

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 8, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-15 Lawndale Addition Unit No. 9, an addition to the City of Amarillo, being a replat of a portion of Lot 4, Block 17, Lawndale Addition Unit No. 6 Amended, in Section 139, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: S Nelson St & I-40)
DEVELOPER: Larry Vigil

The Designated Official for the City of Amarillo approved the above-mentioned item on July 25, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1260400 on August 1, 2014. Please post your records accordingly.

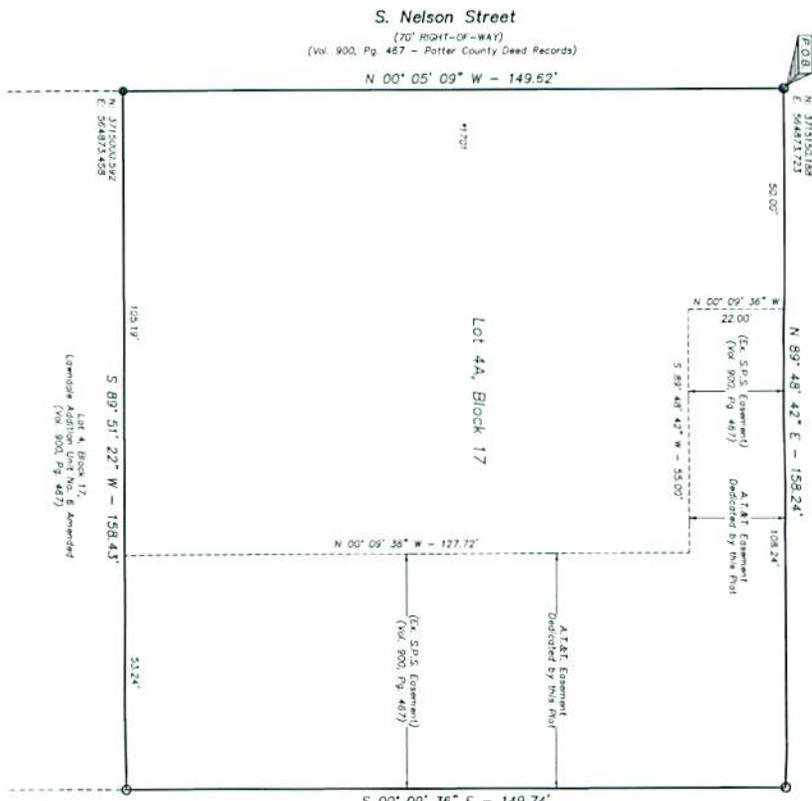


Kelley Shaw, Planning Director

BLK 2 A,B,M

SEC 139

P-13



Lawndale Addition Unit No. 9
 AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 17,
 LAWDALE ADDITION, UNIT NO. 8 AMENDED, IN SECTION 139,
 BLOCK 2, A.B.A.M. SURVEY, POTTER COUNTY, TEXAS
 0.54 ACRES

1260400 PLAT
 08/01/2014 01:38 PM Total Pages: 3
 Julie Smith, County Clerk - Potter County, Texas

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 0.54 acre tract of land being a portion of Lot 4, Block 1, Lawndale Addition Unit No. 8, Amarillo, City of Amarillo, Potter County, Texas.
 BEGINNING at a 1/2" iron rod found with a green cap at the intersection of the south line of said Lot 4 with the east line of said Lot 4, and from the intersection of the south line of said Lot 4 with the east line of said Lot 4, South Nelson Street same being the northwest corner of said Lot 4 for the northwest corner of this tract.
 THENCE N. 89° 48' 42" E. along said south-right-of-way line, a distance of 158.24 feet to a 1/2" iron pipe found at the intersection of said south-right-of-way line and the west line of an alley some being the northwest corner of said Lot 4 for the northwest corner of this tract.
 THENCE S. 00° 09' 36" E. along said alley line, a distance of 149.74 feet to a 1/2" iron pipe found on said east-of-way line for the southeast corner of this tract.
 THENCE S. 89° 51' 22" W. a distance of 158.43 feet to a 1/2" iron rod found with a green cap at the intersection of said east-of-way line of said South Nelson Street for the southwest corner of this tract.
 THENCE N. 00° 05' 09" W. along said east-right-of-way line, a distance of 149.62 feet to the place of BEGINNING and containing 0.54 acres (237,000 square feet) of land.

CERTIFICATION

I, RICHARD E. JAMISON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERMITS SURVEY AND STAMPS ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.
 THIS 18th DAY OF July 2014

RICHARD E. JAMISON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4261

APPROVAL

APPROVED BY THE DEPUTY CLERK FOR THE CITY OF AMARILLO, TEXAS, THIS 27th DAY OF July 2014

FILED OF RECORD
 8-1-14 POTTER
 DATE 12.60.1400
 CLERK'S FILE NO.

