



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

2/2/2018

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

RE: Letter of Action: Approval - Sunset Addition Unit No. 4 – ZB1706252 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 1/15/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0000849 on 1/23/2018. 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 black ink that reads 'Cody Balzen'.

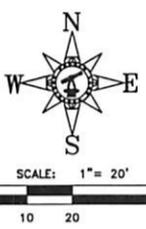
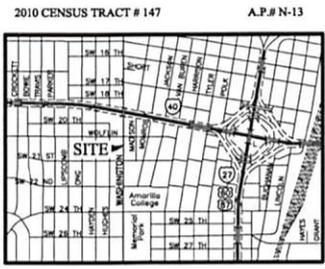
Cody Balzen
Planner I

D-292

BLK 2 AB+M

SEC 171

N-13



LEGEND:
 X "X" IN CONCRETE SET
 ⊕ "X" IN CONCRETE FND
 ○ 1/2" IRON PIPE FND
 ○ 3/8" IRON ROD FND
 *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

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 COMMUNITY PANEL NO. 48750303C, DATED JUNE 4, 2010. USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

VICINITY MAP
 NOT TO SCALE

OWNERS ACKNOWLEDGEMENT
 THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF POTTER
 THAT THE UNDERSIGNED, JANIS C. CRAWFORD, BEING 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 SUNSET ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THIS STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 15 DAY OF January, 2018.
Janis C. Crawford
 JANIS C. CRAWFORD
 600 ADMIRAL COURT
 AMARILLO, TEXAS 79124

ATTEST
 THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF RANDALL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JANIS C. CRAWFORD.
 THIS 15 DAY OF January, 2018.
Belby Moore
 NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT
 THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF POTTER
 THAT THE UNDERSIGNED, RICHARD L. CRAWFORD, BEING 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 SUNSET ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THIS STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 15 DAY OF January, 2018.
Richard L. Crawford
 RICHARD L. CRAWFORD
 6601 ADMIRAL COURT
 AMARILLO, TEXAS 79124

ATTEST
 THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF RANDALL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD L. CRAWFORD.
 THIS 15 DAY OF January, 2018.
Jana Cox
 NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC
 JANA MICHELLE COX
 Notary Public, State of Texas
 Comm. Expires 08-10-2021
 Notary ID 131241440

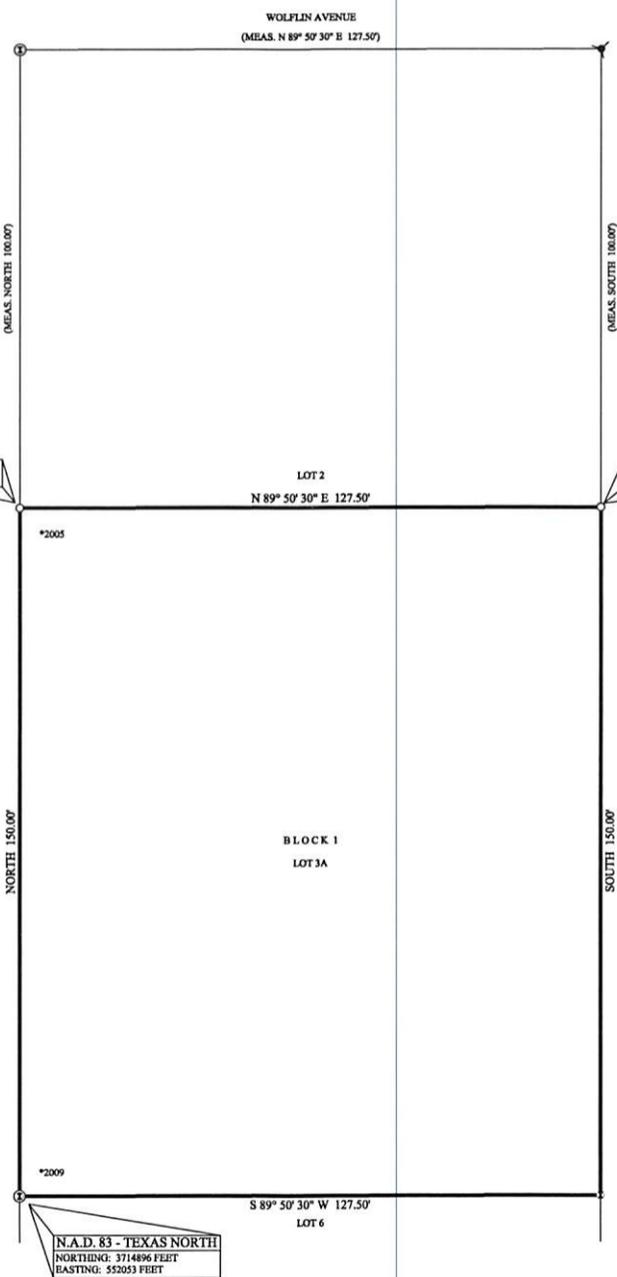
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS.
 ON THIS 15 DAY OF Jan, 2018.
Chairman
 CHAIRMAN

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

FILED OF RECORD
 1/23/18
 20180PR0000849
 POTTER (COUNTY)
 CLERK'S DOCUMENT NO.

