

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 28, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-01 Holland's Addition Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Block 275, Holland's Addition, and a portion of North Roberts Street, in Section 156, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Roberts St. & NE 3rd Ave.)

DEVELOPER: Mike Tieman

The Planning and Zoning Commission approved the above-mentioned plat on May 10, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4219 Page 253 on May 20, 2010. Please post your records accordingly.



Kelley Shaw, Planning Director

01173888

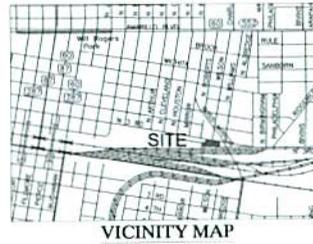
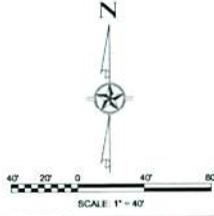
VOL. 4219 PAGE 253
Plat D-22 05-20-10

011

SECTION 156

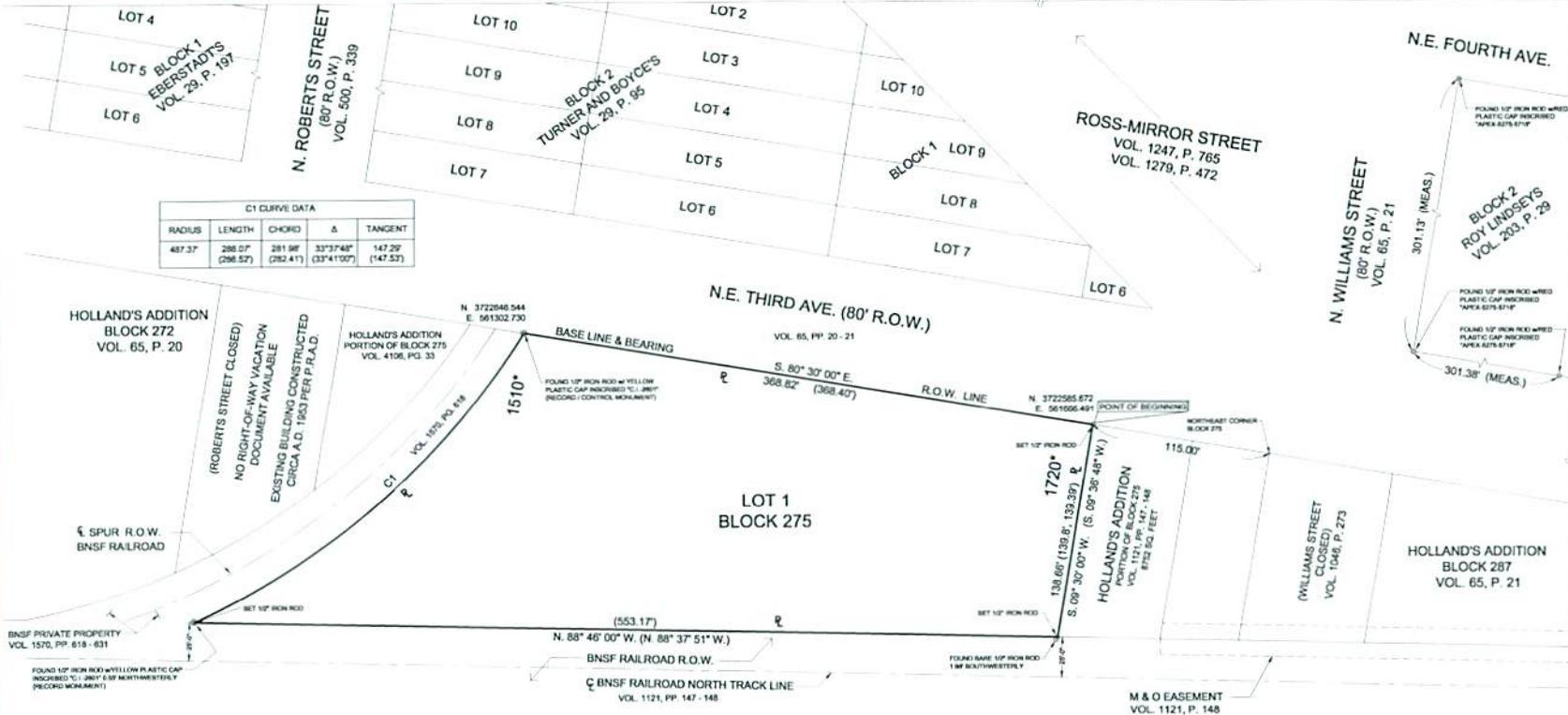
BULK AB&M

CENSUS TRACT NO. 122
A.P. No. O-11



HOLLAND'S ADDITION UNIT NO. 13

An Addition to the City of Amarillo,
being a replat of a portion of Block 275, Holland's Addition, and a portion of North Roberts Street,
in Section 156, Block 2, A.B. & M. Survey, Potter County, Texas
1.705 Acres



