



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

4/16/2019

Che Shadle  
OJD Engineering  
2420 Lakeview Dr.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-20 Quail Creek Unit No. 36 - ZB1803073 Final Plat**

The City of Amarillo has approved the above Final Plat on 4/11/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0004559 on 4/11/2019. 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 [Bradley.Kiewiet@amarillo.gov](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

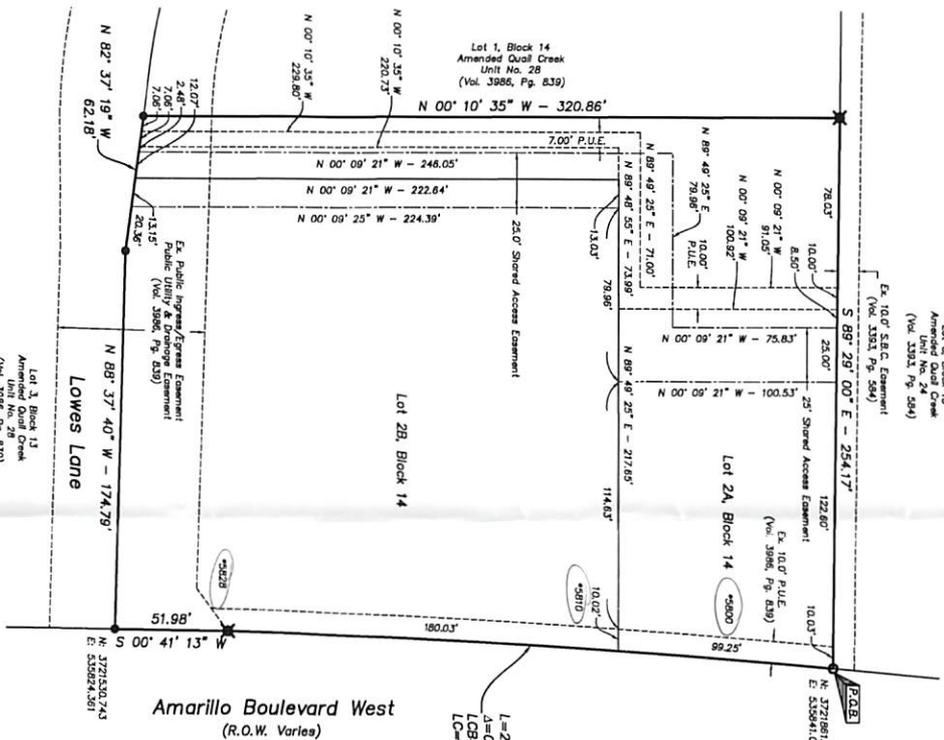
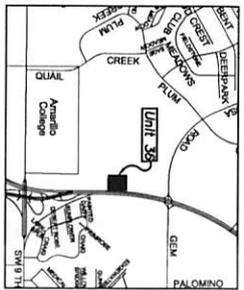
Brad Kiewiet  
Planner I

BK 9 B3+F

SEC 25

J-11

CENSUS TRACT: #133



QUAIL CREEK ADDITION UNIT NO. 36

An addition to the City of Amarillo, being a replat of Lot 2, Block 14, Quail Creek Addition Unit No. 28 Amended in Section 25, Block 9, B. S. & F. Survey, Potter County, Texas 1.83 ACRES

NOTES

1. THIS PLAT DOES NOT LE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COUNTY PARKING NO. 483782820000, EFFECTIVE DATE 11/01/2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP WHICH THIS OPINION IS BASED UPON. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FEMA MAP OR FOR DETERMINING THE BASE FLOOD ELEVATION LOCATION BASED ON EXISTING FIELD CONDITIONS AT TIME OF REPLAT.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCES SHOWN ARE GROUND DISTANCES.
5. CONDIMNITIES SHOWN ARE GROUND CONDIMNITIES. GMD TO GROUND SCALE FACTOR: 1.0002507
6. AREA OF PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT: 1.261 SQUARE FEET

LEGAL DESCRIPTION

FIELD NOTES for all Lot 2, Block 14, Quail Creek Addition Unit No. 28 Amarillo, City of Amarillo, in Section 25, Block 9, B. S. & F. Survey, recorded under Volume 3866, Page 839 of the Deed Records of Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found on a curve on the west right-of-way line of Amarillo Boulevard West at the northeast corner of said lot 2 for the northeast corner of this tract.

