



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

6/22/2020

David Miller
Atlas Land Surveying, LLC
707 N. Taylor Street
Amarillo, Texas 79124

RE: Letter of Action: Approval – Parsley Acres Unit No. 1 – ZB2001551 Final Plat

The City of Amarillo has approved the above Final Plat on 6/17/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0007362 on 6/22/2020. 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,

A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin black rectangular border.

Jason Taylor
Planner I

PARSLEY ACRES UNIT No. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN SECTION 45, BLOCK 2,
A. B. & M. SURVEY, POTTER COUNTY, TEXAS

DESCRIPTION 8.76 ACRES

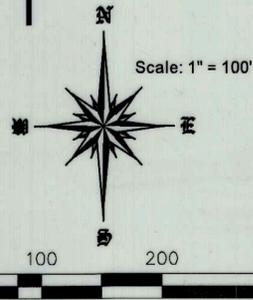
A 8.76 acre triangular tract of land situated in Section 45, Block 2, A. B. & M. Survey, Potter County, Texas, being a portion of a 20.078 acre tract of land as conveyed in that certain General Warranty Deed of record under Clerk's File Number 2020OPR0005295 of the Official Public Records of Potter County, Texas, said 8.76 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 in the East line of said 20.078 acre tract of land, whence a 1/2 inch iron rod found for the Southeast corner of said Section 45 bears South 89 degrees 58 minutes 45 seconds East, a distance of 30.04 feet and South 00 degrees 01 minutes 15 seconds West (base bearing), a distance of 1939.20 feet;

THENCE North 89 degrees 58 minutes 45 seconds West, a distance of 870.78 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set in the Southeast line of a 2.296 acre tract of land as conveyed in Clerk's File Number 1262735 of the Official Public Records of Potter County, Texas, the Southwest corner of this tract of land;

THENCE North 44 degrees 49 minutes 57 seconds East, a distance of 1235.53 feet to a 1/2 inch iron rod with cap stamped "RPLS 4298" found in the West monumented right-of-way of Parsley Road;

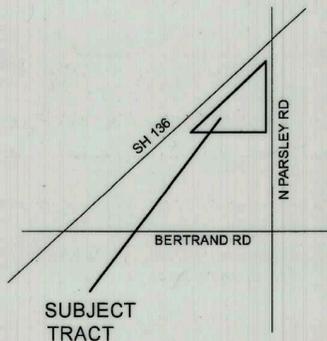
THENCE South 00 degrees 01 minutes 15 seconds West, along the West monumented right-of-way of Parsley Road, a distance of 876.52 feet to the POINT OF BEGINNING.



1/2" IRON ROD, FOUND w/ ALUMINUM CAP NORTHEAST CORNER OF SECTION 45, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS N: 3757318.55 E: 599759.61

LEGEND

- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- CM = CONTROL MONUMENT
- RM = RECORD MONUMENT



VICINITY MAP
NOT TO SCALE

CENSUS TRACT NO. 143.0
AP MAP NO. V-5

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF POTTER §

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JUSTIN APPLING AND HAYDEN LEEANN DILLARD, BEING THE PRESENT OWNERS 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 PARSLEY ACRES 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 11 DAY OF June 2020.

JUSTIN APPLING
1107 CABERNET WAY
AMARILLO, TEXAS 79124

HAYDEN LEEANN DILLARD
1107 CABERNET WAY
AMARILLO, TEXAS 79124

ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §

KNOWN ALL MEN BY THESE PRESENTS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN LEEANN DILLARD, 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 11th DAY OF June 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 08-02-22



ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §

KNOWN ALL MEN BY THESE PRESENTS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 11th DAY OF June 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-02-22



STATE HIGHWAY 136
125' +/- RIGHT-OF-WAY DEDICATION UNKNOWN
WARRANTY DEED -- 2.296 ACRES
Clerk's File No. 1262735 - Potter County Official Public Records

120' WATER PIPELINE EASEMENT AGREEMENT
Clerk's File No. 2017OPR0013949 - Potter County Official Public Records

GENERAL WARRANTY DEED -- 20.078 ACRES
Clerk's File No. 2020OPR0005295 - Potter County Official Public Records

WARRANTY DEED -- 20.02 ACRES
Clerk's File No. 2019OPR0010834 - Potter County Official Public Records

FILED OF RECORD

6/22/20 POTTER COUNTY

2020 OPR 000 7362
COUNTY CLERK FILE NUMBER

APPROVAL

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

THIS 17th DAY OF June 2020.

OFFICIAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

THIS 16th DAY OF June 2020.

HEALTH OFFICIAL

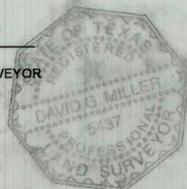
NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0425C, 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 REFERENCED 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.
5. AREA OF RIGHT-OF-WAY DEDICATION BY THIS PLAT: 25,843 SQUARE FEET

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 16TH DAY OF APRIL, 2020.

