

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 13, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-10 West Amarillo Industrial Park Unit No. 23, an addition to the City of Amarillo being a replat of a portion of Lot 14, Block 5, Amended West Amarillo Industrial Park Unit No. 5, in Section 224, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N Forest St & Western St)
DEVELOPER: Chad Corning

The Designated Official for the City of Amarillo approved the above-mentioned item on April 18, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1254910 on April 22, 2014. Please post your records accordingly.



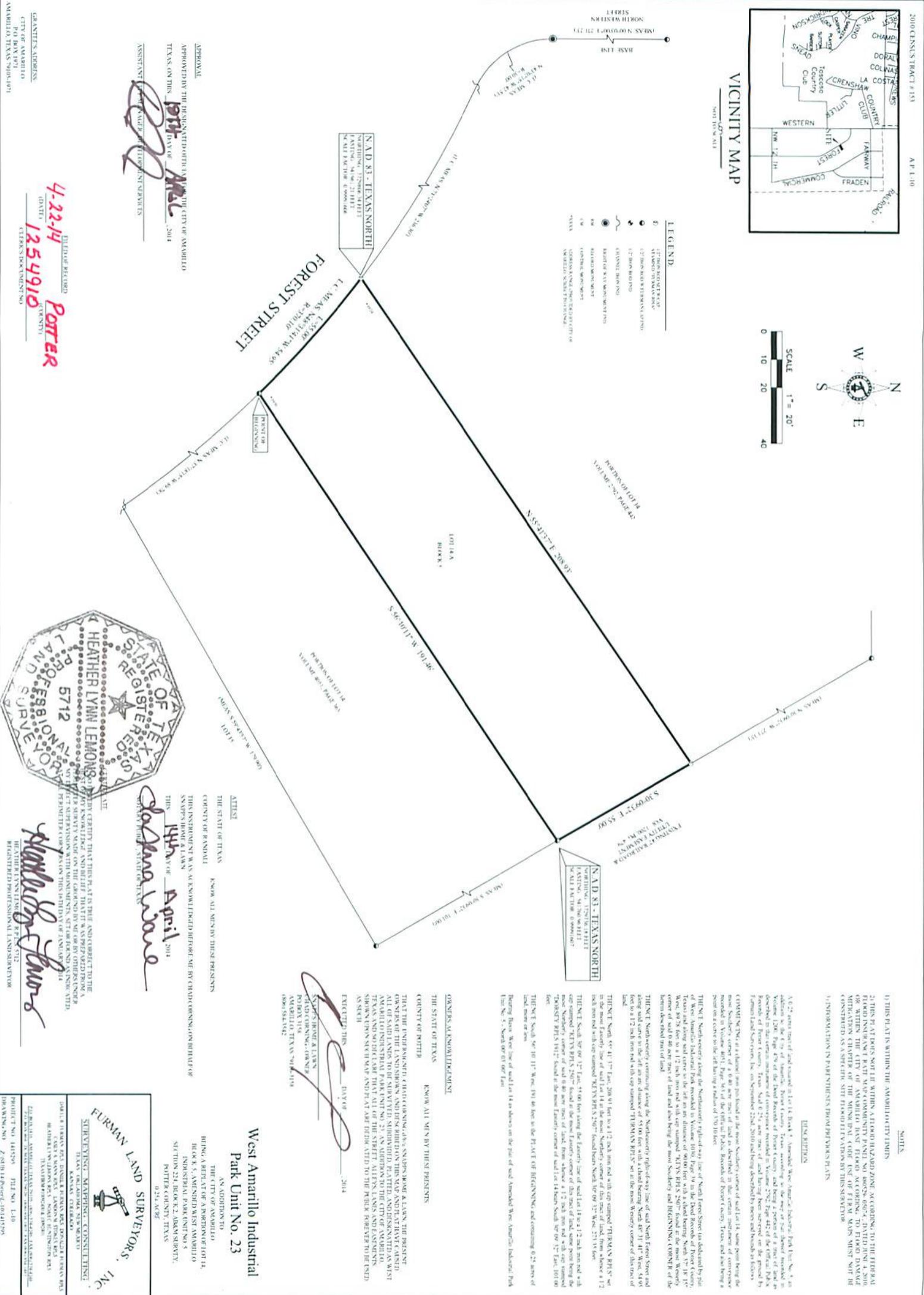
Kelley Shaw, Planning Director

D-143

BLK 2 AB+M

SEC 224

L-10



APPROVAL
 APPROVED BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE CITY OF AMARILLO, TEXAS, ON THIS 19th DAY OF APRIL, 2014.
 ASSISTANT CLERK OF POTTER COUNTY