THENCE in a southeasterly direction along said right-of-way line and along said curve to the left with a radius equal to 4507.48 feet, a long chord bearing of S. 03° 18' 22" W. and a long chord distance of 279.24 feet, a curve length of 279.28 feet to a 1/2" iron rod found with a H.H. Cap on said west right-of-way line at the end of said curve for a corner of this tract.

THENCE S. 00° 41' 13" W., continuing along said right-of-way line, a distance of 51.99 feet to a MAG Nail set on said right-of-way line at the southeast corner of said Lot 2 for the northeast corner of this tract.

THENCE N. 89° 37' 40" W. along the south line of said Lot 2, a distance of 174.79 feet to a MAG Nail set for an angle corner of this tract.

THENCE N. 82° 37' 19" W., continuing along said south line, a distance of 62.18 feet to a MAG Nail set at the southwest corner of said Lot 2 for the southwest corner of this tract.

THENCE N. 00° 10' 35" W., along the west line of said Lot 2, a distance of 320.88 feet to a 1/2" iron rod found with a H.H. Cap at the northwest corner of said Lot 2 for the northwest corner of this tract.

THENCE S. 89° 29' 00" E., along the north line of said Lot 2, a distance of 254.17 feet to the place of BEGINNING and containing 1.83 acres (79,813 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A RECONSTRUCTED SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 5th DAY OF APRIL, 2019.



APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS THIS 11th DAY OF April, 2019.

DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

CALIFORNIA ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
 COUNTY OF Riverside  
 ON 4/11/19 BEFORE ME, Ana C. Melendez, Notary Public, PERSONALLY APPEARED

THAT THE INSTRUMENT WAS ACTING THROUGH ITS OWNER, THAIR SALAM, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THE INSTRUMENT, AND THAT THE INSTRUMENT WAS SIGNED, SUBMITTED AND DESIGNATED AS QUAIL CREEK ADDITION UNIT NO. 36, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS PUBLIC UTILITIES SHOWN ARE DEDICATED AND SAID ARE HEREBY DEDICATED AS PUBLIC UTILITIES OTHERWISE NOTED.

DECEASED THAIR SALAM, OWNER  
 THAIR SALAM, OWNER  
 THAIR INVESTMENT, INC.  
 1307 W. 6TH ST. STE. 202  
 CORONA, CA 92882  
 (951) 893-1800

John Salas  
 5th April 2019



FILED OF RECORD  
 4/11/19  
 POTTER COUNTY  
 20190PR0004559  
 Clerk's File No.

Quail Creek Addition Unit No. 36  
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 40'  
 DATE: Mar 2019  
 DRAWN BY: JA  
 FILE NAME:  
 FROM NO. 10090000

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors  
 808-47-2033  
 P.O. BOX 543  
 WILLAMETTE, TX 77099  
 DRAWING NUMBER

APP

P-19-20

Ha

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

Property Information	
Property ID: 127373	Geo ID: 6516204563
Legal Acres: 1.8320	
Legal Desc: QUAIL CREEK ADDN # 28 AMD LOT 002 BLOCK 0014	
Situs: 5800 W AMARILLO BLVD AMARILLO, TX 79106-	
DBA:	
Exemptions:	

Owner ID: 100250003      100.00%  
THDT INVESTMENT INC  
1307 W 6TH ST STE 202  
CORONA, CA 92882-1644

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	219,453
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	219,453

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: 04/09/2019

Total Due if paid by: 04/30/2019      0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	1,503.25
AMARILLO	808.42
PANHANDLE WD	19.87
AMA COLLEGE	455.37
AMARILLO ISD	2,719.02

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: 04/09/2019  
Requested By: OJD ENGINEERING LP  
Fee Amount: 10.00  
Reference #: R065 1620 4563

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2019OPR0004559

Filing and Recording Date: 04/11/2019 11:30:01 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.



