



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

11/8/2018

Cindy Beyer
Cornerstone Land Surveying
4109 SW 33rd Ave.
Amarillo, Texas 79109

RE: Letter of Action: Approval - Tascosa Hills Unit No. 1 – ZB1804007 Final Plat

The City of Amarillo has approved the above Final Plat on 10/30/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0014665 on 10/30/2018. 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 cursive script that reads 'Cody Balzen'.

Cody Balzen
Senior Planner

BLK 9 BS+F

SEC 54

H-6

CENSUS TRACT NO. 143
 AP No. H4

DEDICATION

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

That, James A. Simpson and Joanne M. Simpson, being the owners of the land shown and described on this plat, has caused all of said lands to be surveyed, subdivided, platted and designated as **Tascosa Hills Addition Unit No. 1**, 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.

Executed this 10 day of October, 2018.

James A. Simpson
 38001 L. Avenue
 Amarillo, Texas 79119

Joanne M. Simpson
 38001 L. Avenue
 Amarillo, Texas 79119

NOTARY ATTEST

The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared James A. Simpson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration hereby expressed.

Given under my hand and seal of authority on this 10th day of October, 2018.



NOTARY ATTEST

The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Joanne M. Simpson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration hereby expressed.

Given under my hand and seal of authority on this 10th day of October, 2018.



NOTARY ATTEST

CERTIFICATE

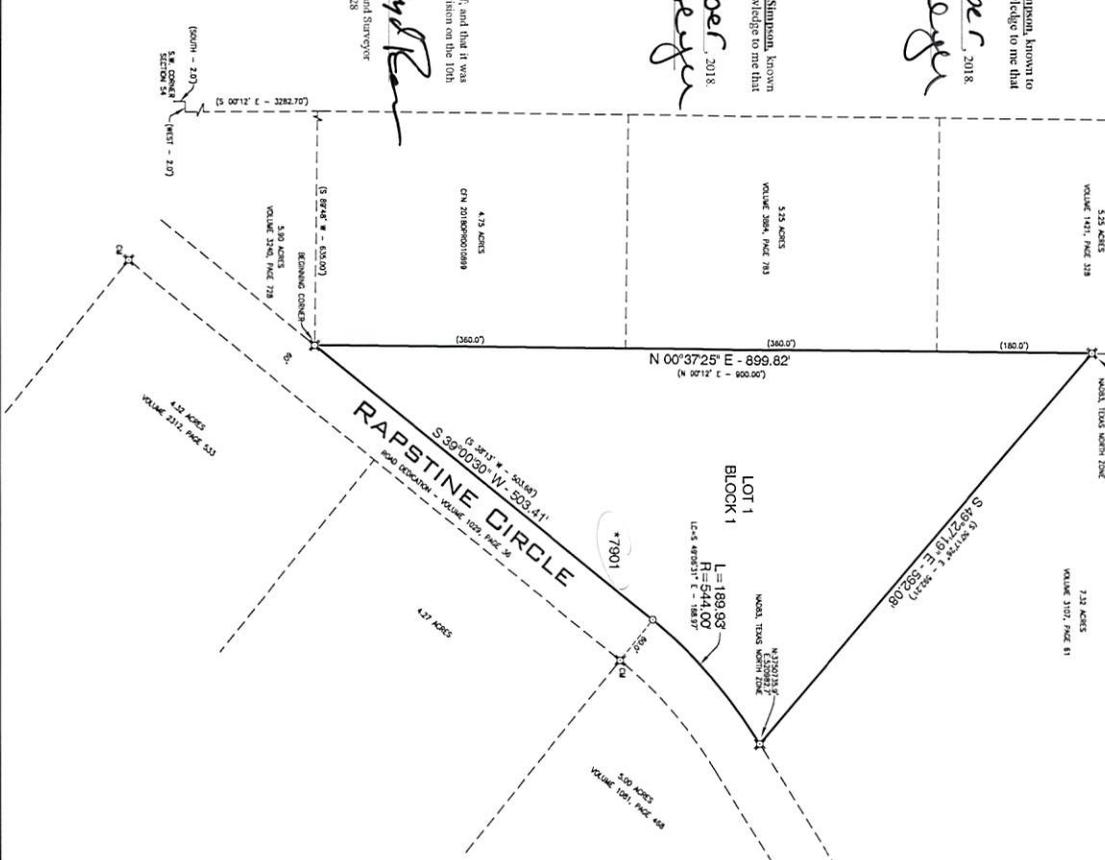
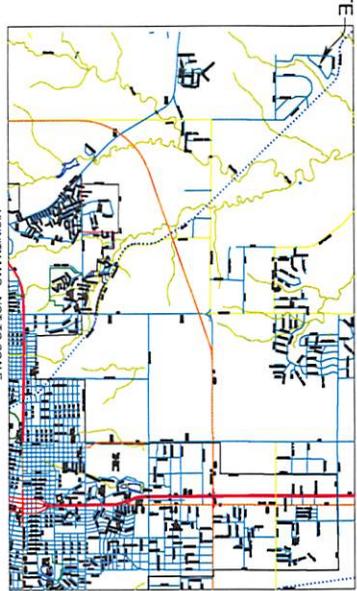
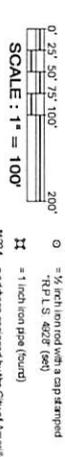
I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a particular survey made on the ground by me or by others under my direct supervision on the 10th day of September, 2018.



