



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

2/12/2016

Matt Thomas
517 N. Polk St
Amarillo, TX 79107

RE: Letter of Action: Approval- University Heights Unit No. 8- ZB1504453 Final Plat

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 1/25/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1287247 on 1/27/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey
Planner I

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

Property Information	
Property ID: 36538	Geo ID: 8208204374
Legal Acres: 1.2900	
Legal Desc: UNIVERSITY HEIGHTS LOT	BLOCK 0050 9 THRU 24
Situs: 2017 NW 10TH AVE	AMARILLO, TX 79107
DBA:	
Exemptions: EX	

Owner ID: 100239214 100.00%
OSTEEN WAYNE
DBA WAYNE OSTEEN
HOMES AND REMODELING
2222 LAUREL ST
AMARILLO, TX 79109-1918

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 4,000
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 4,000

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: 12/14/2015

Total Due if paid by: 12/31/2015

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	6.62
AMARILLO	3.50
PANHANDLE WD	0.08
AMA COLLEGE	2.07
AMARILLO ISD	11.86

If applicable, the above-described property has/ls 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: 12/14/2015
Requested By: OSTEEN WAYNE
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 36569	Geo ID: 8208204436
Legal Acres: 1.2900	
Legal Desc: UNIVERSITY HEIGHTS LOT	BLOCK 0050 25 THRU 40
Situs: N RUSK ST	AMARILLO, TX
DBA:	
Exemptions: EX	

Owner ID: 100240563 100.00%
OSTEEN WAYNE
DBA WAYNE OSTEEN HOME & REMOLDING
2222 LAUREL ST
AMARILLO, TX 79109-1918

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 4,000
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 4,000

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: 01/21/2016

Total Due if paid by: 01/31/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	0.00
AMARILLO	0.00
PANHANDLE WD	0.00
AMA COLLEGE	0.00
AMARILLO ISD	0.00

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: 01/21/2016
Requested By: THOMAS & ISRAEL
Fee Amount: 10.00
Reference #: R082 0820 4436


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1287247

Filing and Recording Date: 01/27/2016 02:59:08 PM Pages: 4 Recording Fee: \$39.00

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 black ink that reads "Julie Smith". The signature is written in a cursive, flowing style.

Julie Smith, County Clerk
Potter County, Texas

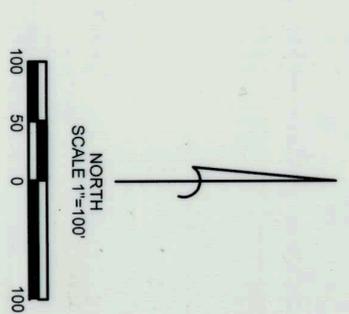
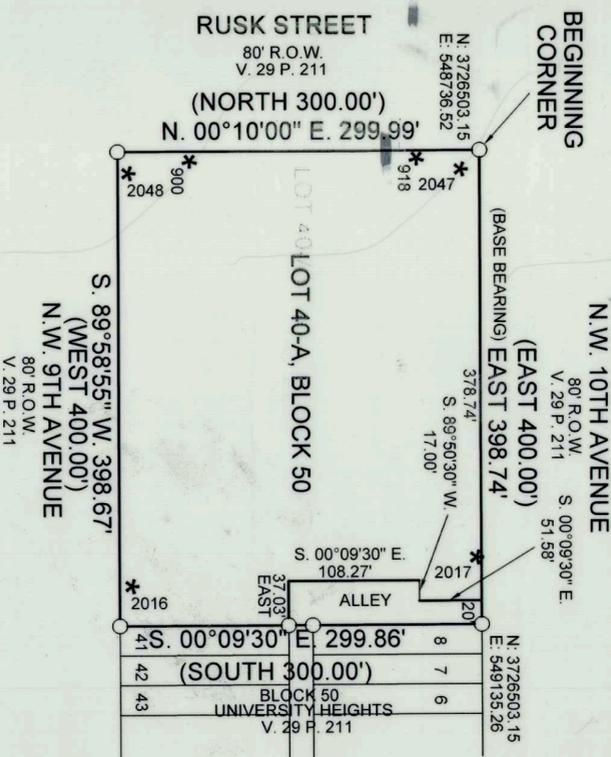
DO NOT DESTROY - This document is part of the Official Public Record.

jmiller

Handwritten initials "Ret." in blue ink, written in a cursive style.

