

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

August 16, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-32 Crouch's Subdivision Unit No. 19, an addition to the City of Amarillo, being a replat of a portion of Tract 4, Crouch's Subdivision, in Section 9, Block 9, BS&F Survey, Potter County, Texas (Vicinity: SW 17<sup>th</sup> Ave. & Western St.)

DEVELOPER: Sabrina Gafford

The Planning and Zoning Commission approved the above-mentioned plat on July 26, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4241 Page 543 on August 5, 2010. Please post your records accordingly.



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Kelley Shaw, Planning Director

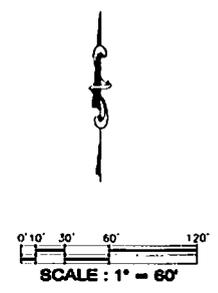
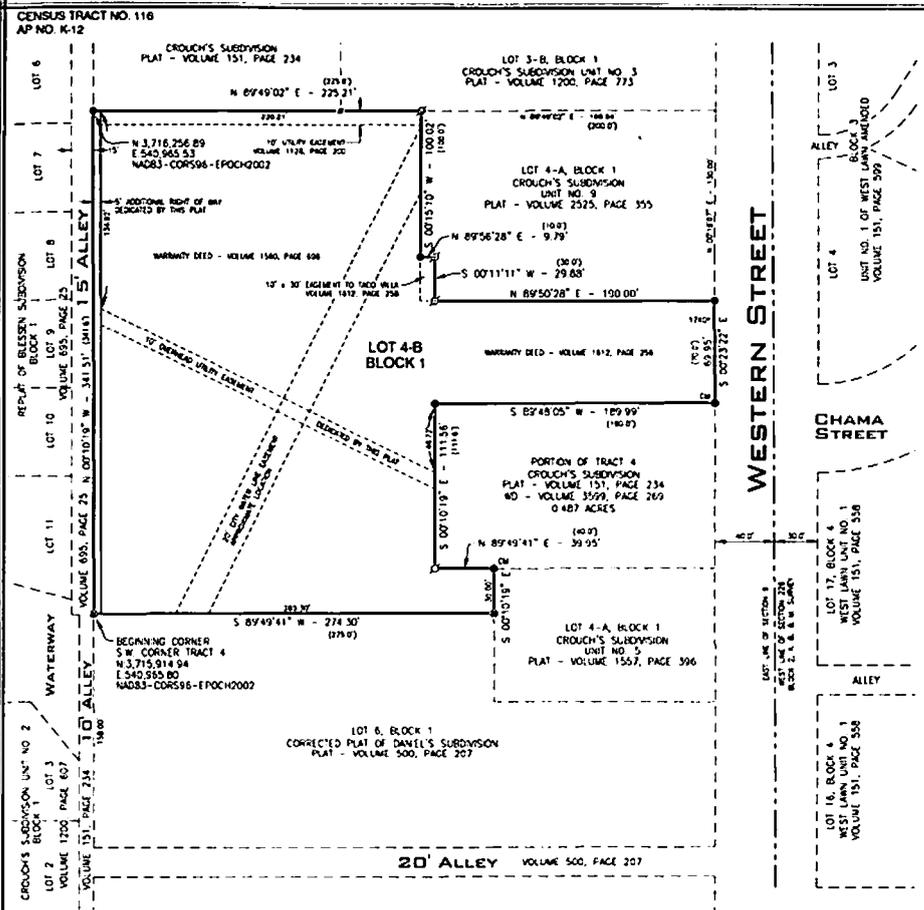
22287110 APPROVED

P-10-32

BLK 9

Sec 9

R-12



- LEGEND:**
- = 1/4 inch iron rod with a cap stamped "R.P.L.S. 4025" (found)
  - = 1/4 inch iron rod (found)
  - = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4034" (found)
  - = 1/2 inch iron pipe (found)
  - ⊠ = "X" cut in concrete (found)
  - = address (subject to change without notice)
  - CM = controlling monument

**COUNTY CLERK'S MEMO**  
 Portions of this document not legible and/or reproducible when received for recording

**DEDICATION**

The State of Texas §  
 County of Potter §

Know all men by these presents:

That, Galford Operations, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Crouch's Subdivision Unit No. 10**, an addition to the City of Amarillo, Texas, and does declare that all alleys and easements shown upon such map or plat are dedicated to the public forever to be used as alleys and easements.

Executed this 26th day of July, 2010.

*Sabrina Galford*  
 Sabrina Galford-Secretary  
 6406 Andover Drive  
 Amarillo, Texas 79109  
 (307) 349-9259

**NOTARY ATTEST**

The State of Texas §  
 County of Randall §

Before me, the undersigned authority, on this day personally appeared *Sabrina Galford*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 26th day of July, 2010.

Cindy Beyer  
 Notary Public

**DESCRIPTION**

A 2.148 acre tract of land out of Tract 4 of Crouch's Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 234 of the Deed Records of Potter County, Texas, and said 2.148 acre tract of land being described by metes and bounds as follows: BEGINNING at a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of said Tract 4.

Thence N 00°17'19" W - bearings obtained hereon are relative to Geodetic North as determined by GPS observations at an origin point of 35°11'45.825" North Latitude and 101°53'06.118" West Longitude (NAD83-CORS96-EPOCH2002), 341.51 feet to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northwest corner of said Tract 4.

Thence N 89°49'02" E, along the north line of said Tract 4, at 170.07 feet pass a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southwest corner of Lot 3-B, Block 1, Crouch's Subdivision Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1200, Page 773 of the Deed Records of Potter County, Texas, continuing for a total distance of 223.21 feet to an "X" cut in concrete, found at the most westerly northeast corner of this tract of land, same being the northwest corner of Lot 4-A, Block 1, Crouch's Subdivision Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2525, Page 355 of the Official Public Records of Potter County, Texas.