4-22-14 DATE OF RECORD
 1254910 COUNTY
 POTTER



ATTEST
 THE STATE OF TEXAS
 COUNTY OF POTTER
 KNOW ALL MEN BY THESE PRESENTS
 THAT THE FOREGOING INSTRUMENT WAS KNOWINGLY DELIVERED BY THE SIGNERS HEREIN AND A TRUE AND CORRECT STATEMENT OF THE CONTENTS THEREOF WAS MADE ON THE FOREGOING DATE BY OTHERS IN PRESENCE OF THE FOREGOING WITNESSES.
 HEATHER LYNN LEMONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 5712
 APRIL 19th 2014
 J. L. WARD

West Amarillo Industrial
 Park Unit No. 23
 AN ADDITION TO
 THE CITY OF AMARILLO
 BLOCK 2, ADDITION NO. 10714,
 SECTION 22, BLOCK 2, POTTER COUNTY,
 POTTER COUNTY, TEXAS
 0-23, AB+M

FURMAN LAND SURVEYORS, INC.
 STEVEN W. KAPPELBERG, CONSULTING
 1001 E. 17TH STREET, SUITE 100
 AMARILLO, TEXAS 79101
 (806) 435-1111

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

Property Information	
Property ID:	134551 Geo ID: 8614600812
Legal Acres:	0.2500
Legal Desc:	WEST AMA IND PK # 5 AMD LOT BLOCK 0005 .25 AC TR BEG 89.76FT NWLY OF SLY COR OF 14
Situs:	N FOREST ST AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100096910 100.00%
CORNING CHAD
DBA SNAPPS HOME & LAWN
PO BOX 3158
AMARILLO, TX 79116-3158

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	8,168
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	8,168

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: 04/09/2014

Total Due if paid by: 04/30/2014

0.00

Tax Certificate Issued for:
POTTER COUNTY
AMARILLO
PANHANDLE WD
AMA COLLEGE
AMARILLO ISD

Taxes Paid in 2013
51.79
27.77
0.69
16.30
97.11

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 04/09/2014
Requested By: FURMAN FAMILY PARTNERSHIP
Fee Amount: 10.00
Reference #: R086 1460 0812

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1254910

Filing and Recording Date: 04/22/2014 03:53:11 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

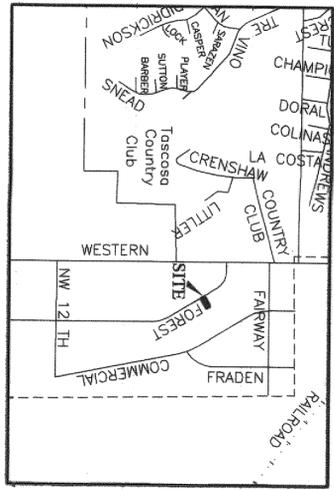
DO NOT DESTROY - This document is part of the Official Public Record.

