



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

2/6/2019

David Miller
Atlas Land Surveying LLC
811 SW 8th Avenue
Amarillo, Texas 79101

RE: Letter of Action: Approval- Applying Addition Unit #1 – ZB1900058 Final Plat

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 1/29/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0001290 on 1/30/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner I

TAX CERTIFICATE

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

Property Information

Property ID: 44953 Geo ID: 20009608000
Legal Acres: 4.3200
Legal Desc: SECT 96 A B & M LOT BLOCK 0002 380FT S X
495FT W BEG 60FT S & 2505FT W OF NE COR OF
SECT-TRACT 6 PONDEROSA PARK
Situs: E WILLOW CREEK DR AMARILLO, TX 79108
DBA:
Exemptions:

Owner ID: 100299178 100.00%
APPLING JUSTIN
7301 MONK ST
AMARILLO, TX 79108-5714

For Entities

HIGHLAND PARK
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 8,640
Productivity Market: 0
Productivity Use: 0
Assessed Value 8,640

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: 12/19/2018

Total Due if paid by: 12/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	59.19
PANHANDLE WD	0.78
HIGHLAND PARK	102.47

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: 12/19/2018
Requested By: APPLING JUSTIN
Fee Amount: 10.00
Reference #: R200 0960 8000


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0001290

Filing and Recording Date: 01/30/2019 01:45:16 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.



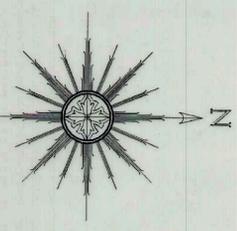
A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

lhinojosa

Pat:
City of Amer
PO Box 1971
Planning Dept
Amer Tx 79105



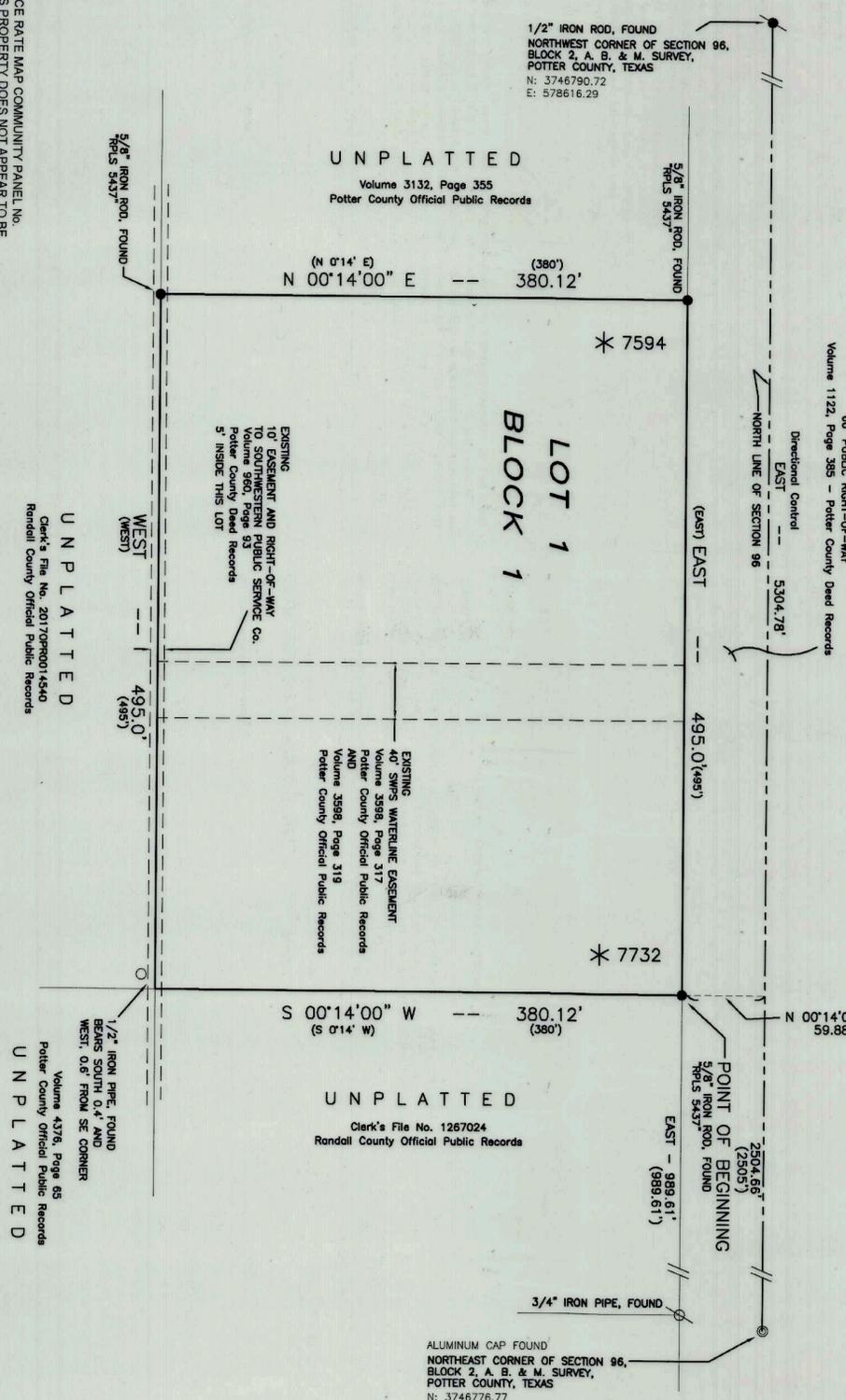
Scale: 1" = 80'



