



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

1/7/2020

Kevin Brown
Hagar Brown and Dorsey Land Surveyors
4713 S. Western Street
Amarillo, Texas 79109

RE: Letter of Action: Approval- Swaim Acres Unit No. 2 – ZB1907087 - Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 1/7/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0000238 on 1/7/2020. 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 D. Kendrick'.

Brady D. Kendrick
Planner II

N-6

E-14

BLK 2 AB+M

SEC 164

POTTER COUNTY, TEXAS
CEASIS TRACT 134
AP MAP NO. 98

SWAIM ACRES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
IN SECTION 164, BLOCK 2, A.B. & M. SURVEY
POTTER COUNTY, TEXAS
(1.012 ACRES)

DEDICATION
State of Texas)
County of Potter)
Know all men by these presents
That Alberto Saucedo, the owner of the land shown and described on this plat have caused all of said land to be surveyed, subdivided and designated as Swaim Acres Unit No. 2, a suburban subdivision to the City of Amarillo, Texas, and do hereby dedicate all streets, alleys, lanes and easements shown upon said plat and map to the public forever to be used as streets, alleys, lanes and easements.
Witness my hand and seal of office this 3rd day of January, 2020.
Alberto Saucedo
301 Leroy Way
Amarillo, Texas 79108
(800)881-1052

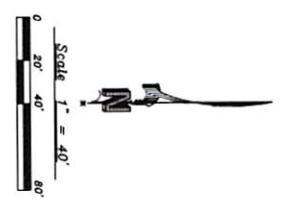
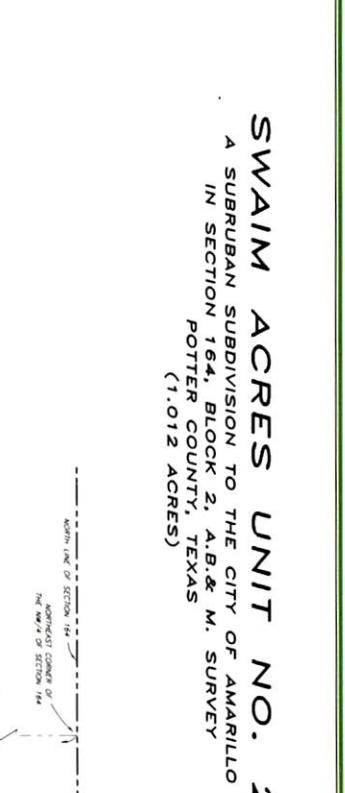
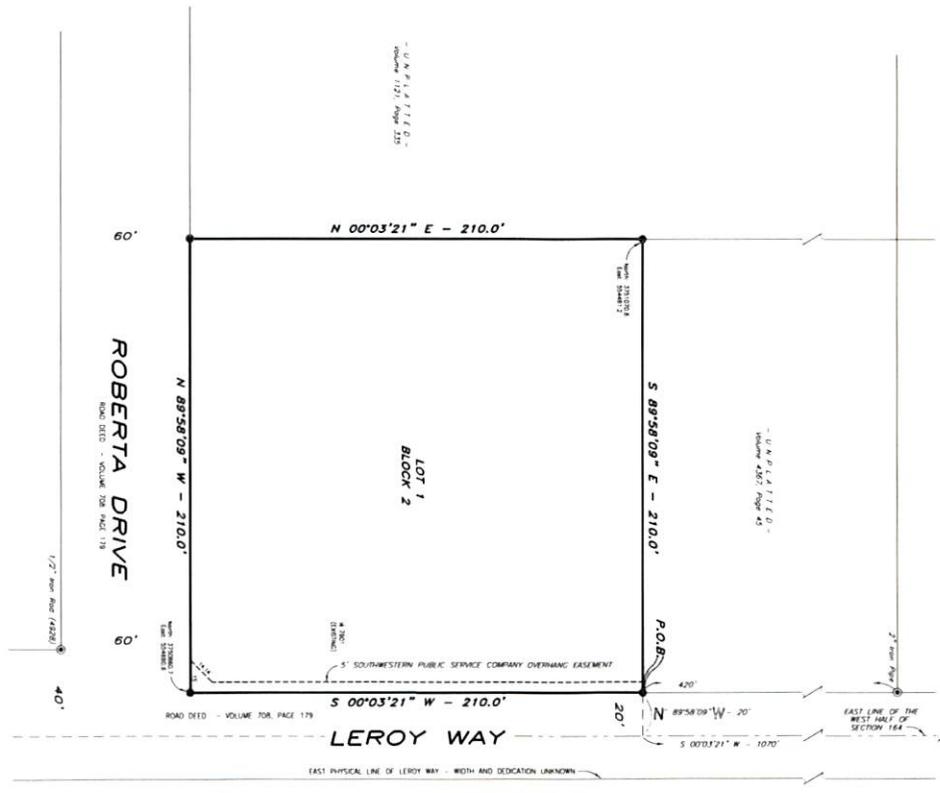
ATTEST
State of Texas
County of Potter
Before me, the undersigned authority, on this day personally appeared Alberto Saucedo, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office on this 3rd day of January, 2020.
Notary Public State of Texas
JAMES PRINGLE
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EX. 00913322

