DEVELOPMENT SERVICES
808 S BUCHANAN ST.
AMARILLO TX 79105-1971
(806) 378-5263

9/6/2016

Vincent E. Nowak
1301 Daws Drive
Amarillo, Texas 79124

RE: Letter of Action: Approval - Eagle Tree Unit No. 4 – ZB1602281 Final Plat

Mr. Nowak,

The City of Amarillo has approved the above Final Plat on 8/22/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1298362 on 8/24/2016. 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 jeffrey.english@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

2010 CENSUS TRACT # 143 A.P.# F-10

VICINITY MAP

NOT TO SCALE

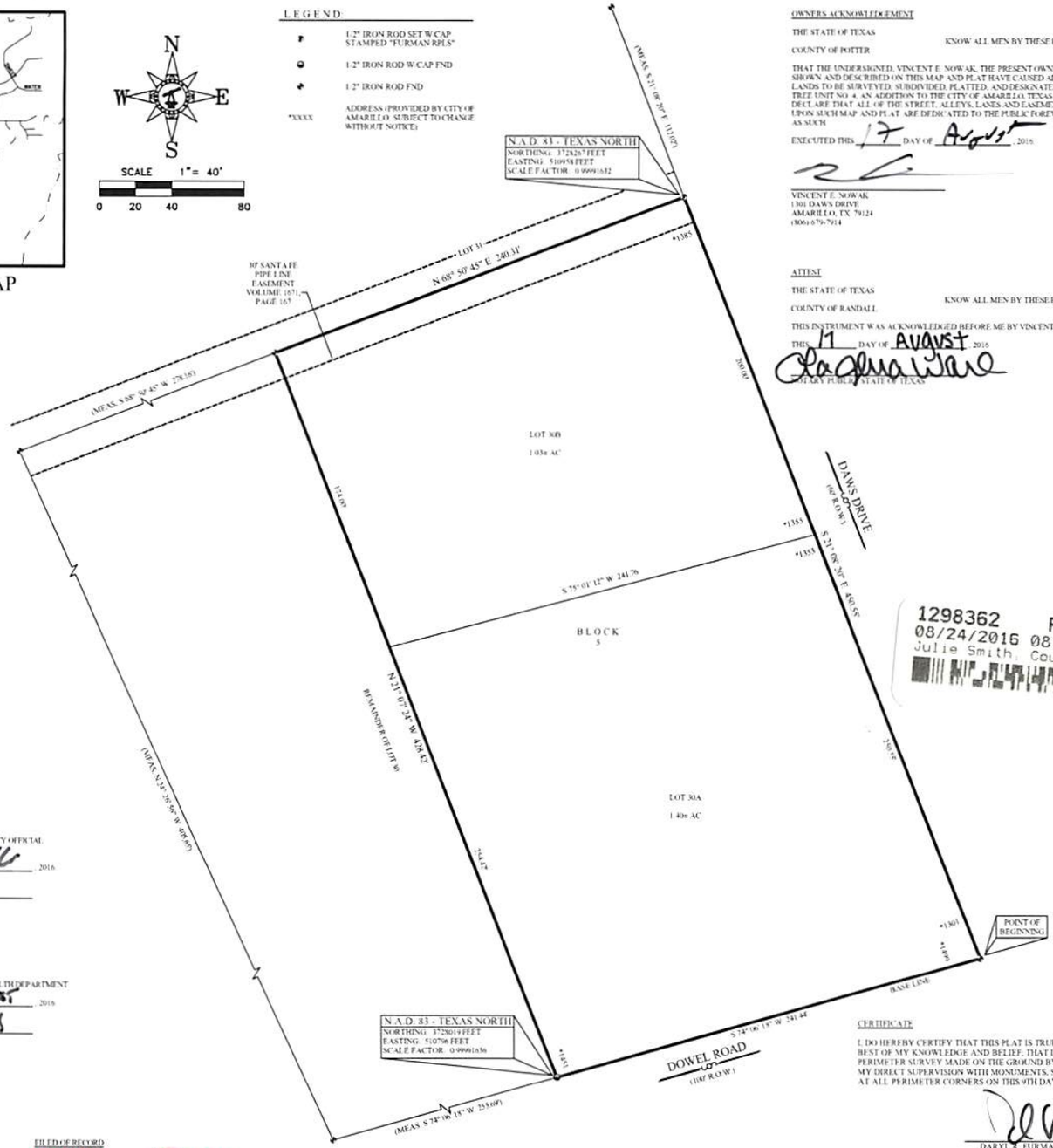
LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)

N S E W

SCALE 1" = 40'

0 20 40 80



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, VINCENT E. NOWAK, THE PRESENT OWNER 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 EAGLE TREE UNIT NO. 4, 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 17 DAY OF August, 2016

VINCENT E. NOWAK
1301 DAWS DRIVE
AMARILLO, TX 79124
(806) 679-7914

ATTEST

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VINCENT E. NOWAK

THIS 17 DAY OF August, 2016

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ETJ

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0505C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

