



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

9/19/2016

Rick Mask
10600 Arlie Road
Amarillo, Texas 79108

RE: Letter of Action: Approval- Chaparral Hills Unit No. 9 Final Plat Application

Mr. Mask,

The City of Amarillo has approved the above Final Plat on 9/12/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1299547 on 9/13/2016. 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,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

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

Property Information	
Property ID: 43866	Geo ID: 20021800057
Legal Acres: 2.0000	
Legal Desc: SECT 218 A B & M LOT	BLOCK 0002 IRREG TR
	BEG 1284.29FT W & 3819.46FT N OF SE COR OF SECT
Situs: ARLIE RD	
DBA:	
Exemptions:	

Owner ID: 100233333 100.00%
MASK RICK
MASK DEBORAH
10600 ARLIE RD
AMARILLO, TX 79108-1974

For Entities	Value Information
PANHANDLE WD	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 2,500
RIVER ROAD	Land HS: 0
	Land NHS: 5,000
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 7,500

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: 08/15/2016

Total Due if paid by: 08/31/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR
POTTER COUNTY	49.80	THE 2016 TAXES HAVE NOT BEEN CALCULATED.
PANHANDLE WD	0.59	
RIVER ROAD	101.25	

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: 08/15/2016
Requested By: MASK RICK
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1299547

Filing and Recording Date: 09/13/2016 03:39:16 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.



Julie Smith, County Clerk
Potter County, Texas

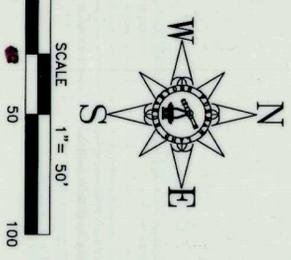
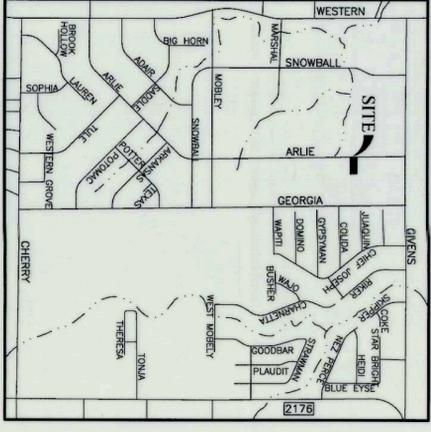
DO NOT DESTROY - This document is part of the Official Public Record.

levans

Ret to:

Re: 1299547

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



N.A.D. 83 - TEXAS NORTH
NORTHING: 3761465 FEET
EASTING: 545937 FEET
SCALE FACTOR: 0.99991233

POINT OF BEGINNING

UNPLATTED
2.80 ACRE TRACT
CLERKS FILE NO.
1289128

N.A.D. 83 - TEXAS NORTH
NORTHING: 3761465 FEET
EASTING: 545937 FEET
SCALE FACTOR: 0.99991233

ARLIE STREET
(60' R.O.W.)

BASE LINE
N 00° 37' 08" W 187.18'

(MEAS. N 00° 37' 08" W 858.77')

UNPLATTED
4.66 ACRE TRACT
CLERKS FILE NO.
1249103

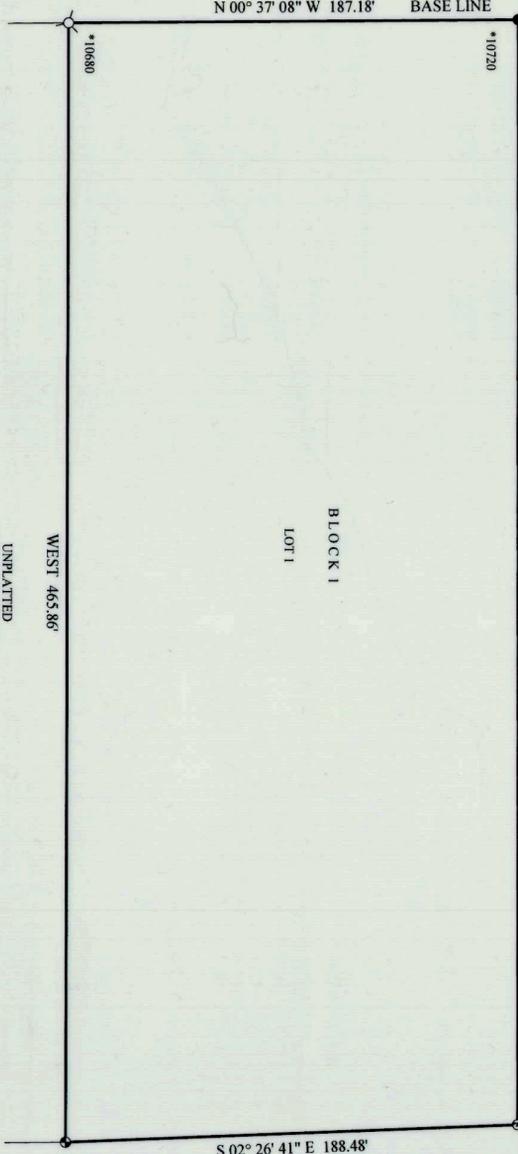
(MEAS. EAST 432.50')

