



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

11/10/2017

David Stephenson
8509 Broadway Dr.
Amarillo, Texas 79108

RE: Letter of Action: Approval - Broadway Acres Unit No. 3 – ZB1703900 Final Plat

Mr. Stephenson,

The City of Amarillo has approved the above Final Plat on 10/23/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0015815 on 10/26/2017. 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 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: 43808 Geo ID: 20019402051
Legal Acres: 1.0000
Legal Desc: SECT 194 A B & M LOT BLOCK 0002 1 AC BEG
809.11FT S & 68.83 FT W OF N W COR OF SECT
Situs: 8509 BROADWAY DR AMARILLO, TX 79108
DBA:
Exemptions: HS, OV65

Owner ID: 100275975 100.00%
STEPHENSON DAVID
STEPHENSON CHARLOTTE
8000 HAYES RD
AMARILLO, TX 79124-5755

For Entities

Value Information

PANHANDLE WD Improvement HS: 33,588
POTTER COUNTY Improvement NHS: 0
RIVER ROAD Land HS: 10,250
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 43,838

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
2017	RIVER ROAD	8,838	119.31	0.00	0.00	119.31
2017	PANHANDLE WD	33,838	3.06	0.00	0.00	3.06
2017	POTTER COUNTY	33,838	226.71	0.00	0.00	226.71
Totals:			349.08	0.00	0.00	349.08

Effective Date: 10/26/2017

Total Due if paid by: 10/31/2017 349.08

Tax Certificate Issued for: Taxes Paid in 2017
POTTER COUNTY 0.00
PANHANDLE WD 0.00
RIVER ROAD 0.00

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: 10/26/2017
Requested By: STEPHENSON DAVID
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0015815

Filing and Recording Date: 10/26/2017 04:40:53 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.



Julie Smith

Julie Smith, County Clerk
Potter County, Texas

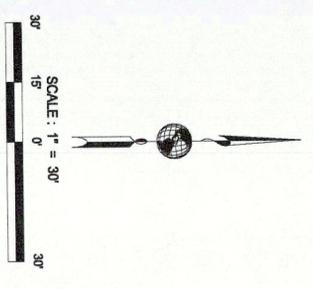
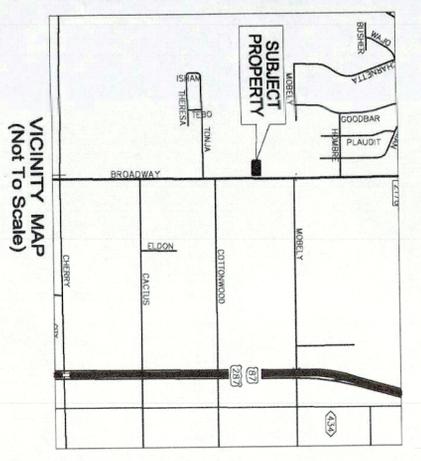
DO NOT DESTROY - This document is part of the Official Public Record.

Ret to:

levans

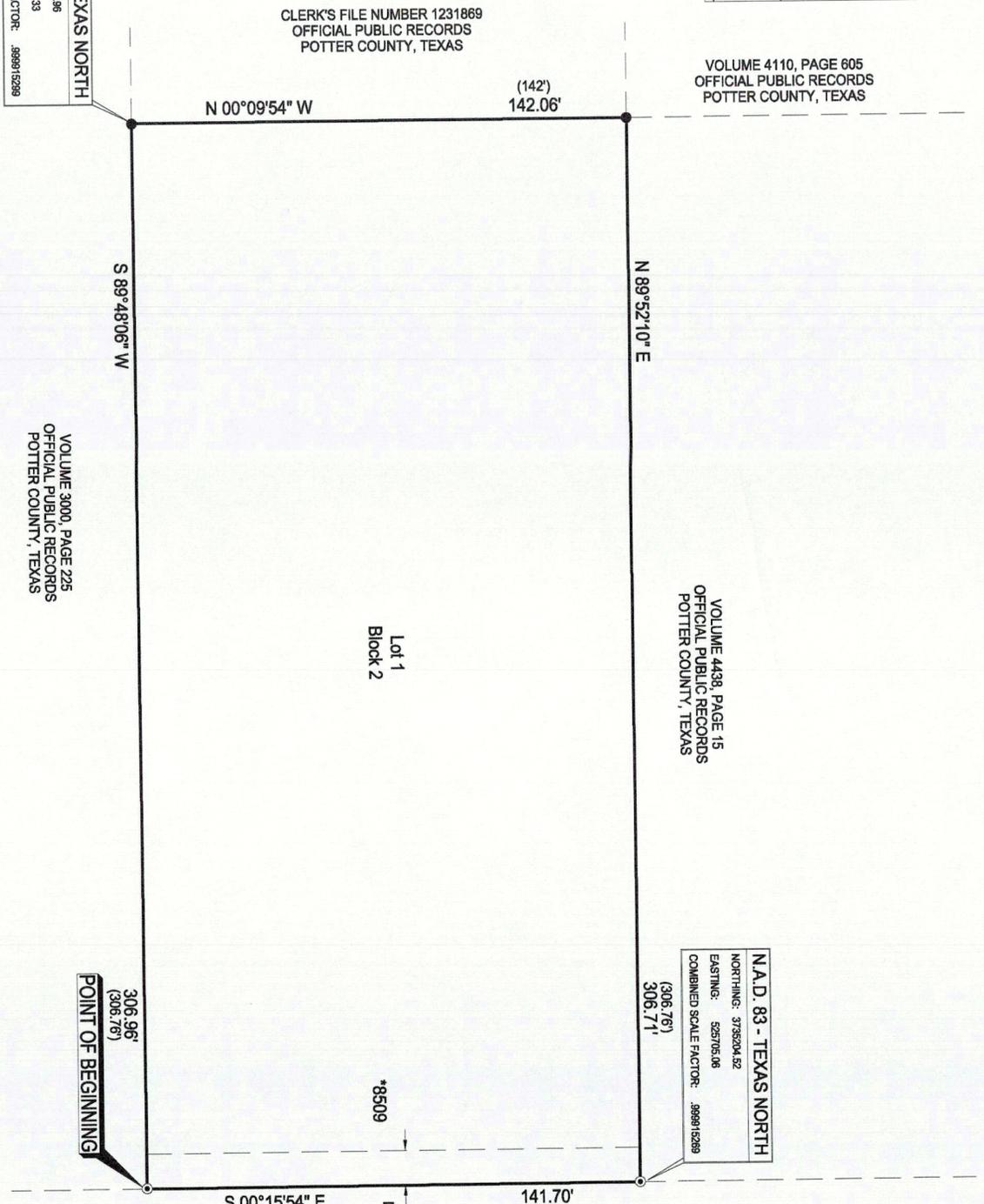
AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Re: 2017OPR0015815