DESCRIPTION

The East 2.425± acres of Lot 30, Block 5, Eagle Tree Unit No. 2, a suburban Subdivision to the City of Amarillo, out of Section 92, Block 9, B.S. & F. Survey, Potter County, Texas according to the map or plat thereof as recorded in Volume 1671, Page 167 of the Deed Records of Potter County, Texas. This tract of land being described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of said Lot 30;

THENCE S. 74° 06' 18" W. (base line) 241.44 feet along the Southerly line of said Lot 30 to a 1/2 inch iron rod with cap found for the Southwest corner of this tract, from whence a 1/2 inch iron rod found for the Southwest corner of said Lot 30 bears S. 74° 06' 18" W. 255.69 feet;

THENCE N. 21° 07' 24" W. 428.42 feet to a 1/2 inch iron rod found in the South line of Lot 31 for the Northwest corner of this tract, from whence a 1/2 inch iron rod found for the Northwest corner of said Lot 30 bears S. 68° 50' 45" W. 278.16 feet;

THENCE N. 68° 50' 45" E. 240.31 feet along the common line of said Lot 30 and Lot 31 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast corner of Lot 31, same being the Northeast corner of this tract;

THENCE S. 21° 08' 20" E. 450.55 feet to the POINT OF BEGINNING and containing 2.425 acres of land more or less.

1298362 PLAT
08/24/2016 08:59 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-236

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

ON THIS 22 DAY OF Aug, 2016

DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT

ON THIS 19th DAY OF August, 2016

HEALTH OFFICER

EAGLE TREE UNIT NO. 4

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING A REPLAT A PORTION
OF LOT 30, BLOCK 5,
EAGLE TREE UNIT NO. 2
SITUATED IN SECTION 92, BLOCK 9,
B.S. & F. SURVEY, POTTER COUNTY, TEXAS
2.425± ACRES

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 PERIMETER 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 9TH DAY OF JUNE, 2016.

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

FURMAN LAND SURVEYORS, INC.

SURVEYING - MAPPING - CONSULTING
TEXAS OKLAHOMA NEW MEXICO
KANSAS COLORADO

DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS NOAH C. HUNTINGTON, RPLS
M.K. MCINTIRE, RPLS KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4346 - FAX (806) 374-4348
P.O. BOX 864 - FORMAN, TEXAS 79429 - (806) 934-1408 - FAX (806) 934-1487

PROJECT NO. 1618818P FILE NO. F-10
DRAWING NO. F:\SUB 16\POTTER\F-10\1618818\

GRANTEE'S ADDRESS:

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

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

8-24-16 (DATE) POTTER (COUNTY)

1298362 (CLERK'S DOCUMENT NO)

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

APP

P-16-73

JS

BK 9 B5+F

SEC 92

F-10

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
7547

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

Property Information

Property ID: 46212 Geo ID: 1446001450
Legal Acres: 2.4300
Legal Desc: EAGLE TREE # 2 LOT OF 30 BLOCK 0005 E 2.425 ACS
Situs: 1301 DAWS DR , 79124
DBA:
Exemptions: HS

Owner ID: 141371 100.00%
NOWAK VINCENT E
1301 DAWS DR
AMARILLO, TX 79124-3712

For Entities	Value Information	
PANHANDLE WD	Improvement HS:	171,808
POTTER COUNTY	Improvement NHS:	0
	Land HS:	31,160
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	202,968

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: 07/25/2016 Total Due if paid by: 07/31/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	1,347.75
PANHANDLE WD	16.03

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 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

Signature of Authorized Officer of Collecting Office

Date of Issue: 07/25/2016
Requested By: NOWAK VINCENT E
Fee Amount: 10.00
Reference #:

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1298362

Filing and Recording Date: 08/24/2016 08:59:50 AM 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.

Julie Smith, County Clerk
Potter County, Texas

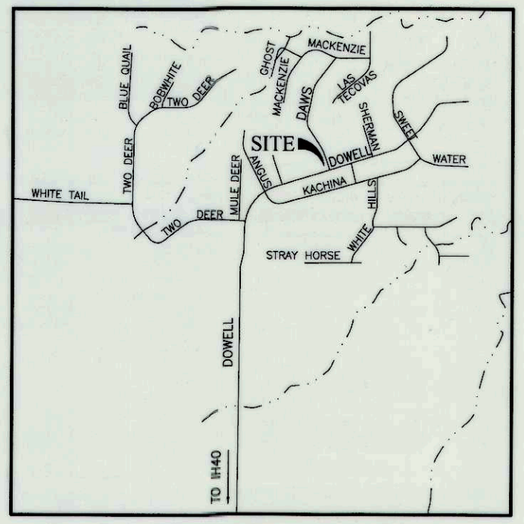
DO NOT DESTROY - This document is part of the Official Public Record.

