

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

April 28, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-92 Sam B. Dannis' Subdivision Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 32, Block 11, Sam B. Dannis' Subdivision Unit No. 5 in Section 122, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 25th Ave & Grand St)
DEVELOPER: Artur Budzynski

The Planning and Zoning Commission approved the above-mentioned item on February 23, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1270311 on February 26, 2015. Please post your records accordingly.



Kelley Shaw, Planning Director

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

Property Information	
Property ID: 134501	Geo ID: 6904000050
Legal Acres: 6.3900	
Legal Desc: SAM B DANNIS' SUB # 5 LOT 032 BLOCK 0011	
Situs: 3701 SE 25TH AVE AMARILLO, TX 79103-6303	
DBA:	
Exemptions:	

Owner ID: 100127084 100.00%
A & J PROPERTY INVESTMENTS LLC
603 QUAIL CREEK DR SPC 600
AMARILLO, TX 79124-1650

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 139,174
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 139,174

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: 01/23/2015

Total Due if paid by: 01/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	882.39
AMARILLO	480.27
PANHANDLE WD	11.16
AMA COLLEGE	288.78
AMARILLO ISD	1,654.78

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: 01/23/2015
Requested By: FURMAN FAMILY PARTNERSHIP
Fee Amount: 10.00
Reference #: R069 0400 0050


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1270311

Filing and Recording Date: 02/26/2015 02:45:26 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".

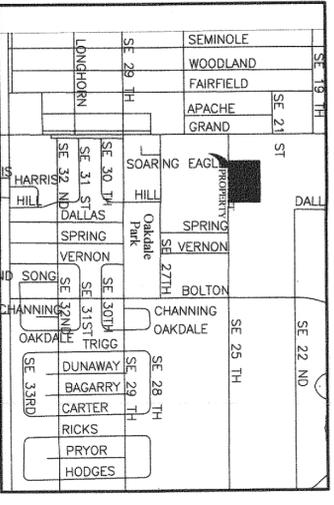
Julie Smith, County Clerk
Potter County, Texas

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

Iseaton

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

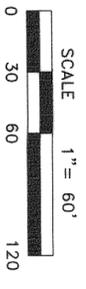
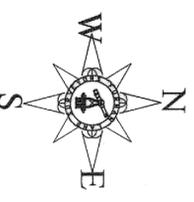
Re 1270311



