



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

12/21/2017

Robert Keys
4423 W 45th Ave.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval - RL Mobley Unit No. 6 – ZB1704935 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 11/9/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0016922 on 11/20/2017. 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

D-284

BLK 2 AB+M

SEC 196

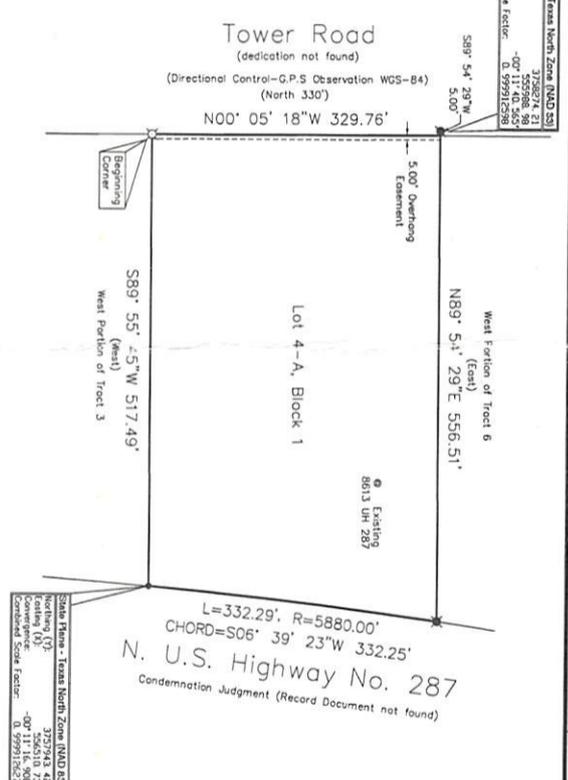
N-4

Census Tract No. 134
 AP Map No. N-4

Notes

- 1.) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Hazard Insurance Study for Potter County, Texas, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A.F.I.R.M. which delineates approximate flood hazard areas zones. Said flood maps do not represent a detailed flood study.
- 2.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses indicating bearings from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (693.15).
- 3.) 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 systems 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 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 shall not be shown on this survey plat.
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 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 systems 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 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 shall not be shown on this survey plat.

Scale Plate - Texas North Zone (NAD 83)
 Contour Interval: 20
 Contour Elevation: 21
 Contour Interval: 20
 Contour Elevation: 21
 Contour Interval: 20
 Contour Elevation: 21



Dedication

The State of Texas
 County of Potter
 Know all men by these presents:

That, **Encarnacion Hernandez, Sr.**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and registered as **R.L. Mobley's Subdivision Unit No. 6** a suburban subdivision of the City of Amarillo, Texas, and does hereby dedicate to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown:

Executed this 3 day of NOV 2017.

Encarnacion Hernandez, Sr.
 Encarnacion Hernandez, Sr.
 130 Duncan Road
 Lubbock, Texas 79795

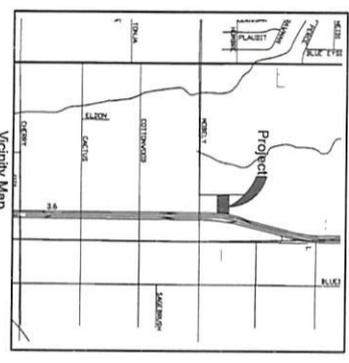
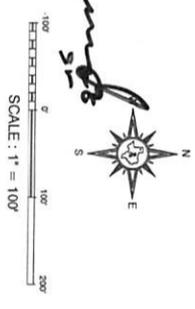
Notary Attest

State of Texas
 County of Potter



Julie P. Heppler
 Julie P. Heppler
 Notary Public in and For the State of Texas
 My Commission Expires 03/31/2018

Grantor's Address:
 Potter County, Texas
 2419 E. Willow Creek, Amarillo, Texas 79108



Legend:

