THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

October 1, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-61 The Vineyards Unit No. 3, an addition to the City of Amarillo, being a replat of Lots 45 and 46, Block 1, The Vineyards Unit No. 2, in Section 191, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Zinfandel Ave & Temecula Creek Blvd)
DEVELOPERS: Gary & Lillian Wheeler, and Thomas Nielsen

The Planning and Zoning Commission approved the above-mentioned item on September 22, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1262924 on September 23, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK 2 AB+M

P-14-61

SEC 191

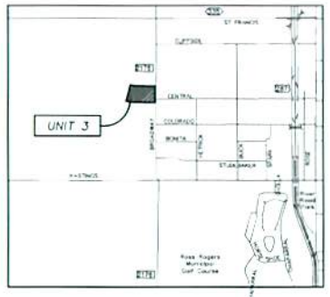
JS

M-8

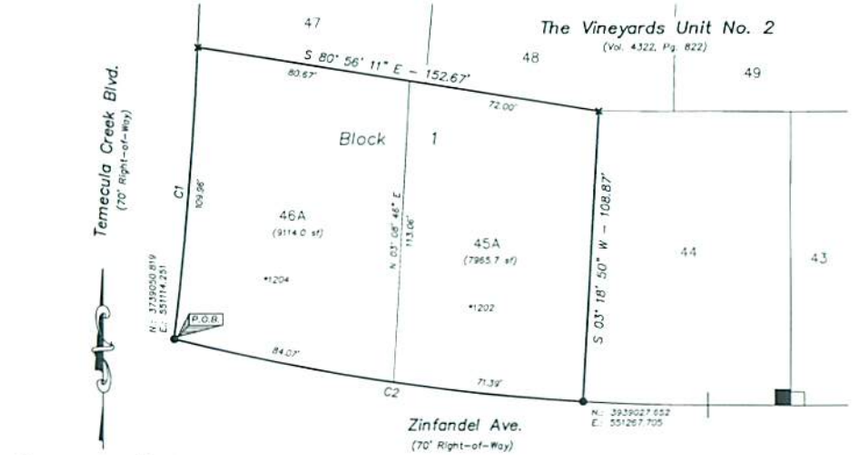
CENSUS TRACT: #134.00
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE VINEYARDS UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 45 AND 46, BLOCK 1, THE VINEYARDS UNIT NO. 2, IN SECTION 191, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
0.392 ACRES



VICINITY MAP
A.P. No. M-8



LEGEND

- ● = 1/2" IRON ROD FOUND W/ YELLOW CAP
- × = "X" ON BLOCK WALL FOUND
- ⊠ = IRON ROD W/ APEX CAP FOUND
- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (Subject to Change Without Notice)
- ■ = 6'x6' S.P.S & S.L. TRANSFORMER EASEMENT
- □ = 5'x5' S.B.C. EASEMENT

Curve Table					
Curve No.	Delta	Radius	Long Chord Bearing	Long Chord Distance	Curve Length
C1	004°08'15"	1535.00'	N 04° 42' 49" E	109.93'	109.96'
C2	010°32'28"	845.00'	N 81° 24' 56" W	155.24'	155.46'

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 48375C0390C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
4. ALL SIDE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.
5. THERE SHALL BE NO ACCESS FROM TEMECULA CREEK BOULEVARD TO ABUTTING LOTS.
6. ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.

LEGAL DESCRIPTION

All of Lot 45 and 46, Block 1, The Vineyards Unit No. 2, City of Amarillo, Potter County, Texas

BEGINNING at a 1/2" iron rod found with a yellow cap at the southwest corner of said Lot 46 same being the intersection of the north right-of-way line of Zinfandel Avenue and the east right-of-way line of Temecula Creek Boulevard for the southwest corner of this tract.

THENCE in a northeasterly direction along said east right-of-way line and along a curve to the left with a radius equal to 1535.00 feet, a long chord bearing of N. 04° 42' 49" E. and a long chord distance of 109.93 feet, a curve length of 109.96 feet to an "X" found on a block wall on said east right-of-way line at the northwest corner of said Lot 46 for the northwest corner of this tract.

