THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

April 29, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-15-18 Quail Creek Unit No. 33, being a replat of Lots 30 thru 36, Lots 38 thru 44, Lots 79 thru 89, Block 12, Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, out of Section 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Bridlewood Dr & Lost Canyon Dr)
DEVELOPER: Anthony Saikowski

The Planning and Zoning Commission approved the above-mentioned item on March 23, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1271644 on March 25, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

1271644 PLAT
03/25/2015 10:18 AM Total Pages: 28
Julie Smith, County Clerk - Potter County, Texas
D-1794180

APP

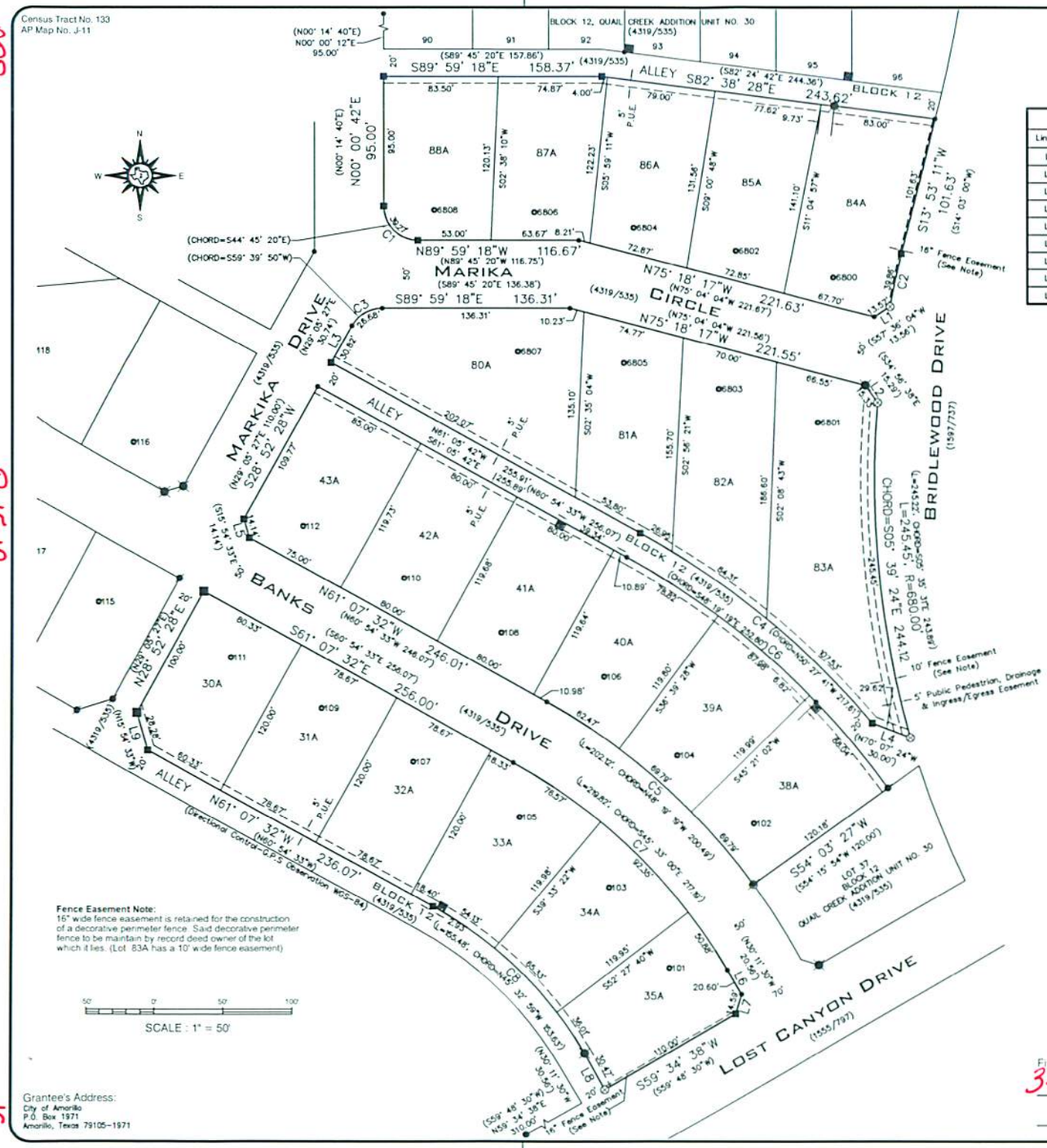
P-15-18

J5

BLK 9 BS+F

SEC 25

J-11



Line Table		
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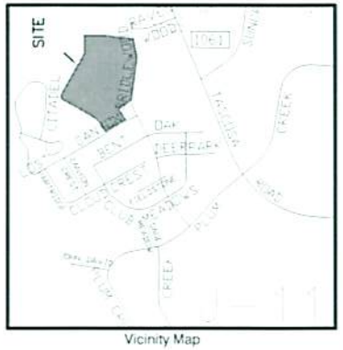
L1	S57°11'52"W	13.57
L2	S35°06'23"E	15.33
L3	S28°52'28"W	30.82
L4	N69°00'42"W	29.62
L5	N16°07'32"W	14.14
L6	N30°06'09"W	20.60
L7	N16°58'14"E	14.59
L8	N28°41'20"W	30.47
L9	N16°07'16"W	28.28

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C1	90°00'00"	39.27	25.00	N44°59'18"W	35.36
C2	3°21'30"	39.86	680.00	S11°48'50"W	39.85
C3	61°08'14"	26.68	25.00	N59°26'35"E	25.43
C4	20°53'35"	218.79	600.00	N50°48'21"W	217.58
C5	25°09'43"	202.01	460.00	N48°32'32"W	200.39
C6	25°10'28"	254.84	580.00	S48°40'04"E	252.80
C7	30°42'58"	219.80	410.00	S45°47'11"E	217.18
C8	30°42'59"	155.47	290.00	N45°48'19"W	153.61

Legend :

- ■ = 3/8 inch iron rod with a cap stamped "KEYS R P L S 2507" (set)
- = 3/8 inch iron rod with a cap stamped "KEYS R P L S 2507" (found)
- • = 3/8 inch iron rod (found)
- ● = 1/2 inch iron rod (found)
- = 3/8 inch iron rod with a cap stamped "HBD" (found)
- = 1/2 inch iron rod with a cap stamped "MILLER R P L S 5437" (found)
- ⊗ = "X" cut in concrete or on top of brick column (set)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co
- AT&T = American Telephone & Telegraph Co
