THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

April 27, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-60 Sunset Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land, out of Section 171, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 21st Ave & Madison St)
DEVELOPER: Howard Reese Beddingfield

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 #1269694 on February 13, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK 2 AB+M

SEC 171

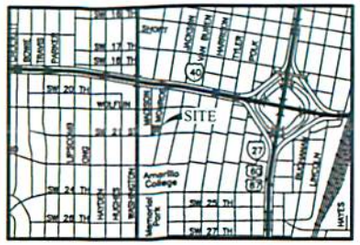
P-14-40

N-13

JS

2010 CENSUS TRACT # 147

A.P. N-13



VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 3/4" IRON PIPE FND
- 1/2" IRON ROD W/CAP FND
- 3/8" IRON ROD W/CAP FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT

N
W E
S

SCALE 1" = 20'

0 10 20 40

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. 48375C0530C, 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) A 5'x5' RIGHT-OF-WAY DEDICATION PER THIS PLAT CONTAINS 12.5 SQ. FT.

APPROVAL

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

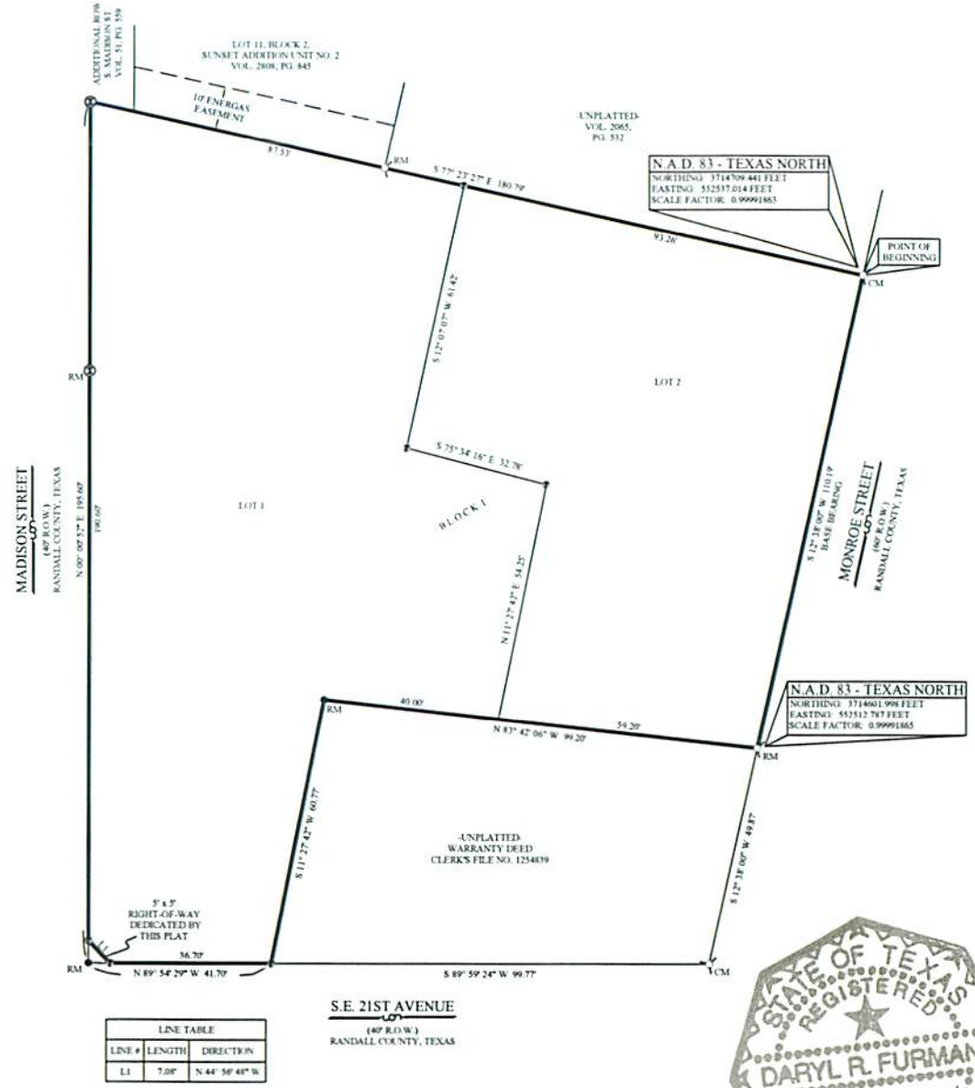
CHAIRMAN

FILED OF RECORD 2-13-15 (DATE) POTTER (COUNTY)

