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

5/15/2020

David Miller
Atlas Land Surveying LLC
4903 S.W. 15th Avenue
Amarillo, Texas 79106

RE: Letter of Action: Approval – P-20-15 Appaloosa Hills Unit No. 2 – ZB2000431 Final Plat

The City of Amarillo has approved the above Final Plat on 4/6/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0005281 on 4/30/2020. 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 Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

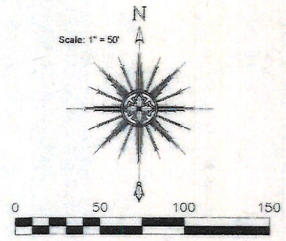
Jason Taylor
Planner I

CENSUS TRACT NO. 134
AP MAP NO. M-04

APPALOOSA HILLS UNIT No. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOTS 17, 18 AND 19, BLOCK 9, APALOOSA HILLS UNIT No. 1,
IN SECTION 195, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS

2.98 ACRES



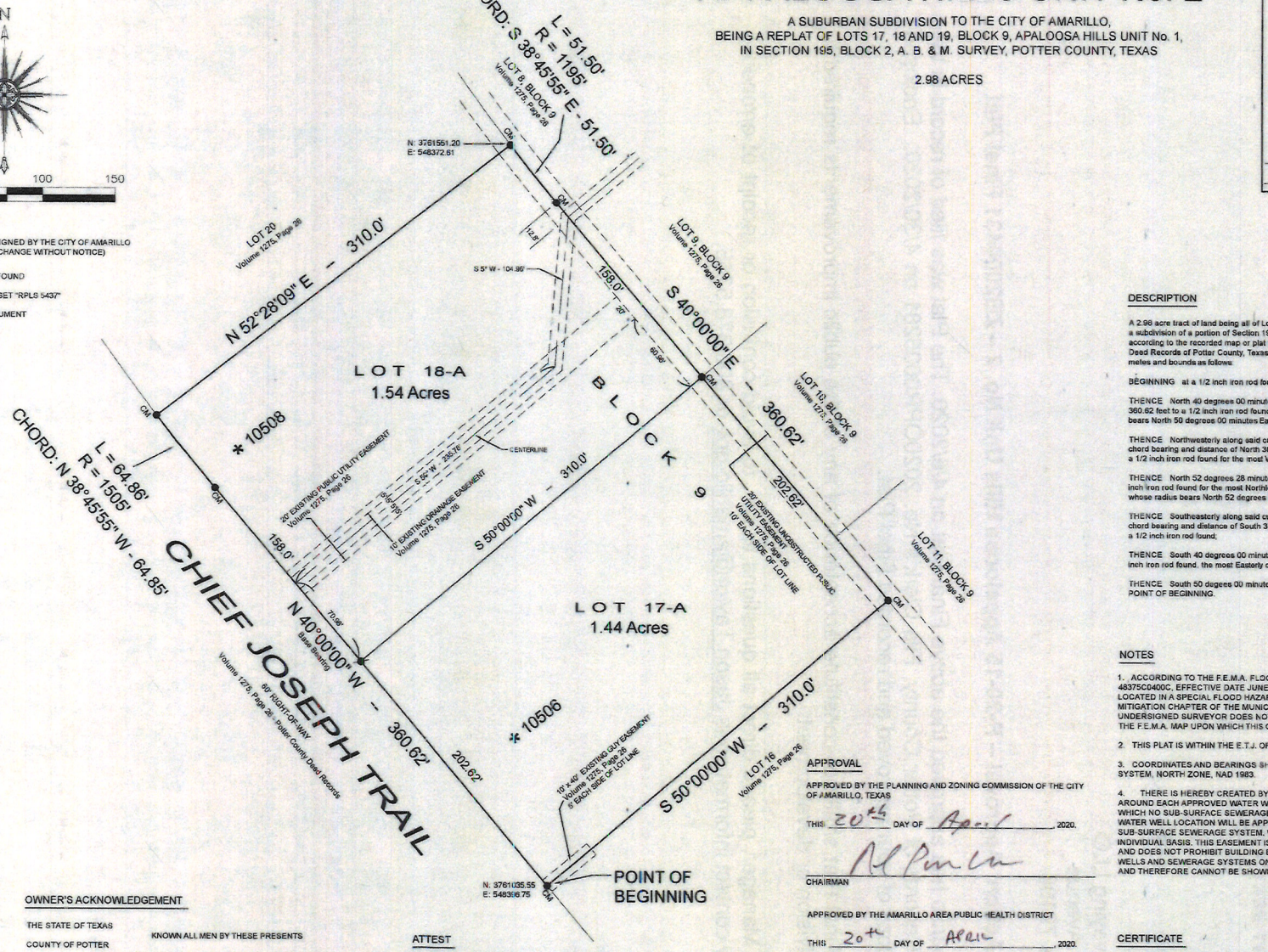
LEGEND

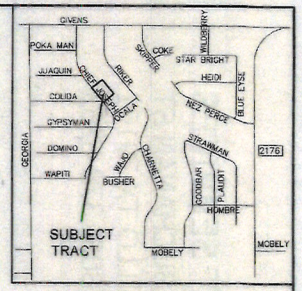
* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