THENCE S. 80° 56' 11" E. a distance of 152.67 feet to an "X" found on a block wall at the northeast corner of said Lot 45 for the northeast corner of this tract.

THENCE S. 03° 18' 50" W., along the east line of said Lot 45, a distance of 108.87 feet to a 1/2" iron rod found with a yellow cap at the southeast corner of said Lot 45 on said north right-of-way line of Zinfandel Avenue for the southeast corner of this tract.

THENCE in a northwesterly direction along said north right-of-way line and along a curve to the right with a radius equal to 845.00 feet, a long chord bearing of N. 81° 24' 56" W. and a long chord distance of 155.24 feet, a curve length of 155.46 feet to the place of BEGINNING and containing 0.392 acres (17,079.7 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 6TH DAY OF SEPT. 2014.

STATE OF TEXAS
RICHARD E. JOHNSON
4263
REGISTERED PROFESSIONAL LAND SURVEYOR

Richard E Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER)(

THAT THOMAS W. NIELSEN, MANAGER OF AMARILLO VINEYARDS, LLC, BEING THE OWNER OF LOT 45 SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 10TH DAY OF SEPT, 2014.

Thomas W Nielsen

THOMAS W. NIELSEN, MANAGER
AMARILLO VINEYARDS, LLC
2500 S. COULTER ST. STE. 104
AMARILLO, TX 79106
(619) 843-9123

ATTEST

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS W. NIELSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 10th DAY OF September 2014.

Kristin Heath

NOTARY PUBLIC STATE OF TX
Comm. Expires 7/2/16

KRISTINA ANN HERRICK
Notary Public, State of Texas
My Commission Expires
07-03-2016

DEDICATION

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER)(

THAT LILLIAN & GARY WHEELER BEING THE OWNERS OF LOT 46 SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 7TH DAY OF SEPT. 2014.

Lillian Wheeler Gary Wheeler

LILLIAN WHEELER
1204 ZINFANDEL
AMARILLO, TX 79124
(806) 420-8195

GARY WHEELER
1204 ZINFANDEL
AMARILLO, TX 79124
(806) 420-8195

ATTEST

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LILLIAN WHEELER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 7th DAY OF September 2014.

Kristin Heath

NOTARY PUBLIC STATE OF TX
Comm. Expires 7/2/16

KRISTINA ANN HERRICK
Notary Public, State of Texas
My Commission Expires
07-03-2016

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

CHAIRMAN

9-22-2014
DATE

FILED OF RECORD

9-23-14 POTTER
DATE COUNTY

1262924
Clerk's File No.

KRISTINA ANN HERRICK
Notary Public, State of Texas
My Commission Expires
07-03-2016

The Vineyards Unit No. 3		
AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 30'	Firm No. 10090900	DRAWN BY: JA
DATE: 08/18/14		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors	806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095	DRAWING NUMBER

1262924 PLAT D-161
09/23/2014 01:35 PM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

Through Tax Year
2013

TAX CERTIFICATE

Certificate #
6121

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

Property Information

Property ID: 136787 Geo ID: 8605500405
Legal Acres: 0.1900
Legal Desc: THE VINEYARDS # 2 LOT 046 BLOCK 0001
Situs: 1204 ZINFANDEL AVE AMARILLO, TX 79108-
DBA:
Exemptions:

Owner ID: 100138806 100.00%
AMARILLO VINEYARDS LLC
1204 SHIRAZ BLVD
AMARILLO, TX 79124-7962

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	2,000
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	2,000

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: 09/12/2014

Total Due if paid by: 09/30/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	12.68
AMARILLO	6.80
PANHANDLE WD	0.17
AMA COLLEGE	3.99
AMARILLO ISD	23.78

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 09/12/2014
Requested By: AMARILLO VINEYARDS LLC
Fee Amount: 10.00
Reference #: R086 0550 0405