12694 CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

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



S.E. 21ST AVENUE
(40' R.O.W.)
RANDALL COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.08'	N 44°50'48" W

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOWARD REESE BEDDINGFIELD THIS 28th DAY OF January, 2015.

NOTARY PUBLIC, STATE OF TEXAS

DESCRIPTION

A 0.53± acre tract of land situated in Section 171, Block 2, AB&M Survey, Potter County, Texas, being Tracts 1 and 2, as recorded in Clerks File No. 1244982, Official Public Record, Potter County, Texas, an irregular tract out land recorded in Clerk's File No. 1251012, Official Public Record, Potter County, Texas, and an irregular tract of land as described in Clerk's File No. 1244994, Official Public Record, Potter County, Texas, said 0.53± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on August 5, 2014 and being more particularly described by metes and bounds as follows:

Beginning at a 3/4" iron pipe found and as referenced on Sunset Addition Unit 2 , an Addition to the City of Amarillo as recorded in Volume 2808 and Page 845, Official Public Record, Potter County, Texas, same being a point in the Westerly Right Of Way line of S. Monroe Street and being the most Southerly corner of a tract of land described in that certain instrument recorded under Clerks File # 1232948, Official Public Record, Potter County, Texas, the POINT OF BEGINNING of this tract,

Thence S 12°38'00"W, along said Westerly line of S. Monroe Street, 110.19 feet to a 3/4" iron pipe found, the most Easterly Southeast corner of this tract, same being the Northeasterly corner of a tract of land described in that certain instrument recorded under Clerks File # 1254839, Official Public Record, Potter County, Texas, from whence a 3/4" iron pipe found bears S 12°38'00"W (Base Bearing), 49.87 feet,

Thence N 83°42'06" W, along the Northerly line of said tract of land recorded under Clerks File # 1254839, 99.20 feet to a 3/8" iron rod found, an interior corner of this tract,

Thence S 11°27'42" W, along the Westerly line of said tract of land recorded under Clerks File # 1254839, 60.77 feet to the North Right Of Way line of SE 21st ST, the most Southerly Southeast corner of this tract,

Thence N 89°54' 29" W, along the North Right Of Way line of SE 21st ST, 41.70 feet to a 3/8" iron rod found, the Southwest corner of this tract of land, same being the intersection of the North Right Of Way line of SE 21st St. and the East Right Of Way line of S. Madison St.,

Thence N 00°00'52" E, along the East Right Of Way line of S. Madison St., at 134.06 feet pass an 'X' in concrete found, continue a total distance of 195.60 feet to point, the Northeast corner of this tract,

Thence S 77°23'27" E, at 10.25' pass a point for the Southwest corner of said Sunset Addition Unit 2, thence along the Southerly line of said Sunset Addition Unit 2, at 68.80 feet pass a 3/4" iron pipe found for the most Southerly Southeast corner of Sunset Addition Unit 2, continuing S 77°23'27"E, along the Southerly line of said tract of land recorded in Clerks File # 1232948 for a total distance of 180.79 feet to the POINT OF BEGINNING and containing 0.53 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL

THAT THE UNDERSIGNED, MADISON MONROE VENTURES, LLC, 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 SUNSET ADDITION UNIT NO. 3, 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 28th DAY OF January, 2015.

MADISON MONROE VENTURES, LLC
HOWARD REESE BEDDINGFIELD, MGR
2607 WOLFIN AVENUE, SUITE 20
AMARILLO, TEXAS 79109
(806) 584-0094

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 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 23RD DAY OF JANUARY, 2015.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

SUNSET ADDITION UNIT NO. 3

AN ADDITION TO
THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND IN
POTTER COUNTY, TEXAS
IN SECTION 171, BLOCK 2, A.B.&M. SURVEY
POTTER COUNTY, TEXAS
0.53± ACRES

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. MARK, RPLS - LANDON M. STOKER, RPLS
HEATHER LYNN LEMONS, RPLS - NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10193903 & 10193901

P.O. BOX 1416 AMARILLO, TEXAS 79105 (806) 374-4240 FAX (806) 374-4248
P.O. BOX 464 DUMAS, TEXAS 79029 (806) 934-1405 FAX (806) 934-1407

PROJECT NO. 1415007 FILE NO. N-13
DRAWING NO. Z:\Dwg 14\POTTER\N-13\1415007\

1269694 PLAT
02/13/2015 01:16 PM Total Pages: 5
Julie Smith, County Clerk - Potter County, Texas

D-170

Through Tax Year 2014		Certificate # 6470

TAX CERTIFICATE

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

Property Information

Property ID: 41436 Geo ID: 20017105150
Legal Acres: 0.0000
Legal Desc: SECT 171 A B & M LOT BLOCK 0002 IRREG 50FT TR BEG 50FT N OF INTERSECTION OF 21ST AVE & MONROE ST
Situs: 2016 S MONROE ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100155496 100.00%
MADISON MONROE VENTURES LLC
2607 WOLFLIN AVE STE 206
AMARILLO, TX 79109-1825

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	80,583
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	7,236
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	87,819

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: 01/27/2015 Total Due if paid by: 01/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	556.79
AMARILLO	303.05
PANHANDLE WD	7.04
AMA COLLEGE	182.22
AMARILLO ISD	1,044.17

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: 01/27/2015
Requested By: MADISON MONROE VENTURES L
Fee Amount: 10.00
Reference #:

True Automation, Inc

Through Tax Year 2014		Certificate # 6471

TAX CERTIFICATE

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

Property Information

Property ID: 41434 Geo ID: 20017105050
Legal Acres: 0.0000
Legal Desc: SECT 171 A B & M LOT BLOCK 0002 IRREG 61.49FT TR BEG 444.61FT S & 345FT E OF NW COR OF SECT
Situs: 2015 S MADISON ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100155496 100.00%
MADISON MONROE VENTURES LLC
2607 WOLFLIN AVE STE 206
AMARILLO, TX 79109-1825

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	60,582
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	8,302
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	68,884

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: 01/27/2015 Total Due if paid by: 01/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	436.73
AMARILLO	237.71
PANHANDLE WD	5.52
AMA COLLEGE	142.94
AMARILLO ISD	819.03

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: 01/27/2015
Requested By: MADISON MONROE VENTURES L
Fee Amount: 10.00
Reference #:

True Automation, Inc

Through Tax Year 2014		Certificate # 6469

TAX CERTIFICATE

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

Property Information

Property ID: 41440 Geo ID: 20017105300
Legal Acres: 0.0000
Legal Desc: SECT 171 A B & M LOT BLOCK 0002 IRREG TR BEG 506.1FT S & 345FT E OF NW COR OF SECT
Situs: 2014 S MONROE ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100155496 100.00%
MADISON MONROE VENTURES LLC
2607 WOLFLIN AVE STE 206
AMARILLO, TX 79109-1825

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	201,696
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	12,700
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	214,396

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: 01/27/2015 Total Due if paid by: 01/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	1,359.31
AMARILLO	739.85
PANHANDLE WD	17.19
AMA COLLEGE	444.87
AMARILLO ISD	2,549.17

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)].

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Signature of Authorized Officer of Collecting Office

Date of Issue: 01/27/2015
Requested By: MADISON MONROE VENTURES L
Fee Amount: 10.00
Reference #:

True Automation, Inc

FILED and RECORDED

Instrument Number: 1269694

Filing and Recording Date: 02/13/2015 01:16:38 PM Pages: 5 Recording Fee: $43.00

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

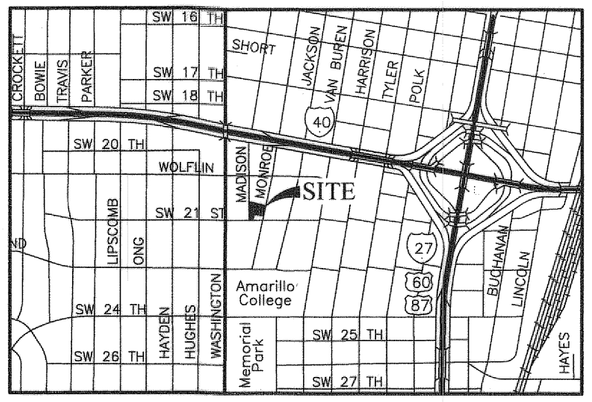
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

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

Re 1269694

2010 CENSUS TRACT # 147 A.P. N-13



VICINITY MAP

NOT TO SCALE

LEGEND:

	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
	1/2" IRON ROD W/CAP FND
	3/4" IRON PIPE FND
	1/2" IRON ROD W/CAP FND
	3/8" IRON ROD W/CAP FND
RM	RECORD MONUMENT
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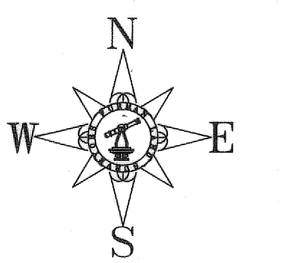

SCALE 1"= 20'

0 10 20 40

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. 48375C0530C, 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.

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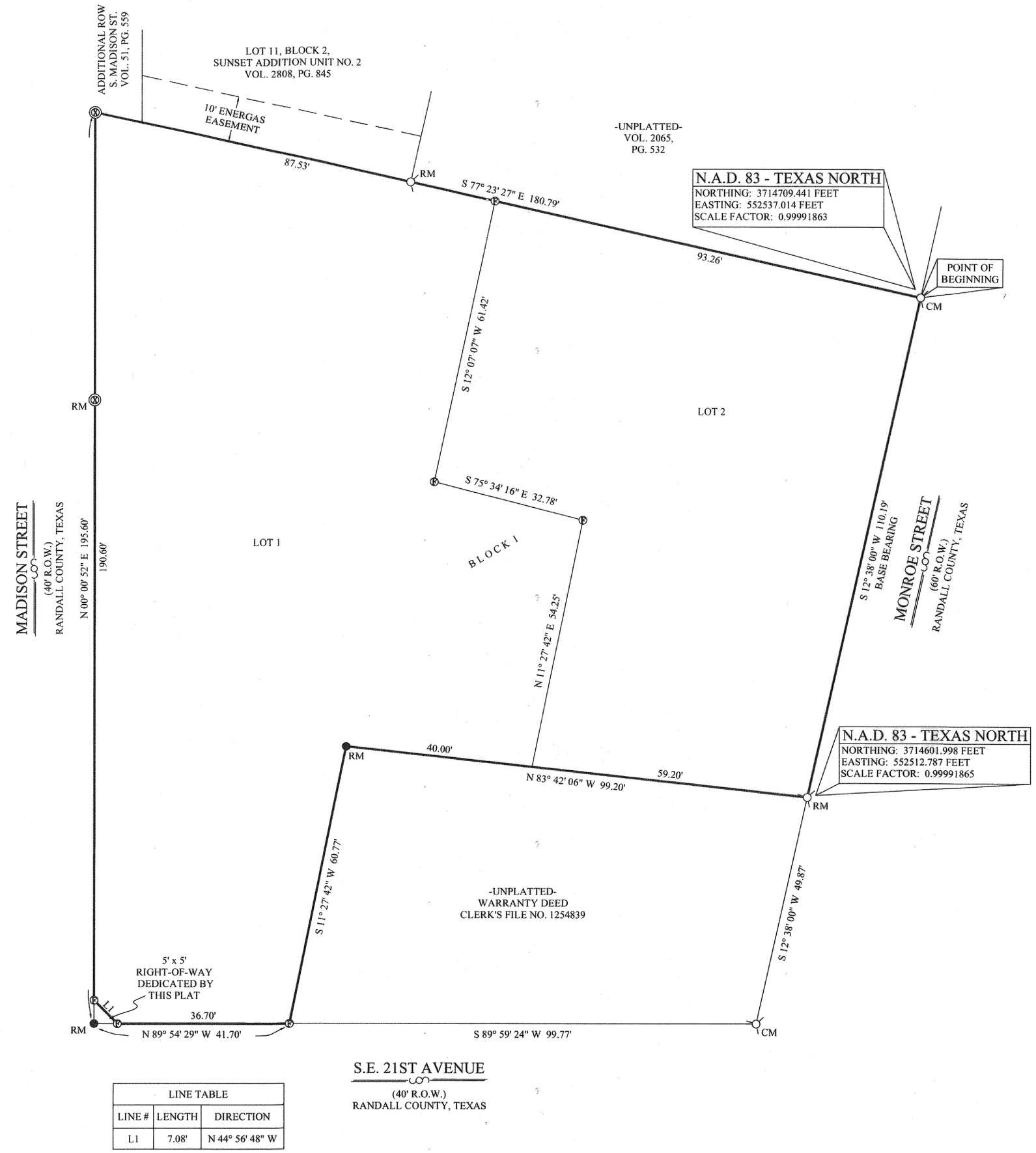

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.08'	N 44° 56' 48" W

DESCRIPTION

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Thence S 12°38'00"W, along said Westerly line of S. Monroe Street, 110.19 feet to a 3/4" iron pipe found, the most Easterly Southeast corner of this tract, same being the Northeasterly corner of a tract of land described in that certain instrument recorded under Clerks File # 1254839, Official Public Record, Potter County, Texas, from whence a 3/4" iron pipe found bears S 12°38'00"W (Base Bearing), 49.87 feet;

Thence N 83°42'06" W, along the Northerly line of said tract of land recorded under Clerks File # 1254839, 99.20 feet to a 3/8" iron rod found, an interior corner of this tract;

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Thence N 89 54' 29" W, along the North Right Of Way line of SE 21st ST, 41.70 feet to a 3/8" iron rod found, the Southwest corner of this tract of land, same being the intersection of the North Right Of Way line of SE 21st St. and the East Right Of Way line of S. Madison St.;

Thence N 00°00'52" E, along the East Right Of Way line of S. Madison St., at 134.06 feet pass an 'X' in concrete found, continue a total distance of 195.60 feet to point, the Northeast corner of this tract;

Thence S 77°23'27" E, at 10.25' pass a point for the Southwest corner of said Sunset Addition Unit 2, thence along the Southerly line of said Sunset Addition Unit 2, at 68.80 feet pass a 3/4" iron pipe found for the most Southerly Southeast corner of Sunset Addition Unit 2, continuing S 77°23'27"E, along the Southerly line of said tract of land recorded in Clerks File # 1232948 for a total distance of 180.79 feet to the POINT OF BEGINNING and containing 0.53 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, MADISON MONROE VENTURES, LLC, 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 SUNSET ADDITION UNIT NO. 3, 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 28th DAY OF January, 2015.

H. Reese Beddingfield, Mgr.

MADISON MONROE VENTURES, LLC
HOWARD REESE BEDDINGFIELD
2607 WOLFIN AVENUE, SUITE 206
AMARILLO, TEXAS 79109
(806) 584-0094

SUNSET ADDITION UNIT NO. 3

AN ADDITION TO
THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND IN
POTTER COUNTY, TEXAS
IN SECTION 171, BLOCK 2, A.B.&M. SURVEY
POTTER COUNTY, TEXAS
0.53± ACRES

APPROVAL

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

CHAIRMAN

FILED OF RECORD 2-13-15 (DATE) Potter (COUNTY)

129694
CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

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

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOWARD REESE BEDDINGFIELD. THIS 28th DAY OF January, 2015.

NOTARY PUBLIC, STATE OF TEXAS

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STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN R.P.L.S. 5374
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 #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

PROJECT NO. 1415997 FILE NO. N-13
DRAWING NO. X:\Dwg 14\POTTER\N-13\1415997\