

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 5, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-83 Canode-Com Park Unit No. 41, an addition to the City of Amarillo, being a replat of Lot 1C, Block 2, Canode-Com Park Unit No. 40, and a replat of portions of Lots 9C and 9D, Block 4, Canode-Com Park Unit No. 29, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: W Ama Blvd & Cinema Dr)
DEVELOPER: Jayanti Nathu

The Designated Official for the City of Amarillo approved the above-mentioned item on January 6, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1249233 on January 8, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director



BLK 9 BS+F

SEC 42

I-13

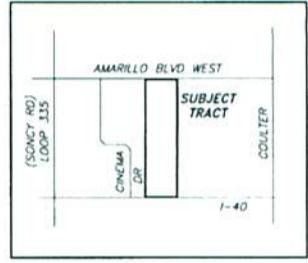
CENSUS TRACT: 117

CANODE-COM PARK UNIT No. 41

A.P. No.: I-13



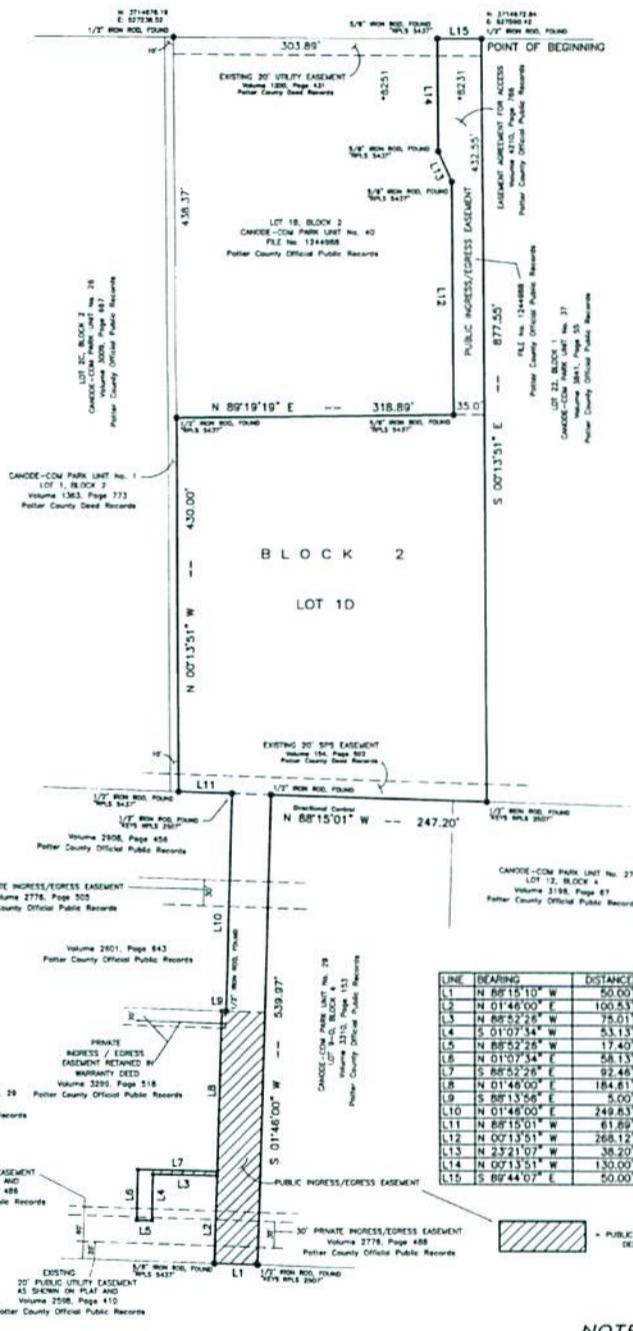
AN ADDITION TO THE CITY OF AMARILLO
 Being a REPLAT of Lot 1C, Block 2, Canode-Com Park Unit No. 40,
 And a REPLAT of a portions of Lots 9C and 9D, Block 4, Canode-Com Park Unit No. 29,
 IN SECTION 42, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
 4.576 ACRES



LEGEND

- - MONUMENTS FOUND AS NOTED
- - "X" IN CONCRETE FOUND
- - ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- SPS - SOUTHWESTERN PUBLIC SERVICE COMPANY

U.S. HIGHWAY 66
 WEST AMARILLO BLVD.



