

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

January 30, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-62 Pleasant Valley Unit No. 46, an addition to the City of Amarillo, being an unplatted tract of land in Section 159, Block 2, AB&M Survey, Potter County, Texas (Vicinity: Echo St. & St. Francis Ave)  
DEVELOPER: Javier & Ofelia Dominguez

The Designated Official for the City of Amarillo approved the above-mentioned item on January 9, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4383, Page 136 on January 10, 2012. Please post your records accordingly.



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Kelley Shaw, Planning Director

DESCRIPTION

A 0.80 acre tract of land out of Section 159, Block 2, A.B. & M. Survey, Potter County, Texas, being the same tract of land as described in that certain instrument of conveyance recorded in Volume 4270, Page 150 of the Official Public Records of Potter County, Texas, said 0.80 acre tract of land being the same tract of land as described in that certain instrument of conveyance recorded in Volume 4, 2011, and being further described by metes and bounds as follows:

**BEGINNING** At a fence corner post found at the Northwest corner of this tract of land, same being the Southeast corner of Lot 3, Block 4, Pleasant Valley Unit No. 6, an addition to the City of Amarillo, Potter County, Texas according to the map or plat thereof recorded in Volume 500, Page 537 of the Deed Records of Potter County, Texas, and also being the Southwest corner of the same tract of land as described in that certain instrument of conveyance recorded in Volume 322, Page 691, of the Official Public Records of Potter County, Texas;

**THENCE** East, 232.00 feet along the South line of said 0.40 acre tract to a fence corner post found in the West right-of-way line of Echo Street as it exists on the ground, same point being the Southeast corner of said 0.40 acre tract of land, and also being the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1928" found as described in that certain instrument of conveyance recorded in Volume 500, Page 537 of the Deed Records of Potter County, Texas, and also being the Southwest corner of said 0.80 acre tract of land as described in that certain instrument of conveyance recorded in Volume 322, Page 691, of the Official Public Records of Potter County, Texas;

**THENCE** West, 232.00 feet along the North line of said Lot 15, Block 4, to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of said Lot 15, same point being the Southwest corner of this tract of land and also being the Southeast corner of Lot 5, Block 4, of said Pleasant Valley Unit No. 6, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS 5374" found as called for at the Southwest corner of said Lot 15, Block 4, Pleasant Valley Unit No. 41, bears South, 232.01 feet;

**THENCE** North, 149.86 feet along the East line of said Lot 5, and Lot 4, Block 4, Pleasant Valley Unit No. 6 to the PLACE OF BEGINNING and containing 0.80 acres of land more or less.

**OTHER ACKNOWLEDGMENT**  
THE STATE OF TEXAS  
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JAVIER R. DOMINGUEZ AND OFELIA DOMINGUEZ, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF THE NECESSARY INSTRUMENTS TO BE RECORDED AND THE NECESSARY CONVEYANCE TO BE MADE TO UNIT NO. 45, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE AGREEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 2nd DAY OF January, 2011.

*Javier R. Dominguez*  
JAVIER R. DOMINGUEZ  
1220 S. STREET  
AMARILLO, TEXAS 79107  
(806) 250-3724

*Oftelia Dominguez*  
OFELIA DOMINGUEZ  
1220 S. STREET  
AMARILLO, TEXAS 79107  
(806) 250-3724

PLEASANT VALLEY  
UNIT NO. 46

AN ADDITION TO  
THE CITY OF AMARILLO  
BEING AN UNPLATTED TRACT OF LAND IN  
SECTION 159, BLOCK 2, A.B. & M. SURVEY,  
POTTER COUNTY, TEXAS  
0.80± ACRES

