



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

4/3/2018

Donald & Amy Picard  
6371 Cliffside Rd  
Amarillo, Texas 79124

**RE: Letter of Action: Approval- Bob Burgess Subdivision Unit No. 3 Final Plat Application**

Mr. Picard,

The City of Amarillo has approved the above Final Plat on 2/13/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0004427 on 4/3/2018. 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 [Jeffrey.English@amarillo.gov](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

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

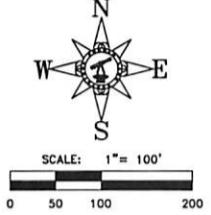
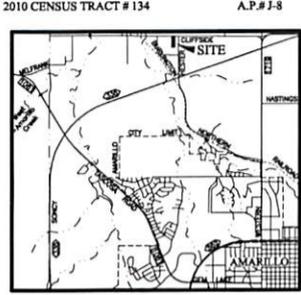
Jeffrey C. English  
Planner I



BLK 9 BS+F

SEC 22

J-8



**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF POTTER  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED, AMY L. PICARD, 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 BOB BURGESS SUBDIVISION UNIT NO. 3, A SUBURBAN SUBDIVISION 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 5 DAY OF Feb, 2018.  
 Amy L. Picard  
 AMY L. PICARD  
 6371 CLIFFSIDE ROAD  
 AMARILLO, TEXAS 79124

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
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 EXECUTED THIS 7 DAY OF Feb, 2018.  
 Donald D. Picard, Jr.  
 DONALD D. PICARD, JR.  
 6371 CLIFFSIDE ROAD  
 AMARILLO, TEXAS 79124