LEGAL DESCRIPTION

A 4.576 acre tract of land being a replat of Lot 1C, Block 2, Canode-Com Park Unit No. 40, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in File No. 1244988 of the Official Public Records of Potter County, Texas, and a replat of a portions of Lots 9C and 9D, Canode-Com Park Unit No. 29, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3310, Page 153 of the Official Public Records of Potter County, Texas, said 4.576 acre tract of land being describe by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found, the Northeast corner of said Lot 1C;
 THENCE South 00°13'51" East, a distance of 877.55 feet to a 1/2 inch iron rod "KEYS" found the Southeast corner of said Lot 1C;
 THENCE North 88°15'01" West (Directional Control), a distance of 247.20 feet to a 1/2 inch iron rod found;
 THENCE South 01°46'00" West, a distance of 539.97 feet to a 1/2 inch iron rod "KEYS" found in the North line of Innesvate 40, same being in the South line of said Lot 9D;
 THENCE North 88°15'10" West, a distance of 50.00 feet to a 5/8 inch iron rod "R.P.L.S. 5437" found;
 THENCE North 01°46'00" East, a distance of 100.53 feet to an "X" in concrete found;
 THENCE North 88°52'26" West, a distance of 75.01 feet to an "X" in concrete found;
 THENCE South 01°07'34" West, a distance of 53.13 feet to an "X" in concrete found;
 THENCE North 88°52'26" West, a distance of 17.40 feet to an "X" in concrete found;
 THENCE North 01°07'34" East, a distance of 58.13 feet to an "X" in concrete found;
 THENCE South 88°52'26" East, a distance of 92.46 feet to an "X" in concrete found;
 THENCE North 01°46'00" East, a distance of 184.61 feet to an "X" in concrete found;
 THENCE South 88°15'56" East, a distance of 5.00 feet to an "X" in concrete found;
 THENCE North 01°46'00" East, a distance of 249.83 feet to an "X" in concrete found;
 THENCE North 88°15'01" West, a distance of 61.89 feet to an "X" in concrete found, the Southwest corner of said Lot 1C;
 THENCE North 00°13'51" West, a distance of 430.00 feet to a 1/2 inch iron rod "R.P.L.S. 5437" found, the Northwest corner of said Lot 1C;
 THENCE North 89°15'19" East, a distance of 318.89 feet to a 5/8 inch iron rod "R.P.L.S. 5437" found;
 THENCE North 00°13'51" West, a distance of 268.12 feet to a 5/8 inch iron rod "R.P.L.S. 5437" found;
 THENCE North 23°21'07" West, a distance of 38.20 feet to a 5/8 inch iron rod "R.P.L.S. 5437" found;
 THENCE North 00°13'51" West, a distance of 130.00 feet to a 5/8 inch iron rod "R.P.L.S. 5437" found in the South line of U.S. Highway 66;
 THENCE South 89°44'07" East, a distance of 50.00 feet to the POINT OF BEGINNING.

DEDICATION

STATE OF TEXAS
 COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS
 THAT JAVANTH NATHU, BEING THE OWNER OF THE SUBJECT TRACT SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED SUCH LANDS TO BE RESURVEYED, REINSURENDED, REPLATED AND DESIGNATED AS CANODE-COM PARK UNIT NO. 41, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED "EXISTING" WITH RECORDING INFORMATION DESIGNATED.

EXECUTED THIS 03 DAY OF DECEMBER 2013
 JAVANTH NATHU
 7300 JOHN ROOSE DR.
 AMARILLO, TEXAS 79118
 806-963-7648

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAVANTH NATHU, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 03 DAY OF DECEMBER 2013

Aaron L Kidd
 Notary Public in the State of Texas

LINE	BEARING	DISTANCE
L1	N 88°15'10" W	50.00
L2	N 01°46'00" E	100.53
L3	N 88°52'26" W	75.01
L4	S 01°07'34" W	53.13
L5	N 88°52'26" W	17.40
L6	N 01°07'34" E	58.13
L7	S 88°52'26" E	92.46
L8	N 01°46'00" E	184.61
L9	S 88°15'56" E	5.00
L10	N 01°46'00" E	249.83
L11	N 88°15'01" W	61.89
L12	N 02°13'51" W	268.12
L13	N 23°21'07" W	38.20
L14	N 00°13'51" W	130.00
L15	S 89°44'07" E	50.00

NOTES

- 1) THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4832300010, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
- 3) PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
- 4) COORDINATES SHOWN ARE RELATIVE TO SPc NAD83 TEXAS NORTH.
- 5) 14,881.8 SQUARE FEET - PUBLIC INGRESS/EGRESS EASEMENT DEDICATED BY THIS PLAT.