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.**

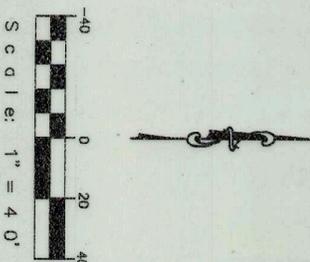
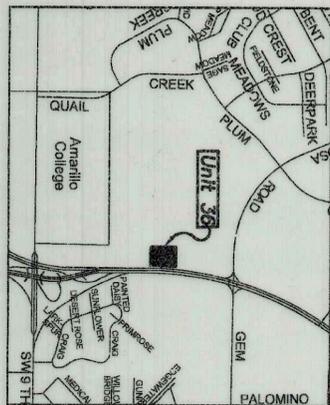
*Ret to:* levans

Re: 20190PR0004559

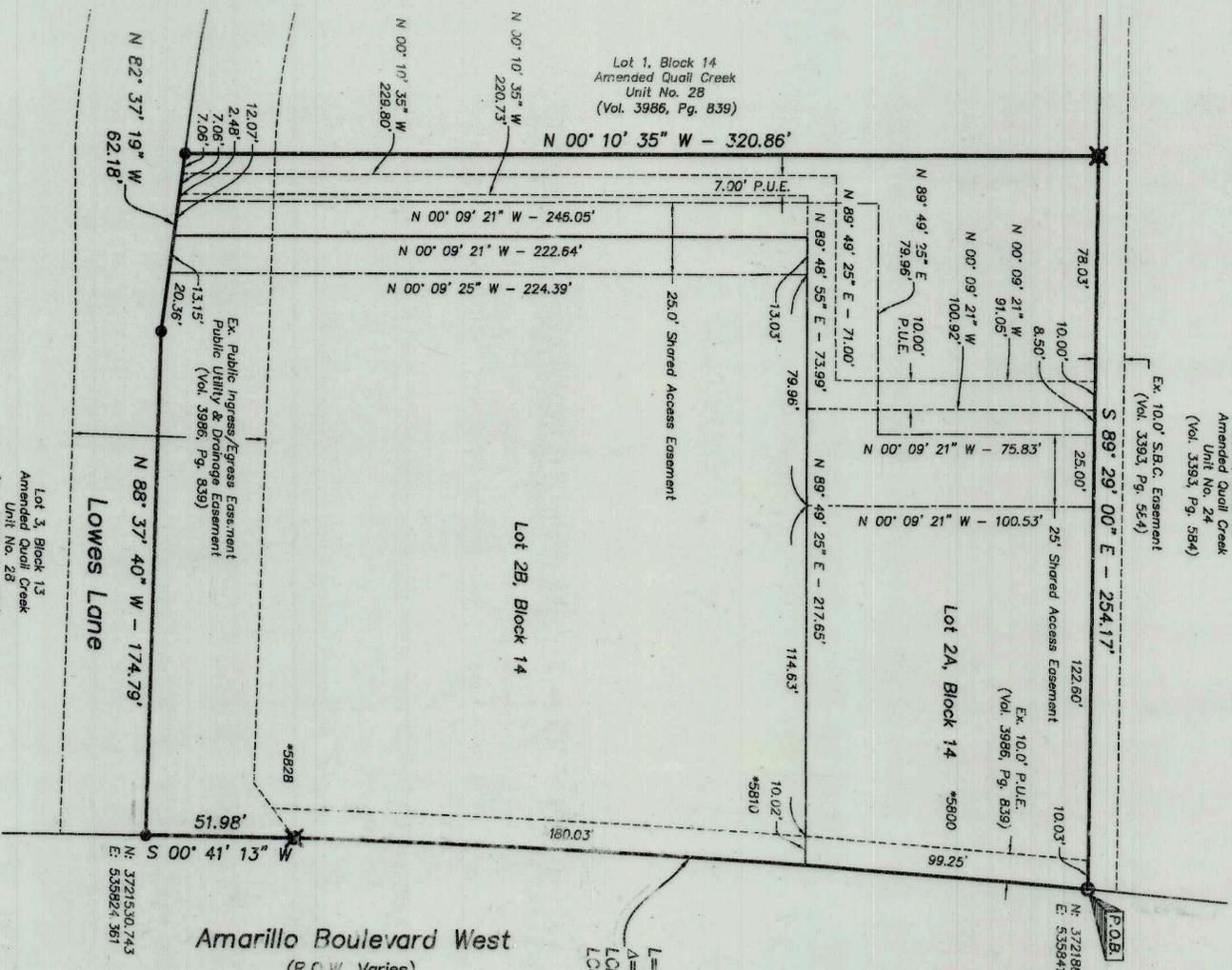
CITY/PLANNING DEPT ESCROW ACCT  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