True Automation, Inc

Through Tax Year 2013

TAX CERTIFICATE

Certificate # 6120

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

Property Information

Property ID: 136786 Geo ID: 8605500400
Legal Acres: 0.2000
Legal Desc: THE VINEYARDS # 2 LOT 045 BLOCK 0001
Situs: 1202 ZINFANDEL AVE AMARILLO, TX 79108-
DBA:
Exemptions:

Owner ID: 100138805 100.00%
AMARILLO VINEYARDS LLC
1204 SHIRAZ BLVD
AMARILLO, TX 79124-7962

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
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Requested By: AMARILLO VINEYARDS LLC
Fee Amount: 10.00
Reference #: R086 0550 0400

True Automation, Inc

FILED and RECORDED

Instrument Number: 1262924

Filing and Recording Date: 09/23/2014 01:35:33 PM 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.

Julie Smith, County Clerk
Potter County, Texas

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

msmith

CENSUS TRACT: #134.00
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE VINEYARDS UNIT NO. 3

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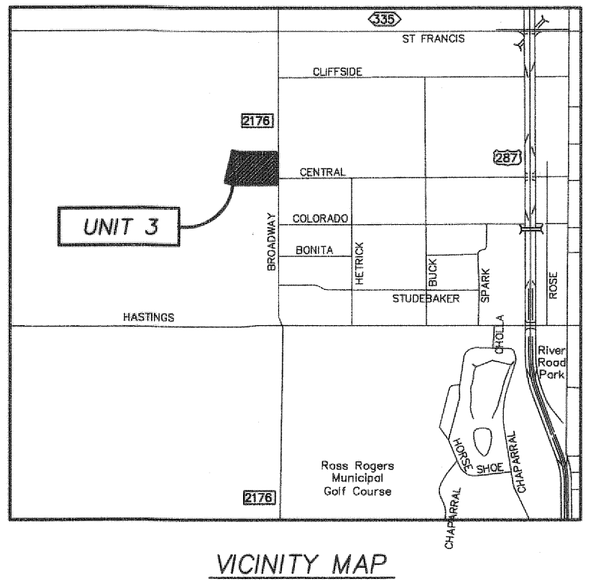

