



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

8/2/2017

Steve Keosouvanh
7703 Tarrytown Ave
Amarillo, Texas 79121

RE: Letter of Action: Approval- Greenbrier Unit No. 5 – ZB1701660 Final Plat Application

Mr. Keosouvanh,

The City of Amarillo has approved the above Final Plat on 7/20/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0011449 on 8/2/2017. 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.

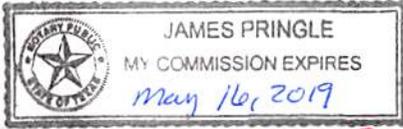
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

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

Jeffrey C. English
Planner I

D-272



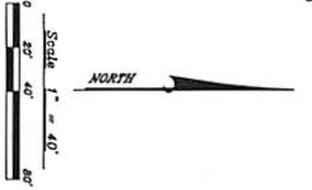
BLK 2, AB+M

SEC 104

R-10

CENSUS TRACT 19100
 AP MAP NO. R-10

GREENBRIER ADDITION UNIT NO. 5
 AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOT 4, BLOCK 15, GREENBRIER UNIT NO. 4
 SECTION 104, BLOCK 2, A.B.&M. SURVEY
 POTTER COUNTY, TEXAS
 (0.442 ACRES)



DEDICATION
 State of Texas X Know all men by these presents
 County of Potter X

That Steve Krossowich the owner of the land shown and described on this plat have caused all of said land to be resurveyed, reestablished and designated as Greenbrier Addition Unit No. 5, 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 18th Day of July, 2017
 Steve Krossowich
 7701 Tarrington Avenue
 Amarillo, Texas 79121
 (806) 286-6299

ATTEST

County of Potter
 State of Texas
 Before me the undersigned authority on this day personally appeared Steve Krossowich, known 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.

Given under my hand and Seal of Office
 On this 18th Day of July, 2017
 Notary Public, State of Texas

NOTES:

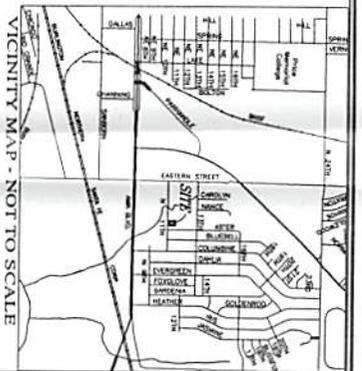
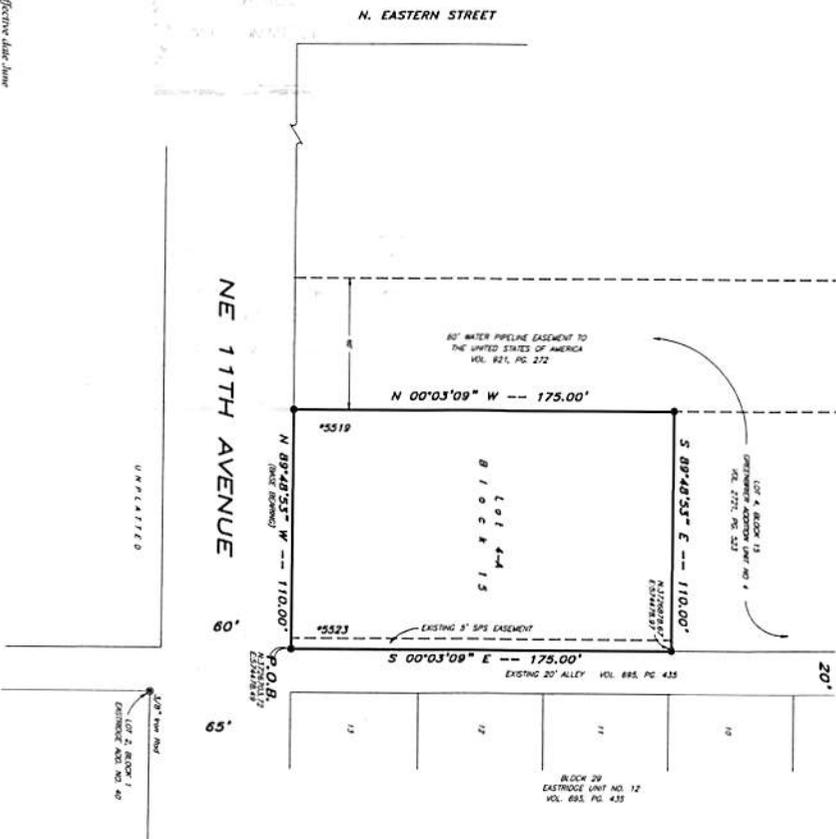
1. This plat does not lie within the E.T.L. of the City of Amarillo.
2. According to F.E.M.L. Flood Insurance Rate Map Community Panel No. 48375-0133C, (Effective date June 4th, 2011), this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.L. map upon which this opinion is based.
3. Cautions shown hereon are referred to the "Texas Coordinate System, North Zone NAD83".
4. This plat is subject to Avulsion Height Hazard Restrictions. Therefore an Avulsion "Near Zone" Easement with a maximum building height of 47.50 NAD83 has been filed in accordance with this Plat.

