

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

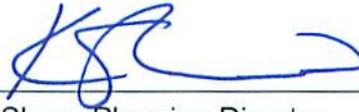
October 2, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-27 Avonbell Addition Unit No. 3, an addition to the City of Amarillo being a replat of all of Lot 10, 11 and the South 22' of Lot 12, Block 10, Avonbell Addition Unit No. 1, in Section 9, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Bell St & Wolflin Ave)  
DEVELOPERS: Linda Chaison & Raymond Smith

The Designated Official for the City of Amarillo approved the above-mentioned item on September 11, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1243218 on September 11, 2013. Please post your records accordingly.



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Kelley Shaw, Planning Director



# TAX CERTIFICATE

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

Property Information	
Property ID: 1022	Geo ID: 110001440
Legal Acres: 0.0000	
Legal Desc: AVONBELL LOT	BLOCK 0010 S 44FT OF 11 & ALL OF 10
Situs:	1917 BELL ST AMARILLO, TX 79106-4535
DBA:	
Exemptions:	

Owner ID: 100110833      100.00%  
7S INVESTMENTS LLC  
PO BOX 1879  
TEMPLE, TX 76503-1879

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 58,348
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 244,800
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 303,148

### 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/Pa	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 08/22/2013

Total Due if paid by: 08/31/2013

0.00

Tax Certificate issued for:	Taxes Paid In 2012
POTTER COUNTY	1,900.95
AMARILLO	970.35
PANHANDLE WD	26.89
AMA COLLEGE	604.78
AMARILLO ISD	3,546.83

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 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)].

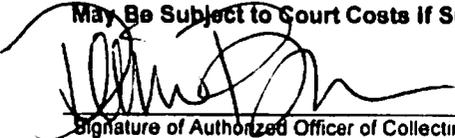
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 08/22/2013  
Requested By: 7S INVESTMENTS LLC  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1243218

Filing and Recording Date: 09/11/2013 02:12:36 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".

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Julie Smith, County Clerk  
Potter County, Texas

**DO NOT DESTROY - This document is part of the Official Public Record.**

jmiller

*Ret.*

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

Re: 1243218

# AVONBELL ADDITION UNIT NO. 3

An Addition to the City of Amarillo being a replat of all of Lot 10, 11 and the South 22' of Lot 12, Block 10, Avonbell Addition Unit No. 1, in Section 9, Block 9, B. S. & F. Survey, Potter County, Texas

WALLACE MONUMENT CO.  
N 68° LOT 12 & S 27° LOT 13, BLOCK 10, AVONBELL ADDITION  
VOLUME 1533, PAGE 17  
OFFICIAL PUBLIC RECORDS  
POTTER COUNTY, TEXAS



VICINITY MAP  
Not To Scale

- LEGEND**
- ⊗ 1/2" X 24" REBAR WITH CAP STAMPED
  - ⊗ DAVIS GEOMATICS' SET
  - ⊗ X IN CONCRETE FOUND
  - ⊗ 1/2" REBAR WITH 'DORSEY' CAP FOUND
  - ⊗ 1/2" IRON PIPE FOUND
  - ⊗ 1/2" REBAR WITH 'KELLEY' CAP FOUND
  - ⊗ ADDRESS RANGES (SUBJECT TO CHANGE WITHOUT NOTICE)



**LEGAL DESCRIPTION**

A 0.783 acre (34,107.48 square feet) tract of land out of Section 9, Block 9, B. S. & F. Survey, Potter County, Texas, being all of Lots 10 and 11 and the South 22 feet of Lot 12, Block 10, Avonbell Addition, an addition to the City of Amarillo, as described in Volume 500, Page 133 of the Deed Records of Potter County, Texas, said 0.783 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a point on the North right-of-way line of Wolflin Avenue (Interstate 40 Frontage Road) whence a 1/2" rebar with a cap stamped "DORSEY", found at the Southwest corner of said Lot 10 and being a point on the East right-of-way line of Bell Street and on the said North right-of-way line of Wolflin Avenue (Interstate 40 Frontage Road) bears N 89°47'18" W, 10.0 feet;

