

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

March 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-94 Lawrence Place Unit No. 34, an addition to the City of Amarillo, being a replat of a portion of Block 6, Lawrence Place replat and all of Lot 12A, Block 5, Lawrence Place Unit No. 28, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Wolflin Ave & Western St)
DEVELOPER: Michael Trenary

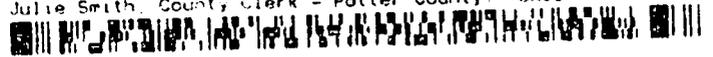
The Designated Official for the City of Amarillo approved the above-mentioned item on January 8, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1268392 on January 15, 2015. Please post your records accordingly.



Kelley Shaw, Planning Director

SCRIVENER'S ERROR AFFIDAVIT

1269704 AF
02/13/2015 02:14 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, Texas

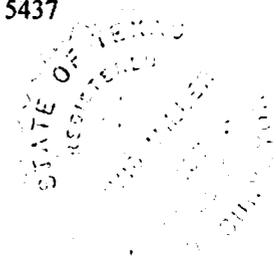


I, David Miller, a Registered Professional Land Surveyor, in the State of Texas, do hereby acknowledge the foregoing correction be made on Lawrence Place Unit No. 34, an Addition to the City of Amarillo, Potter County, Texas, thereby correcting a Scrivener's Error, said correction as follows:

In the subdivision description under the title of Lawrence Place Unit No. 34, center top of plat, it is denoted: In Section 186 in which the true Section No. is 227.

Lawrence Place Unit No. 34 is recorded in File No. 1268392 of the Official Public Records of Potter County, Texas, dated January 15, 2015.

David Miller, R.P.L.S.
Registration No. 5437
Amarillo, Texas



Attest:

THE STATE OF TEXAS
COUNTY OF POTTER

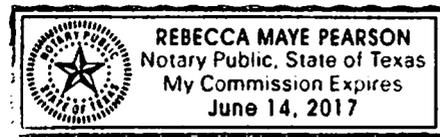
Before me, the undersigned authority, on this day personally appeared David Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expresses.

Given under my hand and seal of authority

On this 30th day of January, 2015.

NOTARY PUBLIC STATE OF TEXAS

Comm. Expires June 14, 2017



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

Property Information	
Property ID: 95889	Geo ID: 4450002485
Legal Acres: 0.0000	
Legal Desc: LAWRENCE PLACE # 28 LOT 012A	BLOCK 0005
Situs: 4111 WOLFLIN AVE	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100156768 100.00%
BURNETT TRUST
BURNETT BILLY D TRUSTEE
ATTN BARRY BURNETT MANAGING TRSTE
2106 W MAGNOLIA BLVD
BURBANK, CA 91506-1732

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 379,163
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 510,858
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 890,021

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: 12/17/2014

Total Due if paid by: 12/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	5,642.91
AMARILLO	3,071.37
PANHANDLE WD	71.38
AMA COLLEGE	1,846.79
AMARILLO ISD	10,582.35

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: 12/17/2014
Requested By: TITUS LAND SURVEYING INC
Fee Amount: 10.00
Reference #: R04450002485


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 19145	Geo ID: 4450002525
Legal Acres: 0.0000	
Legal Desc: LAWRENCE PLACE REPL LOT	BLOCK 0006 185FT
	E X 120FT S BEG OF BLOCK BEG 120FT E OF NW
	COR
Situs: 4119 WOLFLIN AVE	AMARILLO, TX 79102
DBA:	
Exemptions:	

Owner ID: 100032903 100.00%
NARRELL PROPERTY
MANANGMENT LLC
1921 LAS TECOVAS TRL
AMARILLO, TX 79124-2703

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 87,391
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 99,900
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 187,291

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: 12/17/2014			Total Due if paid by: 12/31/2014			0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	1,187.46
AMARILLO	646.32
PANHANDLE WD	15.02
AMA COLLEGE	388.62
AMARILLO ISD	2,226.89

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: 12/17/2014
Requested By: TITUS LAND SURVEYING INC
Fee Amount: 10.00
Reference #: R044 5000 2525


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1268392

Filing and Recording Date: 01/15/2015 03:49:21 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.