- LEGEND**
- 3/8" Iron Rod set with H&D cap
 - Address ranges Subject to Change without Notice
 - RCW = Right of Way

APPROVAL:

Approved by the City Council Official for the City of Amarillo, Texas
 [Signature]
 Date: _____

FILED OF RECORD
 8-2-17
 20170PR0011449
 [Signature]
 Date: _____



PROPERTY DESCRIPTION:

4.0442 acre tract of land being a portion of Lot 4, Block 15, Greenbrier Addition Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, as shown by the map or plat thereof, of record in Volume 2272, Page 523 of the Deed Records of Potter County, Texas, and being further described by metes and bounds as follows:

RECKONING at a 1/2 inch iron rod found for the Southeast corner of Lot 4, Block 15, Greenbrier Addition Unit No. 4:
 THENCE North 89 degrees 48 minutes 53 seconds West, along the Southeastline of said Lot 4, a distance of 110.00 feet to a 3/8 inch iron rod with cap stamped "H10" set;
 THENCE South 89 degrees 48 minutes 53 seconds East, a distance of 110.00 feet to a 3/8 inch iron rod with cap stamped "H10" set in the East line of said Lot 3;
 THENCE South 00 degrees 03 minutes 10 seconds East, along the East line of said Lot 4, a distance of 175.00 feet to the PLATE OF BEGINNING.

Said tract contains a computed area of 0.442 acres of land.

CERTIFICATION:

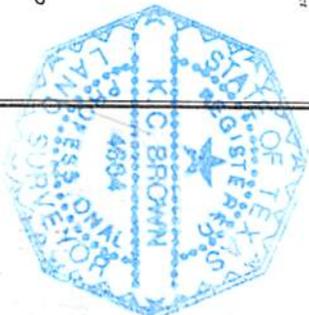
I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a permanent survey and staked on the ground by me or by others under my direct supervision.

This 18th Day of July, 2017
 [Signature]
 K.C. Brown, RLS
 Texas Reg. No. 4604

"FINAL PLAT"
GREENBRIER UNIT NO. 5
 AN ADDITION TO THE CITY OF AMARILLO
 POTTER COUNTY, TEXAS
 (0.442 ACRES)



AMARILLO
 4713 S. Keeler St.
 Amarillo, Texas 79109
 Phone: (806) 334-4000
 Fax: (806) 334-4004
 HERBERT
 Hagar Brown & Dorsey, LLC
 Surveyors
 License No. 11313
 Texas Reg. No. 11313



APP

P-17-57

JE

TAX CERTIFICATE

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

Property Information

Property ID: 90096 Geo ID: 3525503250
Legal Acres: 9.4700
Legal Desc: GREENBRIER ADDN # 4 LOT 004 BLOCK 0015
Situs: 5521 NE 11TH AVE AMARILLO, TX 79106-4228
DBA:
Exemptions:

Owner ID: 100248232 100.00%
KEOSOUVANH STEVE
KEOSOUVANH SI
7703 TARRYTOWN AVE
AMARILLO, TX 79121-1712

For Entities

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 19,336
Land HS: 0
Land NHS: 8,240
Productivity Market: 0
Productivity Use: 0
Assessed Value 27,576

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: 06/26/2017

Total Due if paid by: 06/30/2017

0.00

Tax Certificate Issued for:
POTTER COUNTY
AMARILLO
PANHANDLE WD
AMA COLLEGE
AMARILLO ISD

Taxes Paid in 2016
183.11
96.72
2.49
57.22
327.88

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)].