C1 CURVE DATA				
RADIUS	LENGTH	CHORD	Δ	TANGENT
487.37	286.07 (286.52)	281.98 (282.41)	33°37'48" (33°41'00")	147.29 (147.53)

DEDICATION:
THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS

That, Tiernan Aeration, Inc., being the owner of the land shown and described on this plat, has caused all of said lands to be surveyed, subdivided, platted and designated as Holland's Addition Unit No. 13, an Addition to the City of Amarillo, Texas; and does declare that all of the easements shown upon such plat and map are dedicated, and same are hereby dedicated, to the public forever, to be used as easements.

EXECUTED this 7TH day of MAY, 2010.

Mike Tiernan
Mike Tiernan, C.E.O.
Tiernan Aeration, Inc.
1722 N.E. Third Avenue
Amarillo, Texas 79107
(806) 372-4051

ATTEST:
THE STATE OF TEXAS
COUNTY OF POTTER

BEFORE ME, the undersigned authority, personally appeared Mike Tiernan, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this 7TH day of MAY, 2010.

Trudi Hargrave
Notary Public in and for the State of Texas
My Commission expires: 3-31-14



APPROVAL:
Approved by the City Planning and Zoning Commission of Amarillo, Texas, dated this 13TH day of MAY, 2010.

[Signature]
Chairman

LEGEND:

**** Address (Subject to Change Without Notice)

⊕ Survey Property Line

--- Easement Line

- - - - - Adjacent Tract Line

--- Center Line

Serial Photograph Number

⊕ Other Randall Appraisal District

PROPERTY DESCRIPTION:

A 1.705 acre tract of land being a portion of Block 275, Holland's Addition, an addition to the City of Amarillo, and a portion of North Roberts Street, in Section 156, Block 2, A.B. & M. Survey, Potter County, Texas, original plat record of which is filed in Volume 65, Pages 20 and 21 of the Deeds of Record of Potter County, Texas, said tract of land being further described by name and bounds as follows:

BEGINNING at a one-half inch diameter iron rod set in the south right of way line of Northeast 3rd Avenue for the northeast corner of this tract of land whence the northeast corner of said Block 275 bears S. 87°30'00" E. along the south right of way line of Northeast 3rd Avenue 115.00 feet as described in Volume 2877, Pages 689 - 694;

THENCE S. 09°30'00" W. along the east line of this tract of land, also being the west line of a tract of land containing approximately 8,732 square feet described and recorded in Volume 1121, Page 147.148 of the Deeds of Record of Potter County, Texas, 138.86 feet to a one-half inch diameter iron rod set in the north right of way line of the Burlington Northern Santa Fe Railroad for the southeast corner of this tract of land, said iron rod set at 25 feet northerly of the centerline of the Burlington Northern Santa Fe Railroad existing north track and whence a bare one-half inch diameter iron rod found bears northwesterly 1.08 feet;

THENCE N. 89°46'00" W. along the south line of this tract of land, also being the north line of the Burlington Northern Santa Fe Railroad right of way, 553.17 feet and parallel with the centerline of the Burlington Northern Santa Fe Railroad existing north track to a one-half inch diameter iron rod set for the southwest corner of this tract of land, said iron rod lying within a circular curve extending northeasterly for the westerly line of this tract of land and being 25 feet northerly of the centerline of the Burlington Northern Santa Fe Railroad existing north track and whence a one-half inch diameter iron rod found bears northwesterly 0.55 feet;

THENCE NORTHEASTERLY along said circular curve to the left whose center bears N. 24°23'02" W., a radial distance of 487.37 feet, through a central angle of 33°37'48" along an arc distance of 286.07 feet to a one-half inch diameter iron rod found for the northwest corner of this tract of land in the south right of way of Northeast 3rd Avenue also being the north line of this tract;

THENCE S. 87°30'00" E. (True Bearing) along the north line of this tract of land, also being the south right of way line of Northeast 3rd Avenue, 368.82 feet to the Point of Beginning, said tract herein described containing a computed area of 1.705 acres of land.