msmith

CITY OF AMARILLO PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79105

Re: 1298362

2010 CENSUS TRACT # 143 A.P.# F-10



VICINITY MAP

NOT TO SCALE

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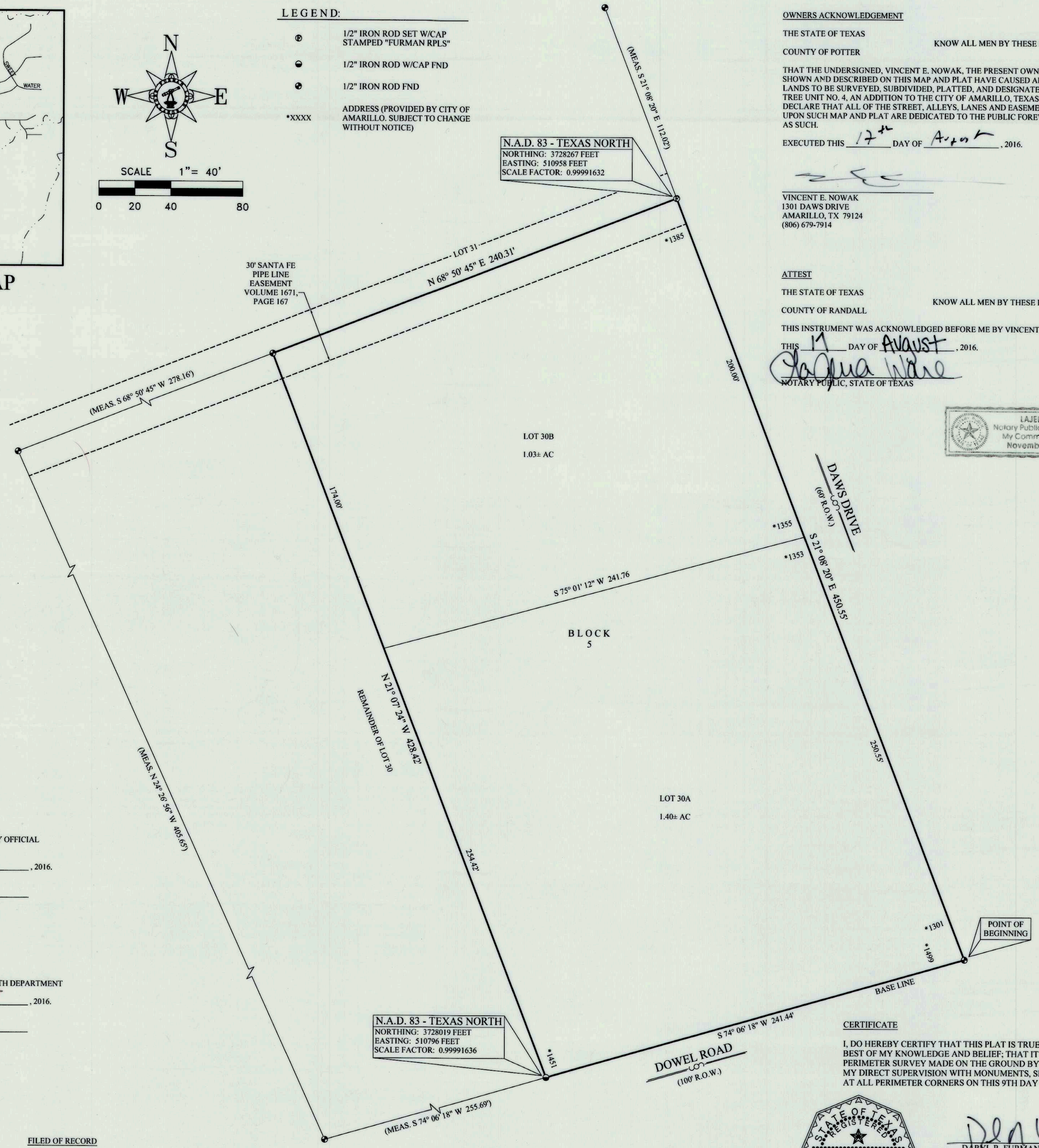

OWNERS ACKNOWLEDGEMENT

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COUNTY OF POTTER

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EXECUTED THIS 17th DAY OF August, 2016.

VINCENT E. NOWAK
1301 DAWS DRIVE
AMARILLO, TX 79124
(806) 679-7914

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VINCENT E. NOWAK.

THIS 11 DAY OF August, 2016.

NOTARY PUBLIC, STATE OF TEXAS

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

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TO THE CITY OF AMARILLO
BEING A REPLAT A PORTION
OF LOT 30, BLOCK 5,
EAGLE TREE UNIT NO. 2
SITUATED IN SECTION 92, BLOCK 9,
B.S. & F. SURVEY, POTTER COUNTY, TEXAS
2.425± ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS,

ON THIS 22 DAY OF Aug, 2016.

DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT

ON THIS 19th DAY OF AUGUST, 2016.

HEALTH OFFICER

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 PERIMETER 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 9TH DAY OF JUNE, 2016.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

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

GRANTEE'S ADDRESS:

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

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

8-24-16 (DATE) Potter (COUNTY)

1298362
CLERK'S DOCUMENT NO.

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

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
M.K. McENTIRE, RPLS · KYLE L. BRADY, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

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