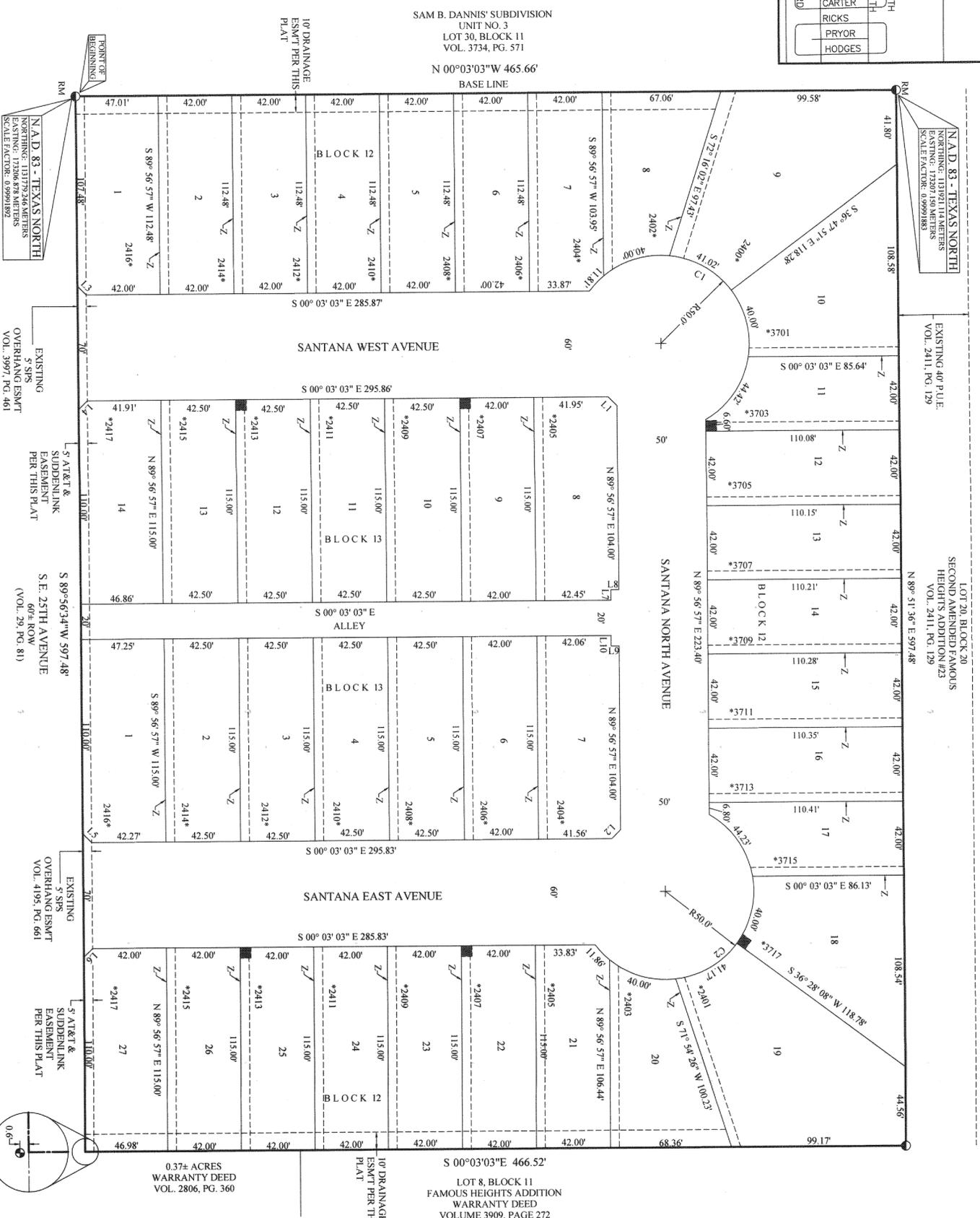
VICINITY MAP
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD WITH IRON CAP END
- 1/2" IRON ROD END
- EASEMENT
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- PULE PUBLIC UTILITY EASEMENT
- ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
- SPS SOUTHWESTERN PUBLIC SERVICE
- PRIVATE BUILDING OR EASEMENT
- 5/8" X 6" XCEL ENERGY TRANSDUCER EASEMENT
- Z ZERO LOT LINE



SAM B. DANNIS' SUBDIVISION
UNIT NO. 3
LOT 30, BLOCK 11
VOL. 3734, PG. 571



Curve Table

Curve #	Length	Radius	Delta	CHORD	CHORD LENGTH
C1	177.26'	50.00'	203.1301	S 48° 23' 03" W	97.97'
C2	177.30'	50.00'	203.1301	N 48° 29' 09" W	97.97'

Line Table

Line #	Length	Direction
L1	7.07'	N44° 56' 57"E
L2	7.07'	N45° 03' 03"W
L3	7.07'	N44° 56' 34"E
L4	7.07'	N45° 03' 26"W
L5	7.07'	N44° 56' 34"E
L6	7.07'	N45° 03' 26"W

Line Table

Line #	Length	Direction
L7	6.00'	N89° 56' 57"E
L8	4.50'	S00° 03' 03"E
L9	4.50'	N00° 03' 03"W
L10	6.00'	N89° 56' 57"E



CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A REPUTABLE SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 16TH DAY OF DECEMBER, 2015.