- LEGEND**
- 1/2" REBAR WITH CAP FOUND
 - 3/4" IRON PIPE FOUND
 - WATER WELL
 - (100) RECORD MEASUREMENT
 - #### ADDRESS SUBJECT TO CHANGE

N.A.D. 83 - TEXAS NORTH
NORTHING: 3734996.96
EASTING: 628211.33
COMBINED SCALE FACTOR: .999915299



VOLUME 4110, PAGE 605
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

VOLUME 4438, PAGE 15
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

N.A.D. 83 - TEXAS NORTH
NORTHING: 3735204.52
EASTING: 628705.08
COMBINED SCALE FACTOR: .999915299

Broadway Drive
(ASPHALT PAVING) (100' RIGHT-OF-WAY)
(VOLUME 715, PAGE 55, DEED RECORDS, POTTER COUNTY, TEXAS)

LEGAL DESCRIPTION

A tract of land containing 1 acre situated in the Southeast (SE) Corner of a 20 acre tract lying in the Northeast (NE) 1/4 Section 194, Block 2, A.B.&M. Survey, Potter County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pipe marking the Southeast corner of said 20 acre tract;

THENCE S 69°48'06" W, 306.96 feet to a 1/2" rebar with cap found;

THENCE N 00°09'54" W, 142.06 feet to a 1/2" rebar with cap found;

THENCE N 89°52'10" E, 306.71 feet to a 1/2" iron pipe found;

THENCE S 00°15'54" E, 141.70 feet to the PLACE OF BEGINNING;

Said tract contains a computed area of 1.00 acres of land as described.

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) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
- 4) There is hereby created by this plat, a Sanitary Control Easement around each approved water well location within 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.
- 5) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C0390C, 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.

STATE OF TEXAS §
COUNTY OF POTTER §
KNOW ALL MEN BY THESE PRESENTS,
that I, J. D. Davis, Registered Professional Land Surveyor, do hereby certify that I did cause 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 5626
Amarillo, Texas

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF POTTER §

THAT DAVID STEPHENSON, 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 OSBORN ADDITION 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 18th DAY OF October 2017

Owner - DAVID STEPHENSON
6313 West Cliff Pkwy
Amarillo, Texas, 79124

ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID STEPHENSON, 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 18 DAY OF October 2017

ELECIA VOLZ
Notary Public, State of Texas
Notary ID #13059643-4
My Commission Expires 03-25-2020

FILE OF RECORD
10/26/2017 POTTER
(DATE) (COUNTY)
2017 OPR 0015815
CLERK'S DOCUMENT NO.

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT, ON THIS 23rd DAY OF October 2017.

HEALTH OFFICER

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 23rd DAY OF October 2017.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

GRANTEES ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
POTTER COUNTY ROAD AND BRIDGE
2419 E WILLOW CREEK
AMARILLO, TX 79108

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATICS CONSULTANTS
LICENSED STATE LAND SURVEYORS - PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4081, AMARILLO, TEXAS 79116 • 516 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.359.0868 • www.davisgeom.com • email: info@davisgeom.com
Texas Professional Surveying Firm Number 100828-00
DRAWN BY: S. Dondak
SCALE: 1" = 30'
DATE: 06-07-2017
FILE NO.: 17-08-089