- SUD = Suddenlink Communications Co
- P U E = Public Utility Easement
- D E = Drainage Easement
- = 6' x 6' S P S Transformer, SUD & AT&T Easement



Vicinity Map

Fence Easement Note:
16" wide fence easement is retained for the construction of a decorative perimeter fence. Said decorative perimeter fence to be maintain by record deed owner of the lot which it lies. (Lot 83A has a 10' wide fence easement)

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Quail Creek Addition Unit No. 33

being a re-plat of Lots 30 thru 36, Lots 38 thru 44, Lots 79 thru 89, Block 12, Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, out of Section 25, Block 9, B. S. & F. Survey, Potter County, Texas
5.05 +/- Acres

Filed of Record :
3-25-15 date
Potter county
1271644 County Clerk File No.

Page 1 of 2

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

BLK 9 BS+F SEC 25 J-11

Census Tract No. 133
AP Map No. J-11

Notes

1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.

2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter.
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 "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.

3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).

4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

5.) Dedicated Public Areas
a. 6,777 square feet of public utility easements are dedicated by this plat.
b. 1,237 square feet of public drainage easement is dedicated by this plat.

Dedication

The State of Texas §
County of Randall § Know all men by these presents:

That, ***Anthony Salkowski***, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as ***Quail Creek Addition Unit No. 32***, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 23rd day of March, 2015.

Anthony Salkowski
5 Stoneridge Drive
Amarillo, Texas 79124
(806) 681-5656

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared ***Anthony Salkowski***, 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 herein expressed.

Given under my hand and seal of office this 23rd day of March, 2015.