- = 5/8" iron rod w/cap stamped "JOHN DORSEY SURVEYOR" (found)
- = 1/2" iron rod w/cap stamped "GRESHAM P.L.S. 1899" (found)
- = 3/8" iron rod (found)
- = 3/4" iron pipe (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddelink Communications Co.
- PUE = Public Utility Easement
- () =Instrument recording in County Clerk's Office

Description

A 0.054 acre tract of land being all of those two tracts of land described in those certain Warranty Deeds recorded in Volume 1492, Page 659 and in Volume 2559, Page 141 of the Official Public Records of Potter County, Texas, being the west portions of Tracts 4 and 5 of R.L. Mobley's Subdivision of the northeast portion of Section 186, Block 2, AB & M Survey, Potter County, Texas, according to the recorded map of plat thereof, recorded in Volume 139, Page 173 of the Deed Records of Potter County, Texas, being surveyed on the ground by Robert Keys and Associates on this 14th day of December, 2015, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe, found at the southwest corner of said Tract 4;

Thence N. 00° 05' 18" W., (Directional Control GPS Observation WGS-84) 329.76 feet along the west line of said Tracts 4 and 5 to the northwest corner of this tract of land, and same being the northwest corner of said Tract 5, from whence a 172 inch iron rod with a cap stamped "Gresham P.L.S. 1899", found bears S. 89° 54' 29" W., 5.00 feet.

Thence N. 89° 54' 29" E. 556.51 feet along the north line of said Tract 5 to a 5/8 inch iron rod with a cap stamped "John Dorsey Surveyor", found at the northeast corner of this tract of land, and same being a point on a curve to the left with a radius of 5880.00 feet.

Thence Southwesterly, an arc distance of 332.29 feet with a chord of S. 06° 39' 23" W., 332.25 feet, along the westerly right-of-way line of U.S. Highway No. 287, as taken by a Condemnation Judgment (record document not found) to a 3/8 inch iron rod, found at the southeast corner of this tract of land.

Thence S. 89° 55' 45" W., 517.49 feet along the south line of said Tract 4 to the **POINT OF BEGINNING**.

Approval

Approved by the Health Department
 Health Official
 Date NOV 9, 2017

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this
 day of November, 2017.
 Designated City Official
[Signature]

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a previous survey staked on the ground by me or by others under my direct supervision on the 14th day of December, 2015.

Registered Professional Land Surveyor
 Job No. No. 20171003



R.L. Mobley's Subdivision Unit No. 6
 A Suburban Subdivision to the City of Amarillo being a replat of a portion of Tracts 4 & 5, R.L. Mobley's Subdivision of the northeast portion of Section 186, Block 2, A. B. & M. Survey, Potter County, Texas
 4.0544 Acres

Robert Keys & Associates
 Surveying and Mapping
 7106 S. Bell Street, Amarillo, Texas 79109-7003
 Phone No. 806-230-8000
 www.rksurveying.com

Filed of Record:
 11/20/17
 20170PR0016922
 Potter County, Texas

APP

P-17-101

HG

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

Property Information	
Property ID: 42512	Geo ID: 5001001000
Legal Acres: 4.0300	
Legal Desc: R L MOBLEY'S SUB SE LOT	BLOCK TR 4 & TR 5
	LYING WEST OF E-WAY
Situs: 8613 N UH 287	
DBA:	
Exemptions:	

Owner ID: 100251163 100.00%
HERNANDEZ ENCARNACION SR
130 DUNCAN RD
LIBERTY, TX 77575-6671

For Entities	Value Information
PANHANDLE WD	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 57,085
RIVER ROAD	Land HS: 0
	Land NHS: 16,340
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 73,425

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: 11/07/2017			Total Due if paid by: 11/30/2017			0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	491.95
PANHANDLE WD	6.64
RIVER ROAD	991.24

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: 11/07/2017
Requested By: HERNANDEZ ENCARNACION SR
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0016922

Filing and Recording Date: 11/20/2017 04:22:33 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.