**THENCE** N 00°32'18" W - bearings contained herein are relative to true North as determined from G.P.S. observations - parallel to the said East right-of-way line of Bell Street, 212.03 feet to a point whence a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" (such type rebar and plastic cap hereafter referred to as a DAVIS CAP) set bears S 89°30'16" W, 10.0 feet;

**THENCE** N 89°30'16" E, 160.17 feet to a DAVIS CAP set;

**THENCE** S 00°28'05" E, 214.13 feet to an "X" in concrete, found in the said North right-of-way line of Wolflin Avenue;

**THENCE** N 89°47'18" W along said North right-of-way line of Wolflin Avenue, 159.92 feet to the **POINT OF BEGINNING** of this tract of land.

Said tract contains a computed 0.783 acres of land as described.

**NOTES**

- 1) The arrangements depicted hereon are the sole property of Davis Geomatics, LLC and may not be reproduced in any form without written permission. Copyright © 2013 by Davis Geomatics, LLC. All rights reserved.
- 2) Bearings and distance along property lines are shown as measured. Bearings are relative to true North as determined from G. P. S. observations.
- 3) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C0509C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "A" as shown on the referred F.E.M.A./F.I.R.M. Community Panel.
- 4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.

**APPROVAL**

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 9th DAY OF September, 2013.