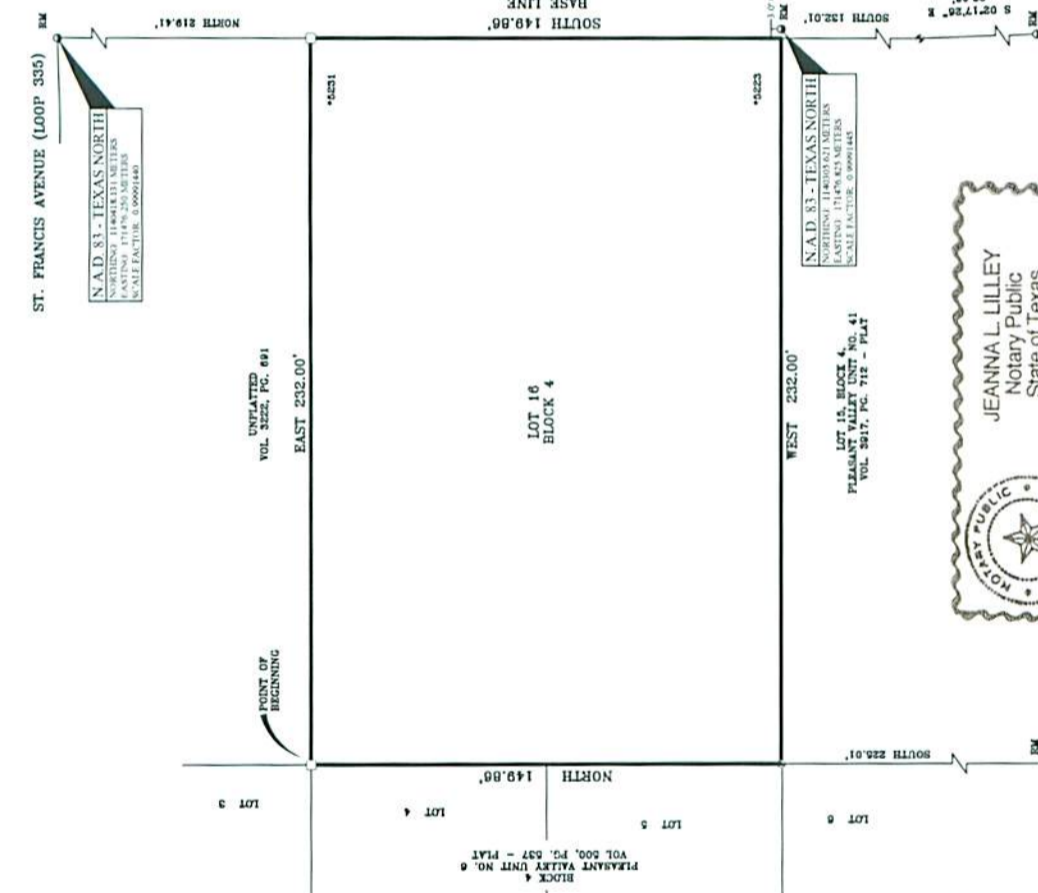
**FURMAN LAND SURVEYORS, INC.**

1010 N. BROADWAY  
AMARILLO, TEXAS 79101  
(806) 374-4244  
P.O. BOX 444  
AMARILLO, TEXAS 79108

DONALD R. FURMAN, RPLS  
DANIEL W. FURMAN, RPLS  
BRADLEY W. FURMAN, RPLS  
LAWSON M. STOKES, RPLS  
(806) 374-4244  
P.O. BOX 444  
AMARILLO, TEXAS 79108

PROJECT NO. 11125064 FILE NO. 0-8  
DRAWING NO. CSRB31/POTTER/A-0/1112504

ECHO STREET  
(RIGHT-OF-WAY WIDTH VARIES)



**JEANNA L. LILLEY**  
Notary Public  
State of Texas  
My Comm. Exp. 01-11-2012

**ATTEST**  
THE STATE OF TEXAS  
COUNTY OF POTTER

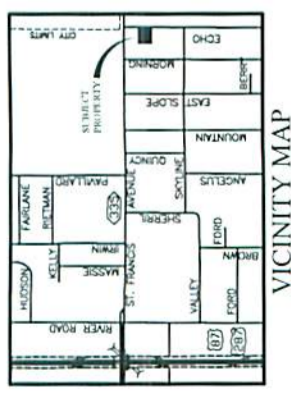
KNOW ALL MEN BY THESE PRESENTS THAT THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAVIER R. DOMINGUEZ THIS 2nd DAY OF January, 2011.