A handwritten signature in cursive script that reads "Julie Smith".

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 1268392

LAWRENCE PLACE UNIT No. 34

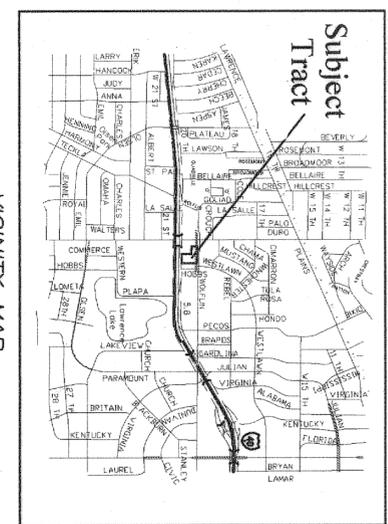
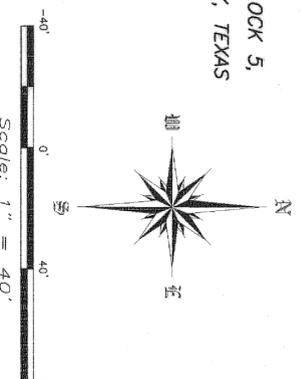
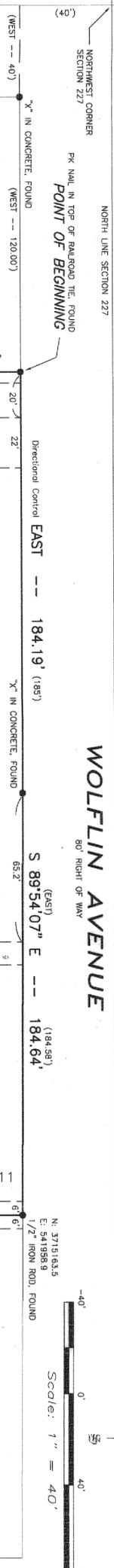
AN ADDITION TO THE CITY OF AMARILLO

BEING A REPLAT OF A PORTION BLOCK 6, LAWRENCE PLACE REPLAT AND ALL OF LOT 12-A, BLOCK 5, LAWRENCE PLACE UNIT No. 28, IN SECTION 186, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS

1.811 ACRES

LEGEND

- MONUMENTS FOUND AS NOTED
- * ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)



LEGAL DESCRIPTION

Being a 1.811 acre (78,776.9 square feet) tract out of Block 6, Lawrence Place Replat, a Subdivision of the West part of Section No. 227, in Block 2, A, B, & M, Survey, Potter and Randall Counties, Texas, according to the recorded plat thereof, of record in Volume 500, Page 326 of the Deed Records of Potter County, Texas, being the same tract of land as described in that certain Warranty Deed of record in Volume 3821, Page 232 of the Official Public Records of Potter County, Texas, and Lot 12-A, Block 5 of Lawrence Place Unit No. 28, an Addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 2876, Page 631 of the Official Public Records of Potter County, Texas, said 1.811 acre tract of land being further described by metes and bounds as follows:

BEGINNING at a BK nail in the top of a railroad tie, found in the South right-of-way line of Wolfelin Avenue, being the Northeast corner of a 0.3306 acre tract of land as described in that certain Warranty Deed of record in Volume 2969, Page 28 of the Official Public Records of Potter County, Texas, from which the Northwest corner of said Section 227 bears West, 160.0 feet and North, 40.0 feet (per deed);

