DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

6/24/2015

Mr. G. R. Chapman
2319 Hawthorne Dr
Amarillo, Texas 79109

RE: Letter of Action: Approval- Canode-Com Park Unit No. 46 Final Plat

Mr. Chapman,

The City of Amarillo has approved your Final Plat for P-15-28 Canode-Com Park Unit No. 46, Project Number: ZB1501713 on 6/11/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1275801 on 6/12/2015. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is james.bentley@amarillo.gov or 806/378-6289.

Sincerely,

James Bentley
Planner I

1275801 PLAT
06/12/2015 10:31 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

D-187

I-13

SEC42

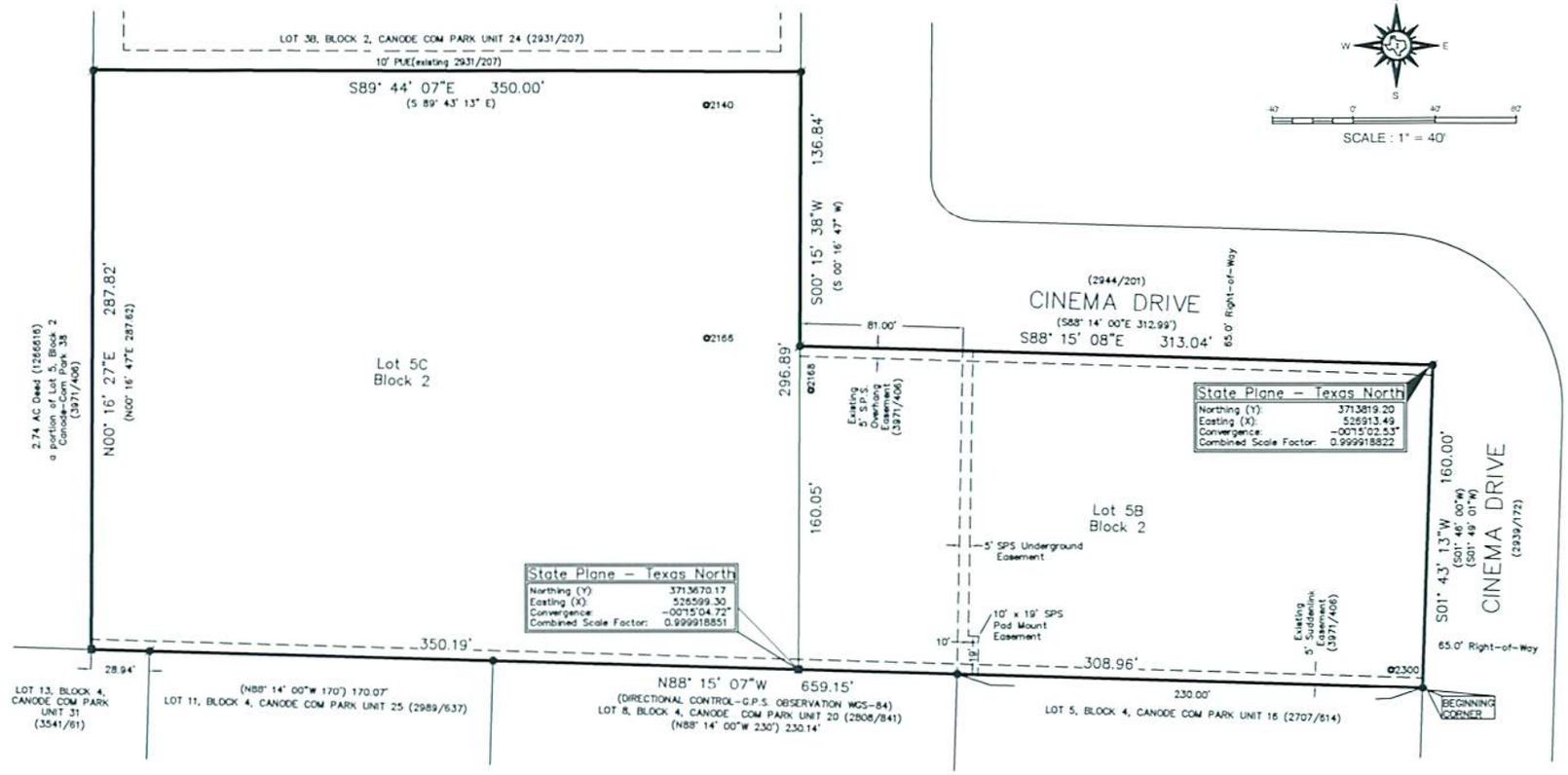
BIK9 BS+F

JS

P-15-28

APP

Census Tract No. 117
AP Map No. I-13



Vicinity Map

Legend :