DEDICATION
 STATE OF TEXAS X
 COUNTY OF POTTER X
 KNOW ALL MEN BY THESE PRESENTS THAT I, JULIE SMITH, CLERK OF THE CITY OF AMARILLO, TEXAS, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF AMARILLO, TEXAS, THE PORTION OF LOT 4, BLOCK 17, LAWDALE ADDITION, UNIT NO. 8 AMENDED, IN SECTION 139, BLOCK 2, A.B.A.M. SURVEY, POTTER COUNTY, TEXAS, DESCRIBED IN THIS PLAT, AS SHOWN ON THE ATTACHED MAP.

EXECUTED THIS 23rd DAY OF July 2014

Julie Smith
 Julie Smith
 Clerk of the City of Amarillo, Texas

LARRY WEAVER
 WEAVER SURVEYING & ENGINEERING A.C.
 4518 DEXTERWOOD AVE.
 LUBBOCK, TX 79414
 (806) 894-8801

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER
 I, KIM HOVLAND, CLERK OF THE COUNTY OF POTTER, TEXAS, DO HEREBY CERTIFY THAT THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY WEAVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND THAT HE HAS READ THE FOREGOING AND CONSENTS TO THE SAME.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY ON THIS 23rd DAY OF July 2014

NOTARY PUBLIC STATE OF Texas
 Comm. Expires May 31, 2015

KIM HOVLAND
 Notary Public, State of Texas
 My Commission Expires
 MAY 31, 2015

Lawndale Addition Unit No. 9
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 20'
 DATE: 02/14/14

OLD Engineering, L.P.
 CONSULTING ENGINEERS & SURVEYORS

FORM NO. 10093000
 SHEET 07 OF 24
 FILE NAME:
 DRAWING NUMBER

806-441-2023
 P.O. BOX 343
 WILLOWTON, TX 75095

APP

P-14-15

JS

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

Property Information	
Property ID: 18826	Geo ID: 4442005090
Legal Acres: 0.0000	
Legal Desc: LAWDALE ADDN # 6 LOT	BLOCK 0017 N 150FT
	OF 4
Situs: 1701 S NELSON ST	AMARILLO, TX 79103-4114
DBA:	
Exemptions:	

Owner ID: 100133660 100.00%
VIGIL PIZZA INC
PO BOX 98176
LUBBOCK, TX 79499-8176

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 71,226
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 71,226

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:	07/25/2014				Total Due if paid by: 07/31/2014	0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	451.58
AMARILLO	242.24
PANHANDLE WD	6.04
AMA COLLEGE	142.10
AMARILLO ISD	846.88

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: 07/25/2014
Requested By: VIGIL PIZZA INC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1260400

Filing and Recording Date: 08/01/2014 01:38:06 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".

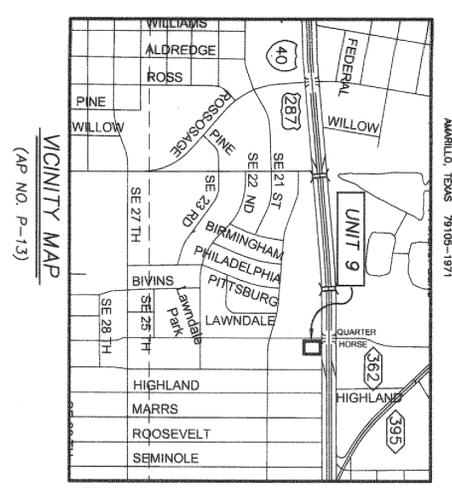
Julie Smith, County Clerk
Potter County, Texas

