

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

September 11, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-54 Canode-Com Park Unit No. 43, an addition to the City of Amarillo, being a replat of a portion of Lot 3, Block 1, Canode-Com Park Addition in Section 42, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: W Ama Blvd & Coulter St)  
DEVELOPER: Whitt Holder

The Designated Official for the City of Amarillo approved the above-mentioned item on August 11, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1260959 on August 13, 2014. Please post your records accordingly.



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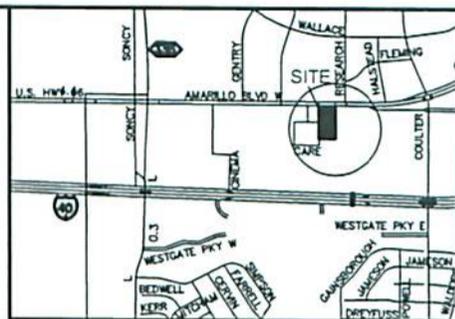
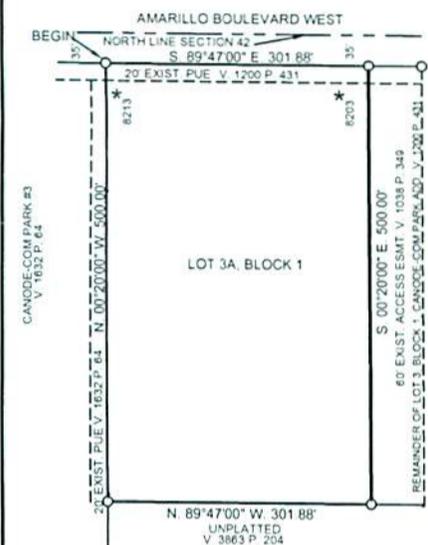
Kelley Shaw, Planning Director

BLK 9 B.S.+F

SEC 42

I-13

CENSUS TRACT 117  
 AP NO. I-13



- LEGEND:**
- 1/2 INCH REBAR (FND)
  - EXIST. EXISTING
  - \* ADDRESS RANGE (SUBJECT TO CHANGE WITHOUT NOTICE)
  - ESMT. EASEMENT

**NOTE:**  
 THIS PLAT IS NOT IN THE AMARILLO E.T.J.  
 BASIS OF BEARING IS SOUTH LINE OF AMARILLO BOULEVARD WEST (S 89°47'00" E.)  
 THIS PLAT IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE  
 FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NO. 48375C0510C, EFFECTIVE DATE JUNE 4, 2010

**VICINITY MAP**  
 NTS

SPC NAD83  
 TEXAS NORTH  
 BOUNDARY DESCRIPTION IS GROUND

N.W. CORNER  
 NORTHING/Y= 3714665.205  
 EASTING/X= 528702.667  
 CONVERGENCE= -0.14 50.06603  
 SCALE FACTOR= 0.999918660  
 COMBINED FACTOR= 0.999745149

N.E. CORNER OF EASEMENT  
 NORTHING/Y= 3714660.828  
 EASTING/X= 529064.754  
 CONVERGENCE= -0.14 47.53751  
 SCALE FACTOR= 0.999918661  
 COMBINED FACTOR= 0.999745063

**DESCRIPTION:**

A 3.465 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF LOT 3, BLOCK 1, CANODE-COM PARK ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1200, PAGE 431, DEED RECORDS OF POTTER COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, IN THE SOUTH LINE OF AMARILLO BOULEVARD WEST AND BEING THE NORTHEAST CORNER OF CANODE-COM PARK UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, FILED FOR RECORD IN VOLUME 1632, PAGE 64, DEED RECORDS OF POTTER COUNTY TEXAS.

**THENCE** S 89°47'00" E, 301.88 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

**THENCE** S 00°20'00" E, 500.00 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

**THENCE** N 89°47'00" W, 301.88 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN THE EAST LINE OF SAID CANODE-COM PARK UNIT NO. 3.

**THENCE** N 00°20'00" W, 500.00 FEET TO THE PLACE OF BEGINNING

**DEDICATION:**

STATE OF TEXAS }  
 COUNTY OF POTTER } KNOW ALL MEN BY THESE PRESENT

THAT AUA PROPERTY GROUP LLC, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS CANODE COM PARK UNIT NO. 43, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 5th DAY OF AUGUST, 2014

*[Signature]*  
 AUA PROPERTY GROUP LLC  
 WHITT HOLDER, CHIEF EXECUTIVE OFFICER  
 1900 MED. PARK DRIVE  
 AMARILLO, TEXAS 79106  
 (806) 350-4100

**CERTIFICATE:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED BY A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 11th DAY OF APRIL, 2014.

*[Signature]*  
 H.O. HARTFIELD  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



**ATTEST:**

STATE OF TEXAS  
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHITT HOLDER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 5th DAY OF August, 2014

*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4/29/2015

**APPROVALS:**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS ON THIS 11th DAY OF AUGUST, 2014

*[Signature]*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD  
8-13-14 POTTER  
 DATE COUNTY  
1260959  
 FILE CLERK NO.