*Javier R. Dominguez*  
JAVIER R. DOMINGUEZ  
NOTARY PUBLIC, COUNTY OF POTTER, TEXAS

**ATTEST**  
THE STATE OF TEXAS  
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS THAT THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY OFELIA DOMINGUEZ THIS 2nd DAY OF January, 2011.

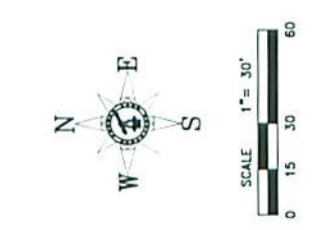
*Ofelia Dominguez*  
OFELIA DOMINGUEZ  
NOTARY PUBLIC, COUNTY OF POTTER, TEXAS



**NOTES:**

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48373C0300C, DATED JUNE 4, 2010. HOWEVER, FEMA MAPS MAY NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.



**APPROVAL**  
APPROVED BY VICE COUNTY DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THE 2th DAY OF January, 2011.

*Victoria Velazquez*  
VICTORIA VELAZQUEZ  
VICE COUNTY

**FILED FOR RECORD**

**1-10-12**  
(DATE)  
**4383**  
(VOLUME)

**Potter**  
(COUNTY)  
**136**  
(PAGE)

GRANTER'S ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 1071  
AMARILLO, TEXAS 79108-0701

APP

P-11-62

JS

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

Property Information	
Property ID: 122077	Geo ID: 20015903570
Legal Acres: 0.8000	
Legal Desc: SECT 159 A B & M LOT	BLOCK 0002 232 FT N X 149.89 S TR BEG AT THE SE COR OF LOT 3 BLK 4 PLEASANT VALLEY UNIT # 6
Situs:	
DBA:	
Exemptions:	

Owner ID: 100090821      100.00%  
DOMINGUEZ JAVIER  
DOMINGUEZ OFELIA  
2009 IRIS ST  
AMARILLO, TX 79107-8026

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 2,400
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 2,400

VOL. 4383 PAGE 135

### Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 12/29/2011

Total Due if paid by: 12/31/2011

0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	15.20
AMARILLO	7.69
PANHANDLE WD	0.22
AMA COLLEGE	4.55
AMARILLO ISD	28.08

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 12/29/2011  
Requested By: DOMINGUEZ JAVIER  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Jan 10, 2012 at 03:15P

Receipt# - 166952

Document Number 01208510:

Amount 20.00

Julie Smith  
County Clerk, Potter County

RETURN TO:

PLANNING DEPT.  
CITY OF AMARILLO  
P. O. BOX 1971  
AMARILLO, TX 79105

by     *JS*    , Deputy

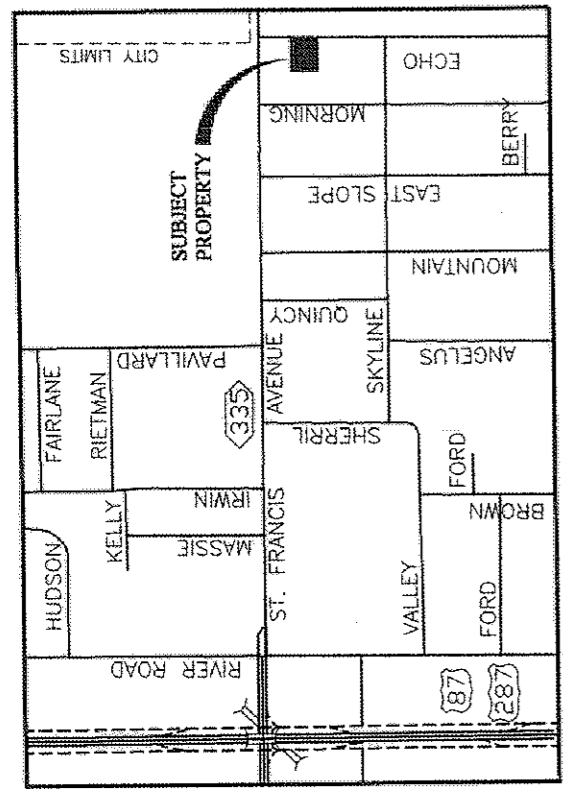
STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
the volume and page as shown.