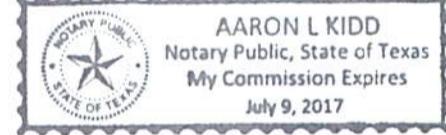
INTERSTATE 40 WEST
 PARKED STREET -- 320' +/- PUBLIC RIGHT-OF-WAY
 Volume 1066, Page 78 - Potter County Deed Records

APPROVAL

APPROVED BY VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS
 EXECUTED THIS 06 DAY OF January 2014
 VICKI COVEY

FILED OF RECORD

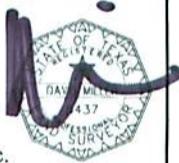
DATE 1-8-14 POTTER COUNTY
 FILE NUMBER 1249233



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 PERMETER SURVEY STATED ON THE GRADING BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 12TH DAY OF NOVEMBER, 2013.

Titus Land Surveying, Inc.
 P.O. Box 1717 • Amarillo, Texas • 79108
 737.836.7838 • Fax: 737.836.7839
 806-318-3477 • www.tlsvy.com
 File Registration No. 13789948



GRANTEE'S ADDRESS
 CITY OF AMARILLO
 P.O. BOX 1921
 AMARILLO, TEXAS 79105-1971

APP

P-13-83

JS

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

Property Information
Property ID: 118459 Geo ID: 575401915
Legal Acres: 2.6600
Legal Desc: CANODE-COM PARK # 29 LOT BLOCK 0004 ALL
OF 9-C & W 45FT OF LOT 9-D
Situs: 8200 W IH 40 AMARILLO, TX 79106-
DBA:
Exemptions:

Owner ID: 100061699 100.00%
COUNTRY BARN STEAKHOUSE LLC
2319 HAWTHORNE DR
AMARILLO, TX 79109-3411

For Entities Value Information
AMA COLLEGE Improvement HS: 0
AMARILLO Improvement NHS: 915,981
HIGH PLAINS WATER Land HS: 0
POTTER COUNTY Land NHS: 890,395
Productivity Market: 0
Productivity Use: 0
Assessed Value 1,806,376

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: 01/02/2014

Total Due if paid by: 01/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	11,452.79
AMARILLO	6,143.30
HIGH PLAINS WATER	146.32
AMA COLLEGE	3,603.72

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: 01/02/2014
Requested By: COUNTRY BARN STEAKHOUSE L
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1249233

Filing and Recording Date: 01/08/2014 10:09:42 AM Pages: 4 Recording Fee: \$39.00

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.

Iseaton

Re 1249233

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105-1971

CANODE-COM PARK UNIT No. 41

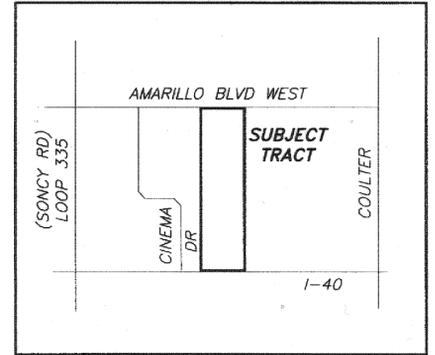
AN ADDITION TO THE CITY OF AMARILLO

Being a REPLAT of Lot 1C, Block 2, Canode-Com Park Unit No. 40,
And a REPLAT of a portions of Lots 9C and 9D, Block 4, Canode-Com Park Unit No. 29,

IN SECTION 42, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
4.576 ACRES



Scale: 1" = 100'