Julie Smith, County Clerk
Potter County, Texas

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

carredondo

Re: 20170PR0016922

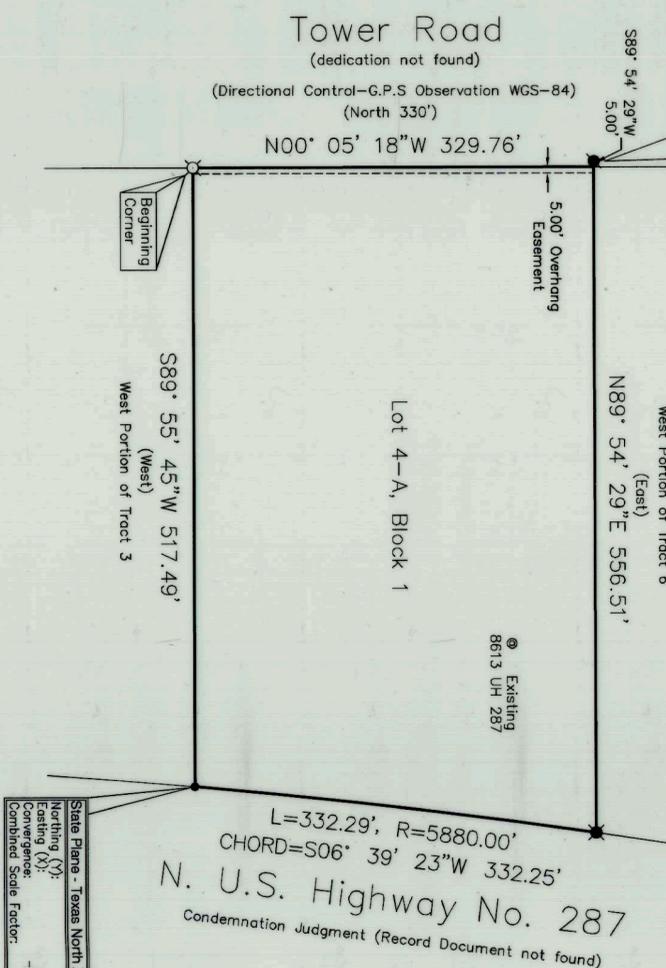
Handwritten initials in blue ink, possibly "JL" or "JS", located to the left of the address block.

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Notes

- 1) This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48373C 0387C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 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 systems 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 Plane - Texas North Zone (NAD 83)
Northing (Y): 3758274.21
Easting (X): 555598.98
Convergence: -00° 11' 40.565"
Combined Scale Factor: 0.9999125298



State Plane - Texas North Zone (NAD 83)
Northing (Y): 3757943.42
Easting (X): 556510.73
Convergence: -00° 11' 16.908"
Combined Scale Factor: 0.999912627

Dedication

The State of Texas §
County of Potter §
Know all men by these presents:

That, **Encarnacion Hernandez, Sr.**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **R.L. Mobley's Subdivision Unit No. 6** a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 3 day of November, 2017.

Encarnacion Hernandez Sr.
Encarnacion Hernandez, Sr.,
130 Duncan Road
Liberty, Texas 77575

Notary Attest

State of Texas §
County of Potter

Before me, the undersigned authority on this day personally appeared **Encarnacion Hernandez, Sr.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

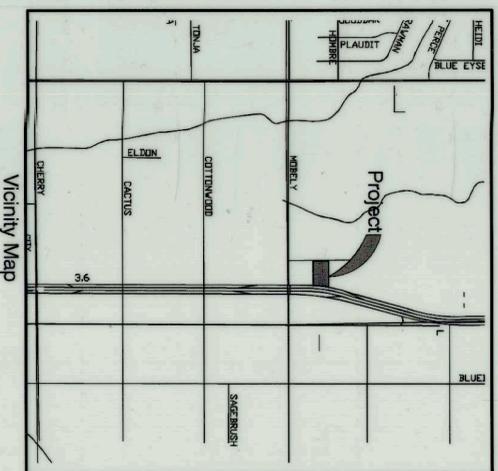
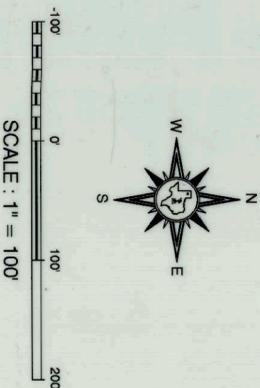
Given under my hand and seal of office this 3 day of November, 2017.