APPLING ADDITION UNIT No. 1

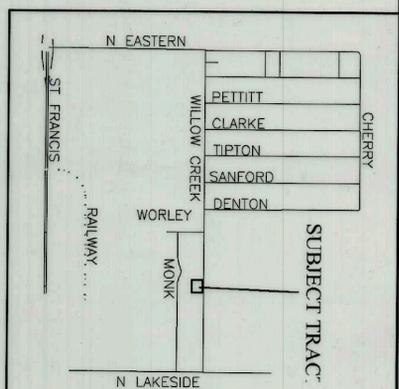
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND,
IN SECTION 96, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
4.320 ACRES

E WILLOW CREEK DRIVE



LEGEND

- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- = 5/8" IRON ROD SET "RPLS 5437"
- = 1/2" IRON ROD FOUND
- = 3/4" IRON PIPE FOUND
- = ALUMINUM CAP FOUND
- = 1/2" IRON PIPE FOUND



1/2" IRON ROD, FOUND
NORTHWEST CORNER OF SECTION 96,
BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS
N: 3746790.72
E: 578616.29

UNPLATTED
Volume 3132, Page 355
Potter County Official Public Records

EXISTING
10' WIDE
EASEMENT AND RIGHT-OF-WAY
TO ADJACENT
POTTER COUNTY PUBLIC SERVICE CO.
Volume 960, Page 53
Potter County Deed Records
5' INSIDE THIS LOT

EXISTING
40' WIDE
WATERLINE EASEMENT
Volume 358, Page 317
Potter County Official Public Records
AND
Volume 3598, Page 319
Potter County Official Public Records

UNPLATTED
Clerk's File No. 1267024
Randall County Official Public Records

ALUMINUM CAP FOUND
NORTHEAST CORNER OF SECTION 96,
BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS
N: 3746776.77
E: 583919.70

UNPLATTED
Clerk's File No. 201709R0014340
Randall County Official Public Records

UNPLATTED
Volume 4376, Page 65
Potter County Official Public Records

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4937503965, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
2. THIS PLAT IS WITHIN THE AMARILLO E.T.J.
3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.00025
4. 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 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 LOCATION 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.

OWNER'S ACKNOWLEDGEMENT

THAT THE UNDERSIGNED, JUSTIN APPLING, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS APPLING ADDITION UNIT No. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 29th DAY OF January, 2019.

JUSTIN APPLING
1303 FOX HOLLOW
AMARILLO, TEXAS 79108

ATTEST

STATE OF TX

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUSTIN APPLING, 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 THEREIN EXPRESSED.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01-02-22



DESCRIPTION

A 4.320 acre tract of land situated in Section 96, Block 2, A. B. & M. Survey, Potter County, Texas, said 4.320 acre tract of land being described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set for the Northeast corner of this tract of land, being in the South dedicated E Willow Creek in Volume 1122, Page 385 of the Deed Records of Potter County, Texas, whence an aluminum cap found for the Northeast corner of said Section 96 bears North 00 degrees 14 minutes 00 seconds East, a distance of 59.88 feet, East, a distance of 2504.66 feet;
THENCE South 00 degrees 14 minutes 00 seconds West, a distance of 380.12 feet to the Southeast corner of this tract of land, whence a 1/2 inch iron pipe found bears South 0.4 feet and West 0.6 feet;
THENCE West, a distance of 495.0 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set for the Southwest corner of this tract of land;
THENCE North 00 degrees 14 minutes 00 seconds East, a distance of 380.12 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set for the Northwest corner of this tract of land;
THENCE East, along the South right-of-way line of said E Willow Creek, a distance of 495.0 feet to the POINT OF BEGINNING.

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS

THIS 29th DAY OF January, 2019.

OFFICIAL [Signature]

APPROVED BY THE BRACY COUNTY HEALTH DEPARTMENT

THIS 29th DAY OF January, 2019.

OFFICIAL [Signature]

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLATS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION; AND THAT IT WAS PREPARED FROM A PERMITS SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 1ST DAY OF DECEMBER, 2018.

DAYVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, LLC
811 SW 8th Avenue • Amarillo, Texas • 79101
806-654-0298
Firm Registration No. 10194242



GRANTEE'S ADDRESS

CITY OF AMARILLO
601 S BUCHANAN STREET
AMARILLO, TEXAS 79101
POTTER COUNTY ROAD AND BRIDGE
DEPARTMENT
2419 E WILLOW CREEK
AMARILLO, TEXAS 79108

FILED OF RECORD
DATE 1/30/2019 COUNTY POTTER
COUNTY CLERK FILE NUMBER 20190PR0001290