*Vicki Covey*  
VICKI COVEY

FILED OF RECORD

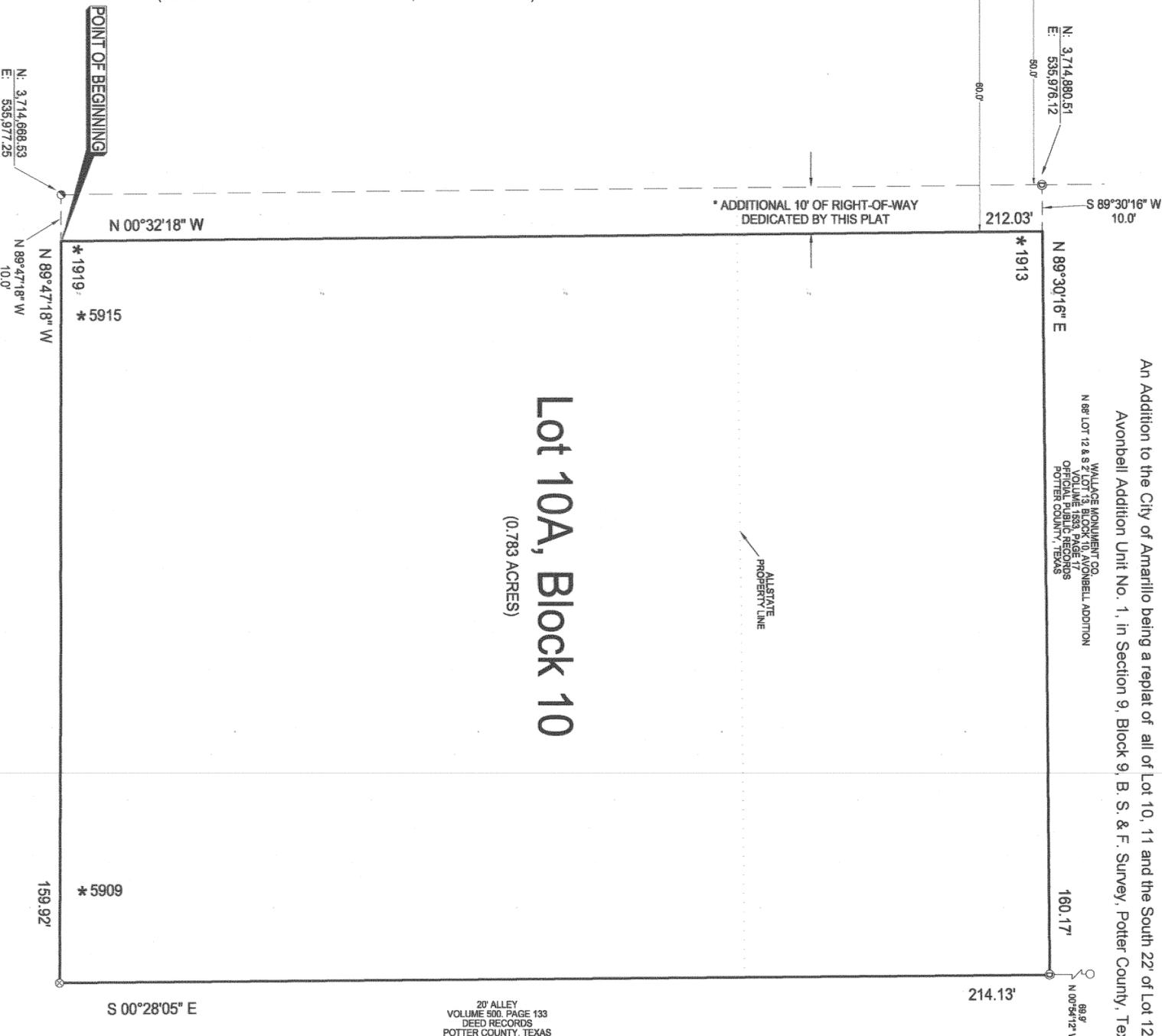
DATE 9-11-13  
VOLUME 1243218  
PAGE



J.D. Davis  
Registered Professional Land Surveyor  
Texas Registration Number 5626  
Amarillo, Texas

## Bell Street

(110' RIGHT-OF-WAY)  
(NO RECORDING INFORMATION WAS FOUND, POTTER CO. TEXAS)



## Lot 10A, Block 10

(0.783 ACRES)

## Wolflin Ave. (Interstate 40 Frontage Road)

(70' RIGHT-OF-WAY) (NO RECORDING INFORMATION WAS FOUND, POTTER CO. TEXAS)

STATE OF TEXAS  
COUNTY OF POTTER  
DEDICATION  
NOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF POTTER  
I, CHARLENE BURK, My Commission Expires JUNE 11, 2016

STATE OF TEXAS  
COUNTY OF POTTER  
DEDICATION  
NOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF POTTER  
ATTEST

THAT LINDA CHAISSON, PRESIDENT, 7S INVESTMENTS UE, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS AVONBELL ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LINDA CHAISSON, KNOWN TO ME 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.

THAT RAYMOND SMITH, PRESIDENT, 7S INVESTMENTS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS AVONBELL ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAYMOND SMITH, KNOWN TO ME 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.

EXECUTED THIS 8th DAY OF August, 2013  
LINDA CHAISSON - President  
7 S Investments UE, LLC.  
6281 Central Pointe Parkway  
Temple, Texas, 76504 (254) 791-0009

EXECUTED THIS 8th DAY OF August, 2013  
CHARLENE BURK  
NOTARY PUBLIC IN THE STATE OF TEXAS

EXECUTED THIS 8th DAY OF August, 2013  
RAYMOND SMITH - President  
7 S Investments, LLC.  
6281 Central Pointe Parkway  
Temple, Texas, 76504 (254) 791-0008

EXECUTED THIS 8th DAY OF August, 2013  
CHARLENE BURK  
NOTARY PUBLIC IN THE STATE OF TEXAS

GRANTEES ADDRESS  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

PROFESSIONAL GEOMATIC CONSULTANTS  
DAVIS GEOMATICS, LLC  
LICENSED STATE LAND SURVEYORS, PROFESSIONAL LAND SURVEYORS, CERTIFIED FEDERAL SURVEYORS  
COI, OKLAHOMA • KANSAS • OKLAHOMA • TEXAS  
P.O. BOX 4091, AMARILLO, TEXAS 79118-0191 • 616 N. 202 K STREET, AMARILLO, TEXAS 79107  
806.374.4334 • FAX: 806.356.0586  
www.davisgeomatics.com • email: info@davisgeomatics.com

DRAWN BY: H. Beavert  
SCALE: 1" = 20'  
DATE: 03-13-2013  
FILE NO.: 13-03-024  
AVONBELL ADDITION UNIT NO. 3