CANODE-COM PARK UNIT NO. 43

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 3, BLOCK 1, CANODE-COM PARK ADD. IN SECTION 42, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS (3.465 ACRES)

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

THOMAS-ISRAEL CONSULTING ENGINEERS  
 517 N. POLK STREET, AMARILLO, TEXAS 79107  
 (806) 350-4629 FAX (806) 350-4620  
 JOB NO. 13120 E-mail: [benjamin@thomasisrael.com](mailto:benjamin@thomasisrael.com)

APP

P-14-54

JS



# FILED and RECORDED

Instrument Number: 1260959

Filing and Recording Date: 08/13/2014 09:55:14 AM 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".

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Julie Smith, County Clerk  
Potter County, Texas

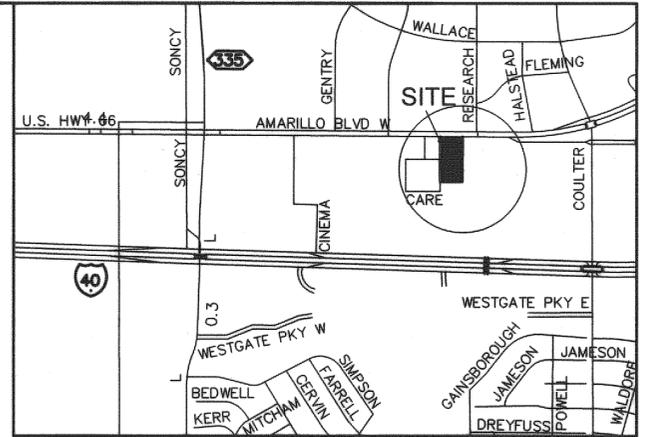
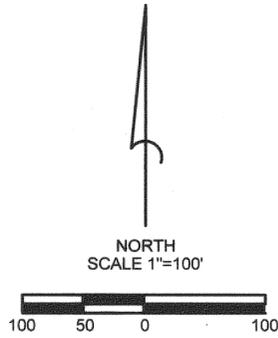
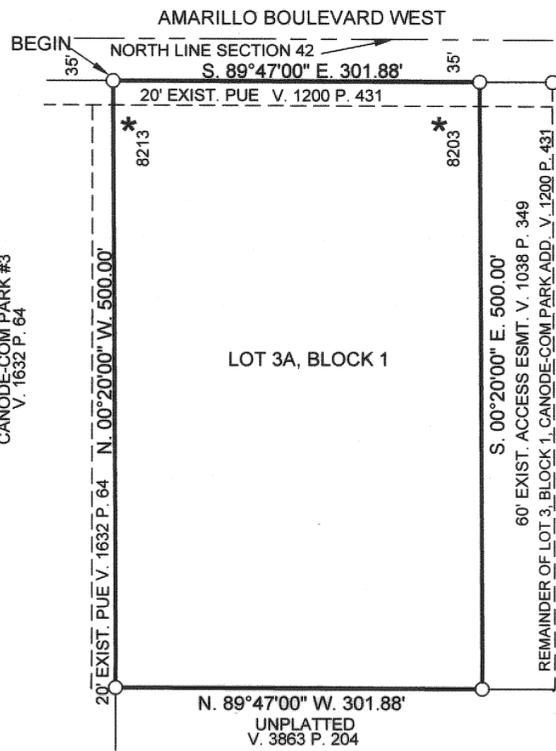
**DO NOT DESTROY - This document is part of the Official Public Record.**

Escrow Agent  
Liseaton

PLANNING DEPT ESCROW ACCT  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

Re: 1260959

CENSUS TRACT 117  
AP NO. I-13



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TEXAS NORTH  
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GRANTEE'S ADDRESS

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*H.O. Hartfield*  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



**APPROVALS:**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS ON THIS 18th DAY OF August, 2014.

*[Signature]*  
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

**DEDICATION:**

STATE OF TEXAS }  
COUNTY OF POTTER } KNOW ALL MEN BY THESE PRESENT

THAT AUA PROPERTY GROUP LLC., BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS CANODE COM PARK UNIT NO. 43, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

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*[Signature]*  
AUA PROPERTY GROUP LLC  
WHITT HOLDER, CHIEF EXECUTIVE OFFICER  
1900 MEDI PARK DRIVE  
AMARILLO, TEXAS 79106  
(806) 350-4100

**ATTEST:**

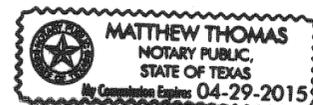
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/29/2015



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FILE CLERK NO.

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

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POTTER COUNTY, TEXAS  
(3.465 ACRES)

**THOMAS-ISRAEL CONSULTING ENGINEERS**  
517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4829 FAX (806) 358-4820  
JOB NO. 13120 E-mail: tiengsur@thomasandisrael.com