



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

4/12/2019

Kevin Brown
Hagar Brown & Dorsey Land Surveyors
4713 S. Western
Amarillo, TX 79109

RE: Letter of Action: Approval- Eagle Tree Unit No. 5 – ZB1900639 Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 4/8/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0004470 on 4/10/2019. 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'. The signature is written in a cursive, flowing style.

Brady Kendrick
Planner I

BLK 9 BS+F

SEC 92

F-10

AP NO. F-10
 CENSUS TRACT: 143

EAGLE TREE UNIT NO. 5
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
 BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 5,
 EAGLE TREE UNIT NO. 2, IN SECTION 92,
 BLOCK 9, B.S.&F. SURVEY
 POTTER COUNTY, TEXAS
 1.893 ACRES

DEDICATION
 State of Texas X
 County of Potter X
 Known all men by these presents

That J. Kenneth J. Miller, the owner of the land shown and described on this plat has caused all of said land to be re-surveyed, subdivided and designated as Eagle Tree Unit No. 5 a suburban subdivision being in Potter County, Texas, and here declares that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.
 Executed this 24th day of April, 2019

J. Kenneth J. Miller
 Kenneth J. Miller
 1301 Charolais Trail
 Amarillo, Texas 79124
 (806)576,5752

ATTEST
 State of Texas
 County of Potter

Before me the undersigned authority on this day personally appeared Kenneth J. Miller, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and Seal of Office
 On this 24th day of April, 2019

Notary Public, State of Texas
 Comm. Expires 04/16/2024
 JAMES PRINGLE
 Notary Public
 My Comm. No. 1570-1013

CURVE RADII	ARC LENGTH	CHORD LENGTH	CHORD BEARING	PERCENT ANGLE
61	990.00168.72	68.71	S 65°16'19" W	04°01'04"

APPROVAL:

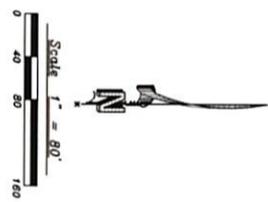
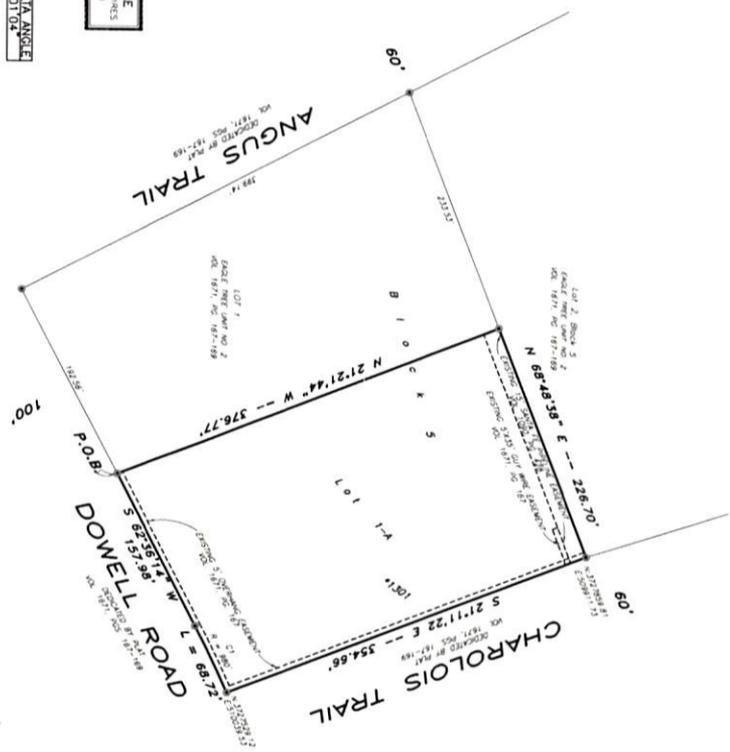
Approved by the Planning and Zoning Commission
 [Signature]
 Date 4/9/19

APPROVAL:

Approved by the City of Potter, Health Department
 [Signature]
 Date 4/8/2019

GRANTEES ADDRESS
 Potter County Road & Bridge Department
 2419 E. Willow Creek
 Amarillo, Texas 79108