APPROVAL:
Approved by the Amarillo Area Public Health District
Dr. A. Forbes 1/6/2020
Public Officer Date

APPROVAL:
Approved by the Commission of Official Public Health Officer for the City of Amarillo, Texas
[Signature] 1/7/2020
Public Officer Date

NOTES:
1. This plat lies within the E.T.J. of the City of Amarillo.
2. According to F.E.M.A Flood Insurance Rate Map Community Panel No. 48374038X, effective date June 24, 2010 this property does not appear to be located in a special flood hazard area or within the 1% of annual flood. Flood according to the flood mitigation chapter of the Amarillo 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.
3. Conditions shown hereon are referenced to the Texas Condominium System, North Zone, N.D.83.
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 subsurface sewerage system will be approved that is closer than 100 feet to the approved water well location. Conversely no water well location will be approved that is closer than 100 feet to a subsurface 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 construction. Excavation of existing water wells and sewerage systems on the subject of this property are addressed and therefore cannot be shown on this survey. Full

GRANTOR'S ADDRESS
CITY OF AMARILLO
601 S. BEAUMONT ST.
AMARILLO, TEXAS 79101
POTTER COUNTY, TEXAS
CITY OF AMARILLO
219 E. WILSON GREEN RD.
AMARILLO, TEXAS 79108



PROPERTY DESCRIPTION:
A 1.012 acre tract of unimproved land in the Northwest Quarter (SW 1/4) of Section 164, Block 2, A.B. & M. Survey, Potter County, Texas being more particularly described by metes and bounds as follows:
Commencing in the Northwest corner of the Northwest Quarter of Section 164, Thence South 00 degrees 03 minutes 21 seconds West, along the East line of the Northwest Quarter a distance of 1070 feet to a point
Thence North 89 degrees 58 minutes 09 seconds West, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set in the West line of Leroy Way, the POINT OF BEGINNING of this tract.
THENCE South 00 degrees 03 minutes 21 seconds West, along the West line of Leroy Way, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set
THENCE North 89 degrees 03 minutes 09 seconds West, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set
THENCE South 89 degrees 58 minutes 09 seconds East, a distance of 210.0 feet to the POINT OF BEGINNING of this tract.
Said tract contains or comprises area of 1.012 acres of land.

CERTIFICATION:
I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was true and correct and was prepared by me from a perimeter survey and marked on the ground by me or by others under my direct supervision.
This 3rd day of January, 2020
K.C. Brown, RLS
Texas Reg. No. 4664



"FINAL PLAT"

SWAIM ACRES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

HBD
Hagar, Brown & Dorsey, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
AMARILLO, TEXAS
4110 S. WHEAT ST.
SUITE 100
AMARILLO, TEXAS 79106
(806) 236-1075
FAX: (806) 236-1076
HAGER, BROWN & DORSEY, LLC
HERSFORD
228 E. 2nd St. 79606
AMARILLO, TEXAS 79101
Phone: (806) 236-1075
Email: hbd@hbdllc.com

FILED OF RECORD
1/7/20
DAKTY
20200PR0000238
CITY OF AMARILLO
CLERK'S OFFICE

APP

P-19-119

HG

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

Property Information

Property ID: 1641733 Geo ID: 500000011
Legal Acres: 0.0000
Legal Desc: R200 1640 8070 2003 SOLITAIRE EHIDOKD639
 TRA0534267
Situs: 7901 LEROY WAY AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100329122 100.00%
SAAVEDRA ALBERTO
SAAVEDRA MARIA
7901 LEROY WAY
AMARILLO, TX 79108-2510

For Entities

Value Information

PANHANDLE WATER	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	18,040
RIVER ROAD ISD	Land HS:	0
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	18,040

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: 01/03/2020

Total Due if paid by: 01/31/2020

0.00

Tax Certificate Issued for:	Taxes Paid in 2019
POTTER COUNTY	126.46
PANHANDLE WATER	1.73
RIVER ROAD ISD	230.28

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2020 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: 01/03/2020
Requested By: SAAVEDRA ALBERTO
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2020OPR0000238

Filing and Recording Date: 01/07/2020 02:34:42 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.