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06-22-2115

Notary Public in and For the State of Texas
My commission expires: 6/22/15

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 23rd day of March, 2015.

Chairman

Description

A tract of land being all of Lots 30 thru 36, Lots 38 thru 44, Lots 79 thru 83, and Lots 84 thru 89, Block 12 of Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4319, Page 535 of the Deed Records of Potter County, Texas.

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information 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 18th day of February and March 22, 2015.

STATE OF TEXAS REGISTERED ROBERT E. KEYS 2507 LAND SURVEYOR

Registered Professional Land Surveyor

Quail Creek Addition Unit No. 33

being a re-plat of Lots 30 thru 36, Lots 38 thru 44, Lots 79 thru 89, Block 12, Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, out of Section 25, Block 9, B. S. & F. Survey, Potter County, Texas
5.05 +/- Acres

Filed of Record :
3-25-15 Date
Potter County
12716 44 County Clerk File No.

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Page 2 of 2

Robert Keys & Associates
land surveying mapping land planning
(806)352-1782 Email:info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
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APP P-15-18 JS

Through Tax Year 2014	# TAX CERTIFICATE	Certificate # 6606

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

Property Information

Property ID: 134782 Geo ID: 6516205540
Legal Acres: 0.1800
Legal Desc: QUAIL CREEK ADDN # 30 LOT 089 BLOCK 0012
Situs: 6810 MARIKA CIR AMARILLO, TX 79124
DBA:
Exemptions:

Owner ID: 100092692 100.00%
SAIKOWSKI ANTHONY
5 STONERIDGE DR
AMARILLO, TX 79124-4825

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	14,000
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	14,000

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: 03/23/2015 Total Due if paid by: 03/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid In 2014
POTTER COUNTY	88.76
AMARILLO	48.31
PANHANDLE WD	1.12
AMA COLLEGE	29.05
AMARILLO ISD	166.46

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 03/23/2015
Requested By: SAIKOWSKI ANTHONY
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation, Inc

FILED and RECORDED

Instrument Number: 1271644

Filing and Recording Date: 03/25/2015 10:18:03 AM Pages: 28 Recording Fee: $135.00

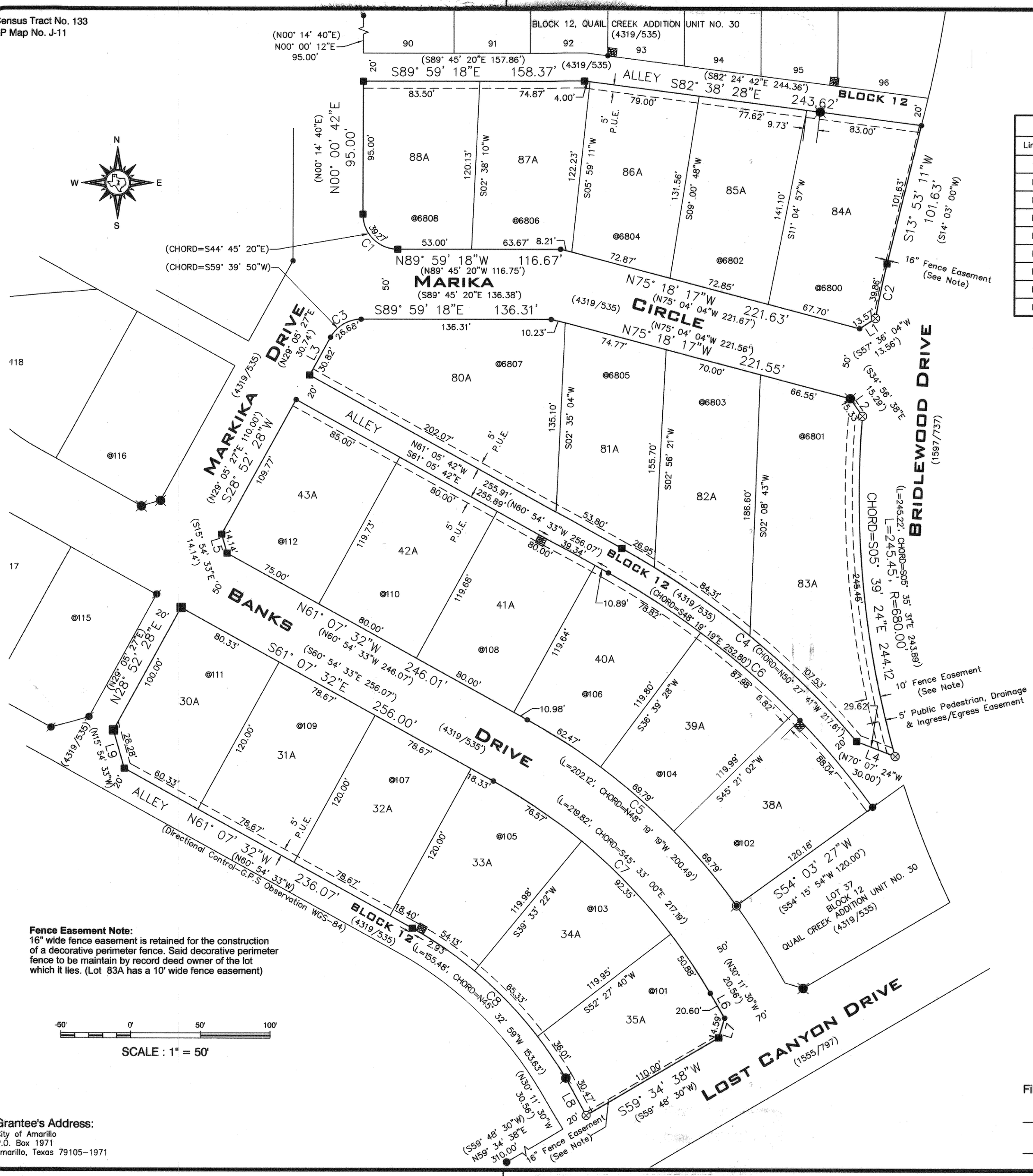
I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