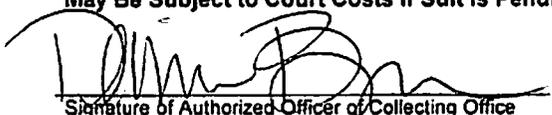
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 06/26/2017
Requested By: KEOSOUVANH STEVE
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0011449

Filing and Recording Date: 08/02/2017 09:09:05 AM 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.

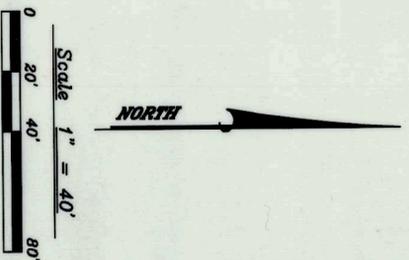
carredondo

Re: 2017OPR0011449

 AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

GREENBRIER ADDITION UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 4, BLOCK 15, GREENBRIER UNIT NO. 4
SECTION 104, BLOCK 2, A.B.&M. SURVEY
POTTER COUNTY, TEXAS
(0.442 ACRES)



DEDICATION
State of Texas Know all men by these presents
County of Potter

That Steve Keosouvanh the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as Greenbrier Addition Unit No. 5, 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 18th Day of July, 2017
Steve Keosouvanh
Steve Keosouvanh
7703 Tarrytown Avenue
Amarillo, Texas 79121
(806) 206-5289

ATTEST
State of Texas
County of Potter
Before me the undersigned authority on this day personally appeared Steve Keosouvanh, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

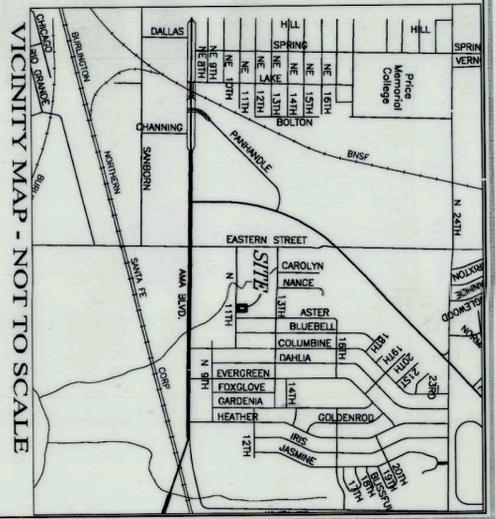
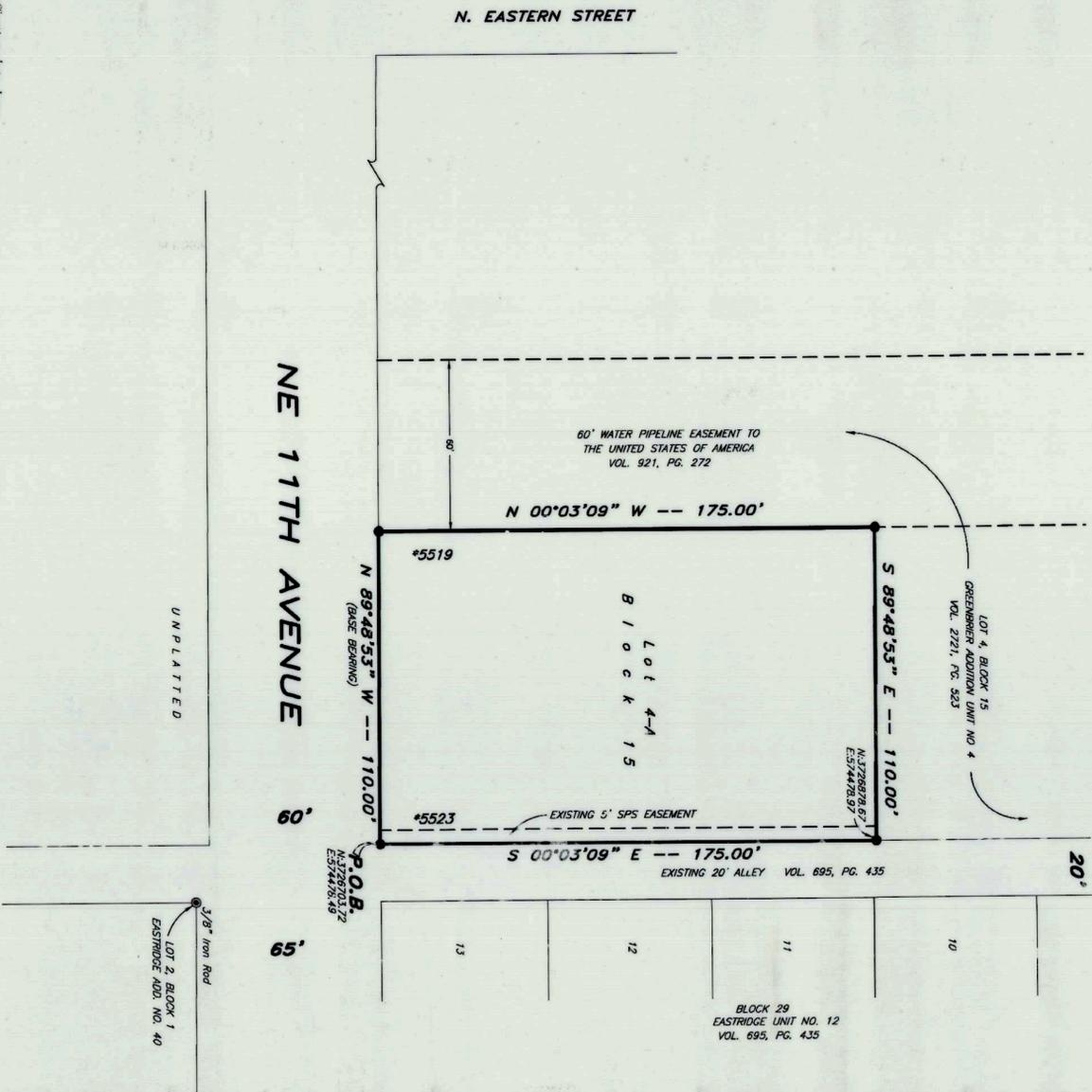
Given under my hand and Seal of Office
On this 18th Day of July, 2017
Notary Public State of Texas
James Pringle