msmith

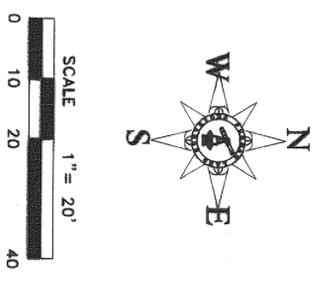
Re 1254910

*Ret
to:*

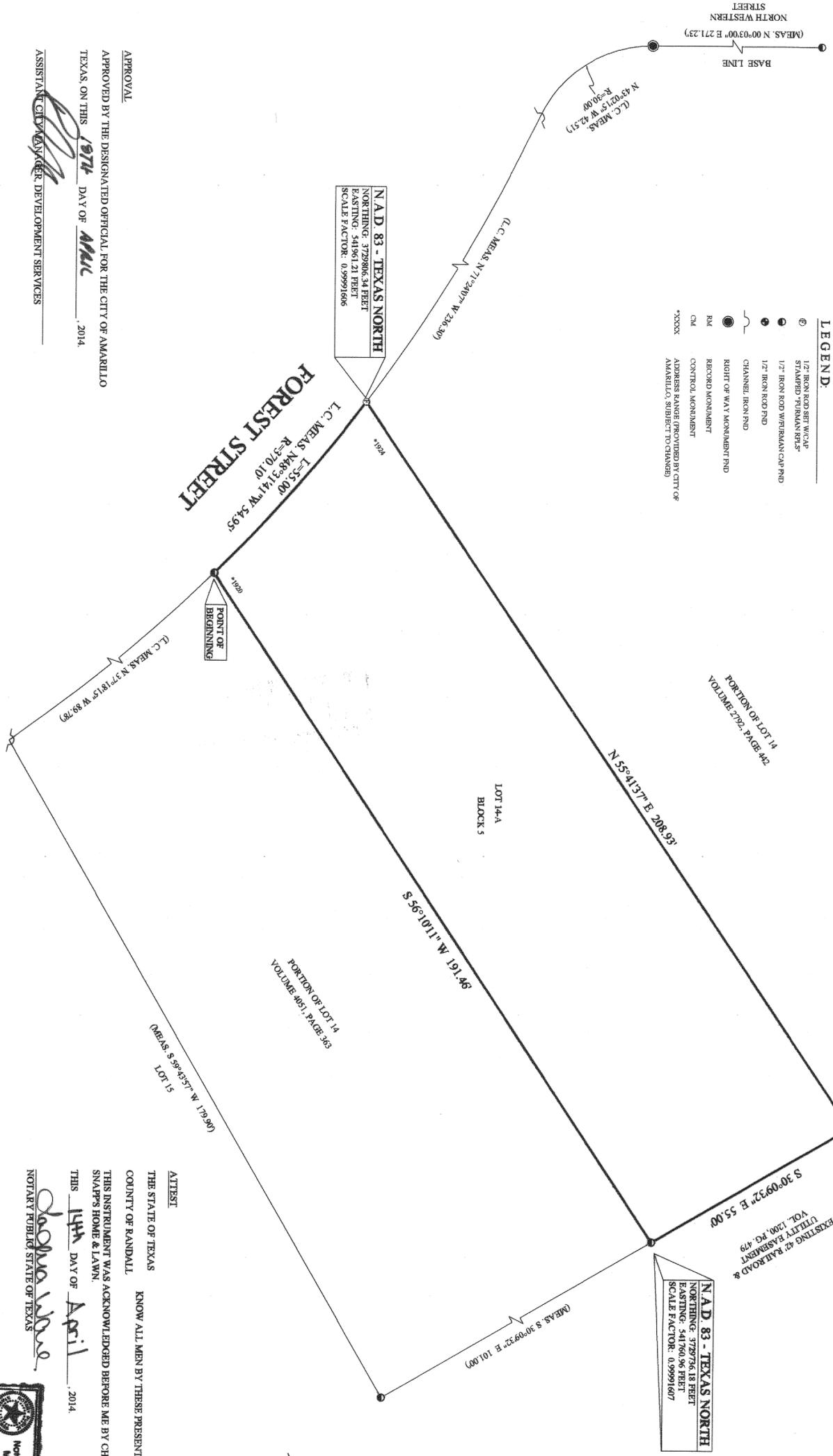
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971



VICINITY MAP
NOT TO SCALE



- LEGEND:**
- ① 1/2" IRON ROD SET W/CAP STAMPED 'FURMAN RPL'S'
 - 1/2" IRON ROD W/IRON CAP PND
 - 1/2" IRON ROD PND
 - CHANNEL IRON PND
 - RIGHT OF WAY MONUMENT PND
 - RECORD MONUMENT CONTROL MONUMENT
 - ADDRESS RANGE (PROVIDED BY CITY OF AMARILLO, SUBJECT TO ORDINANCE)



N.A.D. 83 - TEXAS NORTH
NORTHING: 372986.34 FEET
EASTING: 544361.21 FEET
SCALE FACTOR: 0.99991606

N.A.D. 83 - TEXAS NORTH
NORTHING: 341760.96 FEET
EASTING: 541760.96 FEET
SCALE FACTOR: 0.99991607

- 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 AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
 - 3) INFORMATION IN PARENTSSES FROM PREVIOUS PLATS.

