



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

10/27/2017

J Davis  
Davis Geometrics LLC  
616 N Polk St.  
Amarillo, Texas 79107

**RE: Letter of Action: Approval - Rocking B Unit No. 1 – ZB1701697 Final Plat**

Mr. Davis,

The City of Amarillo has approved the above Final Plat on 8/28/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0012930 on 8/31/2017. 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-274

CENSUS TRACT: #43  
 AF: G13

APP



VICINITY MAP  
(Not To Scale)

- LEGEND
- 1/2" X 3/4" REBAR WITH PLASTIC CAP STAMPED DAVIS GEOMATICS SET
  - 1/2" REBAR WITH PLASTIC CAP FOUND
  - 1/2" REBAR FOUND

APPROVAL  
 APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT, ON THIS DAY OF 2017.

HEALTH OFFICER

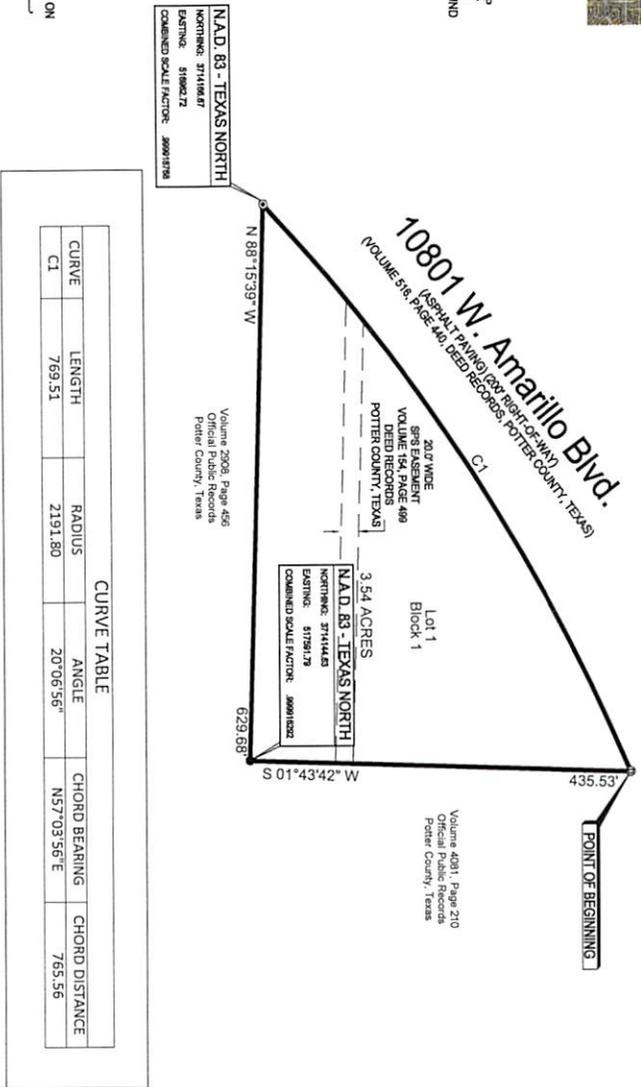
APPROVAL  
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS DAY OF 2017.

ASSIGNMENT CITY MANAGER, DEVELOPMENT SERVICES

GRANTEES ADDRESS  
 CITY OF AMARILLO  
 P.O. BOX 1871  
 AMARILLO, TEXAS 79106-1871  
 POTTER COUNTY ROAD AND BRIDGE  
 2418 E WILLOW CREEK  
 AMARILLO, TX 79108

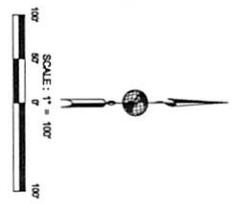
A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 76, Block 9, B.S.&F. Survey, Potter County, Texas.

Rocking B, Unit No. 1



AMIE DAVIS  
 NOTARY PUBLIC,  
 STATE OF TEXAS  
 My Commission Expires 02-28-2018

ATTEST



OWNERS ACKNOWLEDGEMENT  
 STATE OF TEXAS §  
 COUNTY OF POTTER §  
 THAT ROCKING B INVESTMENTS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS ROCKING B ADDITION UNIT 1 TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL 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.

STATE OF TEXAS §  
 COUNTY OF POTTER §  
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY BILLINGTON, 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.