- NOTES:**
- Property boundary information is from plans and deeds of record in the Potter County Deeds of Record.
 - All Volumes (Vol.) and Pages (Pg.) shown are recorded in the Potter County Deeds of Record.
 - All information in parenthesis is from previous plats, deeds, surveys, and/or field notes.
 - All iron rods are one-half inch diameter steel rod and have a yellow plastic cap inscribed 'A & A RPLS 2064'.
 - This plat is not within the Amarillo E.T.J.
 - This plat is not within a Flood Hazard Area as indicated by FEMA Community Panel No. 48029-0024A Effective Date: July 15, 1982, and is not within the City of Amarillo Base Flood Zone, per the Flood Area Chapter of the Amarillo Municipal Code.

CERTIFICATE:

I, R.T. Abrahamson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify this survey is true and correct as surveyed and staked on the ground from a complete survey made by me and by others under my direct supervision on this 7th day of May, 2010.

R.T. Abrahamson
R.T. Abrahamson, P.L.S., R.P.L.S.
Registered Professional Land Surveyor
Texas Surveyor Registration Number 2064
Amarillo, Potter County, Texas

GRANTEE'S ADDRESS
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

FILED OF RECORD

VOLUME 4219 PAGE 253
DATE 05/20/10 COUNTY POTTER

PLAT DOCUMENT
DRAWN BY: EYW
DATE: 5-06-2010
SCALE: 1"=40'-0"
ISSUED: 5-07-2010
SHEET 1 OF 1

ABRAHAMSON & ASSOCIATES
ENGINEERING • PLANNING • SURVEYING
313
100 S. Fifth Street
Amarillo, Texas 79101
Phone (806) 372-2287
Fax (806) 372-2292
www.abasps.com

**HOLLAND'S ADDITION UNIT NO. 13
AN ADDITION TO THE CITY OF AMARILLO**

P-10-01

APPROVED

COUNTY CLERK'S MEMO
Portions of this document not
legible and/or reproducible when
received for recording

KW

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

Property Information	
Property ID: 16605	Geo ID: 3903004250
Legal Acres: 1.8300	
Legal Desc: HOLLAND LOT	BLOCK 0275 IRREG TR OF VAC
	BLK LYING N OF RR ROW-
Situs:	
DBA:	
Exemptions:	

Owner ID: 73989 100.00%
TIERNAN AERATION INC
PO BOX 7588
AMARILLO, TX 79114-7588

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 15.951
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 15.951

VOL. 4219 PAGE 254

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: 01/20/2010			Total Due if paid by: 01/31/2010			0.00

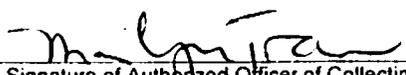
Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	95.12
AMARILLO	49.46
PANHANDLE WD	1.42
AMA COLLEGE	29.37
AMARILLO ISD	186.63

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: 01/20/2010
Requested By: ABRAHAMSON GEORGE W
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: May 20, 2010 at 10:30A

Receipt# - 143840

Document Number 01173888:

Amount 20.00

Julie Smith
County Clerk, Potter County

by JB, 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,
in the volume and page as shown.



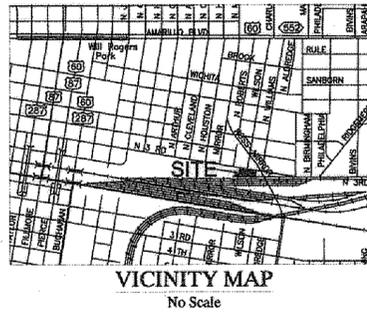
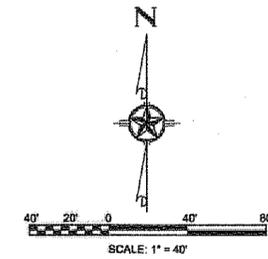
Julie Smith, County Clerk
Potter County

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.

Return to -
City of Amarillo
Attn - Planning Dept
PO Box 1971
Amarillo, TX 79105

CENSUS TRACT NO. 122
A.P. No. O-11



HOLLAND'S ADDITION UNIT NO. 13

An Addition to the City of Amarillo,
being a replat of a portion of Block 275, Holland's Addition, and a portion of North Roberts Street,
in Section 156, Block 2, A.B. & M. Survey, Potter County, Texas
1.705 Acres

PROPERTY DESCRIPTION:

A 1.705-acre tract of land being a portion of Block 275, Holland's Addition, an addition to the City of Amarillo, and a portion of North Roberts Street, in Section 156, Block 2, A.B. & M. Survey, Potter County, Texas, original plat record of which is filed in Volume 65, Pages 20 and 21 of the Deeds of Record of Potter County, Texas, said tract of land being further described by metes and bounds as follows:

BEGINNING at a one-half-inch diameter iron rod set in the south right of way line of Northeast 3rd Avenue for the northeast corner of this tract of land whence the northeast corner of said Block 275 bears S. 80°30'00" E. along the south right of way line of Northeast 3rd Avenue 115.00 feet as described in Volume 2877, Pages 689 - 694;

THENCE S. 09°30'00" W. along the east line of this tract of land, also being the west line of a tract of land containing approximately 8,752 square feet described and recorded in Volume 1121, Page 147-148 of the Deeds of Record of Potter County, Texas, 138.66 feet to a one-half-inch diameter iron rod set in the north right of way line of the Burlington Northern Santa Fe Railroad for the southeast corner of this tract of land, said iron rod set at 25 feet northerly of the centerline of the Burlington Northern Santa Fe Railroad existing north track and whence a bare one-half-inch diameter iron rod found bears southwesterly 1.98 feet;

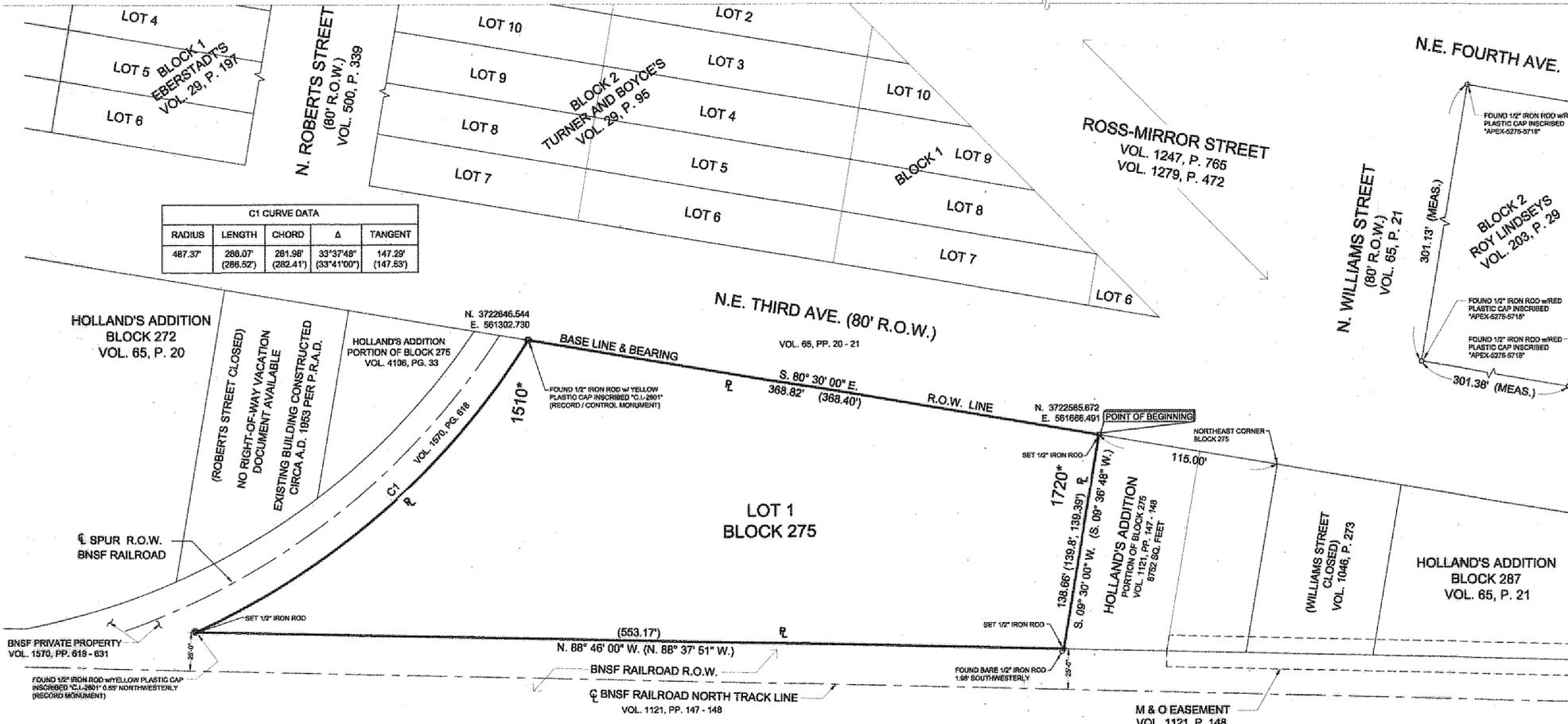
THENCE N. 88°46'00" W. along the south line of this tract of land, also being the north line of the Burlington Northern Santa Fe Railroad right of way, 553.17 feet and parallel with the centerline of the Burlington Northern Santa Fe Railroad existing north track to a one-half-inch diameter iron rod set for the southwest corner of this tract of land, said iron rod lying within a circular curve extending northwesterly for the westerly line of this tract of land and being 25 feet northerly of the centerline of the Burlington Northern Santa Fe Railroad existing north track and whence a one-half-inch diameter iron rod found bears northwesterly 0.55 feet;