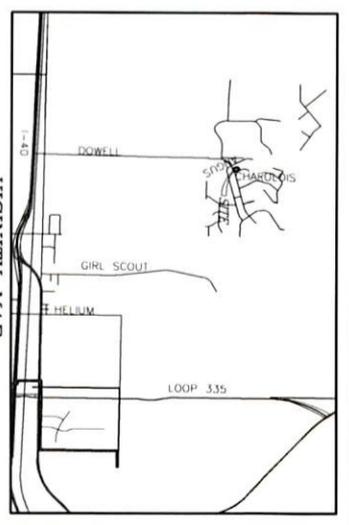
GRANTEES ADDRESS
 601 S. Blumman
 Amarillo, Texas 79101



LEGEND

- 3/8" Iron Rod set with HBD cap
- 1/2" Iron Rod Found
- * Address (subject to change without notice)

- NOTES:**
- This plat does lie within the E.T.J. of the City of Amarillo.
 - According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 4837C0300C, effective date 07/19/10, no special flood hazard area is shown within the City of Amarillo. The plat does not appear to be located in a special flood hazard area within the City of Amarillo. The plat does not appear to be located in a special flood hazard area within the City of Amarillo. The plat does not appear to be located in a special flood hazard area within the City of Amarillo. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
 - Conduits shown hereon are referred to as "Tear-Cartridge System, Work Zone, VLD-81".
 - Reinforcing are based upon plat bearings of Eagle Tree Unit No. 2.
 - There is berths created by this plat a sanitary control easement around each approved water well location with a 100 foot radius, within which no subsurface sewerage systems may be constructed. Conversely, no water well location will be approved that is closer than 100 feet to a subsurface sewerage system. Water well locations will be made on an individual basis. Location of existing water well locations and any other existing water well locations on the property are unknown and therefore cannot be shown on this plat.
 - All easements of record may not be shown.



PROPERTY DESCRIPTION:

4.1.893 acre tract of land being the Eastern one-half of Lot 1, Block 5, Eagle Tree Unit No. 2, a Suburban Subdivision in Section 92, Block 9, B.S.&F. Survey, Potter County, Texas as shown on plat recorded in Volume 1871, Pages 161 thru 169 of the Deed Records of said county, said 1.893 acre tract of land being described by metes and bounds to-wit:
 COMMENCING at the Northwest corner of said Section 92;
 THENCE S 00° 16' 49" W, 3650.53 ft. to a point;
 THENCE S 89° 54' 09" E, 529.98 ft. to a 1/2 inch iron rod in the Northeastly corner of Angus Trail and the Northeastly line of Dowell Road marking the most Southerly corner of said Lot 1;
 THENCE N 62° 36' 14" E, along the Northeastly line of Dowell Road and the Southeastly line of said Lot 1, 192.56 ft. to a 1/2 inch iron rod marking the most Southerly corner and TRUE PLACE OF BEGINNING of the tract herein described;
 THENCE N 21° 21' 44" W, a distance of 376.77 ft. to a 1/2 inch iron rod in the common line of Lots 1 & 2, Block 5, Eagle Tree Unit No. 2 marking the most Easterly corner of a tract of land being the westerly 2.50 acres of said Lot 2 and the most Westerly corner of this tract;
 THENCE N 68° 48' 38" E, along the common line of said Lots 1 & 2, 226.70 ft. to a 1/2 inch iron rod marking the most Easterly corner of said Lot 2 and the most Northerly corner of said Lot 1 and this tract;
 THENCE S 21° 11' 22" E, along the Northeastly line of said Lot 1 and the Southeastly line of Charolais Trail, 554.66 ft. to a 1/2 inch iron rod in the Northeastly line of Dowell Road marking the most Easterly corner of said Lot 1 and this tract, said point being in a non-tangent curve whose radius bears S 21° 22' 42" E, a distance of 980.00 ft.;
 THENCE E, Southwesterly in a curve (the curve direction from a central angle of 04° 01' 04") an arc distance of 68.72 ft. along the Northeastly line of Dowell Road to a 1/2 inch iron rod marking a point of tangency;
 THENCE S 62° 36' 14" W, along the Northeastly line of Dowell Road, 157.98 ft. the PLACE OF BEGINNING and containing 1.893 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 preliminary survey and staked on the ground by me or others under my direct supervision.