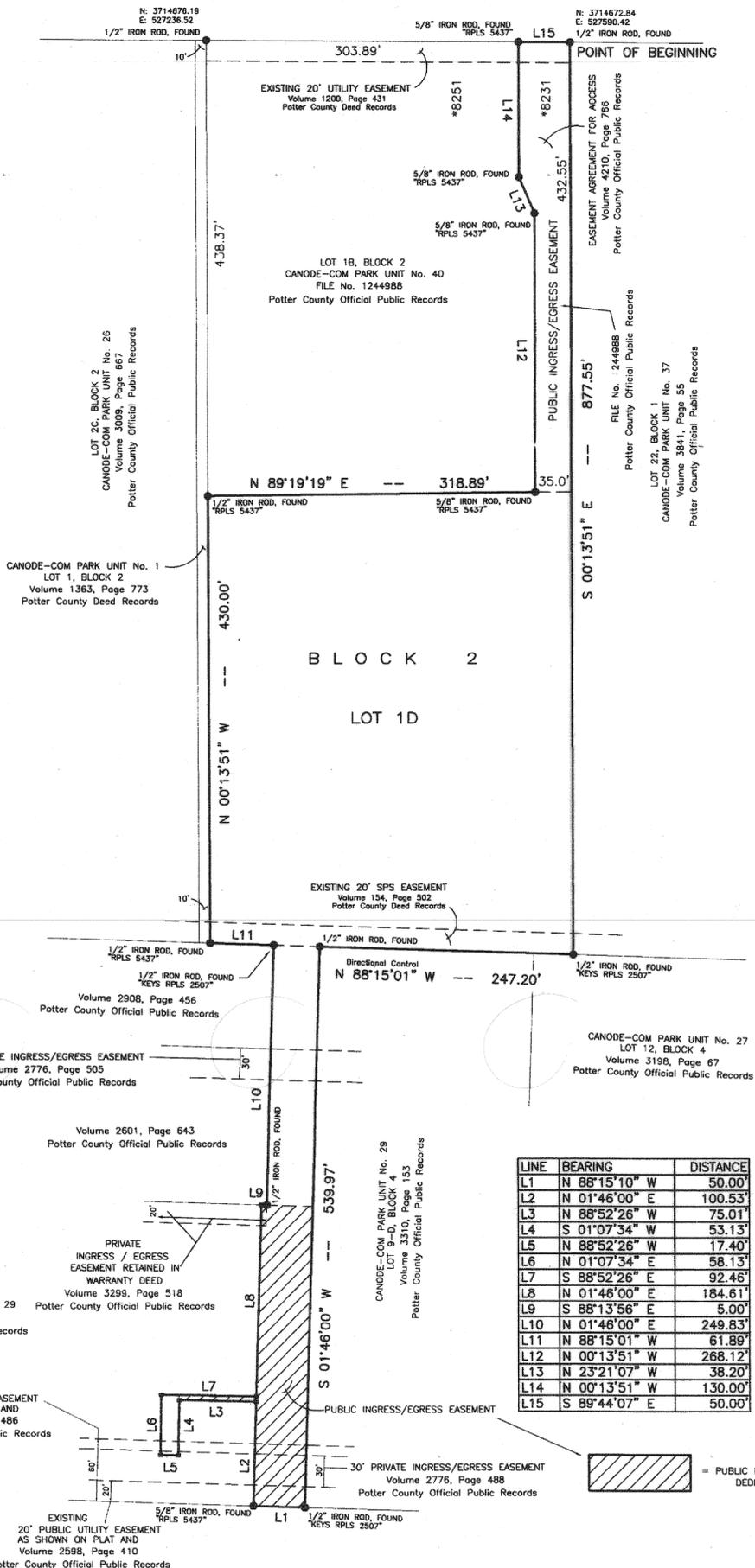


VICINITY MAP
NOT TO SCALE

LEGEND

- = MONUMENTS FOUND AS NOTED
- ☒ = "X" IN CONCRETE FOUND
- * = ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- SPS = SOUTHWESTERN PUBLIC SERVICE COMPANY

U.S. HIGHWAY 66
WEST AMARILLO BLVD.