EXECUTED THIS DAY OF August 2017

EXECUTED THIS DAY OF August 2017

FILE OF RECORD  
 8-31-17 POTTER  
 (DATE) (COUNTY)  
 20170PR0012930  
 CLERK'S DOCUMENT NO.

LEGAL DESCRIPTION

Being a 3.54 acre tract out of a 15.419 acre tract described in a Warranty Deed with Vendor's Lien recorded in Volume 3257, Page 504 of the Official Public Records of Potter County, Texas, situated in Section 76, Block 9, B. S. & F. Survey, Potter County, Texas; said 3.54 acre tract being more particularly described by notes and bounds as follows:

BEGINNING at 1/2" iron rod with cap stamped "P.P.U.S. 4157" (hereinafter referred to as an OLD cap), found in the South right-of-way line of U.S. Highway 66, being the Northwest corner of a 5395 acre tract described in a deed of trust recorded in Volume 3257, Page 508 of the Official Public Records of Potter County, Texas from within the 1/2" iron rod, found for the Northwest corner of said Section 76 bears North 207°48' West and East, 2219.85 feet;

THENCE South 01°43'42" West, along the West line of said 5.695 acre tract, a distance of 435.53 feet to an OLD cap, found for the Southwest corner of said 5985 acre tract, being in the North right-of-way line of the Burlington Northern & Santa Fe Railway (abandoned), being in the South line of said 15.419 acre tract;

THENCE North 88°15'39" West along the South line of said 15.419 acre tract and said North right-of-way line, a distance of 629.69 feet to an OLD cap, found in the aforementioned South right-of-way line of U.S. Highway 66, being in a curve to the right having a circle center which bears South 42°59'22" East, 2191.50 feet;

THENCE Northeastern along the South right-of-way line of said U.S. Highway 66 and said 2191.50 feet to a metal cap, found in the right of way, a corner angle of 20°06'56" at the POINT OF BEGINNING;

THENCE East, an arc length of 769.51 feet to the POINT OF BEGINNING;

Said tract contains a completed area of 3.54 acres.

All bearings are relative to North utilizing Global Positioning.

Legal Description is written verbatim from Volume 3918, Page 570 of the Official Public Records of Potter County, Texas.

NOTES

- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
- 2) This plat is within the City of Amarillo's Edna Terrestrial Jurisdiction (ETJ).
- 3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 4837250504C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.
- 4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
- 5) There is hereby created by this plat, a Sanitary Control Easement around each approved water well location 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 locations 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 systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

STATE OF TEXAS §  
 COUNTY OF POTTER §  
 KNOW ALL MEN BY THESE PRESENTS, that J.D. Davis, Registered Professional Land Surveyor, has caused this plat to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

J.D. Davis  
 Registered Professional Land Surveyor  
 Texas Registration Number 02827  
 Amarillo, Texas



DAVIS GEOMATICS, LLC  
 PROFESSIONAL GEOMATIC CONSULTANTS  
 LICENSED STATE LAND SURVEYORS - P.E.C. (SPECIALTY LAND SURVEYORS) - CERTIFIED RESIDENT SURVEYORS  
 P.O. BOX 4871, AMARILLO, TEXAS 79106-4871  
 806.751.4234 • FAX: 806.751.8888 • www.davisgeomatics.com • Email: info@davisgeomatics.com  
 Texas Professional Surveying Firm Number: 10029530  
 DEPARTMENT OF TEXAS §  
 COUNTY OF POTTER §  
 DATE: 07-28-2017 FILE NO.: 17-07-083  
 SCALE: 1" = 100'



CB

P-17-72

SEC 76

BLK 6 BS+ F

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

Property Information	
Property ID: 125229	Geo ID: 37007601230
Legal Acres: 3.5400	
Legal Desc: SECT 76 B S & F LOT	BLOCK 0009 IRREG TR BEG
2218.45 FT W & 218.18 FT S OF NE COR OF SECT	
Situs:	
DBA:	
Exemptions:	

Owner ID: 100232509      100.00%  
BILLINGTON JERRY  
BILLINGTON LINDY JO  
2301 GHOST DANCE TRL  
AMARILLO, TX 79124-3758

For Entities	Value Information
HIGH PLAINS WATER	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 0
	Land HS: 0
	Land NHS: 16,992
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 16,992

**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: 08/23/2017			Total Due if paid by: 08/31/2017			0.00

Tax Certificate Issued for:	Taxes Paid in 2016	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR
POTTER COUNTY	112.83	THE 2017 TAXES HAVE NOT BEEN CALCULATED.
HIGH PLAINS WATER	1.27	

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: 08/23/2017  
Requested By: BILLINGTON JERRY  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2017OPR0012930

Filing and Recording Date: 08/31/2017 10:41:27 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.**

mmchutt

Re: 2017OPR0012930

  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 76, Block 9, B.S. & F. Survey, Potter County, Texas.