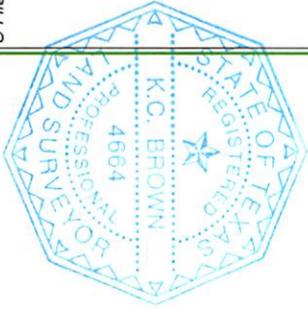
Dated this 24th day of April, 2019
 [Signature]
 K.C. Brown, RLTS 4664



"FINAL PLAT"
 EAGLE TREE UNIT NO. 5
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
 POTTER COUNTY, TEXAS

FILED OF RECORD
 4/10/19 Potter
 20190PR0004470

HB
 Hagar, Brown & Dorsey, LLC
 LAND SURVEYORS
 AMARILLO, TEXAS
 4313 S. WALKER ST.
 AMARILLO, TEXAS 79109
 (806) 322-1277
 FAX: (806) 322-1278
 Email: hb@hbdorsey.com
 hbdorsey.com



APP

P-19-21

HG

Christina McMurray

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R014460011650

Statement Date: 03/11/2019
Owner: MILLER KENNETH J
Mailing MILLER ROBIN M
Address: 1301 CHAROLAIS TRL
AMARILLO, TX 791243779

Property Location: 0001301 CHAROLAIS TRL
Legal: EAGLE TREE # 2|LOT BLOCK 0005|E/2 OF 1

TAX CERTIFICATE FOR ACCOUNT : R014460011650
AD NUMBER: R014460011650
GF NUMBER:
CERTIFICATE NO : 1994765

DATE : 3/11/2019
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

EAGLE TREE # 2|LOT BLOCK 0005|E/2 OF 1
0001301 CHAROLAIS TRL
1.89 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

MILLER KENNETH J MILLER ROBIN M
1301 CHAROLAIS TRL
AMARILLO TX 791243779

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE \$2,610.16

CURRENT VALUES			
LAND MKT VALUE:	\$24,680	IMPROVEMENT :	\$211,890
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$236,570	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Bushland ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R014460011650

CERTIFIED BY: 
Authorized agent of Randall County

TAX CERTIFICATE

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

Property Information

Property ID: 46174 Geo ID: 1446001165
Legal Acres: 1.8900
Legal Desc: EAGLE TREE # 2 LOT BLOCK 0005 E/2 OF 1
Situs: 1301 CHAROLAIS TRL , 79124
DBA:
Exemptions: HS

Owner ID: 177901 100.00%
MILLER KENNETH J
MILLER ROBIN M
1301 CHAROLAIS TRL
AMARILLO, TX 79124-3779

For Entities

PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 211,890
Improvement NHS: 0
Land HS: 24,680
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 236,570

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: 03/11/2019

Total Due if paid by: 03/31/2019

0.00

Tax Certificate Issued for:
POTTER COUNTY
PANHANDLE WD

Taxes Paid in 2018
1,620.51
21.42

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: 03/11/2019
Requested By: MILLER KENNETH J
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0004470

Filing and Recording Date: 04/10/2019 11:37:31 AM Pages: 4 Recording Fee: \$39.00

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.

levans

Ret to:

CITY OF AMARILLO
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO TX 79105-1971

EAGLE TREE UNIT NO. 5

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 5,
EAGLE TREE UNIT NO. 2, IN SECTION 92,
BLOCK 9, B.S. & F. SURVEY
POTTER COUNTY, TEXAS
1.893 ACRES

DEDICATION

State of Texas X Know all men by these presents
County of Potter X

That, I, Kenneth J. Miller, the owner the land shown and described on this plat has caused all of said land to be resumed, subdivided and designated as Eagle Tree Unit No. 5, a suburban subdivision lying in Potter County, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 3rd Day of April, 2019

Kenneth J. Miller
Kenneth J. Miller
1301 Charolais Trail
Amarillo, Texas 79124
(806) 570-5732