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

Re: 1287247



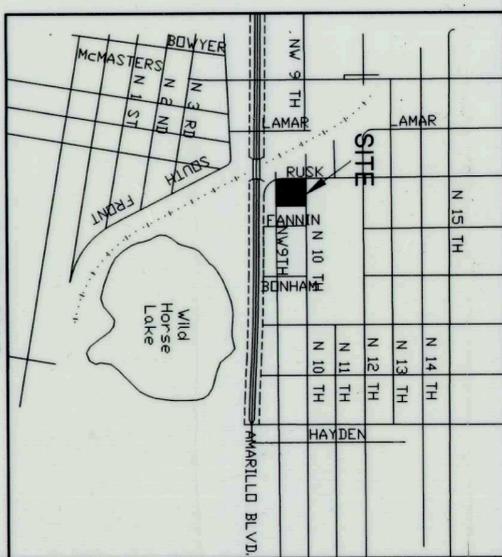
LEGEND:

- 1/2" IRON ROD W/ KEYS CAP FOUND
- * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)

INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT THAT DIFFERS FROM FIELD MEASUREMENT.

NOTE:

THIS PLAT IS NOT IN THE AMARILLO E.T.J.
THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0530C, DATED JUNE 4, 2010.
COORDINATES SHOWN HEREON ARE BASED ON CITY OF AMARILLO WILLIAMS STACKHOUSE INC. GPS CONTROL NETWORK.
PUBLIC ALLEY DEDICATED BY THIS PLAT: 5042 SQ. FT.



DEDICATION:

STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENT

THAT WAYNE OSTEEEN DBA WAYNE OSTEEEN HOMES AND REMODELING, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS UNIVERSITY HEIGHTS ADDITION UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS AND ALLEYS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS AND ALLEYS.

EXECUTED THIS 21 DAY OF January 2016.
Wayne Osteeen
WAYNE OSTEEEN DBA WAYNE OSTEEEN HOMES AND REMODELING
WAYNE OSTEEEN, OWNER
2222 LAUREL STREET
AMARILLO, TEXAS 79109
(806) 672-8542

ATTEST:

STATE OF TEXAS
COUNTY OF Potter
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAYNE OSTEEEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF January 2016.
Anissa Elaine Clary
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: October 01, 2018



GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

DESCRIPTION:

A 2.745 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 9 THRU 40, BLOCK 50, AND THE PORTION OF THE ALLEY SITUATED IN BLOCK 50 ADJACENT TO LOTS 9 THRU 40, UNIVERSITY HEIGHTS ADDITION, FILED OF RECORD IN VOLUME 29, PAGE 211, DEED RECORDS OF POTTER COUNTY, TEXAS, IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KEYS" IN THE SOUTH RIGHT-OF-WAY LINE OF N.W. 10TH AVENUE AND THE EAST RIGHT-OF-WAY LINE OF RUSK STREET AND BEING THE NORTHWEST CORNER OF SAID BLOCK 50 AND THIS TRACT;
THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF N.W. 10TH AVENUE, A DISTANCE OF 398.74 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KEYS" BEING THE NORTHEAST CORNER OF THIS TRACT;
THENCE S. 00°09'30" E. A DISTANCE 299.86 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KEYS" IN THE NORTH RIGHT-OF-WAY LINE OF N.W. 9TH AVENUE, FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S. 89°58'55" W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID N.W. 9TH AVENUE, A DISTANCE OF 398.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "KEYS" FOR THE SOUTHWEST CORNER OF SAID BLOCK 50, UNIVERSITY HEIGHTS AND THIS TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID RUSK STREET;
THENCE N. 00°10'00" E. ALONG THE EAST RIGHT-OF-WAY OF RUSK STREET, A DISTANCE OF 299.99 FEET TO THE PLACE OF BEGINNING

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 9TH DAY OF DECEMBER, 2015.

Clyde S. Israel
CLYDE S. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



APPROVAL:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO.
[Signature]
DATE 1/25/16
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD

1-27-16 DATE
1267247 FILE CLERK NO.
Potter COUNTY

UNIVERSITY HEIGHTS UNIT NO. 8

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 9 THRU 40, BLOCK 50 AND THE PORTION OF THE ALLEY ADJACENT TO LOTS 9 THRU 40, BLOCK 50, UNIVERSITY HEIGHTS ADDITION, ALL IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS.
(2.745 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED SURVEYING FIRM #10079800
TEXAS REGISTERED ENGINEERING FIRM F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 13637 E-mail tiengsur@thomasandisrael.com