THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

December 3, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-73 Canode-Com Park Unit No. 44, an addition to the City of Amarillo, being an unplatted tract of land, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Cinema Dr & IH-40 W)
DEVELOPER: Mitch Patel

The Planning and Zoning Commission approved the above-mentioned item on October 27, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1265103 on November 5, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

1265103 PLAT
11/05/2014 02:28 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

APP

BLK 9 BSF

P-14-73

SEC 42

JS

I-13

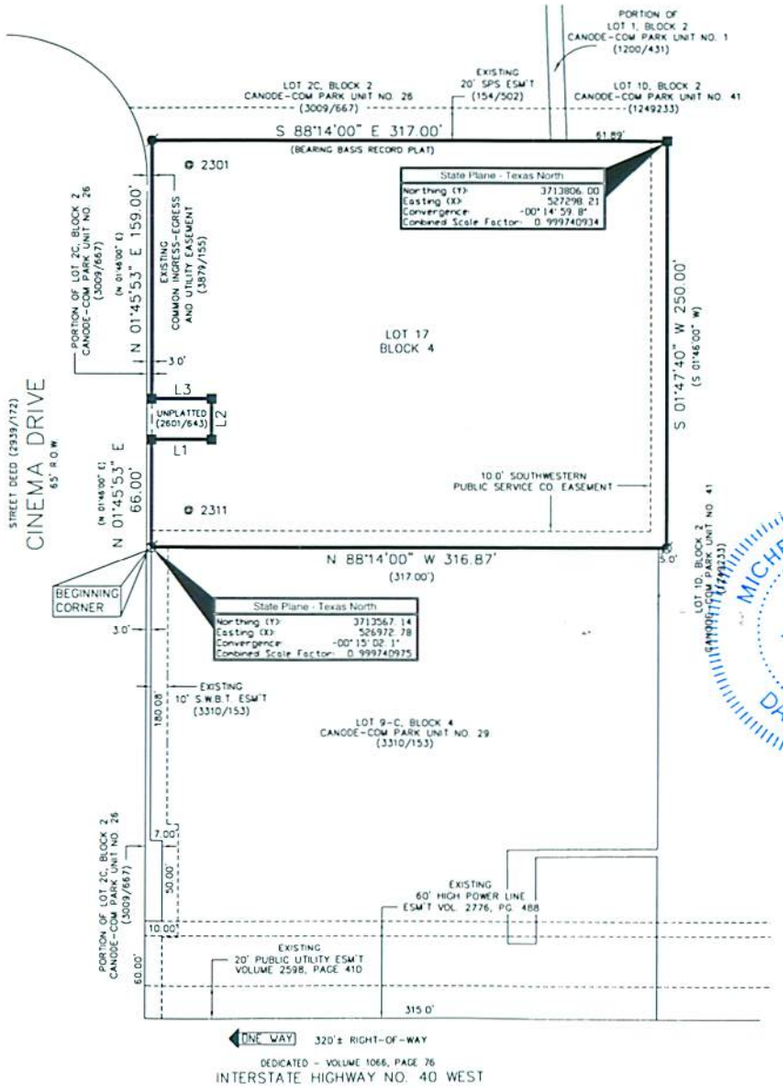
CENSUS TRACT NO. 117
AP NO. I-13

SCALE : 1" = 50'

LEGEND:

- ■ = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- ■ = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- ø = "X" cut in concrete (found)
- @1234 = address assigned by the City of Amarillo (subject to change without notice)

VICINITY MAP



GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

DEDICATION

The State of Texas §
County of Potter §

Know all man by these presents

That **Amarillo Platinum, LLC**, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as ***Canode-Com Park Unit No. 44***, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements unless noted "existing" with recorded information designated.

Executed this 13 day of October 2014

Amarillo Platinum, LLC
Mitch Patel, President
220 Jackson Meadows Drive
Hermitage, TN 37076

NOTARY ATTEST

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned authority, on this day personally appeared **Mitch Patel, President** of **Amarillo Platinum, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration herein expressed in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 13 day of October 2014

Notary Public

MICHELLE [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.00	S88°14'00"E
L2	25.00	N01°45'53"E
L3	37.00	N88°14'00"W

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 perimeter survey staked on the ground by me or by others under my direct supervision on the 19th day of April, 2007.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED WENDELL CARL STONER 5123 PROFESSIONAL LAND SURVEYOR

FILED OF RECORD:
11-5-14 date
POTTER county
1265103

NOTES

1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.