Ret to

levans

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

Re: 2020OPR0000238

SWAIM ACRES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
 IN SECTION 164, BLOCK 2, A.B. & M. SURVEY
 POTTER COUNTY, TEXAS
 (1.012 ACRES)

DEDICATION

State of Texas)
 County of Potter)

That Alberto Saavedra, the owner of the land shown and described on this plat have caused all of said land to be surveyed, subdivided and designated as Swaim Acres Unit No. 2, a suburban subdivision to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 3rd Day of January, 2020

Alberto Saavedra
 Alberto Saavedra
 7901 Leroy Way
 Amarillo, Texas 79108
 (806) 881-1032

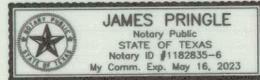
ATTEST

State of Texas
 County of Potter
 Before me the undersigned authority on this day personally appeared Alberto Saavedra, 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 3rd Day of January, 2020

Notary Public State of Texas



APPROVAL:

Approved by the Amarillo Area Public Health District.

JL W. St. R. 1/6/2020
 Health Officer Date

APPROVAL:

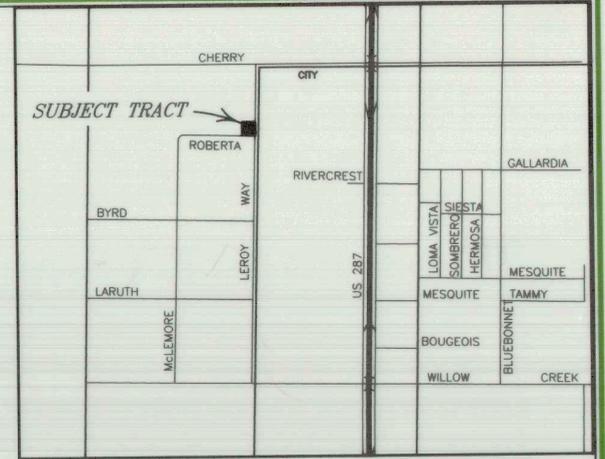
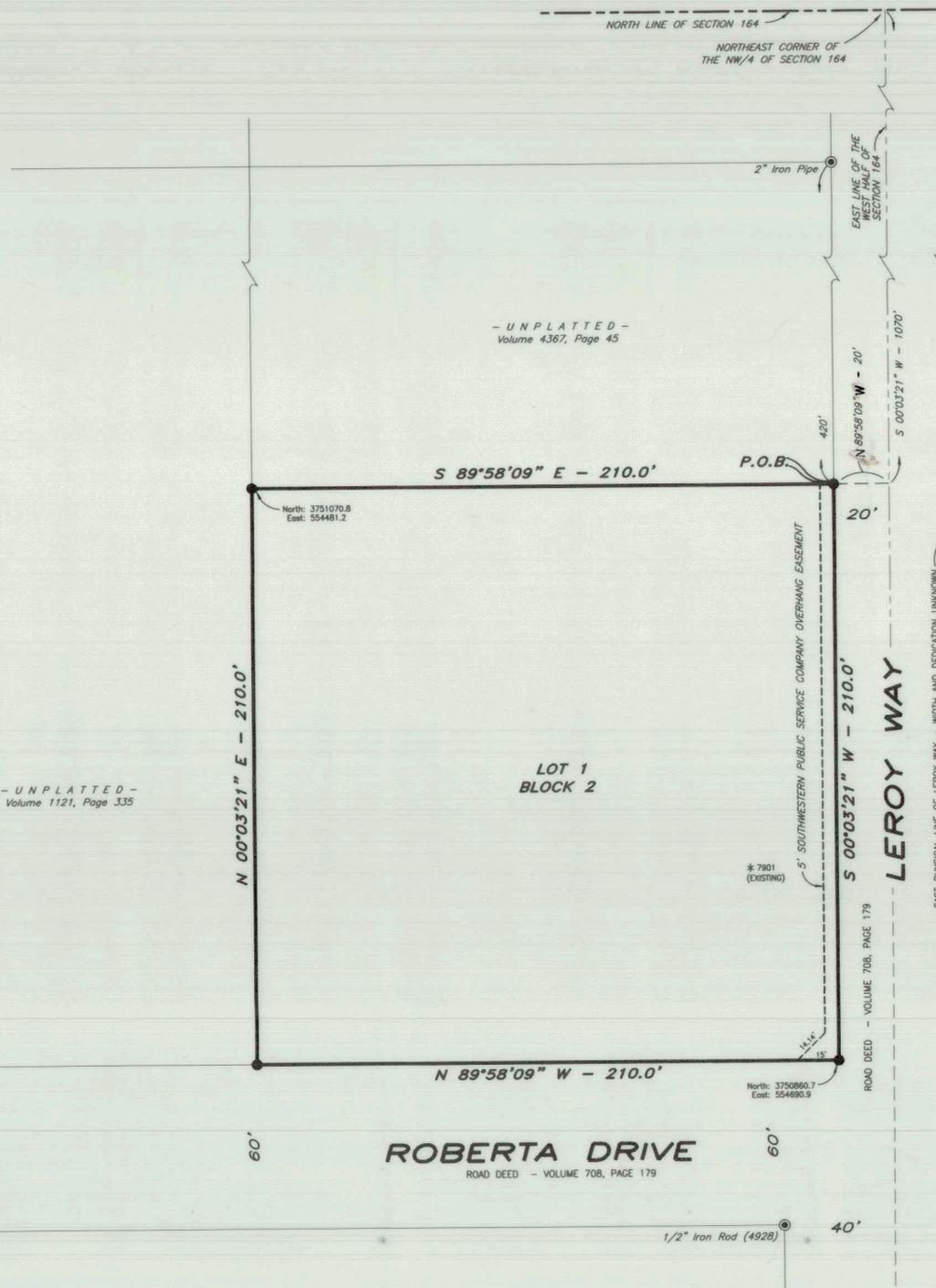
Approved by the designated official for the City of Amarillo, Texas