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 24TH DAY OF APRIL, 2017.

DARYL R. FURMAN RPLS 5374
 REGISTERED PROFESSIONAL LAND SURVEYOR



DESCRIPTION
 All of Lots 3, 4, and 5, Block 1, Sunset Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 559 of the Deed Records of Potter County, Texas. This tract being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2 inch iron pipe found in the East Right-of-Way line of Washington Street at the Southwest corner of Lot 2 of said Sunset Addition, same being the Northwest corner of this tract of land;
 THENCE N. 89° 50' 30" E., 127.50 feet along the North line of said Lot 3 to an "X" in concrete found in the Southeast corner of said Lot 2, same being the Northeast corner of this tract of land;
 THENCE SOUTH, 150.00 feet along the East line of said Lots 3, 4, and 5 to an "X" in concrete set at the Northeast corner of Lot 6 of said Sunset Addition, same being the Southeast corner of this tract of land;
 THENCE S. 89° 50' 30" W., 127.50 feet along the South line of said Lot 5 to an "X" in concrete found in said East Right-of-Way Line of Washington Street at the Northwest corner of said Lot 6, same being the Southwest corner of this tract of land;
 THENCE NORTH (Base line), 150.00 feet along said East Right-of-Way line of Washington Street to the PLACE OF BEGINNING.



SUNSET ADDITION UNIT NO. 4
 AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 1 OF SUNSET ADDITION IN SECTION 171, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS
 0.44± ACRES

FURMAN LAND SURVEYORS, INC.
 SURVEYING - MAPPING - CONSULTING
 TEXAS - OKLAHOMA - NEW MEXICO
 KANSAS - COLORADO
 DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
 CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS
 HEATHER L'ENY LEMMONS, RPLS - NOAH C. HUNTINGTON, RPLS
 M.K. MERTNER, RPLS - KYLE L. BRADY, SIT
 TEXAS FIRM #10092400 & 10092401
 P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4346 - FAX (806) 374-4348
 P.O. BOX 444 - DUMAS, TEXAS 76025 - (806) 934-1405 - FAX (806) 934-1402
 PROJECT NO. 1721547 FILE NO. N-13
 DRAWING NO. P\SUB 17\POTTER\N-13\1721547\

APP

P-17-127

HC

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

Property Information

Property ID: 34781 Geo ID: 7808000060
Legal Acres: 0.0000
Legal Desc: SUNSET ADDN LOT 003 BLOCK 0001
Situs: 2005 S WASHINGTON ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100277819 100.00%
CRAWFORD RICHARD L
6601 ADMIRAL CT
AMARILLO, TX 79124-1325

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	61,948
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	4,750
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	66,698

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: 01/12/2018

Total Due if paid by: 01/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	446.87
AMARILLO	242.54
PANHANDLE WD	6.04
AMA COLLEGE	138.40
AMARILLO ISD	793.04

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: 01/12/2018
Requested By: CRAWFORD RICHARD L
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 34782 Geo ID: 7808000080
Legal Acres: 0.0000
Legal Desc: SUNSET ADDN LOT 004 BLOCK 0001
Situs: 2007 S WASHINGTON ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100278982 100.00%
CRAWFORD RICHARD L
CRAWFORD JANIS C
6601 ADMIRAL CT
AMARILLO, TX 79124-1325

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	44,213
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	4,750
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	48,963

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: 01/12/2018

Total Due if paid by: 01/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	328.06
AMARILLO	178.05
PANHANDLE WD	4.43
AMA COLLEGE	101.60
AMARILLO ISD	582.17

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)].

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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: 01/12/2018
Requested By: CRAWFORD RICHARD L
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 34783 Geo ID: 7808000100
Legal Acres: 0.1500
Legal Desc: SUNSET ADDITION LOT 005 BLOCK 0001
Situation: 2009 S WASHINGTON ST AMARILLO, TX 79109
DBA:
Exemptions: HS

Owner ID: 100277819 100.00%
CRAWFORD RICHARD L
6601 ADMIRAL CT
AMARILLO, TX 79124-1325

For Entities

Value Information

AMA COLLEGE	Improvement HS:	45,759
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	4,750
PANHANDLE WD	Land NHS:	0
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	50,509

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: 01/12/2018

Total Due if paid by: 01/31/2018 0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	338.41
AMARILLO	183.67
PANHANDLE WD	4.57
AMA COLLEGE	104.81
AMARILLO ISD	303.30

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)].