Julie Smith, County Clerk  
Potter County

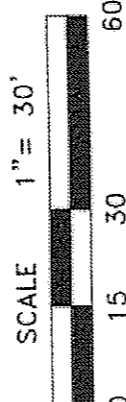
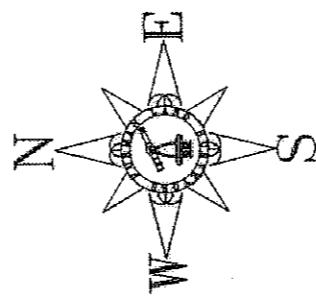
By     *Lydia Smith*    , Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.



VICINITY MAP  
NOT TO SCALE

- LEGEND:
- 1" IRON ROCKET W/CP STAMPED "FURMAN RPL'S 5374"
  - 1" IRON ROD W/CP FND
  - FENCE CORNER POST FND
  - 1" IRON ROD FND
  - RECORD MONUMENT
  - ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
  - XXXX



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMPILED BY THE FLOOD INSURANCE RATE MAP CENTER DATED JUNE 4, 2003. SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 4th DAY OF JANUARY, 2011.

*Vicki Covey*  
VICKI COVEY

FILED OF RECORD

1-10-12 (DATE)

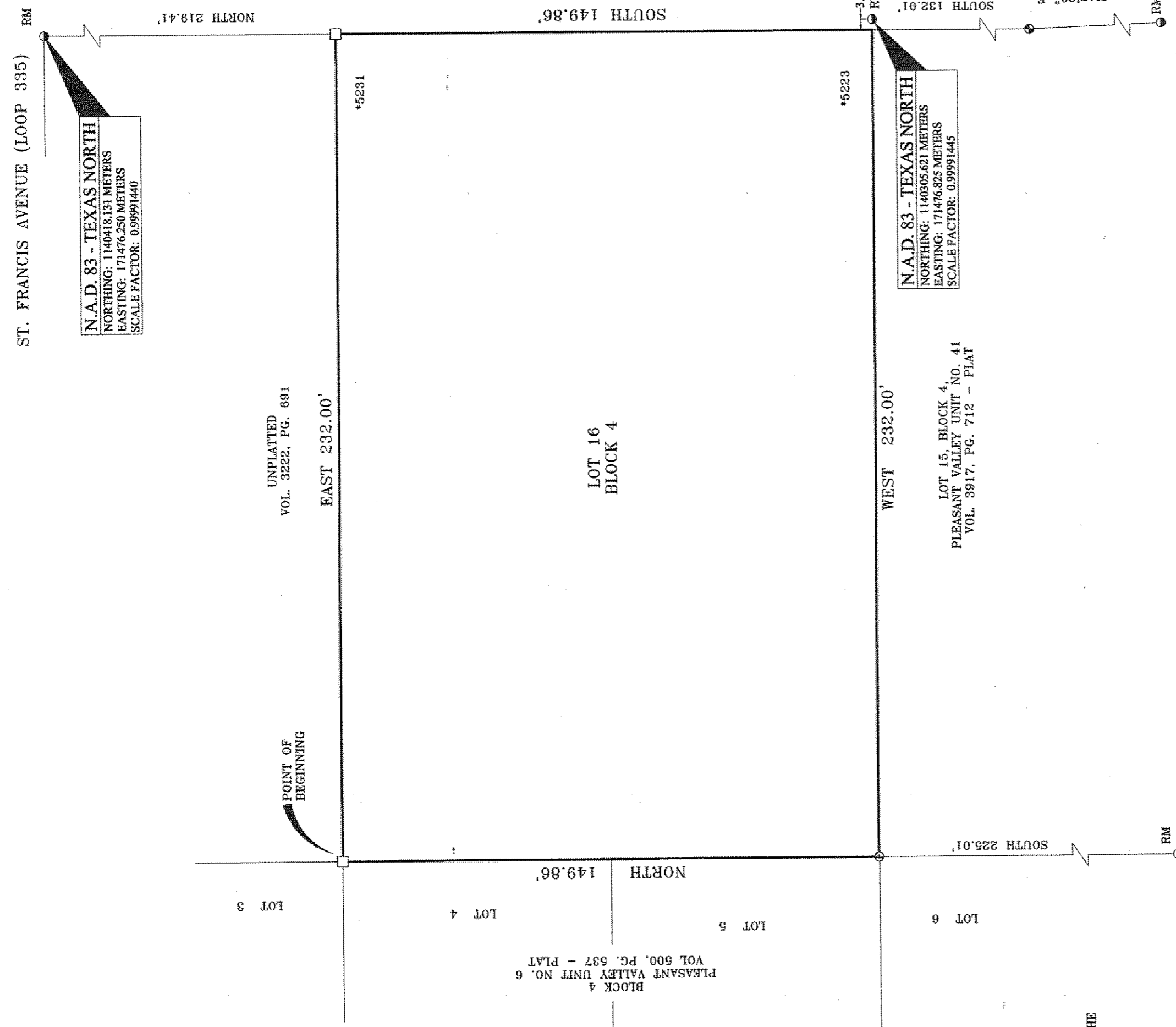
POTTER (COUNTY)