Thence S 00°15'10" W, 100.02 feet to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the most westerly southwest corner of said Lot 4-A, Block 1, Crouch's Subdivision Unit No. 9.

Thence N 89°56'28" E, 9.79 feet to an "X" cut in concrete, found at an interior corner of said Lot 4-A, Block 1, Crouch's Subdivision Unit No. 9.

Thence S 00°11'11" W, 29.88 feet to an "X" cut in concrete, found at the most easterly southwest corner of said Lot 4-A, Block 1, Crouch's Subdivision Unit No. 9.

Thence N 89°50'28" E, 190.00 feet to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the most easterly northeast corner of this tract of land, same being the southeast corner of said Lot 4-A, Block 1, Crouch's Subdivision Unit No. 9.

Thence S 00°23'22" E, 69.95 feet along the west right-of-way line of Western Street to a 1/4 inch iron rod, found at the most westerly southwest corner of this tract of land, same being the northeast corner of a 0.487 acre tract of land, according to that certain Warranty Deed recorded in Volume 3599, Page 269 of the Official Public Records of Potter County, Texas.

Thence S 89°48'05" W, 189.99 feet to a 1/4 inch iron rod, found at the northwest corner of said 0.487 acre tract of land.

Thence S 00°10'19" E, 111.56 feet to a 1/4 inch iron pipe, found at the southwest corner of said 0.487 acre tract of land.

Thence N 89°49'41" E, 39.95 feet along the south line of said 0.487 acre tract of land to a 1/4 inch iron rod, found at the northwest corner of Lot 4-A, Block 1, Crouch's Subdivision Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1557, Page 396 of the Deed Records of Potter County, Texas.

Thence S 00°10'19" E, 30.00 feet along the west line of said Lot 4-A, Block 1, Crouch's Subdivision Unit No. 3 to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the most southerly southeast corner of the tract of land.

Thence S 89°49'41" W, 274.30 feet along the south line of said Tract 4 and the north line of Lot 6, Block 1, Daniel's Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 522, Page 97 of the Deed Records of Potter County, Texas, to the POINT OF BEGINNING.

**NOTES**

This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.

This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 48375C0509C, dated June 4, 2010. This plat is not within the FEMA Base Flood, according to the Flood Damage Mitigation Chapter of the Municipal Code.

Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimension do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).

4. Bearings shown hereon are relative to Geodetic North as determined by GPS observations at an origin point of 35°11'45.825" North Latitude and 101°53'06.118" West Longitude (NAD83-CORS96-EPOCH2002).

**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 26th day of May, 2010.



*Jeffrey Floyd Reamer*  
 Jeffrey Floyd Reamer  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928

**APPROVAL**

Approved by the Planning and Zoning Commission for the City of Amarillo, Texas.

Dated this 26th day of July, 2010.

*Louise C. Rose*  
 Louise C. Rose  
 Chairman

**GRANTEE'S ADDRESS:**  
 City of Amarillo  
 P.O. Box 1971  
 Amarillo, TX 79105-1971

**CROUCH'S SUBDIVISION UNIT No. 10**  
 AN ADDITION TO THE CITY OF AMARILLO,  
 BEING A REPLAT OF A PORTION OF TRACT 4,  
 CROUCH'S SUBDIVISION, OUT OF SECTION 9, BLOCK 9,  
 B. S. & F. SURVEY,  
 POTTER COUNTY, TEXAS.  
 2.148 ACRES



**CORNERSTONE LAND SURVEYING**  
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
 (806) 352-9193 • (806) 352-9197 fax • info@cornstonesurvey.com

Plat D-29 08-05-10  
 VOL. 4241 PAGE 543  
 01178727

Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
3272

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

Property Information	
Property ID: 5072	Geo ID: 946002400
Legal Acres: 0.0000	
Legal Desc: CROUCHS SUB LOT TR 4	BLOCK W IRREG 275FT OF
Situs: S WESTERN ST AMARILLO, TX 79106	
DBA:	
Exemptions:	

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Owner ID: 100062832      100.00%  
DAWKINS T E TR  
% SALTZMAN PAUL B  
4925 GREENVILLE AVE STE 1030  
DALLAS, TX 75206-4097

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 7,243
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 7,243

### Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc.JP&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 07/01/2010			Total Due if paid by: 07/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	43.19
AMARILLO	22.46
PANHANDLE WD	0.64
AMA COLLEGE	13.34
AMARILLO ISD	84.74

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 07/01/2010  
Requested By: DAWKINS T E TR  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
3273

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

Property Information	
Property ID: 5070	Geo ID: 946002250
Legal Acres: 0.0000	
Legal Desc: CROUCHS SUB LOT	BLOCK 70FT S X 190FT W
	OF TR 4 BEG 130FT S & 10FT W OF NE COR
Situs: S WESTERN ST	AMARILLO, TX 79106
DBA:	
Exemptions:	

Owner ID: 100062831      100.00%  
DAWKINS T E  
% SALTZMAN PAUL B  
4925 GREENVILLE AVE STE 1030  
DALLAS, TX 75206-4097

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 49,875
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 49,875

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### Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 07/01/2010			Total Due if paid by: 07/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	297.39
AMARILLO	154.66
PANHANDLE WD	4.44
AMA COLLEGE	91.83
AMARILLO ISD	583.54

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 07/01/2010  
Requested By: DAWKINS T E TR  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