[Signature] 1/7/2020
 Designated Official Date

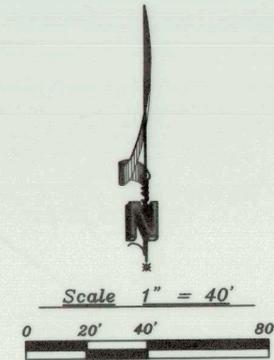
NOTES:

- This plat lies within the E.T.J. of the City of Amarillo.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0387C, 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 thereon. 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".
- 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 will be approved that is closer than 100 feet to the approved water well location. 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.

GRANTEES ADDRESS:
 CITY OF AMARILLO POTTER COUNTY ROAD
 601 S. BUCHANNAN ST/ & BRIDGE DEPARTMENT
 AMARILLO, TEXAS 79101 2419 E. WILLOW CREEK RD.
 AMARILLO, TEXAS 79108



VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION:

A 1.012 acre tract of unplatted land in the Northwest Quarter (NW/4) of Section 164, Block 2, A.B. & M. Survey, Potter County, Texas being more particularly described by metes and bounds as follows:
 Commencing at the Northeast corner of the Northwest Quarter of Section 164;
 Thence South 00 degrees 03 minutes 21 seconds West, along the East line of the Northwest Quarter, a distance of 1070 feet to a point;
 Thence North 89 degrees 58 minutes 09 seconds West, a distance of 20 feet to a 3/8" iron rod with cap marked "HBD" set in the West line of Leroy Way, the POINT OF BEGINNING of this tract;
 THENCE South 00 degrees 03 minutes 21 seconds West, along the West line of Leroy Way, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set;
 THENCE North 89 degrees 58 minutes 09 seconds West, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set;
 THENCE North 00 degrees 03 minutes 21 seconds East, a distance of 210.0 feet to a 3/8" iron rod with cap marked "HBD" set;
 THENCE South 89 degrees 58 minutes 09 seconds East, a distance of 210.0 feet to the POINT OF BEGINNING of this tract;
 Said tract contains a computed area of 1.012 acre 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 by others under my direct supervision.

This 3rd Day of January, 2020

[Signature]
 K.C. Brown, RPLS
 Texas Reg. No. 4664



"FINAL PLAT" SWAIM ACRES UNIT NO. 2 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO

LEGEND

- = Control Monument, found as noted
- = 3/8" Iron Rod set with HBD cap
- * = Address ranges assigned by the City of Amarillo. Subject to change without notice.

FILED OF RECORD
 1-7-2020 Potter
 Date County
 20200PR000238
 Clerk's File No.

HBD
 Hagar, Brown & Dorsey, LLC.
 LAND SURVEYORS

AMARILLO
 4713 S. Western St.
 Amarillo, Texas 79109
 (806) 352-1007
 Texas Firm No: 10027300
 hbd2@hbdsurveyors.us

HEREFORD
 235 E. 2nd St.
 Hereford, Texas 79045
 (806) 364-8084
 Texas Firm No: 10027301

Sheet: 1 of 1 Plat No: A11499.dwg Drawn By: J. Pringle