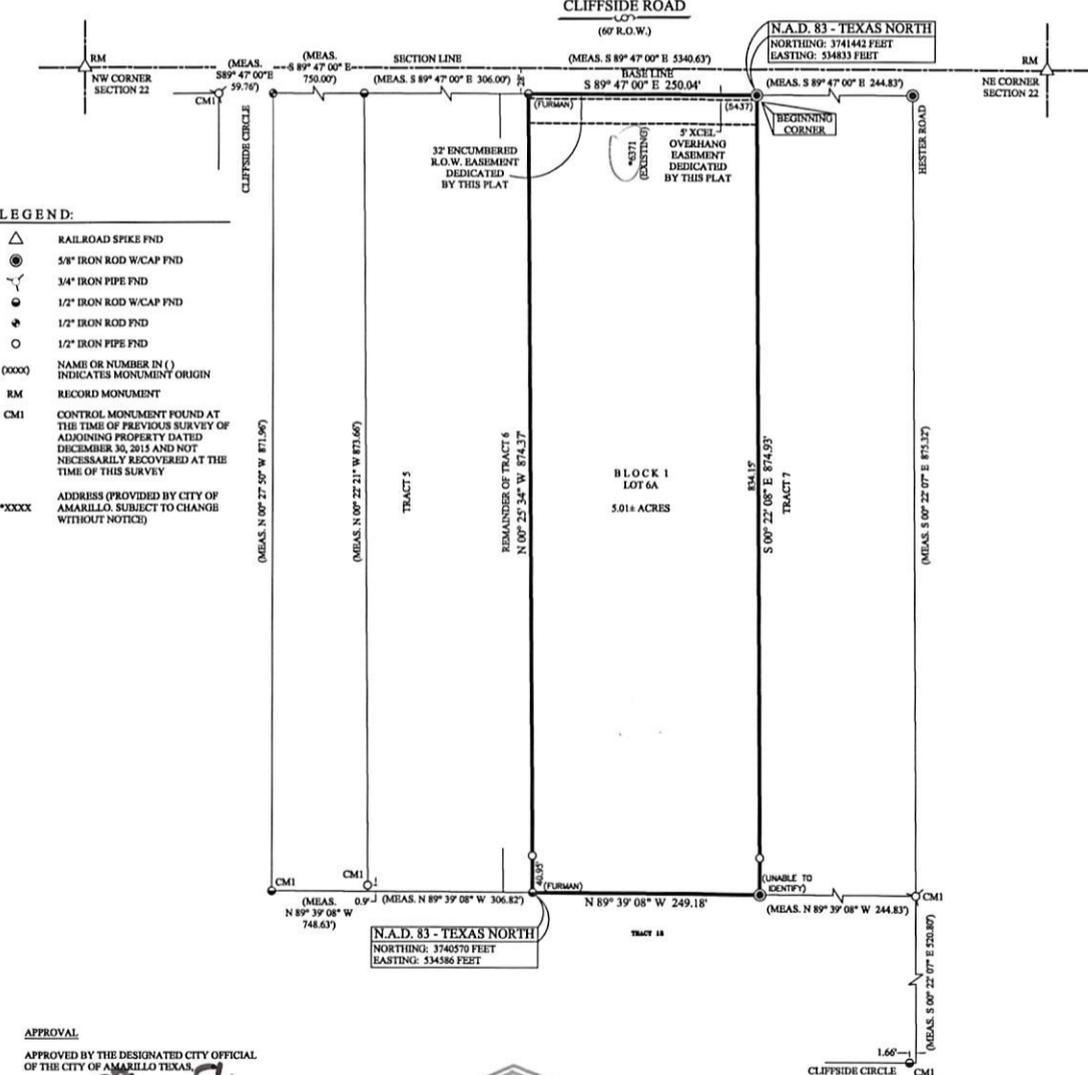
**ATTEST**

THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AMY L. PICARD.  
 THIS 5th DAY OF Feb, 2018.  
 Natalie Phillips  
 NOTARY PUBLIC, STATE OF TEXAS

**ATTEST**

THE STATE OF TEXAS  
 COUNTY OF RANDALL  
 KNOW ALL MEN BY THESE PRESENTS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONALD D. PICARD, JR.  
 THIS 7 DAY OF Feb, 2018.  
 Natalie Phillips  
 NOTARY PUBLIC, STATE OF TEXAS

VICINITY MAP  
 NOT TO SCALE



- LEGEND:**
- △ RAILROAD SPIKE FND
  - 5/8" IRON ROD W/CAP FND
  - 3/4" IRON PIPE FND
  - 1/2" IRON ROD W/CAP FND
  - 1/2" IRON ROD FND
  - 1/2" IRON PIPE FND
  - (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
  - RM RECORD MONUMENT
  - CM1 CONTROL MONUMENT FOUND AT THE TIME OF PREVIOUS SURVEY OF ADJOINING PROPERTY DATED DECEMBER 30, 2015 AND NOT NECESSARILY RECOVERED AT THE TIME OF THIS SURVEY
  - \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

- NOTES:**
- 1) THIS PLAT IS IN THE CITY OF AMARILLO, ETJ.
  - 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0368C, DATED FEBRU 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
  - 3) 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.

**DESCRIPTION**

A 5.01±- acre tract of land being a portion of Tract 6, Bob Burgess Subdivision, a Suburban Subdivision to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 500, Page 229 of the Deed Records of Potter County, Texas. Said 5.01±- acre tract being more particularly described by metes and bounds as follows:  
 BEGINNING at a 5/8 inch iron rod with cap (5437) found in the South Right-of-Way line of Cliffside Drive, as monumented on the ground, for the Northeast corner of said Tract 6, same being the Northwest corner of Tract 7 of said Bob Burgess Subdivision and the Northeast corner of this tract of land, from whence a 5/8 inch iron rod with cap (5437) found for the Northeast corner of said Tract 7 bears S. 89° 47' 00" E., 244.83 feet;  
 THENCE S. 00° 22' 08" E., along the common line of said Tract 6 and Tract 7, at 834.15 feet pass a 1/2 inch iron pipe, for a total distance of 874.93 feet to a 5/8 inch iron rod with cap (unable to identify) found in the North line of Tract 13 of said Bob Burgess Subdivision and the Southwest corner of said Tract 7, same being the Southeast corner of this tract of land;  
 THENCE N. 89° 39' 08" W., 249.18 feet along said North line of said Tract 13 to a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of this tract of land;  
 THENCE N. 00° 25' 34" W., at 40.95 feet pass a 1/2 inch iron pipe, for a total distance of 874.37 feet to a 1/2 inch iron rod with cap (FURMAN) found in said South Right-of-Way line of Cliffside Drive at the Northwest corner of this tract of land;  
 THENCE S. 89° 47' 00" E. (Base line), 250.04 feet along said South Right-of-Way line of Cliffside Drive to the POINT OF BEGINNING and containing 5.01 acres of land, more or less.