DARYL R. FURMAN, R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C09095E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 4650 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
- 4) 6 X 6 XCEL ENERGY TRANSDUCER EASEMENTS HAVE A COMBINED 216 SQ. FT., 10' DRAINAGE EASEMENT ON THE WEST LINE HAS 3,643 SQ. FT., 10' DRAINAGE EASEMENT ON THE EAST LINE HAS 3,656 SQ. FT., ALLEY HAS 6,170 SQ. FT. AND SANTANA AVENUES HAVE 60,358 SQ. FT.
- 5) LOTS 1 THRU 22, BLOCK 12 AND LOTS 1 THRU 14, BLOCK 13, MAY BE USED FOR SINGLE-FAMILY DETACHED HOUSING UNITS.

DESCRIPTION

A 6.39± ACRE TRACT OF LAND BEING REPLAT OF LOT 32, BLOCK 11 OF SAM B. DANNIS' SUBDIVISION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4195, PAGE 661, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS AND SAID 6.39± ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "KEYS" FOUND AS CALLED FOR, FOR THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK 11 OF SAM B. DANNIS' SUBDIVISION AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3734, PAGE 571 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 31, BLOCK 11 OF SAM B. DANNIS' SUBDIVISION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2411, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 11 AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N. 06° 03' 03" W. (BASE LINE) 465.66 FEET ALONG THE EAST LINE OF SAID LOT 30, BLOCK 11, SAME BEING THE WEST LINE OF SAID LOT 31, BLOCK 11, TO A 1/2" IRON ROD WITH CAP STAMPED "KEYS" FOUND AS CALLED FOR, FOR THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 11, SAME BEING IN THE SOUTH LINE OF LOT 20, BLOCK 20 SECOND AMENDED FAMOUS HEIGHTS ADDITION UNIT NO. 23, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 196 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 3909, PAGE 272 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS;

THENCE S. 06° 03' 03" E. 466.52 FEET ALONG THE WEST LINE OF SAID LOT 8, BLOCK 11 TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 11 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 2806, PAGE 360 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, SAME BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF S.E. 25TH AVENUE AS IT EXISTS ON THE GROUND, FROM WHENCE A 1/2" IRON ROD BEARS S. 06° 03' 03" E. 0.60 FEET;

THENCE S. 89° 56' 34" W. 597.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF S.E. 25TH AVENUE TO THE POINT OF BEGINNING AND CONTAINING 6.39 ACRES OF LAND MORE OR LESS.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, ARTUR BUDZYNSKI, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SAM B. DANNIS' SUBDIVISION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 16th DAY OF Feb., 2015.

Artur Budzynski
Artur Budzynski
603 OVAL CREEK, SPACE 600
AMARILLO, TEXAS 79124
(806) 517-4072

SAM B. DANNIS'
SUBDIVISION UNIT NO. 6

AN ADDITION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF LOT 32, BLOCK 11,
SAM B. DANNIS' SUBDIVISION UNIT NO. 5
IN SECTION 122, BLOCK 2, A.B. & M. SURVEY
POTTER COUNTY, TEXAS
6.39± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, R.P.L.S. 5374
CASEY A. MAON, R.P.L.S. · LANDON A. STOKES, R.P.L.S.
HEATHER LYNN LEMONS, R.P.L.S. · NOAH C. HUNTINGTON, R.P.L.S.
TEXAS FBRL #10092908 & 10092901

EO BOR 1416 - AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
750 BOX 406 · DALLAS, TEXAS 75202 · (806) 924-1405 · FAX (806) 924-1482
PROJECT NO. 141619-PLAT FILE NO. Q-13
DRAWING NO. ZS1UB 141619-PLAT

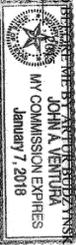
FILED OF RECORD
2-26-15
1270311
POTTER
(COUNTY)

CLERK'S DOCUMENT NO.

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

APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO
TEXAS ON THIS 23 DAY OF February, 2015.
CHAIRMAN

ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, NOTARY PUBLIC, STATE OF TEXAS, ON THIS 16th DAY OF February, 2015.



DARYL R. FURMAN, R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR