THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

March 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-33 Canode-Com Park Unit No. 42, an addition to the City of Amarillo, being a replat of a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38 and Lot 4, Block 2, Canode-Com Park Addition, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: W Ama Blvd & Soncy Rd/Loop 335) DEVELOPER: George Chapman

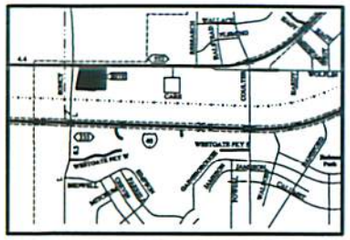
The Planning and Zoning Commission approved the above-mentioned item on February 9, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1269696 on February 13, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK9 B5+F

2010 CENSUS TRACT # 117 A.P. I-13

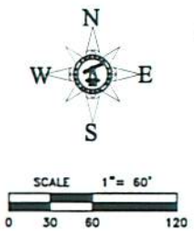


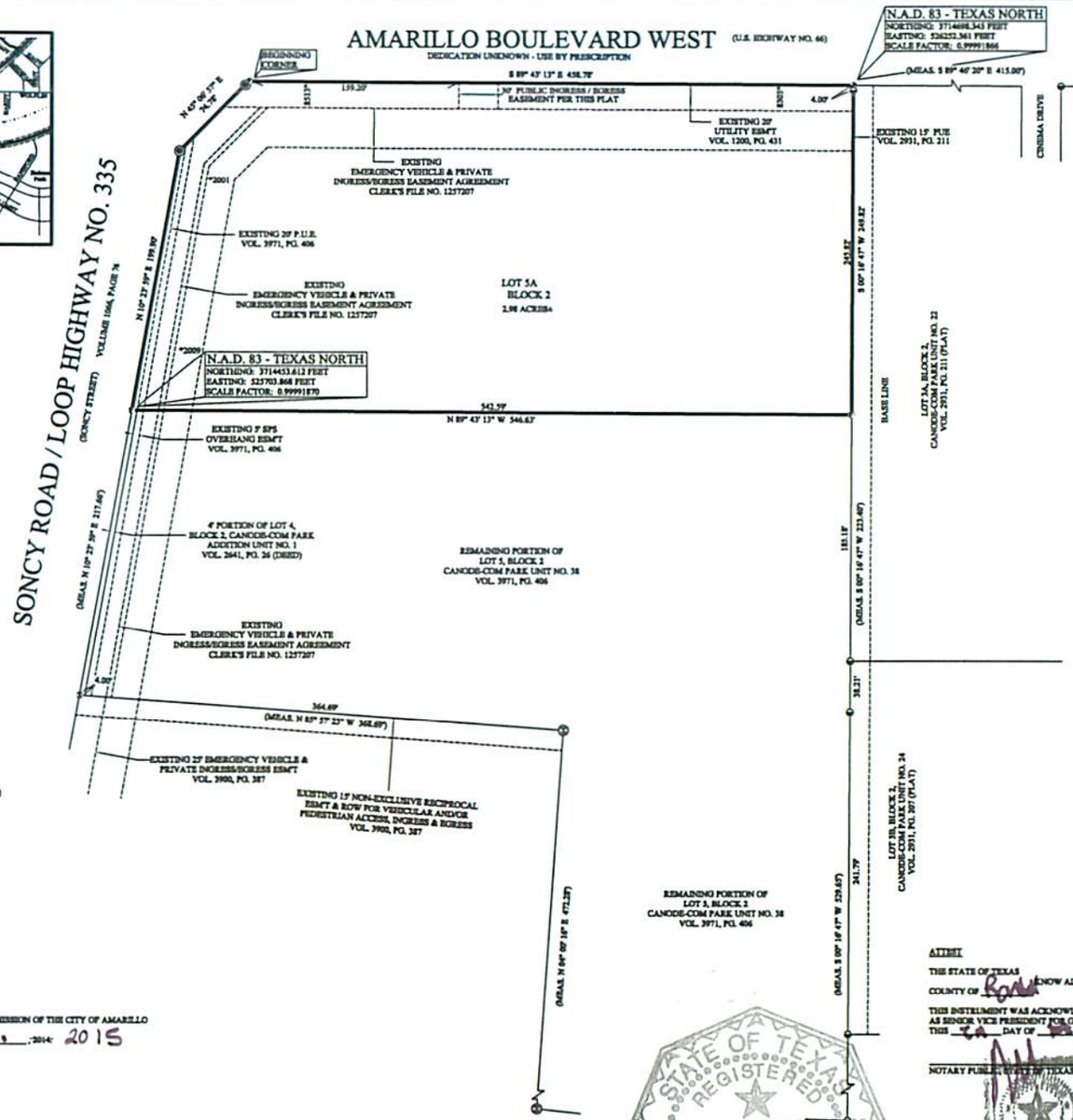
VICINITY MAP

NOT TO SCALE

LEGEND:

⊕	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
⊕	1/2" IRON ROD W/FURMAN CAP FND
⊕	1/2" IRON ROD FND
⊗	"X" IN CONCRETE SET
Σ	"X" IN CONCRETE SET
●	BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT FND
EMT.	EASEMENT
RM	RECORD MONUMENT
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
S.P.S.	SOUTHWESTERN PUBLIC SERVICE
PUE	PUBLIC UTILITY EASEMENT





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 COMMUNITY PANEL NO. 480529- 0510-C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

4) 30 FOOT PUBLIC INGRESS / EGRESS EASEMENT CONTAINS 600 SQ. FT.±

DESCRIPTION

A 2.98± acre tract of land situated in Section 42, Block 9, B.S. & F. Survey, Potter County, Texas and being a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, an addition to the City of Amarillo, Potter County, Texas according to the map or plat thereof recorded in Volume 3971, Page 406 of the Official Public Records, Potter County, Texas and also being a portion of Lot 4, Block 2, 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 of the Deed Records, Potter County, Texas, said 5.91± acre tract being a portion of a 30.202 acre tract of land as described by that certain instrument of conveyance recorded in Volume 2641, Page 26 of the Official Public Records, Potter County, Texas and having been surveyed on the ground by Furman Land Surveyors, Inc. on April 11, 2014 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Northerly Northwest corner of the herein described tract of land, same point being the most Northerly Northwest corner of said 30.202 acre tract of land;

THENCE South 89° 43' 13" East along the North line of said Lot 4, Block 2, Canode-Com Park Addition, same being the South monumented right-of-way line of Amarillo Boulevard West, a distance of 458.78 feet to a 1/2 inch iron rod found at the Northeast corner of this tract of land, same point being the Northwest corner of Lot 3A, Block 2, Canode-Com Park Unit No. 22, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 2931, Page 211 of the Official Public Records, Potter County, Texas;

THENCE South 00° 16' 47" West (base line), at 4.00 feet passing a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Northeast corner of said Lot 5, Block 2, Canode-Com Park Unit No. 38, a total distance of 249.82 feet to a ½ inch iron rod with cap stamped "FURMAN RPLS" set at the southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Southwest corner of said Lot 3A bears South 00° 16' 47" West, 185.18 feet;

THENCE North 89° 43' 13" West, at 542.59 feet passing the West line of said Lot 5, Block 2, a total distance of 546.63 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Northeasterly monumented right-of-way line of Loop Highway No. 335 (Soncy Street) at the Southwest corner of this tract of land;

THENCE North 10° 23' 59" East along the Northeasterly right-of-way line of said Loop Highway No. 335, a distance of 199.90 feet to a brass cap highway right-of-way monument found as called for at the most Westerly Northwest corner of said 30.202 acre tract of land and also being the most Westerly Northwest corner of this tract of land;

THENCE North 45° 00' 57" East, at 70.48 feet passing a brass cap highway right-of-way monument found, a total distance of 74.78 feet to the PLACE OF BEGINNING and containing a computed area of 2.98 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, GREAT PLAINS AG CREDIT, FLCA, 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 CANODE-COM PARK UNIT NO. 42, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 2nd DAY OF Feb, 2014.

GREAT PLAINS AG CREDIT, FLCA
BY: EDDIE YORK - SENIOR VICE PRESIDENT
5701 W. INTERSTATE 40
AMARILLO, TEXAS 79106
(806) 376-4669

ATTEST

THE STATE OF TEXAS
COUNTY OF Ronda
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDDIE YORK AS SENIOR VICE PRESIDENT FOR GREAT PLAINS AG CREDIT, FLCA, THIS 2nd DAY OF Feb, 2014.

NOTARY PUBLIC, STATE OF TEXAS

JOHN A. VENTURA
MY COMMISSION EXPIRES
January 7, 2018

CANODE-COM PARK
UNIT NO. 42

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 2 CANODE-COM PARK UNIT NO. 38 AND LOT 4, BLOCK 2, CANODE-COM PARK ADDITION, OUT OF SECTION 42, BLOCK 9, B.S.&F. SURVEY POTTER COUNTY, TEXAS
2.98± ACRES

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS ON THIS 9th DAY OF Feb., 2014. 2015

CHAIRMAN

STATE OF TEXAS REGISTERED HEATHER LYNN LEMONS 5712 PROFESSIONAL LAND SURVEYOR

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 14 DAY OF APRIL, 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

DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10010400 & 10010401

P.O. BOX 1415 - AMARILLO, TEXAS 79105 - (806) 376-4266 - FAX (806) 376-4268
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1401 - FAX (806) 934-1402

PROJECT NO. 1415523PLAT FILE NO. I-13
DRAWING NO. P:\SUB 14\Potter\I-13\1415523PLAT

FILED OF RECORD
2-13-15 POTTER
(DATE) (COUNTY)
12696916
CLERK'S DOCUMENT NO.

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

P-14-33

SEC 42

D-171

I-13

JS

1269696 PLAT
02/13/2015 01:26 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

Through Tax Year
2014

TAX CERTIFICATE

Certificate #
6503

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

Property Information

Property ID: 141089 Geo ID: 575401760
Legal Acres: 2.9800
Legal Desc: CANODE-COM PARK # 38 LOT BLOCK 0002 IRREG 2.98 AC OF LOT 5 BEG IN NW COR
Situs: W AMARILLO BLVD AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100152707 100.00%
GREAT PLAINS AG CREDIT FLCA
ATTN TIM MCDONALD
PO BOX 50060
AMARILLO, TX 79159-0060

For Entities

AMA COLLEGE
AMARILLO
HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	1,038,464
Productivity Market:	0
Productivity Use:	0
Assessed Value	1,038,464

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: 02/06/2015 Total Due if paid by: 02/28/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	6,584.07
AMARILLO	3,583.64
HIGH PLAINS WATER	83.28
AMA COLLEGE	2,154.81

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 02/06/2015
Requested By: GREAT PLAINS AG CREDIT FL
Fee Amount: *10.00*
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation Inc

FILED and RECORDED

Instrument Number: 1269696

Filing and Recording Date: 02/13/2015 01:26:21 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

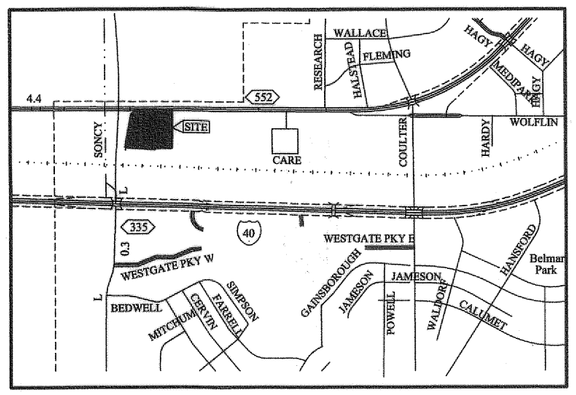
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

Re 1269696

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

2010 CENSUS TRACT # 117 A.P. I-13



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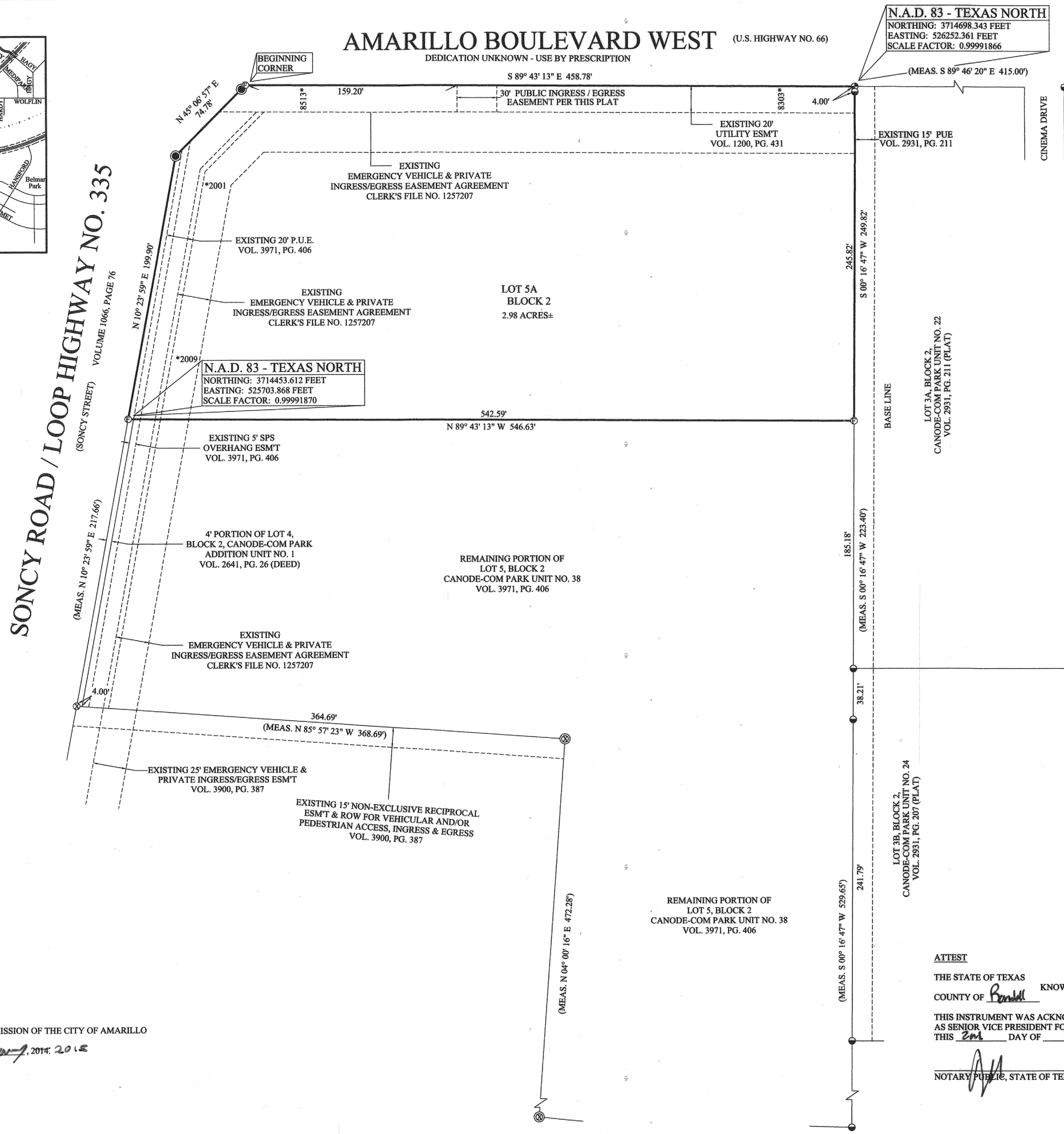
S.P.S.	SOUTHWESTERN PUBLIC SERVICE
PUE	PUBLIC UTILITY EASEMENT

SCALE 1"= 60'

0 30 60 120



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EXECUTED THIS 2nd DAY OF Feb, 2014.

GREAT PLAINS AG CREDIT, FLCA
BY: EDDIE YORK - SENIOR VICE PRESIDENT
5701 W. INTERSTATE 40
AMARILLO, TEXAS 79106
(806) 376-4669

ATTEST

THE STATE OF TEXAS
COUNTY OF Randall
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDDIE YORK AS SENIOR VICE PRESIDENT FOR GREAT PLAINS AG CREDIT, FLCA, THIS 2nd DAY OF Feb, 2014.

NOTARY PUBLIC, STATE OF TEXAS

JOHN A VENTURA
NY COMMISSION EXPIRES
January 7, 2018

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 9th DAY OF February, 2014. 2015

CHAIRMAN

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

FILED OF RECORD

2-13-15 (DATE) Potter (COUNTY)

1269696
CLERK'S DOCUMENT NO.

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 14 DAY OF APRIL, 2014.

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

STATE OF TEXAS REGISTERED HEATHER LYNN LEMONS 5712 PROFESSIONAL LAND SURVEYOR

CANODE-COM PARK UNIT NO. 42

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 2 CANODE-COM PARK UNIT NO. 38 AND LOT 4, BLOCK 2, CANODE-COM PARK ADDITION, OUT OF SECTION 42, BLOCK 9, B.S.&F. SURVEY POTTER COUNTY, TEXAS
2.98± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
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CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

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