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

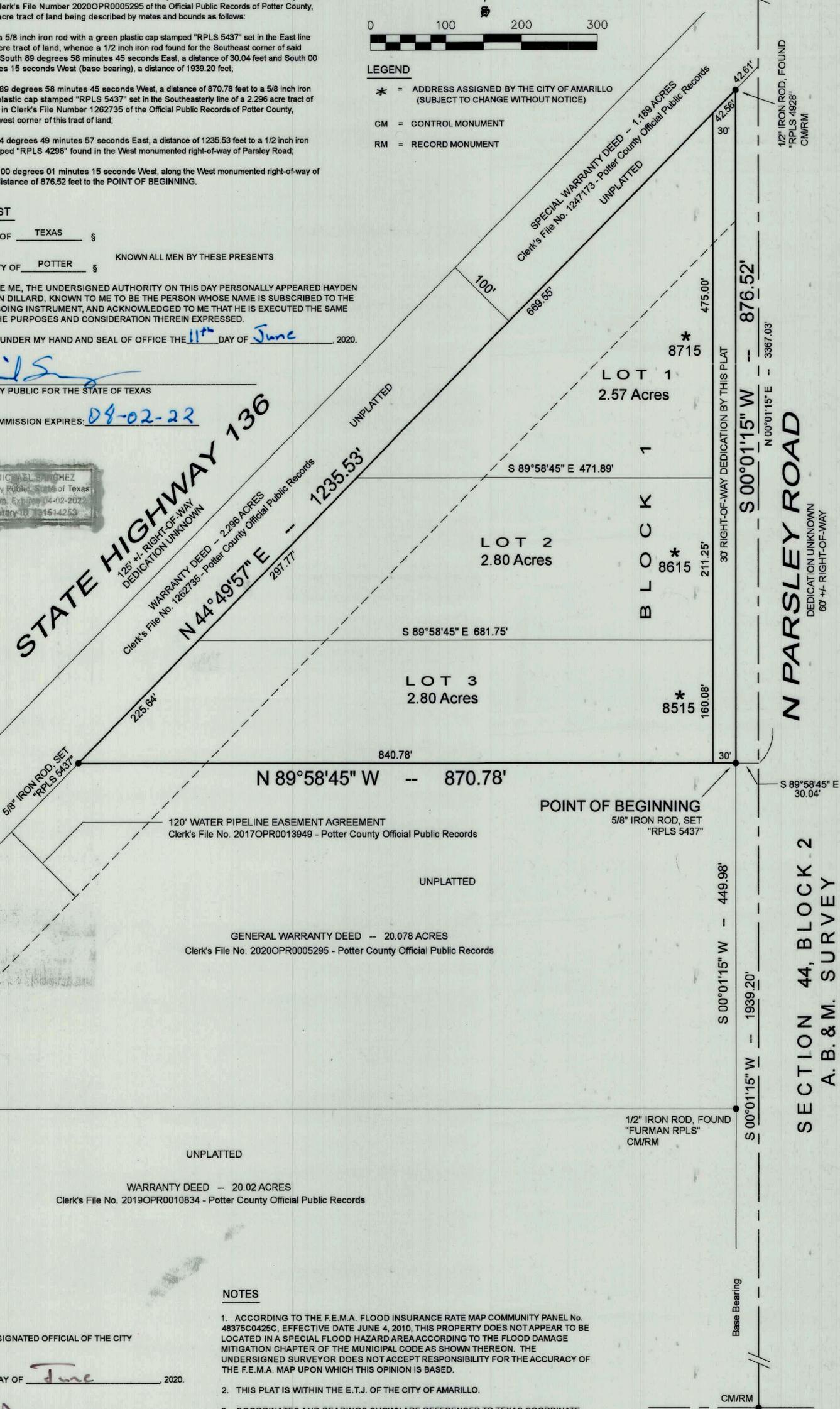


ATLAS
LAND SURVEYING LLC
707 N Taylor, Suite B • Amarillo, Texas • 79107
P.O. Box 51994 • Amarillo, Texas • 79159
806-654-0296
Firm # 10194242

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



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

Property Information

Property ID: 45549 Geo ID: 20004502500
Legal Acres: 85.7000
Legal Desc: SECT 45 A B & M LOT BLOCK 0002 IRREG TR BEG
60FT W & 25FT N OF SE COR OF SECT
Situs: N PARSLEY RD ,
DBA:
Exemptions:

Owner ID: 100342463 100.00%
HANSEN HANS KEVIN
754 COUNTY ROAD 3470
PARADISE, TX 76073-4347

For Entities

Value Information

HIGHLAND PARK ISD Improvement HS: 0
PANHANDLE WATER Improvement NHS: 0
POTTER COUNTY Land HS: 0
Land NHS: 0
Productivity Market: 85,700
Productivity Use: 10,541
Assessed Value 10,541

Property is receiving Ag Use

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: 05/08/2020

Total Due if paid by: 05/31/2020

0.00

| | |
|-----------------------------|--------------------|
| Tax Certificate Issued for: | Taxes Paid in 2019 |
| POTTER COUNTY | 73.89 |
| PANHANDLE WATER | 1.01 |
| HIGHLAND PARK ISD | 116.30 |

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: 05/08/2020
Requested By: HANSEN HANS KEVIN
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office