VICINITY MAP
A.P. No. M-8

LEGEND

- ● = 1/2" IRON ROD FOUND W/ YELLOW CAP
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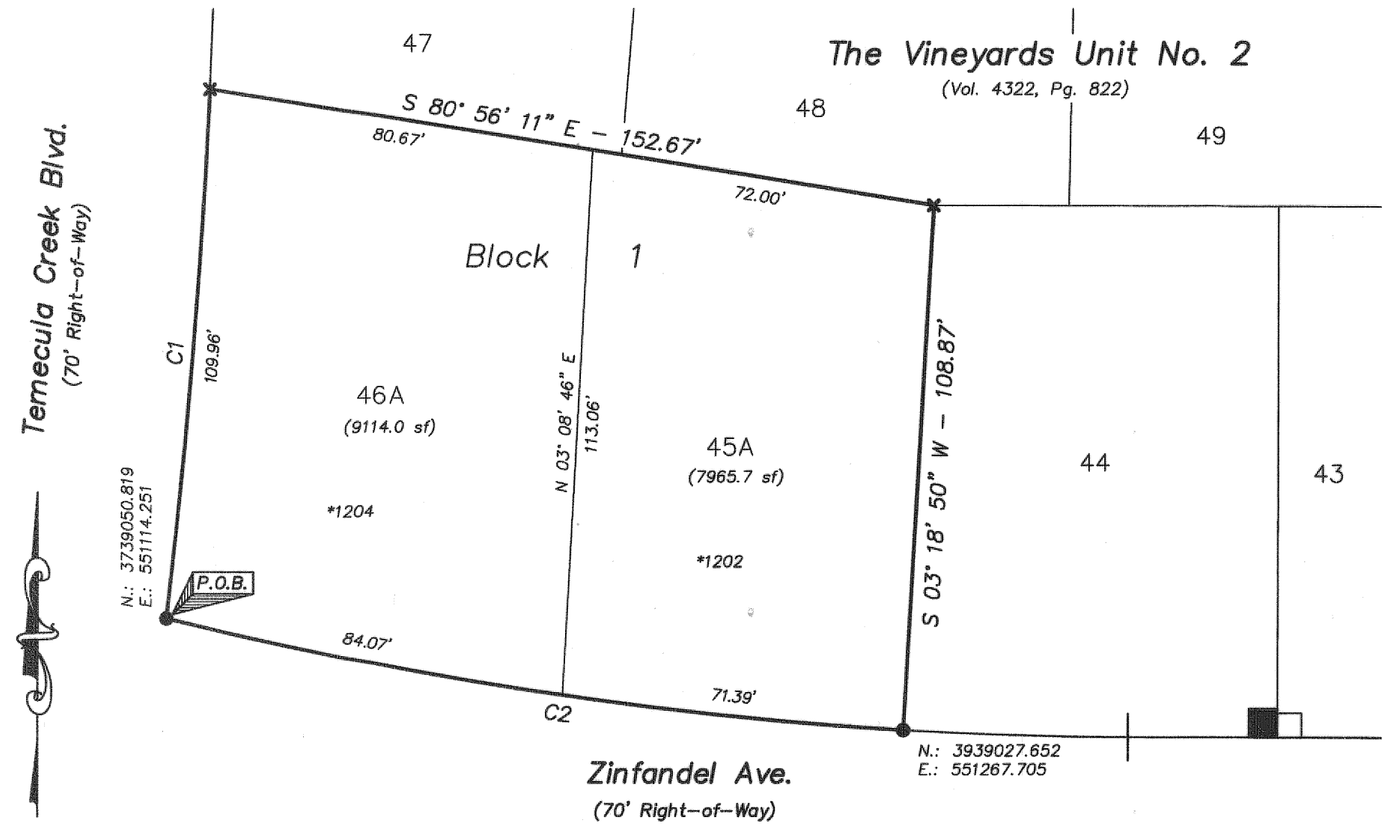

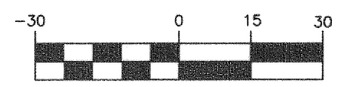

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NOTES

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6. ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.

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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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 6TH DAY OF SEPTEMBER, 2014.

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER)(

THAT THOMAS W. NIELSEN, MANAGER OF AMARILLO VINEYARDS, LLC, BEING THE OWNER OF LOT 45 SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 10TH DAY OF SEPTEMBER, 2014.

THOMAS W. NIELSEN, MANAGER
AMARILLO VINEYARDS, LLC
2500 S. COULTER ST. STE. 104
AMARILLO, TX 79106
(619) 843-9123

ATTEST

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS W. NIELSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 10th DAY OF September, 2014.

NOTARY PUBLIC STATE OF TX

Comm. Expires 7/3/16

KRISTINA ANN HERRICK
Notary Public, State of Texas
My Commission Expires
07-03-2016

DEDICATION

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER)(

THAT LILLIAN & GARY WHEELER BEING THE OWNERS OF LOT 46 SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE VINEYARDS UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES AND EASEMENTS.

EXECUTED THIS 7TH DAY OF SEPTEMBER, 2014.

LILLIAN WHEELER
1204 ZINFANDEL
AMARILLO, TX 79124
(806) 420-8195

GARY WHEELER
1204 ZINFANDEL
AMARILLO, TX 79124
(806) 420-8195

ATTEST

STATE OF Texas
COUNTY OF Potter

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NOTARY PUBLIC STATE OF TX

Comm. Expires 7/3/16

KRISTINA ANN HERRICK
Notary Public, State of Texas
My Commission Expires
07-03-2016

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

CHAIRMAN

9-22-2014
DATE

FILED OF RECORD

9/23/14 DATE
Potter COUNTY
1262924
Clerk's File No.

The Vineyards Unit No. 3		
AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 30'	Firm No. 10090900	DRAWN BY: JA
DATE: 08/18/14		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors	806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095	DRAWING NUMBER