- NOTES:**
1. This plat does not lie within the E.T.J. of the City of Amarillo.
 2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0533C, effective date June 4th, 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
 3. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"
 4. This plat is subject to Aviation Height Hazard Restrictions. Therefore an Aviation Clear Zone Easement with a maximum building height of 4750 MSL has been filed in accordance with this plat.

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

- LEGEND**
- = 3/8" Iron Rod set with HBD cap
 - * = Address ranges Subject to Change without Notice
 - ROW = Right of Way



PROPERTY DESCRIPTION:
A 0.442 acre tract of land being a portion of Lot 4, Block 15, Greenbrier Addition Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, as shown by the map or plat thereof of record in Volume 2721, Page 523 of the Deed Records of Potter County, Texas, and being further described by metes and bounds as follows:
Block 15, Greenbrier Addition Unit No. 4:
BEGINNING at a 1/2 inch iron rod found for the Southeast corner of Lot 4, THENCE North 89 degrees 48 minutes 53 seconds West, along the Southline of said Lot 4, a distance of 110.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE North 00 degrees 03 minutes 10 seconds West, a distance of 175.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE South 89 degrees 48 minutes 53 seconds East, a distance of 110.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set in the East line of said Lot 3;
THENCE South 00 degrees 03 minutes 10 seconds East, along the East line of said Lot 4, a distance of 175.00 feet to the PLACE OF BEGINNING.
Said tract contains a computed area of 0.442 acres of land.

CERTIFICATION:
I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or by others under my direct supervision.
This 18th Day of July, 2017
K.C. Brown, RLTS
K.C. Brown, RLTS
Texas Reg. No. 4664



"FINAL PLAT" GREENBRIER UNIT NO. 5 AN ADDITION TO THE CITY OF AMARILLO POTTER COUNTY, TEXAS (0.442 ACRES)

FILED OF RECORD
Date 8-2-17 POTTER County
20170802011449
Clerk's File No.

APPROVAL:
Approved by the Designated Official for the City of Amarillo, Texas
[Signature]
Date 7/26/17
Designated Official

IBD
LAND SURVEYORS
AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
Phone: 806-354-9000
Texas Reg. No. 10067900
hbd@ibdsurveyors.us

HEREFORD
255 E. 2nd St.
Hereford, Texas 79045
(806) 384-0094
Texas Reg. No. 10067901

Sheet: 1 of 1 Job No. A10221 Drawn By: J. Smith