M.K. MENTRE, R.P.L.S. · KYLE L. BRADY, SIT

TEXAS FIRK # 10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 574-4248 · FAX (806) 574-4248

F.O. BOX 666 · DENVER, TEXAS 75202 · (800) 954-1065 · FAX (800) 974-1882

PROJECT NO. 1618790P FILE NO. J-10  
DRAWING NO. P-16/POTTER-J-10/1618790

FILED OF RECORD

4-27-17 (DATE)

POTTER (COUNTY)

20170PRO006742 (CLERK'S DOCUMENT NO.)