● = 1/2" IRON ROD FOUND

◪ = 5/8" IRON ROD SET "RPLS 5437"

CM = CONTROL MONUMENT





VICINITY MAP
NOT TO SCALE

DESCRIPTION

A 2.98 acre tract of land being all of Lots 17, 18 and 19, Block 9, Appaloosa Hills Unit No. 1, a subdivision of a portion of Section 195, Block 2, A. B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1275, Page 26 of the Deed Records of Potter County, Texas, said 2.98 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southern corner of said Lot 17;

THENCE North 40 degrees 00 minutes 00 seconds West (base bearing), a distance of 360.62 feet to a 1/2 inch iron rod found, the beginning of a curve to the right whos radius bears North 50 degrees 00 minutes East, a distance of 1505 feet;

THENCE Northwesterly along said curve to the right, an arc length of 64.86 feet with a chord bearing and distance of North 38 degrees 45 minutes 55 seconds West, 64.85 feet to a 1/2 inch iron rod found for the most Westerly corner of said Lot 19;

THENCE North 52 degrees 28 minutes 09 seconds East, a distance of 310.0 feet to a 1/2 inch iron rod found for the most Northlery corner of said Lot 19, being in a curve to the left whose radius bears North 52 degrees 28 minutes 09 seconds East, a distance of 1195 feet;

THENCE Southeasterly along said curve to the left, an arc length of 51.50 feet with a chord bearing and distance of South 38 degrees 45 minutes 55 seconds East, 51.50 feet to a 1/2 inch iron rod found;

THENCE South 40 degrees 00 minutes 00 seconds East, a distance of 360.62 feet to a 1/2 inch iron rod found, the most Easterly corner of said Lot 17;

THENCE South 50 degees 00 minutes 00 seconds West, a distance of 310.0 feet to the POINT OF BEGINNING.

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0400C, 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 E.T.J. OF THE CITY OF AMARILLO.

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.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

THIS 20th DAY OF April, 2020.

CHAIRMAN

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

THIS 20th DAY OF April, 2020.

HEALTH OFFICIAL

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER
KNOWN ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, CMH HOMES INC. NY ITS DESIGNATED OFFICIAL, LAURA JUMPER, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS APPALOOSA HILLS UNIT No. 2, AN ADDITION 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 16 DAY OF April, 2020.

Laura Jumper

LAURA JUMPER, DESIGNATED OFFICIAL
CMH HOMES INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

ATTEST

STATE OF TEXAS
COUNTY OF POTTER
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURA JUMPER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF April, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-16-2020.

GRANTEE'S ADDRESS

CITY OF AMARILLO
601 S BUCHANAN STREET
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD
AND BRIDGE DEPARTMENT
2419 E WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD
4-30-20
DATE
POTTER
COUNTY
2020OPR0005281
COUNTY CLERK FILE NUMBER

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION; AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 20H DAY OF FEBRUARY, 2020.

DAVID 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

2-20-2020

Through Tax Year 2019

TAX CERTIFICATE

Certificate # 200

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

Property Information

Property ID: 41966 Geo ID: 109203780
Legal Acres: 0.9700
Legal Desc: APPALOOSA HILLS # 1 LOT 017 BLOCK 0009
Situs: 10506 CHIEF JOSEPH TRL , 79108
DBA:
Exemptions:

Owner ID: 100356442 100.00%
CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804-5550

For Entities

PANHANDLE WATER
POTTER COUNTY
RIVER ROAD ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

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: 03/02/2020 Total Due if paid by: 03/31/2020 0.00

Tax Certificate Issued for:	Taxes Paid in 2019
POTTER COUNTY	70.10
PANHANDLE WATER	0.96
RIVER ROAD ISD	127.65

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 03/02/2020
Requested By: CMH HOMES INC
Fee Amount: 10.00
Reference #: R00109203780

Through Tax Year
2019

TAX CERTIFICATE

Certificate #
201

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

Property Information

Property ID: 41967 Geo ID: 109203790
Legal Acres: 0.9700
Legal Desc: APPALOOSA HILLS # 1 LOT 018 BLOCK 0009
Situs: 10508 CHIEF JOSEPH TRL , 79108
DBA:
Exemptions:

Owner ID: 100356443 100.00%
CMH HOMES INC
5000 CLAYTON RD
MARYVILLE, TN 37804-5550

For Entities

PANHANDLE WATER
POTTER COUNTY
RIVER ROAD ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

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Date of Issue: 03/02/2020
Requested By: CMH HOMES INC
Fee Amount: 10.00
Reference #: R001 0920 3790