Gregory J. Reynolds
 Registered Professional Land Surveyor
 Texas Registration No. 4928

GRANTEE'S ADDRESS:
 City of Amarillo
 4109 S.W. 33rd Avenue
 Amarillo, TX 79105-1971

GRANTEE'S ADDRESS:
 Potter County Road & Bridge
 Amarillo, TX 79107



- NOTES**
- This plat does lie within the Extra-territorial Jurisdiction of the City of Amarillo, Texas.
 - This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0395C, dated June 4, 2010.
 - Boundary line dimensions shown hereon are as measured or field with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat dimensions as stated in the 1917 L.S. General Rules of Procedures and Practices regarding Section 54.
 - Section 54 (a) (1) (b) (2) (b) (3) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

DESCRIPTION

A 4.47 acre tract of land, being a portion of a 4.95 acre tract of land, according to that certain Warranty Deed recorded under plat No. 20180PR0014665 of first Official Public Records of Potter County, Texas, situated in Section 54, Block 9, S. & F. Survey, Potter County, Texas, and said 4.47 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe, found at the most southerly corner of this tract of land, from whence the southwest corner of said Section 54 bears S. 89°48' W., 653 feet, S. 00°12' E., 328.70 feet, West, 2.0 feet and South, 2.0 feet, all according to said Warranty Deed.

Then S. 89°48' W., 653 feet, to a 1 inch iron pipe, found at the most northerly corner of this tract of land, same being the most northerly corner of said 4.95 acre tract of land.

Thence S. 49°27'19\"/>

APPROVALS:

Approved by the Br.-City-County Health Department:
 Date: 10/30/18 Health Officer: J. W. Harris

Approved by the Designated Official for the City of Amarillo:
 Date: 10/30/18 Designated Official: [Signature]

TASCOSA HILLS ADDITION UNIT NO. 1
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 SITUATED IN SECTION 54, BLOCK 9,
 B. S. & F. SURVEY,
 POTTER COUNTY, TEXAS.
 4.47 ACRES

CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@cornerstoneurvey.com • Firm Reg. No. 10009500

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

Property Information	
Property ID: 46901	Geo ID: 37005408340
Legal Acres: 4.9500	
Legal Desc: SECT 54 B S & F LOT	BLOCK 0009 TR 64
	TASCOSA HILLS
Situs: 7901 RAPSTINE CIR	, 79124
DBA:	
Exemptions:	

Owner ID: 100296058 100.00%
SIMPSON JAMES A
SIMPSON JOANNE M
8900 LUNDY LN
AMARILLO, TX 79119-3812

For Entities	Value Information
PANHANDLE WD	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 0
	Land HS: 0
	Land NHS: 9,900
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 9,900

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: 10/15/2018			Total Due if paid by: 10/31/2018			0.00

Tax Certificate Issued for:
POTTER COUNTY
PANHANDLE WD

Taxes Paid in 2018
67.82
0.90

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 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)].