THENCE East along the South right-of-way line of said Wolfelin Avenue, a distance of 184.19 feet pass an "X" in concrete, found for the Northeast corner of said Lot 12-A, Block 5 of Lawrence Place Unit No. 28, an Addition to the City of Amarillo, Potter County, Texas, continue for a total distance of 368.83 to a 1/2 inch iron rod found, the Northeast corner of said Lot 12-A, same being the Northwest corner of Lot 13, Block 5 of Lawrence Place Unit No. 33, an Addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Clerk's File No. 1260082 of the Official Public Records of Potter County, Texas;

THENCE South 00°15'18" East, along the East line of said Lot 12-A and the West line of said Lot 13, Block 5, Lawrence Place Unit No. 33, a distance of 157.14 feet to a 1/2 inch iron rod "GRISHAW PLS 1939" found;

THENCE South 00°04'41" East, along the East line of said Lot 12-A and the West line of said Lot 13, Block 5, Lawrence Place Unit No. 33, a distance of 149.97 feet to a 3/8 inch iron rod "RHS 4664" found, the Southeast corner of said Lot 12-A, same being the Southwest corner of said Lot 13, Block 5, Lawrence Place Unit No. 33, being in the North line of Interstate Highway 40;

THENCE North 89°36'06" West, along the South line of said Lot 12-A and the North line of Interstate Highway 40, a distance of 184.65 feet to a 1/2 inch iron rod "THOMAS RPS 2203" found, the Southwest corner of said Lot 12-A;

THENCE North 00°10'07" West, along the West line of said Lot 12-A, a distance of 186.14 feet to an "X" in concrete, found for the Northeast corner of Lot 7, Block 6 of Lawrence Place Unit No. 17, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, of record in Volume 1683, Page 757 of the Official Public Records of Potter County, Texas, being the Southeast corner of this tract;

THENCE West a distance of 184.57 feet to a 1/2" iron rod, found for the Southwest corner of this tract, same being the Southeast corner of said 0.3306 acre tract of land;

THENCE North 00°00'48" East, a distance of 120.00 feet to the **POINT OF BEGINNING**;

Said tract contains a computed area of 1.811 acres (78,776.9 square feet)

DEDICATION

STATE OF TEXAS § KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF POTTER §

THAT HE ASPEN AMARILLO LP, BEING THE OWNER OF THE SUBJECT TRACT SHOWN AND DESCRIBED ON THIS PLAT, HAS GRANTED SUCH LANDS TO BE RESTRICTED, RESUBDIVIDED, REPARTITIONED, RECONVEYED, RECONVEYED TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED EXISTING WITH RECORDING INFORMATION DESIGNATED.

ATTEST

EXECUTED THIS 19th DAY OF DECEMBER 2014.

JEFF WILLIAMS, PRESIDENT
HE ASPEN AMARILLO LP
8233 DOUGLAS AVENUE, STE 1300
DALLAS, TEXAS 75223



COUNTY OF Potter §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BERMAN, 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.

JEFF WILLIAMS

OPEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF DECEMBER 2014.

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS

EXECUTED THIS 9th DAY OF JANUARY 2015

DESIGNATED CITY OFFICIAL

NOTES

- 1) THIS PLAT DOES NOT LIE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 44375G03090C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS INSTRUMENT IS BASED.
- 3) PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
- 4) COORDINATES SHOWN ARE RELATIVE TO SPC WAD83 TEXAS NORTH.

FILED OF RECORD

DATE 1/15/15 POTTER COUNTY

FILE NUMBER 1268392

CERTIFICATE

I, DON ASPEN, 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 PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 18th DAY OF OCTOBER, 2014.



Titus Land Surveying, Inc.

321 SW 79th Avenue, Suite 79101
Miami, Florida 33157
Phone: 305-438-3477
Fax: 305-438-3477
www.titusland.com
Firm Registration No. 10199088

David Miller, R.P.L.S.
Registration No. 5437

GRANTEE'S ADDRESS
CITY OF AMARILLO
100 BOX 152A
AMARILLO TEXAS 79105-1971