- ■ = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set))
- ⊘ = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- ● = 1/2 inch iron rod (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement

Canode-Com Park Unit No. 46

An addition to the City of Amarillo, being a portion of Lot 5, Block 2 Canode-Com Park Unit No. 38 situated in Section 42, Block 9, B. S. & F. Survey Potter County, Texas
3.49± Acres

Filed of Record :
6-12-15 date
Potter county
1275801 County Clerk File No.

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Page 1 of 2

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

1275801 PLAT D-187
06/12/2015 10:31 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

BK9 BS+F SEC 42 I-13

Census Tract No. 117
AP Map No. I-13

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 "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C 0510C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter.
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 zones "AE" 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 not 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.

Dedication

The State of Texas §
Know all men by these presents:
County of Potter §

That, ***G.R. Chapman Limited Partnership***, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, replatted and designated as ***Canode-Com Park Unit No. 46*** 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 otherwise as noted and/or shown as existing with the recording information shown.

Executed this 10TH day of June, 2015.

G.R. Chapman Limited Partnership
G.R. Chapman President
2319 Hawthorne Drive
Amarillo, TX 79109
Telephone: 806.679.7928

Notary Attest

State of Texas §

County of Randall §

Before me, the undersigned authority on this day personally appeared ***G.R. Chapman, President of G.R. Chapman Limited Partnership*** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 10th day of June 2015.

Notary Public in and For the State of Texas
My commission expires: 6-22-15

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06-22-2015

Description

A 3.49 acre tract of land 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 recorded map or plat thereof, of record in Volume 3971, Page 406 of the Official Public Records of Potter County, Texas, all situated in Section 42, Block 9, B.S. & F. Survey, Potter County, Texas and said tract of land being surveyed on the ground by Robert Keys & Associates on April 2, and June 2, 2015 and being further described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod, found at the northeast corner of Lot 5, Block 4 of Canode-Com Park Unit No. 16, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2707, Page 614 of the Official Public Records of Potter County, Texas and same being the southeast corner of this tract of land;

Thence N. 88° 15' 07" W., (directional control G.P.S. observation WGS-84) at 230.00 feet pass a 1/2 inch iron rod, found at the northwest corner of said Lot 5 and the northeast corner of Lot 8, Block 4 of Canode-Com Park Unit No. 20, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2808, Page 841 of the Official Public Records of Potter County, Texas, at 308.96 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S 2507", set at the southwest corner of a 1.14 acre tract of land, surveyed herewith, at 460.14 feet pass a 1/2 iron rod, found at the common north corner of said Lot 8, Block 4 and of Lot 11, Block 4, of Canode-Com Park Unit No. 25, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2989, Page 637 of the Official Public Records of Potter County, Texas, at 630.21 feet pass a 1/2 iron rod with a cap stamped "KEYS R.P.L.S 2507", found at the common north corner of said Lot 11, Block 4 and of Lot 13, Block 4, of Canode-Com Park Unit No. 31, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3541, Page 61 of the Official Public Records of Potter County, Texas, a total distance of 659.15 feet to a 3/8 iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land;

Thence N. 00° 16' 27" E., 287.82 feet along the east line of a 2.74 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 1266616 of the Official Public Records of Potter County, Texas to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and same being the southwest corner of Lot 3B, Block 2, of Canode-Com Park Unit No. 24, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2931, Page 207 of the Official Public Records of Potter County, Texas;

Thence S. 89° 44' 07" E., 350.00 feet to a 1/2 inch rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of this tract of land and same being the southeast corner of said Lot 3B, Block 2;

Thence S. 00° 15' 38" W. 136.82 feet along the west right-of-way line of Cinema Drive as described in that certain instrument of record in Volume 2944, Page 201 of the Official Public Records of Potter County, Texas to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said 1.14 acre tract of land, surveyed herewith, and same being an interior jog corner of this tract of land;

Thence S. 88° 15' 08" E., 313.04 feet along the south right-of-way line of said Cinema Drive to a 1/2 inch rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly northeast corner of this tract of land and same being the northwest corner of a 0.805 acre tract of land also known as Cinema Drive as described in that certain instrument of record in Volume 2939, Page 172 of the Official Public Records of Potter County, Texas and also being the northeast corner of said 1.14 acre tract of land, surveyed herewith;

Thence S. 01° 43' 13" W., 160.00 feet along the west right-of-way line of said Cinema Drive to the **POINT OF BEGINNING**.