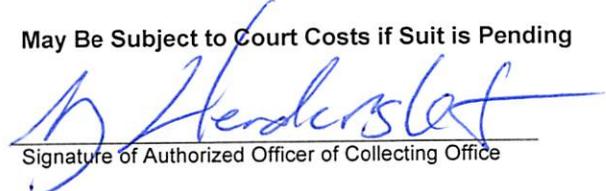
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 10/15/2018
Requested By: SIMPSON JAMES A
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0014665

Filing and Recording Date: 10/30/2018 02:01:38 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, County Clerk
Potter County, Texas

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

carredondo

Re: 2018OPR0014665

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

DEDICATION

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

That, James A. Simpson and Joanne M. Simpson, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Tascosa Hills Addition Unit No. 1**, 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.

Executed this 10 day of October, 2018.

James A. Simpson
James A. Simpson
8900 Lundy Lane
Amarillo, Texas 79119

Joanne M. Simpson
Joanne M. Simpson
8900 Lundy Lane
Amarillo, Texas 79119

NOTARY ATTEST

The State of Texas \$
County of Randall \$

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

Given under my hand and seal of authority on this 10th day of October, 2018.



Cindy Bever
Cindy Bever
Notary Public

NOTARY ATTEST

The State of Texas \$
County of Randall \$

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

Given under my hand and seal of authority on this 10th day of October, 2018.



Cindy Bever
Cindy Bever
Notary Public

CERTIFICATE

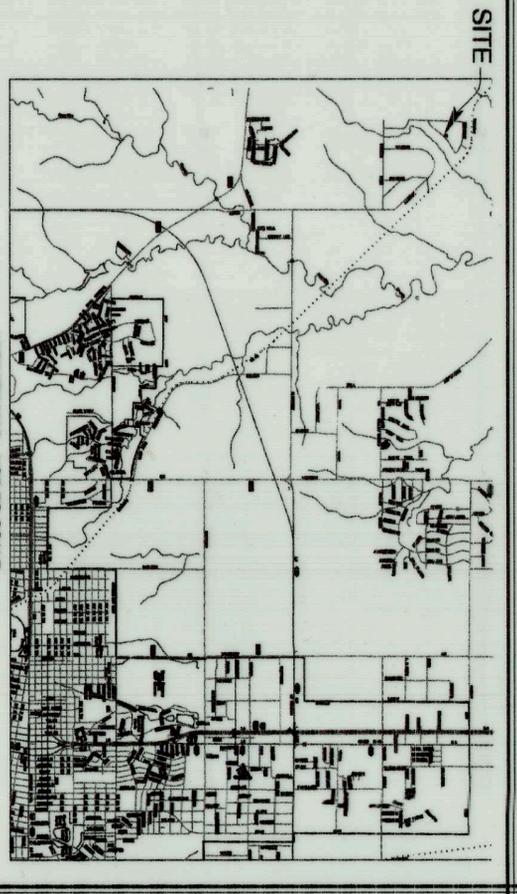
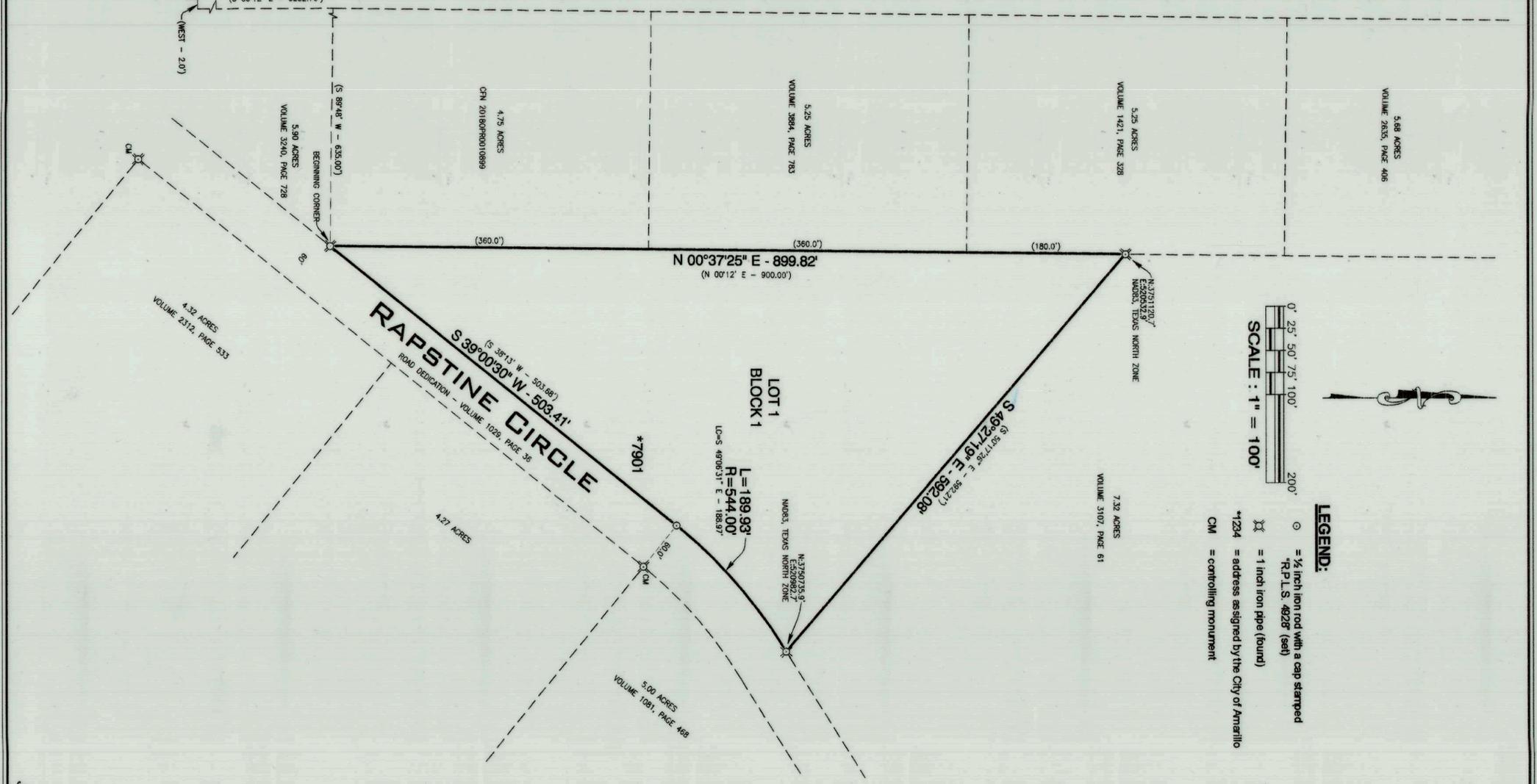
I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 10th day of September, 2018.