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

msmith

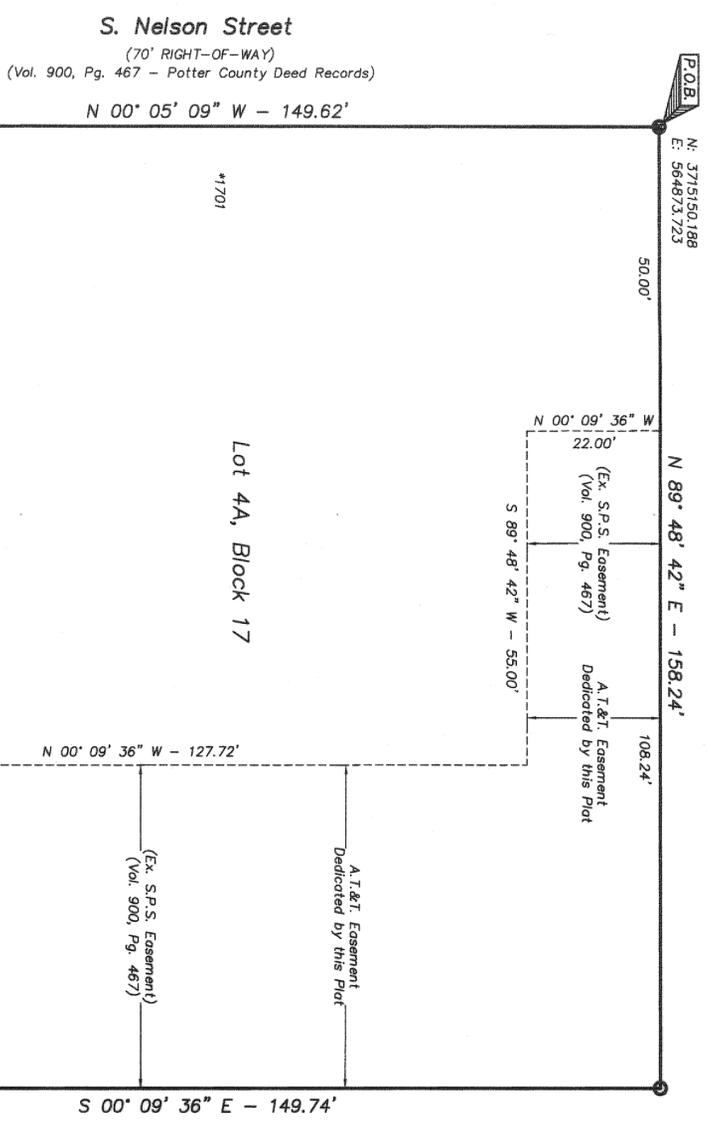
Re: 1260400

Ret
to
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79101



Lawndale Addition Unit No. 9

AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 17,
 LAWDALE ADDITION UNIT NO. 6 AMENDED, IN SECTION 139,
 BLOCK 2, A.B.&M. SURVEY, POTTER COUNTY, TEXAS
 0.54 ACRES



LEGEND

- = 1/2" IRON ROD W/ YELLOW CAP FOUND
- = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD W/ GREEN CAP FOUND
- * = ADDRESS (Subject to Change without Notice)
- S.P.S. = SOUTHWESTERN PUBLIC SERVICE
- A.T.&T. = AMERICAN TELEPHONE & TELEGRAPH COMPANY

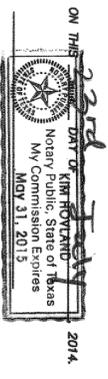
NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL M-1002507, DATED FEBRUARY 2003, THE FLOOD HAZARD AREA PERIODICALLY APPEAR TO BE LOCATED IN THE JUNE 5, 2003 SURVEY AREA 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. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCE SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. COORDINATES SHOWN ARE STATE PLANE COORDINATES.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 KNOW ALL MEN BY THESE PRESENTS
 THAT VIGIL PIZZA, INC., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT ACTING THROUGH LARRY VIGIL, OWNER, HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED LAWDALE ADDITION UNIT NO. 9, IN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS.
 EXECUTED THIS 23rd DAY OF July 2014

LARRY VIGIL, OWNER
 VIGIL PIZZA, INC.
 4516 ENGLEWOOD AVE.
 LUBBOCK, TX 79414
 (806) 898-8801



ON THE 23rd DAY OF July 2014,
 NOTARY PUBLIC STATE OF Texas
 Comm. Expires May 31, 2015

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY VIGIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

Ex. 35.0' S.P.S. Easement
 Block 17, Lawndale Adn. Unit No. 6
 (Vol. 900, Pg. 467)

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 0.54 acre tract of land being a replat of a portion of Lot 4, Block 1, Lawndale Addition Unit No. 6 Amended, City of Amarillo, Potter County, Texas.
 BEGINNING at a 1/2" iron rod found with a green cap at the intersection of the south right-of-way line of Interstate Highway No. 40 and the east right-of-way line of South Nelson Street same being the northwest corner of said Lot 4 for the northwest corner of this tract.
 THENCE N. 89° 48' 42" E., along said south right-of-way line, a distance of 158.24 feet to a 1/2" iron pipe found at the intersection of said south right-of-way line and the west line of an alley same being the northeast corner of said Lot 4 for the northeast corner of this tract.
 THENCE S. 00° 09' 36" E., along said alley line for the southeast corner of this tract.
 THENCE S. 89° 51' 22" W., a distance of 158.43 feet to a 1/2" iron rod found with a yellow cap on said east right-of-way line of said South Nelson Street for the southwest corner of this tract.
 THENCE N. 00° 05' 09" W., along said east right-of-way line, a distance of 149.82 feet to the place of BEGINNING and containing 0.54 acres (23,700.0 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.
 THIS 18th DAY OF July 2014



Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4283

APPROVAL

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS, THIS 23rd DAY OF July 2014.
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD
 8-1-14
 DATE
 12660400
 CLERK'S FILE NO.

Lawndale Addition Unit No. 9
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 20'
 DATE: 02/14/14
 FIRM NO. 10090900
 DRAWN BY: JA
 FILE NAME:
OUJ Engineering, L.P.
 Consulting Engineers & Surveyors
 806-447-2503
 P.O. BOX 543
 WELINGTON, TX 79085
 DRAWING NUMBER