**APPROVAL**  
 APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS.  
 ON THIS 13th DAY OF February, 2018.  
 [Signature]  
 DESIGNATED CITY OFFICIAL

**APPROVAL**  
 APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT  
 ON THIS 14th DAY OF February, 2018.  
 [Signature]  
 HEALTH OFFICER



**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 2ND DAY OF JANUARY, 2018.  
 [Signature]  
 DARYL R. FURMAN RPLS 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**BOB BURGESS SUBDIVISION UNIT NO. 3**  
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT 6 BOB BURGESS SUBDIVISION IN SECTION 22, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS 5.01± 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 · CASSY A. MANN, RPLS · LANDON M. STOKES, RPLS · HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS · M.K. McENTIRE, RPLS · KYLE L. BRADY, RPLS  
 TEXAS FRM # 10092400 & 10092401  
 P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 734-4246 - FAX (806) 374-4248  
 P.O. BOX 464 - DUMAS, TEXAS 79025 - (806) 934-1403 - FAX (806) 934-1482  
 PROJECT NO. 1721567 FILE NO. J-8  
 DRAWING NO. P\SUB 17\ POTTER\J-8\1721567\

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

FILED OF RECORD  
4/3/18  
 (DATE)  
 2018PR0004427  
 CLERK'S DOCUMENT NO.

# TAX CERTIFICATE

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

### Property Information

Property ID: 51906      Geo ID: 553501700  
Legal Acres: 5.0000  
Legal Desc: BOB BURGESS SUB LOT      BLOCK E 250FT OF TR  
6  
Situs: 6371 CLIFFSIDE RD , 79124  
DBA:  
Exemptions: HS

Owner ID: 100234950      100.00%  
PICARD DONALD D JR  
PICARD AMY L  
6371 CLIFFSIDE RD  
AMARILLO, TX 79124-7936

### For Entities

AMA COLLEGE  
PANHANDLE WD  
POTTER COUNTY

### Value Information

Improvement HS: 55,993  
Improvement NHS: 0  
Land HS: 8,865  
Land NHS: 0  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 64,858

### 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: 03/26/2018

Total Due if paid by: 03/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	434.55
PANHANDLE WD	5.87
AMA COLLEGE	134.58

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 03/26/2018  
Requested By: PICARD DONALD D JR  
Fee Amount: 10.00  
Reference #:



Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2018OPR0004427

Filing and Recording Date: 04/03/2018 11:42:25 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*

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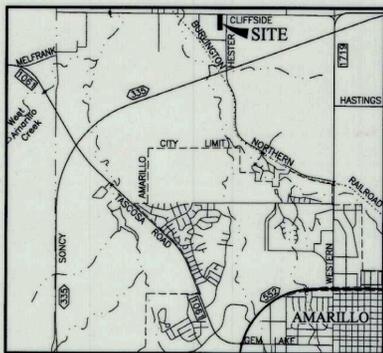
Julie Smith, County Clerk  
Potter County, Texas

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

smorgan

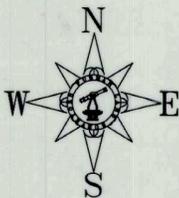
*Ret*

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

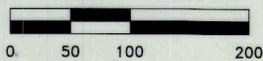


VICINITY MAP

NOT TO SCALE



SCALE: 1" = 100'



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EXECUTED THIS 5th DAY OF Feb, 2018.

Amy L. Picard AMY L. PICARD 6371 CLIFFSIDE ROAD AMARILLO, TEXAS 79124

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Donald D. Picard, Jr. DONALD D. PICARD, JR. 6371 CLIFFSIDE ROAD AMARILLO, TEXAS 79124

ATTEST

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THIS 5th DAY OF Feb, 2018.

Natalie Phillips NOTARY PUBLIC, STATE OF TEXAS

ATTEST

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Natalie Phillips NOTARY PUBLIC, STATE OF TEXAS



