



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

10/27/2017

Marvin Green Jr.
5240 N Soncy Road, Unit B
Amarillo, TX 79124

RE: Letter of Action: Approval - King Hill Addition Unit No. 6 – ZB1701666 Final Plat

Mr. Green,

The City of Amarillo has approved the above Final Plat on 7/20/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0011219 on 7/27/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

BIK9BS+F

SEC 47

I-8

Description

A 1.00 acre tract of land out of Tract 9, M.N. Twaddell Subdivision, a suburban subdivision in Section 47, Block 9, B.S. & F. Survey, Potter County, Texas, recorded in Volume 500, Page 54, Deed Records, Potter County, Texas, being the same 1.00 acre tract of land as described in that Special Warranty Deed recorded in Volume 3251, Page 837, Official Public Records, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on this 20th day of June, 2017, and said tract of land being further described by metes and bounds as follows:

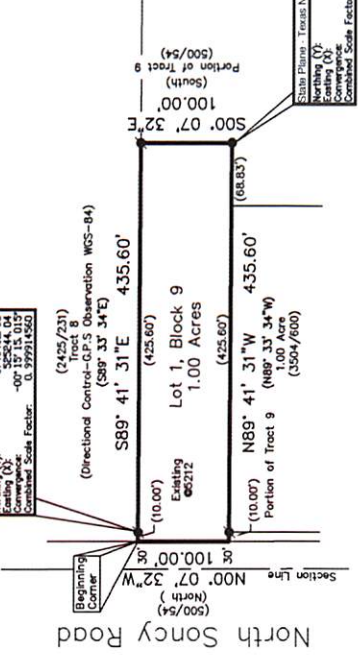
Beginning at the northwest corner of said Tract 9 and this tract of land:
 Thence S. 89° 41' 31" E., Directional Control G.P.S. Observation WGS84, along the north line of said Tract 9, at 10.00 feet pass a 1/2 inch iron rod with a cap stamped "H&H R.P.L.S. 5377", found in reference, a total distance of 435.60 feet to a 1/2 inch iron rod with a cap stamped "H&H R.P.L.S. 5377", found at the northeast corner of this tract of land;

Thence S. 00° 07' 32" E., 100.00 feet to a 1/2 inch iron rod, found at the southeast corner of this tract;

Thence S. 89° 41' 31" E., at 68.83 feet pass the northeast corner of a 1.00 acre tract of land as described in that Warranty Deed recorded in Volume 3504, Page 600, Official Public Records, Potter County, Texas, at 425.60 feet pass a 1/2 inch iron rod with a cap stamped "H&H R.P.L.S. 5377", found in reference, a total distance of 435.60 feet;

Thence N. 00° 07' 32" W., 100.00 feet along the east right-of-way line of Soney Road as dedicated by said M.N. Twaddell Subdivision to the **POINT OF BEGINNING**

State Plane - Texas North Zone (NAD 83)	3740267.95
Northing (N)	3740267.95
Easting (E)	-1072566.22
Combined Scale Factor:	0.999914574



Approval

Approved by the B/City-County Health Department.
 Health Official: *J.W. Hops* Date: 7/20/17

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 20 day of July, 2017.

[Signature]
 Designated City Official

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 20th day of June, 2017.

[Signature]
 Registered Professional Land Surveyor
 Job #20170614

**King Hill Addition
 Unit No. 6**

A Suburban Subdivision to the City of Amarillo being a Replat of a Portion of Tract 9, M.N. Twaddell Subdivision, a suburban subdivision in Section 47, Block 9, B. S. & F. Survey, Potter County, Texas 1.00± Acres

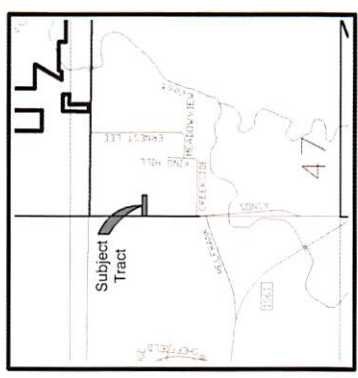
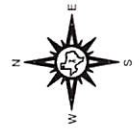
Robert Keys & Associates
 LAND SURVEYING
 800.302.1792 Email: rkeys@rkeysurveying.com
 1116 N. 11th Street, Amarillo, Texas 79109-7003
 From No. 10034400 www.rkeysurveying.com



Filed of Record: 7-27-17
 County Clerk File No. 20170PR0011219

Legend:

- = 1/2 inch iron rod with a cap stamped "H&H R.P.L.S. 5377" (found)
- = 1/2 inch iron rod (found)
- @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.
- =6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. = Public Utility Easement
- () =instrument recording in County Clerks Office



Notes

- This plat does lie within the Extrajurisdiction of the City of Amarillo, Texas.
- 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. 4837500365C, 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.
- Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and bearings and not within the Texas Rules of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (683.15).
- Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 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 systems 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.

Dedication

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

That, Marvin Green, Jr., 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 King Hill Addition Unit No. 6 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 except with the recording of this plat in this town.

Executed this 11th day of July, 2017.
[Signature]
 Marvin Green, Jr.
 8509 Cliffside Road
 Amarillo, Texas 79124
 (806)679-2522

Notary Attest

State of Texas §
 County of Randall §
 Before me, the undersigned authority on this day personally appeared Marvin Green, Jr., 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 11th day of July, 2017.

[Signature]
 Notary Public in and For the State of Texas
 My commission expires: 6/21/19



Grantee's Address:
 City of Amarillo
 P.O. Box 1071
 Amarillo, Texas 79105-1071

APP

P-17-60

JS

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

Property Information	
Property ID: 133204	Geo ID: 18509010
Legal Acres: 0.0000	
Legal Desc: R078 2390 6420 1980 WINDSOR ZWK75148412 ULI0155187	
Situs: 5212 N SONCY RD AMARILLO, TX 79124-	
DBA:	
Exemptions:	

Owner ID: 100095312 100.00%
GREEN MARVIN
GREEN TONI R
8609 CLIFFSIDE RD
AMARILLO, TX 79124-4819

For Entities	Value Information	
PANHANDLE WD	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	1,561
	Land HS:	0
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,561

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: 06/28/2017

Total Due if paid by: 06/30/2017

0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	10.36
PANHANDLE WD	0.14

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2017 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:	06/28/2017
Requested By:	GREEN MARVIN
Fee Amount:	10.00
Reference #:	M000-1850-9010



 Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0011219

Filing and Recording Date: 07/27/2017 01:45:12 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.

carredondo

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Re: 2017OPR0011219