# Rocking B, Unit No. 1

## LEGAL DESCRIPTION

Being a 3.54 acre tract out of a 15.419 acre tract described in a Warranty Deed with Vendor's Lien recorded in Volume 3257, Page 504, of the Official Public Records of Potter County, Texas, situated in Section 76, Block 9, B. S. & F. Survey, Potter County, Texas, said 3.54 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap stamped "R.P.L.S. 4157-R.P.L.S. 4263" (hereafter referred to as an OLD cap), found in the South right-of-way line of U.S. Highway 66, being the Northwest corner of a 5.895 acre tract described in a Deed of Trust recorded in Volume 3257, Page 508 of the Official Public Records of Potter County, Texas from which the 1/2" iron rod, found for the Northeast corner of said Section 76 bears North 207'46" and East, 221'9.55" feet.

**THENCE** South 01°43'42" West, along the West line of said 5.895 acre tract, a distance of 435.53 feet to an OLD cap, found for the Southwest corner of said 5895 acre tract, being in the North right-of-way line of the Burlington Northern & Santa Fe Railway (abandoned), being in the South line of said 15.419 acre tract;

**THENCE** North 88°15'39" West along the South line of said 15.419 acre tract and said North right-of-way line, a distance of 629.68 feet to an OLD cap, found in the aforementioned South right-of-way line of U.S. Highway 66, being in a curve to the right having a circle center which bears South 42°59'32" East, 2191.80 feet;

**THENCE** Northeastern along the South right-of-way line of said U.S. Highway 66 and said 2191.80 foot radius curved to the right, a central angle of 20°06'56", a chord bearing a distance of North 57°03'56" East, 765.56 feet, an arc length of 769.51 feet to the **POINT OF BEGINNING**;

Said tract contains a computed area of 3.54 acres.

All bearings are relative to North utilizing Global Positioning.

Legal Description is written verbatim from Volume 3916, Page 570 of the Official Public Records of Potter County, Texas.

### NOTES

1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.

2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).

3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C0504C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.

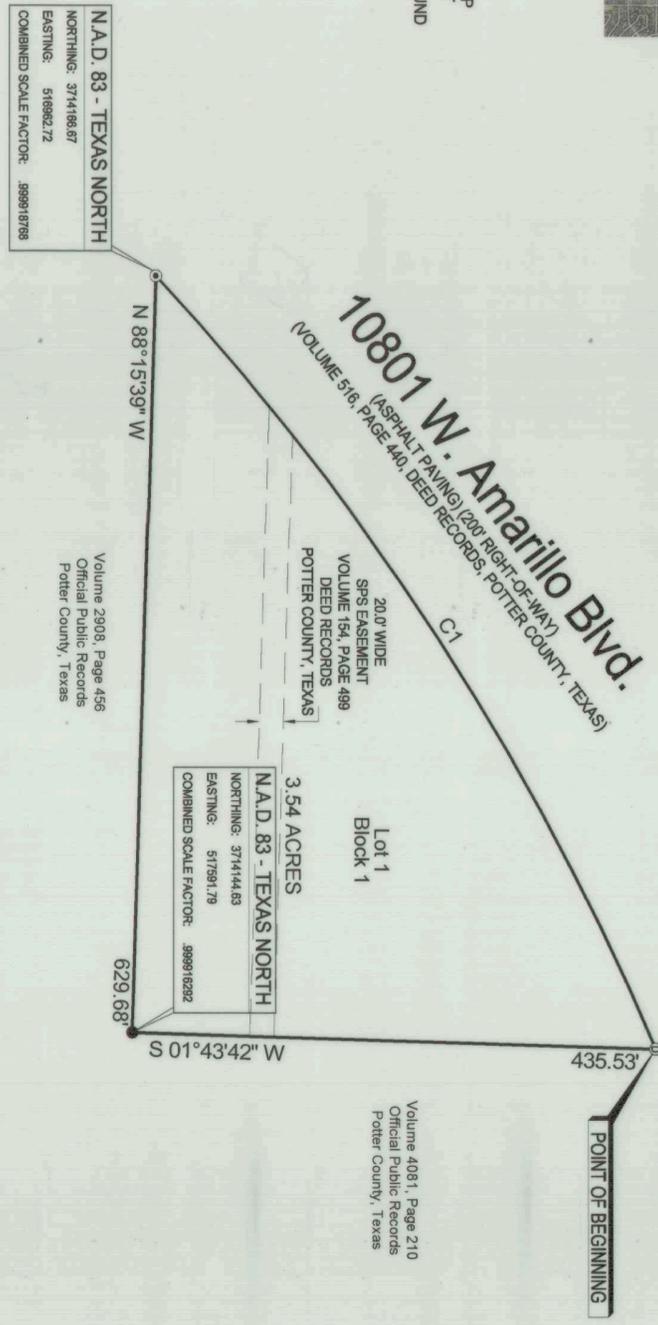
4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.