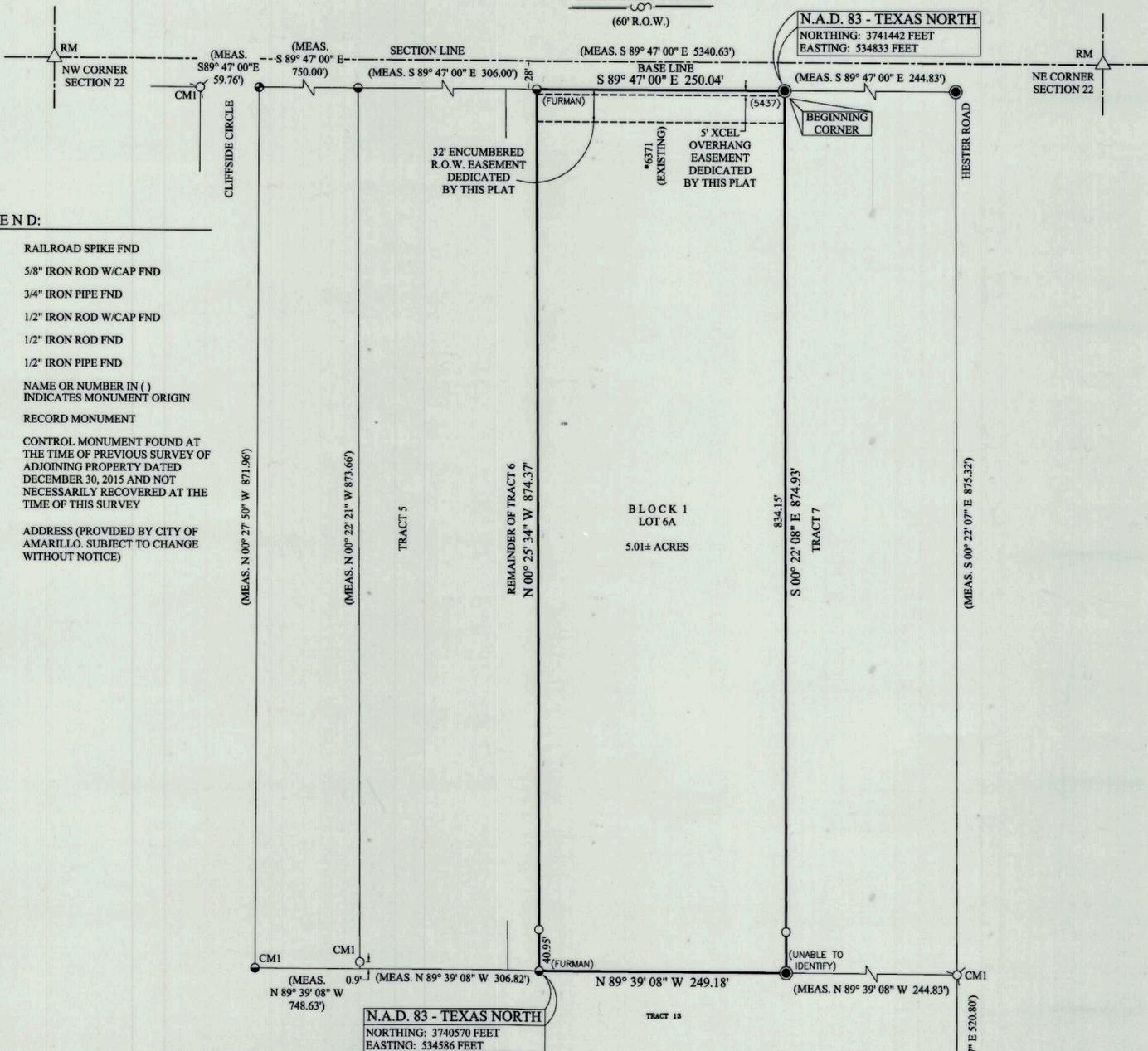
CLIFFSIDE ROAD

(60' R.O.W.)

N.A.D. 83 - TEXAS NORTH

NORTHING: 3741442 FEET

EASTING: 534833 FEET



LEGEND:

- RAILROAD SPIKE FND
5/8" IRON ROD W/CAP FND
3/4" IRON PIPE FND
1/2" IRON ROD W/CAP FND
1/2" IRON ROD FND
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APPROVAL

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APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT ON THIS 14th DAY OF FEBRUARY, 2018.

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 2ND DAY OF JANUARY, 2018.



Daryl R. Furman RPLS 5374 REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

4-3-18 POTTER (COUNTY) 20180PRO004427 CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS: CITY OF AMARILLO P.O. BOX 1971 AMARILLO, TEXAS 79105-1971 POTTER COUNTY ROAD AND BRIDGE DEPARTMENT 2419 E. WILLOW CREEK DRIVE AMARILLO, TEXAS 79108

BOB BURGESS SUBDIVISION UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT 6 BOB BURGESS SUBDIVISION IN SECTION 22, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS 5.01± 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, RPLS 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. 1721567 FILE NO. J-8 DRAWING NO. P:\SUB 17\ POTTER\J-8\1721567\