DESCRIPTION:
A 0.25 acre tract of land situated in Lot 14, Block 5, Amended West Amarillo Industrial Park Unit No. 5, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1200, Page 479 of the Deed Records of Potter County, Texas, and being a portion of a tract of land as described in that certain instrument recorded in Volume 2792, Page 442 of the Official Public Records of Potter County, Texas, said 0.25 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on September 22nd, 2010 and being described by metes and bounds as follows:
COMMENCING at a damaged iron pin found at the most southerly corner of said Lot 14, same point being the most southerly corner of a 0.40 acre tract of land as described in that certain instrument of conveyance recorded in Volume 4051, Page 363 of the Official Public Records of Potter County, Texas, and also being a point on a curve to the left having a radius of 370.10 feet.

THENCE Northwestly along the Northwestly right-of-way line of North Forest Street (as dedicated by plat of West Amarillo Industrial Park recorded in Volume 1030, Page 59 in the Deed Records of Potter County, Texas) and along said curve to the left with a distance of 90.00 feet with a chord bearing North 37° 18' 15" West, 89.78 feet to a 1/2 inch iron rod with cap stamped 'KEYS RPL'S 2507' found at the most Westerly corner of said 0.40 acre tract of land and also being the most southerly and BEGINNING CORNER of the herein described tract of land;

THENCE Northwestly continuing along the Northwestly right-of-way line of said North Forest Street and along said curve to the left an arc distance of 55.00 feet with a chord bearing North 48° 31' 41" West, 54.95 feet to a 1/2 inch iron rod with cap stamped 'FURMAN RPL'S' set at the most Westerly corner of this tract of land;

THENCE North 55° 41' 37" East, 208.93 feet to a 1/2 inch iron rod with cap stamped 'FURMAN RPL'S' set in the iron rod with cap stamped 'KEYS RPL'S 2507' found bears North 50° 09' 52" West, 273.53 feet.

THENCE South 30° 09' 32" East, 55.00 feet along the Eastern line of said Lot 14 to a 1/2 inch iron rod with cap stamped 'KEYS RPL'S 2507' found at the most Easterly corner of this tract of land, same point being the most Northerly corner of said 0.40 acre tract of land, from thence a 1/2 inch iron rod with cap stamped 'DORSEY RPL'S 1912' found at the most Easterly corner of said Lot 14 bears South 50° 09' 52" East, 101.00 feet.

THENCE South 56° 10' 11" West, 191.46 feet to the PLACE OF BEGINNING and containing 0.25 acres of land, more or less.
Bearing Basis: West line of said Lot 14 as shown on the plat of said Amended West Amarillo Industrial Park Unit No. 5 - North 00° 03' 00" East.

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

THAT THE UNDERSIGNED CHAD CORNING, CHAD CORNING HOME & LAWN, 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 WEST AMARILLO INDUSTRIAL PARK UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECREE THAT ALL OF THE STREETS, ALLEYS, LANSSES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2014.
SINAPPS HOME & LAWN
CHAD CORNING - OWNER
PO BOX 3158
AMARILLO, TEXAS 79116-3158
(806) 594-3542

West Amarillo Industrial Park Unit No. 23
AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 14, BLOCK 5, AMENDED WEST AMARILLO INDUSTRIAL PARK UNIT NO. 5 SECTION 24, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS
0.25- ACRE



ATTEST
THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHAD CORNING ON BEHALF OF SINAPPS HOME & LAWN.
THIS 14th DAY OF April, 2014.
Larisa Ware
NOTARY PUBLIC, STATE OF TEXAS



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 PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERIMETER CORNERS ON THIS 16TH DAY OF JANUARY, 2014.

HEATHER LYNN LEMONS, R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO
DARLE E. FURMAN, RPLS., DANIEL E. FURMAN, RPLS., DONALD R. FURMAN, RPLS.
CARY A. MANN, RPLS., LANDON M. STOKES, RPLS.
HEATHER LYNN LEMONS, RPLS., NOAH C. BIRNINGTON, RPLS.
TEXAS REG. #002980 & 1002901
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 744-2636 - FAX (806) 744-4288
P.O. BOX 664 - DIMEAS, TEXAS 79029 - (806) 954-1465 - FAX (806) 954-1482
PRODUCT NO. 1415295 FILE NO. L-10
DRAWING NO. Z-5UB 14Pentel-101415295

APPROVAL
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO
TEXAS ON THIS 19th DAY OF April, 2014.
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

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

FILED OF RECORD
4-22-14
1254910
Potter
(COUNTY)
CLERK'S DOCUMENT NO.