Approval

Approved by Designated Official for the City of Amarillo, Texas, this 11TH day of JUNE, 2015.

Assistant City Manager/Development Services

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 2nd day of April, and 2nd day of June, 2015.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED ROBERT E. KEYS 2507 PROFESSIONAL LAND SURVEYOR

Canode-Com Park Unit No. 46

An addition to the City of Amarillo,
being a portion of Lot 5, Block 2
Canode-Com Park Unit No. 38 situated
in Section 42, Block 9, B. S. & F. Survey
Potter County, Texas
3.49± Acres

Filed of Record:
6-12-15 Date Potter County
1275801 County Clerk File No.

Robert Keys & Associates
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

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

APP P-15-28 JS

Through Tax Year 2014	# TAX CERTIFICATE	Certificate # 6737

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

Property Information

Property ID: 128176 Geo ID: 575401770
Legal Acres: 6.3400
Legal Desc: CANODE-COM PARK # 38 LOT BLOCK 0002 LOT 5 LESS 2.74AC TR BEG AT NW COR OF LOT 13 BLK 4 #31 & LESS 2.98AC TR BEG AT NW COR NON CONT
Situs: 8401 W AMARILLO BLVD AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100044978 100.00%
CHAPMAN G R LIMITED
PARTNERSHIP
PO BOX 3212
AMARILLO, TX 79116-3212

ZB1501713

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
HIGH PLAINS WATER	Land HS:	0
POTTER COUNTY	Land NHS:	1,599,520
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,599,520

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: 05/11/2015 Total Due if paid by: 05/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	10,141.28
AMARILLO	5,519.79
HIGH PLAINS WATER	128.28
AMA COLLEGE	3,319.00

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: 05/11/2015
Requested By: CHAPMAN G R LIMITED
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1275801

Filing and Recording Date: 06/12/2015 10:31:54 AM 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.