N 89° 51' 29" E 459.84'

(MEAS. N 02° 26' 41" W 858.36')

UNPLATTED
38.109 ACRE TRACT
VOLUME 3360, PAGE 135

S 02° 26' 41" E 188.48'



DESCRIPTION

A 2.00 acre tract of land situated in Section 218, Block 2 A.B. & M. Survey, Potter County, Texas being all of that certain 2.00 acre tract of land described in that certain instrument recorded under Clerk's File No. 1270638 of the Official Public Records of Potter County, Texas, said 2.00 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on August 11, 2016 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the Northwest corner of this tract of land, same being the Southwest corner of that certain 2.80 acre tract of land being described in that certain instrument recorded under Clerk's File No. 1269126 of the Official Public Records of Potter County, Texas, from whence a 1/2 inch iron rod found for the Southwest corner of a 4.66 acre tract of land described in that certain instrument recorded under Clerk's File No. 1245103 of the Official Public Records of Potter County, Texas bears N. 00° 37' 08" W. (Base line) 858.77 feet;

THENCE N. 89° 51' 29" E. 459.84 feet along the common line of said 2.00 acre tract of land and said 2.80 acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set in the west line of a 38.109 acre tract of land being described in that certain instrument recorded in Volume 3360, Page 135 of the Official Public Records of Potter County, Texas, for the Southeast corner of said 2.80 acre tract of land, same being the Northeast corner of this tract of land, from whence a 1/2 inch iron rod found for the Southeast corner of said 4.66 acre tract of land bears N. 02° 26' 41" W. 858.36 feet;

THENCE S. 02° 26' 41" E. 188.48 feet along the West line of said 38.109 acre tract to a 1/2 inch iron rod found for the Northeast corner of a 5.00 acre tract of land being described in that certain instrument recorded in Volume 1703, Page 754 of the Official Public Records of Potter County, Texas, same being the Southeast corner of this tract of land;

THENCE West 465.86 feet along the common line of said 2.00 acre tract and said 5.00 acre tract to a 3/4 inch iron pipe found for the Northwest corner of said 5.00 acre tract, same being the Southwest corner of this tract of land;

THENCE N 00° 37' 08" W. 187.18 feet to the POINT OF BEGINNING and containing 2.00 acres of land, more or less.

NOTES:

- 1) THIS PLAT IS WITHIN THE CITY OF AMARILLO E.T.I.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0400C 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 OR INSTALLATION OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
- 3/4" IRON PIPE END
- 1/2" IRON ROD W/CAP END
- 1/2" IRON ROD END
- XXXXX

ADDRESSES (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, DEBORAH MASK, 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 CHAPARRAL HILLS UNIT NO. 9, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 14th DAY OF September, 2016.

Deborah Mask
DEBORAH MASK
10660 ARLIE ROAD
AMARILLO, TX 79108

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DEBORAH MASK.
THIS 14th DAY OF September, 2016.
Shaquina Wane
NOTARY PUBLIC, STATE OF TEXAS



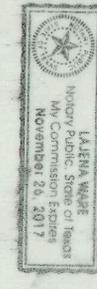
OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, RICK MASK, 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 CHAPARRAL HILLS UNIT NO. 9, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 14th DAY OF September, 2016.

Rick Mask
RICK MASK
10660 ARLIE ROAD
AMARILLO, TX 79108

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICK MASK.
THIS 14th DAY OF September, 2016.
Shaquina Wane
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

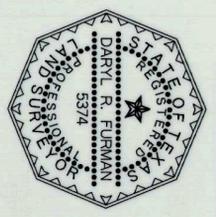
APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO, TEXAS,
ON THIS 12th DAY OF September, 2016.
Daryl R. Furman
DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT FOR THE CITY OF AMARILLO, TEXAS,
ON THIS 12th DAY OF September, 2016.
Daryl R. Furman
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 PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERMETER CORNERS ON THIS 11TH DAY OF AUGUST, 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, R.P.L.S., 5374
CASEY A. MANN, R.P.L.S. · LANDON M. STOKES, R.P.L.S.
HEATHER LYNN LEMONS, R.P.L.S. · NOAH C. HUNTINGTON, R.P.L.S.
M.K. MENTRE, R.P.L.S. · KYLE L. BRADY, SFT
TEXAS PERM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4286 · FAX: (806) 374-4288
FLO. BOX 464 · DUNSMO, TEXAS 79629 · (806) 934-1400 · FAX: (806) 934-1482
PROJECT NO. 1619085 FILE NO. 1-4
DRAWING NO. P-SUB 16/POTTER-1-4/1619085\

GRANTER'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
9-13-16
(DATE)
1299547
(COUNTY)
CLERK'S DOCUMENT NO.