Jeffrey Floyd Reasoner
Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

GRANTEE'S ADDRESS:
Potter County Road & Bridge
2419 Willow Creek
Amarillo, TX 79107



NOTES

- This plat does the within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0365C, dated June 4, 2010.
- Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.13).
- Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
- Sanitary Control Easement:
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

DESCRIPTION

A 4.47 acre tract of land, being a portion of a 4.95 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 20180PR0008733 of the Official Public Records of Potter County, Texas, situated in Section 54, Block 9, B. S. & F. Survey, Potter County, Texas, and said 4.47 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 1 inch iron pipe, found at the most southerly corner of this tract of land, from whence the south-west corner of said Section 54 bears S. 69°48' W., 653 feet, S. 00°12' E., 3282.70 feet, West, 2.0 feet and South, 2.0 feet, all according to said Warranty Deed.
 Thence N. 00°37'25" E., 899.82 feet along the west line of said 4.95 acre tract of land to a 1 inch iron pipe, found at the most northerly corner of this tract of land, same being the most northerly corner of said 4.95 acre tract of land.
 Thence S. 49°27'19" E., 592.08 feet along the northeasterly line of said 4.95 acre tract of land to a 1 inch iron pipe, found at the most easterly corner of this tract of land.
 Thence Southwesterly, 189.93 feet along the northwesterly right-of-way line of Rapstine Circle, being a curve to the left having a radius of 544.00 feet and a chord of S. 49°06'31" W., 188.97 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the end of said curve.
 Thence S. 39°00'30" W., 503.41 feet along the northwesterly right-of-way line of Rapstine Circle to the **POINT OF BEGINNING**.

APPROVALS:

Approved by the Bi-City-County Health Department:
 Date: 10/30/18 Health Officer: *J. W. St. OS*

Approved by the Designated Official for the City of Amarillo:
 Date: 10/30/18 Designated Official: *[Signature]*

FILED OF RECORD: 10/30/2018 POTTER COUNTY
 DATE: 20180PR0014665 COUNTY CLERK'S FILE NO.

TASCOSA HILLS ADDITION UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 SITUATED IN SECTION 54, BLOCK 9,
 B. S. & F. SURVEY,
 POTTER COUNTY, TEXAS,
 4.47 ACRES



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