Julie P. Hepler
Notary Public in and For the State of Texas
My commission expires: 01/31/2018



Grantee's Address:
Potter County Road & Bridge
2419 E. Willow Creek Boulevard
Amarillo, Texas 79108

Grantee's Address:
Potter County Road & Bridge
2419 E. Willow Creek Boulevard
Amarillo, Texas 79108



Legend :

- ✖ = 5/8" iron rod w/cap stamped "JOHN DORSEY SURVEYOR" (found)
- = 1/2" iron rod w/cap stamped "GRESHAM P.L.S. 1939" (found)
- = 3/8" iron rod (found)
- = 3/4" iron pipe (found)
- Ⓧ @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- () =Instrument recording in County Clerks Office

Description

A 4.054 acre tract of land being all of those two tracts of land described in those certain Warranty Deeds recorded in Volume 1492, Page 655 and in Volume 2559, Page 141 of the Official Public Records of Potter County, Texas, being the west portions of Tracts 4 and 5 of R.L. Mobley's Subdivision of the northeast portion of Section 196, Block 2, A.B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 139, Page 173 of the Deed Records of Potter County, Texas, being surveyed on the ground by Robert Keys and Associates on this 14th day of December, 2015, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe, found at the southwest corner of said Tract 4; Thence N. 00° 05' 18" W., (Directional Control GPS Observation WGS-84), 329.76 feet along the west line of said Tracts 4 and 5 to the northwest corner of this tract of land, and same being the northwest corner of said Tract 5, from whence a 1/2 inch iron rod with a cap stamped "Gresham P.L.S. 1939", found bears S. 89° 54' 29" W., 5.00 feet;

Thence N. 89° 54' 29" E., 556.51 feet along the north line of said Tract 5 to a 5/8 inch iron rod with a cap stamped "John Dorsey Surveyor", found at the northeast corner of this tract of land, and same being a point on a curve to the left with a radius of 5880.00 feet;

Thence Southwesterly, an arc distance of 332.29 feet with a chord of S. 06° 39' 23" W., 332.25 feet, along the westerly right-of-way line of U.S. Highway No. 287, as taken by a Condemnation Judgment (record document not found) to a 3/8 inch iron rod, found at the southeast corner of this tract of land;

Thence S. 89° 55' 45" W., 517.49 feet along the south line of said Tract 4 to the **POINT OF BEGINNING.**

Approval

Approved by the Bi-City-County Health Department.
John Dorsey
Health Official
Date Nov 9, 2017

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 9th day of November, 2017.
Robert E. Keys
Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 14th day of December, 2015.

Robert E. Keys
Registered Professional Land Surveyor
Job No. No. 20171003

R.L. Mobley's Subdivision Unit No. 6

A Suburban Subdivision to the City of Amarillo, being a replat of a portion of Tracts 4 & 5, R.L. Mobley's Subdivision of the northeast portion of Section 196, Block 2, A. B. & M. Survey, Potter County, Texas, 4.054± Acres

Robert Keys & Associates

land surveying
mapping
land planning
RKA
(806)352-1792 Email: rka@keysurveying.com
7106 S. Bell Street, Amarillo, Texas 79108-7003
Firm No. 10034400 www.keysurveying.com

Filed of Record :

11/20/17

Potter

county

date

2017 OPR 0016922

County Clerk File No.