2.) This plat does not lie within flood hazard area zone "A" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0510C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zone "A" as shown on the referred F.E.M.A. F.I.R.M., which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.

3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and noted within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).

4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

DESCRIPTION

A 1.80 acre tract of land being a portion of the "Vacated" B.N.S.F. Railroad right-of-way as described in that certain Deed without Warranty recorded in Volume 2908, Page 456 of the Official Public Records of Potter County, Texas and a portion of a 35.4653 acre tract of land described in that certain Warranty Deed recorded in Volume 2601, Page 643 of the Official Public Records of Potter County, Texas, all being in Section 42, Block 9, B. S. & F. Survey, Potter County, Texas, and said 1.80 acre tract of land being described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete, found at the most northerly northwest corner of Lot 9-C, Block 4 of 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;

Thence N 01° 45' 53" E., 66.00 feet along the east line of Lot 2-C, Block 2 of Canode-Com Park Unit No. 26, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3009, Page 667 of the Official Public Records of Potter County, Texas to a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" set;

Thence S. 88° 14' 00" E., 37.00 feet to a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 01° 45' 53" E., 25.00 feet a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 88° 14' 00" W., 37.00 feet to a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in the east line of said Lot 2-C;

Thence N. 01° 45' 53" E., 159.00 feet along the east line of said Lot 2-C to a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land;

Thence S. 88° 14' 00" E., bearing basis per record plat, 317.00 feet along the most easterly south line of said Lot 2-C to a ½ inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" set at the northwest corner of Lot 9-D of said Block 4 of Canode-Com Park Unit No. 29 and the northeast corner of this tract of land;

Thence S. 01° 47' 40" W., 250.00 feet to a "X" cut in concrete, found at the northeast corner of said Lot 9-C, and the southeast corner of this tract of land;

Thence N. 88° 14' 00" W., 316.87 feet along the north line of said Lot 9-C to the **POINT OF BEGINNING**.

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, this 27 day of October

Chairman

Canode-Com Park Unit No. 44

an addition to the City of Amarillo, being an unplatted tract of land in Section 42, Block 9, B.S. & F. Survey, Potter County, Texas
1.80 ± Acres

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

B-63

ANNEX
ROBERT KEYS & ASSOCIAT **T A X C E R T I F I C A T E** NO. 93847

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: AMARILLO PLATINUM LLC
ADDRESS: 226 JACKSON MEADOWS DR
HERMITAGE TN 37076

PROPERTY DESCRIPTION
==========
SECT 42 B S & F
LOT BLOCK 0009
250FT N X 317FT E BEG
AT NW COR OF CANODE=COM
PK UNIT 29 LESS 25X37 FT SIGN TR

PROPERTY ACCOUNT NUMBER: R 370 0420 2470.0 **TAXES FOR 2014 ARE $** 6,040.68
Acres: 1.8000 **Randall County Market Value:** 468,270
2014 Taxes WITHOUT Exemptions $ 6,040.68

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ **.00**

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine M Murray
DEPUTY

11/ 4/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED and RECORDED

Instrument Number: 1265103

Filing and Recording Date: 11/05/2014 02:28:54 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.

Julie Smith, County Clerk
Potter County, Texas

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

msmith

CENSUS TRACT NO. 117
AP NO. I-13

N
W E
S

-50' 0' 50' 100'

SCALE : 1" = 50'

LEGEND:

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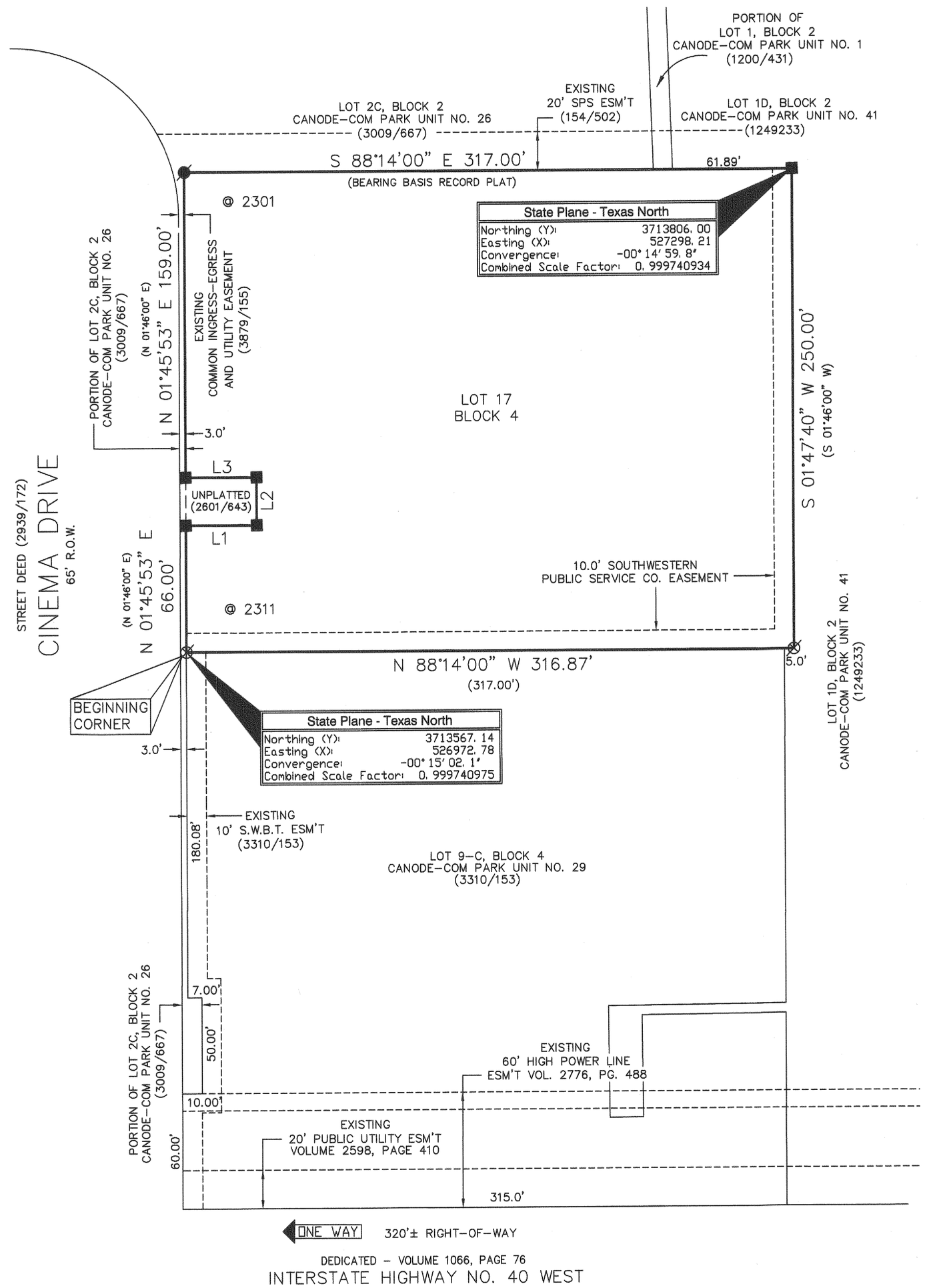

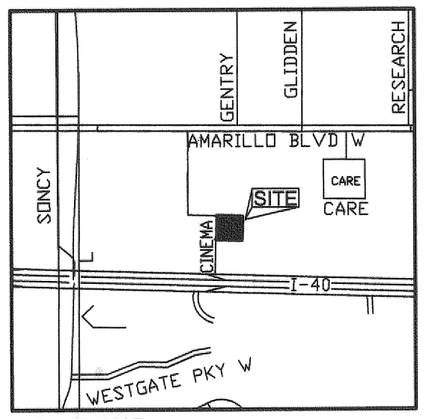

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Mitch Patel - President
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County of DAVIDSON §

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MICHELLE MCCOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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