5) There is hereby created by this plat a Sanitary Control Easement around each approved water well location 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 locations 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 systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.



VICINITY MAP  
(Not To Scale)

- LEGEND**
- 1 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "DAVIS GEOMATICS" SET
  - 1 1/2" REBAR WITH PLASTIC CAP FOUND
  - 1 1/2" REBAR FOUND



NAD 83 - TEXAS NORTH  
NORTHING: 3714186.67  
EASTING: 516982.22  
COMBINED SCALE FACTOR: .999918768

NAD 83 - TEXAS NORTH  
NORTHING: 3714444.83  
EASTING: 517391.79  
COMBINED SCALE FACTOR: .999916292

CURVE	LENGTH	RADIUS	ANGLE	CHORD BEARING	CHORD DISTANCE
C1	769.51	2191.80	20°06'56"	N57°03'56"E	765.56

### OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF POTTER §

THAT ROCKING B INVESTMENTS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS ROCKING B ADDITION UNIT 1 TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL 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 THIS 16<sup>th</sup> DAY OF August 2017

Owner: Rocking B Investments, LLC  
By Jerry Billington  
2301 Ghosh Dance Trail  
Amarillo, Texas, 79124

### ATTEST

STATE OF TEXAS §  
COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY BILLINGTON, 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.

EXECUTED THIS 16<sup>th</sup> DAY OF August 2017

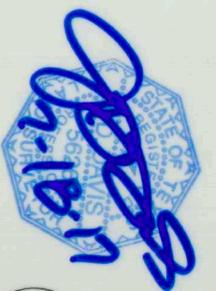
NOTARY PUBLIC IN THE STATE OF TEXAS



### FILE OF RECORD

8-31-17 POTTER (DATE) (COUNTY)

20170PR 0012930 CLERKS DOCUMENT NO.



J.D. Davis  
Registered Professional Land Surveyor  
Texas Registration Number 5626  
Amarillo, Texas

### DAVIS GEOMATICS, LLC

PROFESSIONAL GEOMATIC CONSULTANTS  
LICENSED STATE LAND SURVEYORS • PROFESSIONAL LAND SURVEYORS • CERTIFIED FEDERAL SURVEYORS  
COLORADO • KANSAS • OKLAHOMA • TEXAS  
P.O. BOX 4061, AMARILLO, TEXAS 79116 • 616 N. POLK STREET, AMARILLO, TEXAS 79107  
806.374.4334 • FAX 806.350.0868 • www.geomatics.com • email info@geomatics.com  
Texas Professional Surveying Firm Number 1008250-00  
DRAWN BY: C. Yeon DATE: 07-18-2017 FILE NO.: 17-07-083  
SCALE: 1" = 100'

APPROVAL  
HEALTH OFFICER  
*[Signature]*

APPROVED BY THE B-COUNTY HEALTH DEPARTMENT, ON THIS 23<sup>rd</sup> DAY OF August 2017.

APPROVAL  
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 20<sup>th</sup> DAY OF August 2017.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

GRANTEES ADDRESS  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79106-1971  
POTTER COUNTY ROAD AND BRIDGE  
2419 E WILLOW CREEK  
AMARILLO, TX 79108