ATTEST

State of Texas
County of Potter

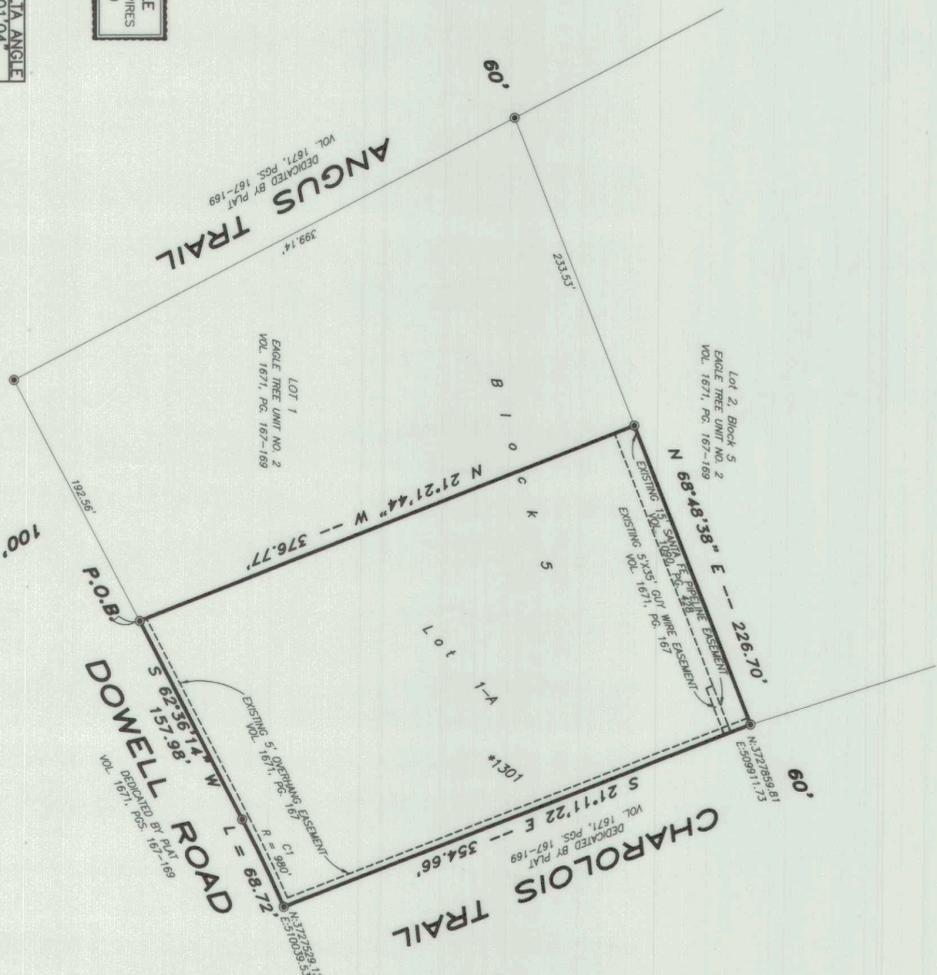
Before me the undersigned authority on this day personally appeared Kenneth J. Miller, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 3rd Day of April, 2019

Notary Public State of Texas
Comm. Expires May 16, 2019



CURVE RADII: ARC LENGTH: CHORD LENGTH: CHORD BEARING: DELTA ANGLE
CT 980.00' 68.72' 68.71' S 65°16'19" W 104°01'04"

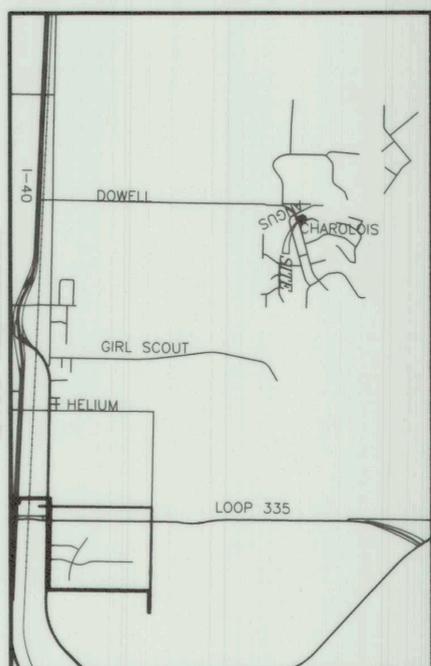
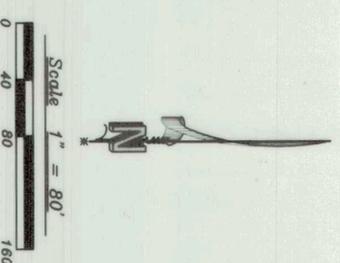