4383 (VOLUME)

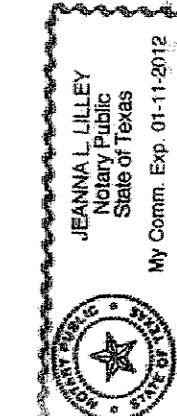
134 (PAGE)

GRANTERS ADDRESS:

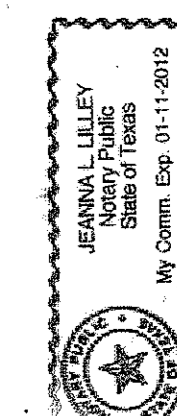
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971



ATTEST  
THE STATE OF TEXAS  
COUNTY OF POTTER  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAVIER R. DOMINGUEZ  
THIS 4th DAY OF JANUARY, 2011.  
*J. J. [Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



ATTEST  
THE STATE OF TEXAS  
COUNTY OF POTTER  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY OFELIA DOMINGUEZ  
THIS 4th DAY OF JANUARY, 2011.  
*O. [Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



**DESCRIPTION**  
A 0.80 acre± tract of land out of Section 159, Block 2, A.B. & M. Survey, Potter County, Texas, being the same tract of land as described in that certain instrument of conveyance recorded in Volume 3747, Page 484 of the Official Public Records of Potter County, Texas, to wit: a 0.80 acre± tract of land owned by the City of Amarillo, Texas, and being further described by metes and bounds as follows:  
BEGINNING at a fence corner post found at the Northwest corner of this tract of land, some bearing to the Southwest, Block 4, Pleasant Valley Unit No. 41, according to the map or plat thereof recorded in Volume 500, Page 537 of the Record Books of Potter County, Texas, and also being the Southwest corner of a 0.40 acre± tract of land as described in that certain instrument of conveyance recorded in Volume 3222, Page 691 of the Official Public Records of Potter County, Texas;

THENCE East, 232.00 feet along the South line of said 0.40 acre± tract to a fence corner post found in the West right-of-way line of Echo Street as it exists on the ground, same point being the Southeast corner of said 0.40 acre± tract of land, and also being the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPL'S 1959" found as called for at the Northeast corner of the Southwest corner of Volume 3220, Page 817 of the Official Public Records of Potter County, Texas, further being in the intersection of the West right-of-way line of said Echo Street and the South right-of-way line of St. Francis Avenue (Loop 335) bears North (base line), 219.41 feet;