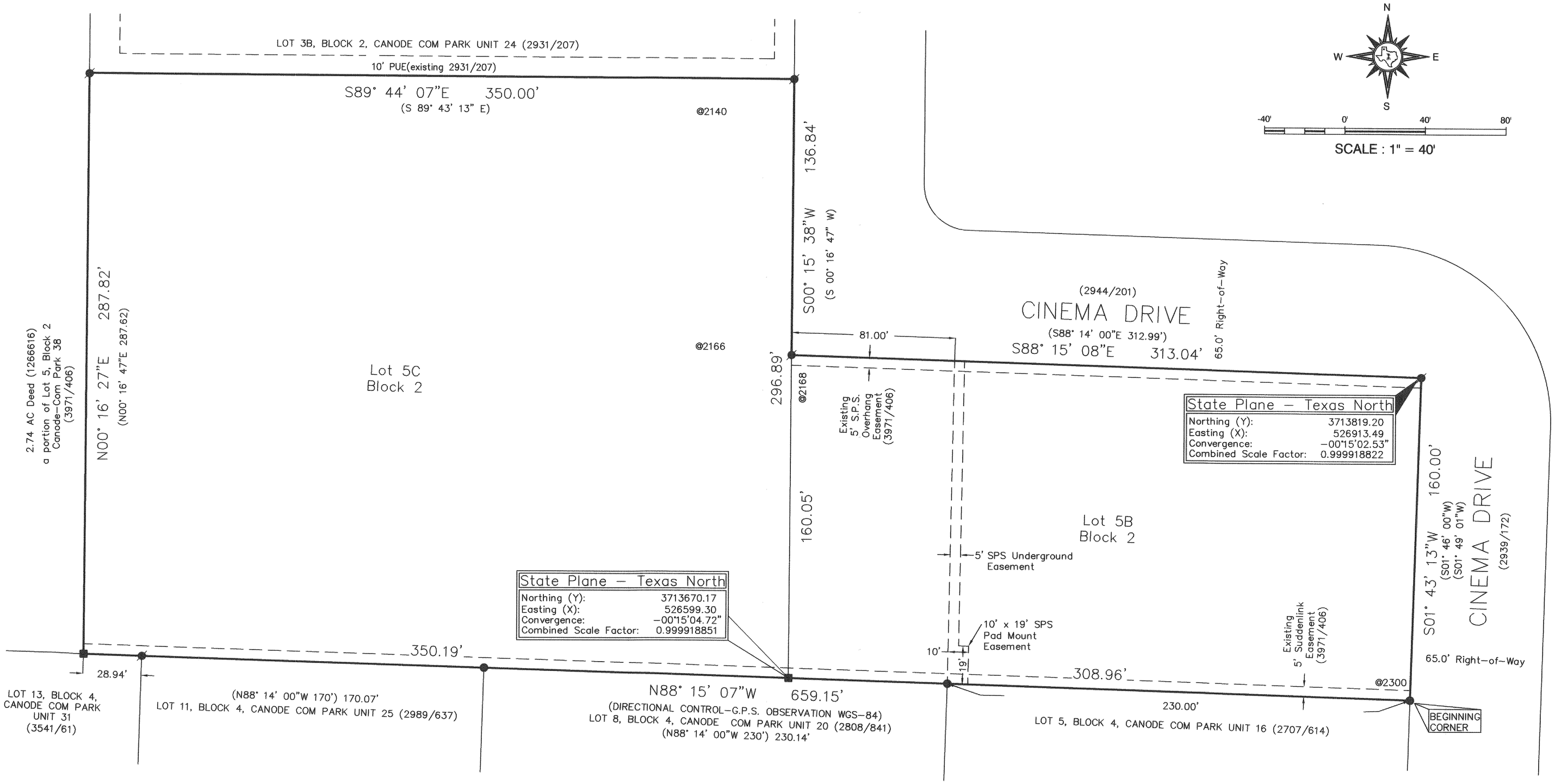
msmith

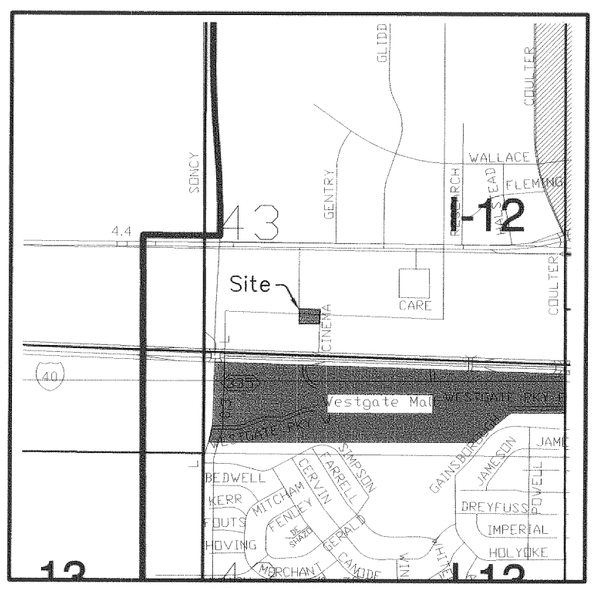
Ret. to:

PLANNING DEPT
CITY OF AMARILLO
AMARILLO, TX 79105-1971

Re 1275801

Census Tract No. 117
AP Map No. I-13





Vicinity Map

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in Section 42, Block 9, B. S. & F. Survey
Potter County, Texas
3.49± Acres

Filed of Record :

6-12-15
date

Potter
county

1275801
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Know all men by these presents:
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Executed this 10TH day of JUNE, 2015.

G.R. Chapman Limited Partnership
G.R. Chapman President
2319 Hawthorne Drive
Amarillo, TX 79109
Telephone: 806.679.7928

Notary Attest

State of Texas §

County of Randall §

Before me, the undersigned authority on this day personally appeared ***G.R. Chapman, President of G.R. Chapman Limited Partnership*** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 10th day of June, 2015.

Notary Public in and For the State of Texas
My commission expires: 6-22-15

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06-22-2115

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

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Approval

Approved by Designated Official for the City of Amarillo, Texas, this 11TH day of JUNE, 2015.

Assistant City Manager Development Services

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 2nd day of April, and 2nd day of June, 2015.

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
ROBERT E. KEYS
2507
PROFESSIONAL
LAND SURVEYOR

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