NOTES:

- This plat does lie within the E.T.J. of the City of Amarillo.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0505C, effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown hereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
- Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"
- Bearings are based upon plat bearings of Eagle Tree Unit No. 2.
- 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 systems 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 plat.
- All easements of record may not be shown.

LEGEND

- = 3/8" Iron Rod set with HBD cap
- = 1/2" Iron Rod found
- * = Address (subject to change without notice)



PROPERTY DESCRIPTION:

A 1.893 acre tract of land being the Easterly one-half of Lot 1, Block 5, Eagle Tree, Unit No. 2, a Suburban Subdivision in Section 92, Block 9, B.S. & F. Survey, Potter County, Texas, as shown on plat recorded in Volume 1671, Pages 167 thru 169 of the Deed Records of said county, said 1.893 acre tract of land being described by meters and bounds to-wit:
THENCE S. 09° 16' 49" W., 3639.53 ft. to a point;
THENCE S. 89° 54' 09" E., 529.98 ft. to a 1/2 inch iron rod in the Northeastern line of Angus Trail and the Northwestern line of Dowell Road marking the most Southern corner of said Lot 1;
THENCE N. 62° 36' 14" E. along the Northwestern line of Dowell Road and the Southeastern line of said Lot 1, 192.56 ft. to a 1/2 inch iron rod marking the most Southern corner and TRUE PLACE OF BEGINNING of the tract herein described;
THENCE N. 21° 21' 44" W. a distance of 376.77 ft. to a 1/2 inch iron rod in the common line of Lots 1 & 2, Block 5, Eagle Tree Unit No. 2 marking the most Easterly corner of a tract of land being the westerly 2.50 acres of said Lot 2 and the most Westerly corner of this tract;
THENCE N. 68° 48' 38" E. along the common line of said Lots 1 & 2, 226.70 ft. to a 1/2 inch iron rod marking the most Easterly corner of said Lot 2 and the most Northern corner of said Lot 1 and this tract;
THENCE S. 21° 11' 22" E. along the Northeastern line of said Lot 1 and the Southeastern line of Charolais Trail, 354.66 ft. to a 1/2 inch iron rod in the Northwestern line of Dowell Road marking the most Easterly corner of said Lot 1 and this tract, said point being in a non-tangent curve whose radius bears S. 23° 21' 42" E. a distance of 980.00 ft.
THENCE Southwesterly in a counter-clockwise direction thru a central angle of 04° 01' 04", an arc distance of 68.72 ft. along the Northwestern line of Dowell Road to a 1/2 inch iron rod marking a point of tangency;
THENCE S. 62° 36' 14" W. along the Northwestern line of Dowell Road, 157.98 ft. the PLACE OF BEGINNING and containing 1.893 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 others under my direct supervision.

Dated this 3rd Day of April, 2019

K.C. Brown
K.C. Brown, RPLS 4664



"FINAL PLAT"
EAGLE TREE UNIT NO. 5
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
POTTER COUNTY, TEXAS

GRANTEES ADDRESS:
Potter County Road & Bridge Department
2419 E. Willow Creek
Amarillo, Texas 79108

GRANTEES ADDRESS:
City of Amarillo
601 S. Buchanan
Amarillo, Texas 79101

FILED OF RECORD
4/10/2019 Potter
Date
2019 APR 08 04470 County
File Clerk's No.

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 18627200

HEREFORD
2335 E. 2nd St.
Hereford, Texas 79045
(806) 364-0084
Texas Firm No. 18627201

ibdc@hbdlandsurveyors.us

Sheet: 1 of 1 Job No.: 211091 Drawn by: J. Pringle