# QUAIL CREEK ADDITION UNIT NO. 36

An Addition to the City of Amarillo, being a part of Lot 2, Block 14, Quail Creek Addition Unit No. 28 Amended, in Section 25, Block 9, B. S. & F. Survey, Potter County, Texas  
 1.83 ACRES



- LEGEND**
- = Point of Beginning
  - ⊙ = MAG Nail Set
  - ⊗ = 1/2" I.R. Found w/ H.H. Cap
  - = 1/2" I.R. Found.
  - \* = Address (Subject to Change without Notice)



**CALIFORNIA ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
 COUNTY OF Potter  
 BEFORE ME, Anna C. Melendez, Notary Public, PERSONALLY APPEARED

Tahir Salim  
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
 WITNESS MY HAND AND OFFICIAL SEAL.



**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837500508C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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. THE FLOOD ZONE SHOWN ON THIS PLAT IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED TO DETERMINE THE BASE FLOOD ELEVATION LOCATION BASED ON EXISTING FIELD CONDITIONS AT TIME OF REPLAT.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE P.L.V.E. OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCES SHOWN ARE GROUND DISTANCES.
5. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
6. AREA OF PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT: 3,281 SQUARE FEET

**LEGAL DESCRIPTION**

FIELD NOTES for all Lot 2, Block 14, Quail Creek Addition Unit No. 28 Amended, City of Amarillo, in Section 25, Block 9, B. S. & F. Survey, Potter County, Texas, according to the map or plat thereof recorded under Volume 3986, Page 839 of the Deed Records of Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found on a curve on the west right-of-way line of Amarillo Boulevard West at the northeast corner of said lot 2 for the northeast corner of this tract.

THENCE in a southwesterly direction along said right-of-way line and along said curve to the left with a radius equal to 4507.48 feet, a long chord bearing of S. 03° 18' 22" W, and a long chord distance of 279.24 feet, a curve length of 279.28 feet to a 1/2" iron rod found with a H.H. Cap on said west right-of-way line at the end of said curve for a corner of this tract.

THENCE S. 00° 41' 13" W, continuing along said right-of-way line, a distance of 51.98 feet to a MAG Nail set on said right-of-way line at the southwest corner of said Lot 2 for the southeast corner of this tract.

THENCE N. 88° 37' 40" W, along the south line of said Lot 2, a distance of 174.79 feet to a MAG Nail set for an angle corner of this tract.

THENCE N. 82° 37' 19" W, continuing along said south line, a distance of 62.18 feet to a MAG Nail set at the southwest corner of said Lot 2 for the southwest corner of this tract.

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THENCE S. 89° 29' 00" E, along the north line of said Lot 2, a distance of 254.17 feet to the place of BEGINNING and containing 1.83 acres (79,813 square feet) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 5th DAY OF April, 2019.

Richard E. Johnson  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4283



**APPROVAL**

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 11 DAY OF April, 2019.

[Signature]  
 DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

**FILED OF RECORD**

DATE 4/11/19  
 COUNTY POTTER  
 Clerk's File No. 20190PR0004559

**Quail Creek Addition Unit No. 36**  
 AN ADDITION TO THE CITY OF AMARILLO

**OLD Engineering, L.P.**  
 Consulting Engineers & Surveyors

808-447-2503  
 P.O. BOX 543  
 WELLINGTON, TX 79095

Tahir Salim, OWNER  
 THAT INVESTMENT, INC.  
 1307 W. 6TH ST. STE. 202  
 CORONA, CA 92882  
 (951) 893-1900

EXECUTED THIS 5th DAY OF April, 2019.

Tahir Salim  
 Tahir Salim, OWNER

**DEDICATION**  
 STATE OF TEXAS )  
 COUNTY OF POTTER )

KNOW ALL MEN BY THESE PRESENTS

THAT THAT INVESTMENT, INC., ACTING THROUGH ITS OWNER, TAHIR SALIM, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED AS QUAIL CREEK ADDITION UNIT NO. 36, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.