LEGAL DESCRIPTION

A 4.576 acre tract of land being a replat of Lot 1C, Block 2, Canode-Com Park Unit No. 40, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in File No. 1244988 of the Official Public Records of Potter County, Texas, and a replat of a portions of Lots 9C and 9D, Canode-Com Park Unit No. 29, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3310, Page 153 of the Official Public Records of Potter County, Texas, said 4.576 acre tract of land being describe by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found, the Northeast corner of said Lot 1C;
 THENCE South 00°13'51" East, a distance of 877.55 feet to a 1/2 inch iron rod "KEYS" found the Southeast corner of said Lot 1C;
 THENCE North 88°15'01" West (Directional Control), a distance of 247.20 feet to a 1/2 inch iron rod found;
 THENCE South 01°46'00" West, a distance of 539.97 feet to a 1/2 inch iron rod "KEYS" found in the North line of Interstate 40, same being in the South line of said Lot 9D;
 THENCE North 88°15'10" West, a distance of 50.00 feet to a 5/8 inch iron rod "RPLS 5437" found;
 THENCE North 01°46'00" East, a distance of 100.53 feet to an "X" in concrete found;
 THENCE North 88°52'26" West, a distance of 75.01 feet to an "X" in concrete found;
 THENCE South 01°07'34" West, a distance of 53.13 feet to an "X" in concrete found;
 THENCE North 88°52'26" West, a distance of 17.40 feet to an "X" in concrete found;
 THENCE North 01°07'34" East, a distance of 58.13 feet to an "X" in concrete found;
 THENCE South 88°52'26" East, a distance of 92.46 feet to an "X" in concrete found;
 THENCE North 01°46'00" East, a distance of 184.61 feet to an "X" in concrete found;
 THENCE South 88°13'56" East, a distance of 5.00 feet to an "X" in concrete found;
 THENCE North 01°46'00" East, a distance of 249.83 feet to an "X" in concrete found;
 THENCE North 88°15'01" West, a distance of 61.89 feet to an "X" in concrete found, the Southwest corner of said Lot 1C;
 THENCE North 00°13'51" West, a distance of 430.00 feet to a 1/2 inch iron rod "RPLS 5437" found, the Northwest corner of said Lot 1C;
 THENCE North 89°19'19" East, a distance of 318.89 feet to a 5/8 inch iron rod "RPLS 5437" found;
 THENCE North 00°13'51" West, a distance of 268.12 feet to a 5/8 inch iron rod "RPLS 5437" found;
 THENCE North 23°21'07" West, a distance of 38.20 feet to a 5/8 inch iron rod "RPLS 5437" found;
 THENCE North 00°13'51" West, a distance of 130.00 feet to a 5/8 inch iron rod "RPLS 5437" found in the South line of U.S. Highway 66;
 THENCE South 89°44'07" East, a distance of 50.00 feet to the POINT OF BEGINNING.

DEDICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER §

THAT JAYANTI NATHU, BEING THE OWNER OF THE SUBJECT TRACT SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED SUCH LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS CANODE-COM PARK UNIT No. 40, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED "EXISTING" WITH RECORDING INFORMATION DESIGNATED.

EXECUTED THIS 02 DAY OF DECEMBER, 2013.

Jayanti Nathu
JAYANTI NATHU
7300 PARK RIDGE DR.
AMARILLO, TEXAS 79119
806-683-7848

ATTEST

STATE OF TEXAS §

COUNTY OF POTTER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAYANTI NATHU, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 03 DAY OF DECEMBER, 2013.

NOTARY PUBLIC IN THE STATE OF TEXAS

LINE	BEARING	DISTANCE
L1	N 88°15'10" W	50.00'
L2	N 01°46'00" E	100.53'
L3	N 88°52'26" W	75.01'
L4	S 01°07'34" W	53.13'
L5	N 88°52'26" W	17.40'
L6	N 01°07'34" E	58.13'
L7	S 88°52'26" E	92.46'
L8	N 01°46'00" E	184.61'
L9	S 88°13'56" E	5.00'
L10	N 01°46'00" E	249.83'
L11	N 88°15'01" W	61.89'
L12	N 00°13'51" W	268.12'
L13	N 23°21'07" W	38.20'
L14	N 00°13'51" W	130.00'
L15	S 89°44'07" E	50.00'

NOTES

- 1.) THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2.) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0510C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
- 3.) PREVIOUS RECORDING INFORMATION IS IN PARENTHESIS.
- 4.) COORDINATES SHOWN ARE RELATIVE TO SPC NAD83 TEXAS NORTH.
- 5.) 14,881.6 SQUARE FEET - PUBLIC INGRESS/EGRESS EASEMENT DEDICATED BY THIS PLAT.

INTERSTATE 40 WEST

PAVED STREET --- 320' +/- PUBLIC RIGHT-OF-WAY
Volume 1066, Page 76 - Potter County Deed Records

APPROVAL

APPROVED BY VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS.

EXECUTED THIS 02th DAY OF January, 2014
Vicki Covey
VICKI COVEY

FILED OF RECORD

DATE 1-8-14 POTTER COUNTY

FILE NUMBER 1249233

GRANTEE'S ADDRESS

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

Titus Land Surveying, Inc.

P.O. Box 173 • Amarillo, Texas • 79105
321 SW 7th Avenue • Amarillo, Texas • 79101
806-318-3477 • tituslls.com
Firm Registration No. 10193908

David Miller, R.P.L.S.
Registration No. 5437