Julie Smith, County Clerk
Potter County, Texas

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

msmith

Census Tract No. 133
AP Map No. J-11



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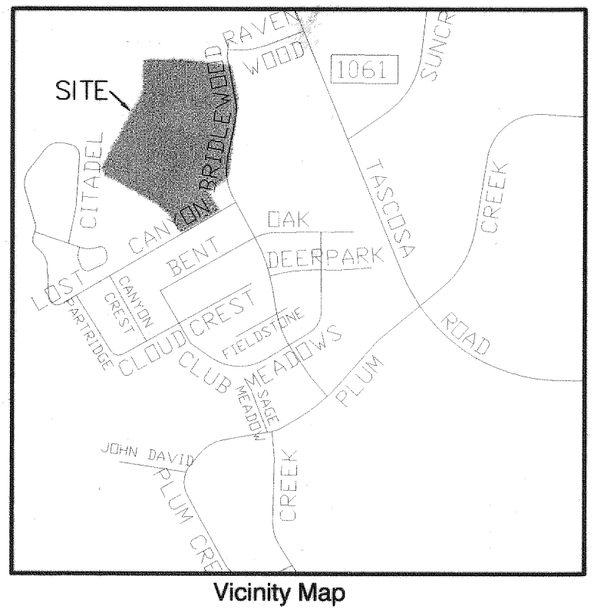

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-50' 0' 50' 100'

SCALE : 1" = 50'

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Amarillo, Texas 79105-1971

Filed of Record :

3-25-15 date — Potter county

127 1644 County Clerk File No.

Robert Keys & Associates
land surveying mapping land planning
(806)352-1782 Email:info@keyssurveying.com
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Firm No. 10034400 www.keyssurveying.com

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County of Randall §

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Executed this 23rd day of March, 2015.

Anthony Saikowski,
5 Stoneridge Drive
Amarillo, Texas 79124
(806) 681-5656

Notary Attest

State of Texas §

County of Randall §

Before me, the undersigned authority on this day personally appeared ***Anthony Saikowski***, 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 herein expressed.

Given under my hand and seal of office this 23rd day of March, 2015.

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06-22-2115

Notary Public in and For the State of Texas

My commission expires: 6/22/15

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