THENCE South, 149.86 feet along said West right-of-way line of Echo Street to the fence corner post found at the Southeast corner of said 0.40 acre± tract, in addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 3917, Page 712 of the Official Public Records of Potter County, Texas, same point being the Southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPL'S 5374" found as called for as an offset bears East, 3.00 feet;

THENCE West, 232.00 feet along the North line of said Lot 15, Block 4 to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set at the Northwest corner of said Lot 15, same point being the Southwest corner of this tract of land and also being the Southeast corner of Lot 5, Block 4, of said Pleasant Valley Unit No. 6, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPL'S 5374" found as called for at the Southwest corner of said Lot 15, Block 4, Pleasant Valley Unit No. 41 bears South, 225.01 feet;

THENCE North, 149.86 feet along the East line of said Lot 5, and Lot 4, Block 4, Pleasant Valley Unit No. 6 to the PLACE OF BEGINNING and containing 0.80 acres of land more or less.

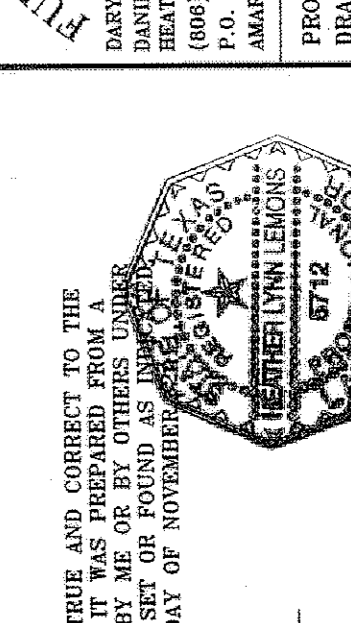
**OWNERS ACKNOWLEDGMENT**  
KNOW ALL MEN BY THESE PRESENTS  
THE STATE OF TEXAS  
COUNTY OF POTTER  
THAT THE UNDERSIGNED, JAVIER R. DOMINGUEZ AND WIFE, OFELIA DOMINGUEZ, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED BY THE CITY OF AMARILLO, TEXAS, AND SO DECLARE THAT ALL OF THE EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.  
EXECUTED THIS 4th DAY OF JANUARY, 2011.

*Javier Dominguez*  
Javier R. Dominguez  
2009 IRIS STREET  
AMARILLO, TEXAS 79107  
(806) 230-3724

*Ofelia Dominguez*  
OFELIA DOMINGUEZ  
2009 IRIS STREET  
AMARILLO, TEXAS 79107  
(806) 230-3724

AN ADDITION TO  
THE CITY OF AMARILLO  
BEING AN UNPLATTED TRACT OF LAND IN  
SECTION 159, BLOCK 2, A.B.&M. SURVEY,  
POTTER COUNTY, TEXAS  
0.80± ACRES

FURMAN LAND SURVEYORS, INC.  
DONALD R. FURMAN, RPIS  
DANIEL R. FURMAN, RPIS  
CASEY A. MANN, RPIS  
HEATHER LYNN LEMONS, RPIS  
LONDON M. STOKES, RPIS  
(806) 374-4246  
P.O. BOX 1416  
AMARILLO, TX 79106  
DUMAS, TEXAS 79029  
PROJECT NO. 1112504 FILE NO. 0-8  
DRAWING NO. C:\SUB\11\1112504



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 PERMITSURVEY MADE ON THE GRADUATE SET OF FOUNDING INSTRUMENTS AT ALL PERMETER CORNERS ON THIS 4TH DAY OF NOVEMBER, 2011.

*Heather Lynn Lemons*  
HEATHER LYNN LEMONS R.P.L.S. 5712  
REGISTERED PROFESSIONAL LAND SURVEYOR