THENCE NORTHEASTERLY along said circular curve to the left whose center bears N. 24°23'02" W., a radial distance of 487.37 feet, through a central angle of 35°37'48" along an arc distance of 286.07 feet to a one-half-inch diameter iron rod found for the northwest corner of this tract of land in the south right of way of Northeast 3rd Avenue also being the north line of this tract;

THENCE S. 80°30'00" E. (Base Bearing) along the north line of this tract of land, also being the south right of way line of Northeast 3rd Avenue, 368.82 feet to the Point of Beginning; said tract herein described containing a computed area of 1.705 acres of land.

NOTES:

- Property boundary information is from plats and deeds of record in the Potter County Deeds of Record.
- All Volumes (Vol.) and Pages (Pg.) shown are recorded in the Potter County Deeds of Record.
- All information in parenthesis is from previous plats, deeds, surveys, and/or field notes.
- All iron rods set are one-half-inch diameter steel rebar and bear a yellow plastic cap inscribed "A & A - RPLS 2964".
- This plat is not within the Amarillo E.T.J.
- This plat is not within a Flood Hazard Area as indicated by FEMA Community Panel No. 480529-0024A Effective Date: July 19, 1982, and is not within the City of Amarillo Base Flood Zone, per the Flood Areas Chapter of the Amarillo Municipal Code.



CERTIFICATE:

I, R.T. Abrahamson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify this survey is true and correct as surveyed and staked on the ground from a complete survey made by me and by others under my direct supervision on this 7th day of May, 2010.



R.T. Abrahamson
R.T. Abrahamson, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas Surveyor Registration Number 2964
Amarillo, Potter County, Texas

DEDICATION:

THE STATE OF TEXAS §
COUNTY OF POTTER §
KNOW ALL MEN BY THESE PRESENTS

That, Tiernan Aeration, Inc., being the owner of the land shown and described on this plat, has caused all of said lands to be surveyed, subdivided, platted and designated as Holland's Addition Unit No. 13, an Addition to the City of Amarillo, Texas; and does declare that all of the easements shown upon such plat and map are dedicated, and same are hereby dedicated, to the public forever, to be used as easements.

EXECUTED this 7TH day of MAY, 2010.

Mike Tiernan
Mike Tiernan, C.E.O.
Tiernan Aeration, Inc.
1722 N.E. Third Avenue
Amarillo, Texas 79107
(806) 372-4051

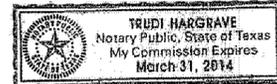
ATTEST:

THE STATE OF TEXAS §
COUNTY OF POTTER §

BEFORE ME, the undersigned authority, personally appeared Mike Tiernan, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this 7TH day of MAY, 2010.

Trudi Hargrave
Notary Public in and for the State of Texas
My Commission expires: 3-21-14



APPROVAL:

Approved by the City Planning and Zoning Commission of Amarillo, Texas, dated this 10TH day of MAY, 2010.

[Signature]
Chairman

LEGEND:

- ##### Address (Subject to Change Without Notice)
- Survey Property Line
- - - - - Easement Line
- Adjacent Tract Line
- Center Line
- A.P. No. Aerial Photograph Number
- P.R.A.D. Potter Randall Appraisal District

GRANTEE'S ADDRESS
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

FILED OF RECORD
4219 VOLUME 253 PAGE
5/20/10 DATE Potter COUNTY

PLAT DOCUMENT
 DRAWN BY: EWM
 DATE: 5-06-2010
 SCALE: 1"=40'-0"
 ISSUED: 5-07-2010
 SHEET 1 OF 1

ABRAHAMSON & ASSOCIATES
 ENGINEERING • PLANNING • SURVEYING
 State of Texas Registered Engineering Firm No. F-468
 State of Texas Registered Surveying Firm No. S-286
 Suite 210
 P.O. Box 922-2262
 Amarillo, Texas 79101
 www.aaspa.com

HOLLAND'S ADDITION UNIT NO. 13
AN ADDITION TO THE CITY OF AMARILLO