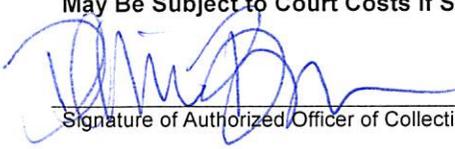
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Date of Issue: 01/12/2018
Requested By: CRAWFORD RICHARD L
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0000849

Filing and Recording Date: 01/23/2018 02:04:11 PM Pages: 5 Recording Fee: \$43.00

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

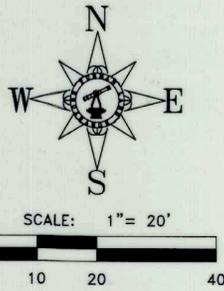
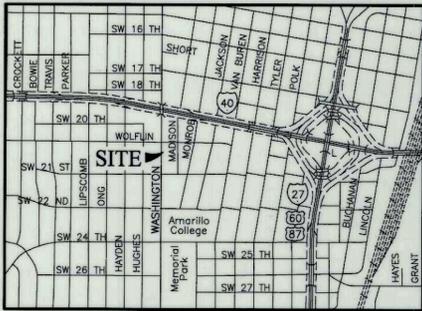
DO NOT DESTROY - This document is part of the Official Public Record.

levans

Ret to

CITY/PLANNING DEPT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re: 2018OPR0000850



- LEGEND:**
- ⊗ "X" IN CONCRETE SET
 - ⊙ "X" IN CONCRETE FND
 - 1/2" IRON PIPE FND
 - 3/8" IRON ROD FND
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

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 COMMUNITY PANEL NO. 48375C0530C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

VICINITY MAP

NOT TO SCALE

DESCRIPTION

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BEGINNING at a 1/2 inch iron pipe found in the East Right-of-Way line of Washington Street at the Southwest corner of Lot 2 of said Sunset Addition, same being the Northwest corner of this tract of land;

THENCE N. 89° 50' 30" E., 127.50 feet along the North line of said Lot 3 to a 1/2 inch iron pipe found at the Southeast corner of said Lot 2, same being the Northeast corner of this tract of land;

THENCE SOUTH, 150.00 feet along the East line of said Lots 3, 4, and 5 to an "X" in concrete set at the Northeast corner of Lot 6 of said Sunset Addition, same being the Southeast corner of this tract of land;

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THENCE NORTH (Base line), 150.00 feet along said East Right-of-Way line of Washington Street to the PLACE OF BEGINNING.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, JANIS C. CRAWFORD, BEING 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 SUNSET ADDITION UNIT NO. 4, 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 15 DAY OF January, 2018.

Janis C. Crawford
JANIS C. CRAWFORD
6601 ADMIRAL COURT
AMARILLO, TEXAS 79124

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JANIS C. CRAWFORD.

THIS 15 DAY OF January, 2018.

Kelly McLe
NOTARY PUBLIC, STATE OF TEXAS



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, RICHARD L. CRAWFORD, BEING 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 SUNSET ADDITION UNIT NO. 4, 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 15 DAY OF January, 2018.

Richard L. Crawford
RICHARD L. CRAWFORD
6601 ADMIRAL COURT
AMARILLO, TEXAS 79124

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD L. CRAWFORD.

THIS 15 DAY OF January, 2018.

Jana Cox
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

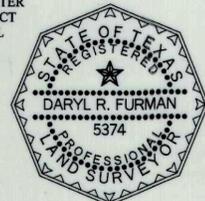
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS,

ON THIS 22 DAY OF January, 2018.

Ad Parker
CHAIRMAN

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 24TH DAY OF APRIL, 2017.



Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

1/23/18
(DATE)
2018 OPR 00000 849
POTTER
(COUNTY)
CLERK'S DOCUMENT NO.

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

N.A.D. 83 - TEXAS NORTH
NORTHING: 3715046 FEET
EASTING: 552181 FEET

N.A.D. 83 - TEXAS NORTH
NORTHING: 3714896 FEET
EASTING: 552053 FEET

**SUNSET
ADDITION
UNIT NO. 4**

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 1
OF SUNSET ADDITION
IN SECTION 171, BLOCK 2, AB&M SURVEY,
POTTER COUNTY, TEXAS
0.44± ACRES

FURMAN LAND SURVEYORS, INC.

SURVEYING · MAPPING · CONSULTING

TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. MCENTIRE, RPLS · KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1721547 FILE NO. N-13
DRAWING NO. P:\SUB 17\ POTTER\N-13\1721547\