DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

8/4/2016

Jessie Arredondo
2420 Lakeview Dr
Amarillo, TX 79109

RE: Letter of Action: Approval - Centerport Addition Unit No. 7 – ZB1602255 Final Plat

Mr. Arredondo,

The City of Amarillo has approved the above Final Plat on 7/11/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1296303 on 7/13/2016. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

David Soto
Planner I

APP

BK 2 AB+ML

P-16-58

SEC 72

T-10

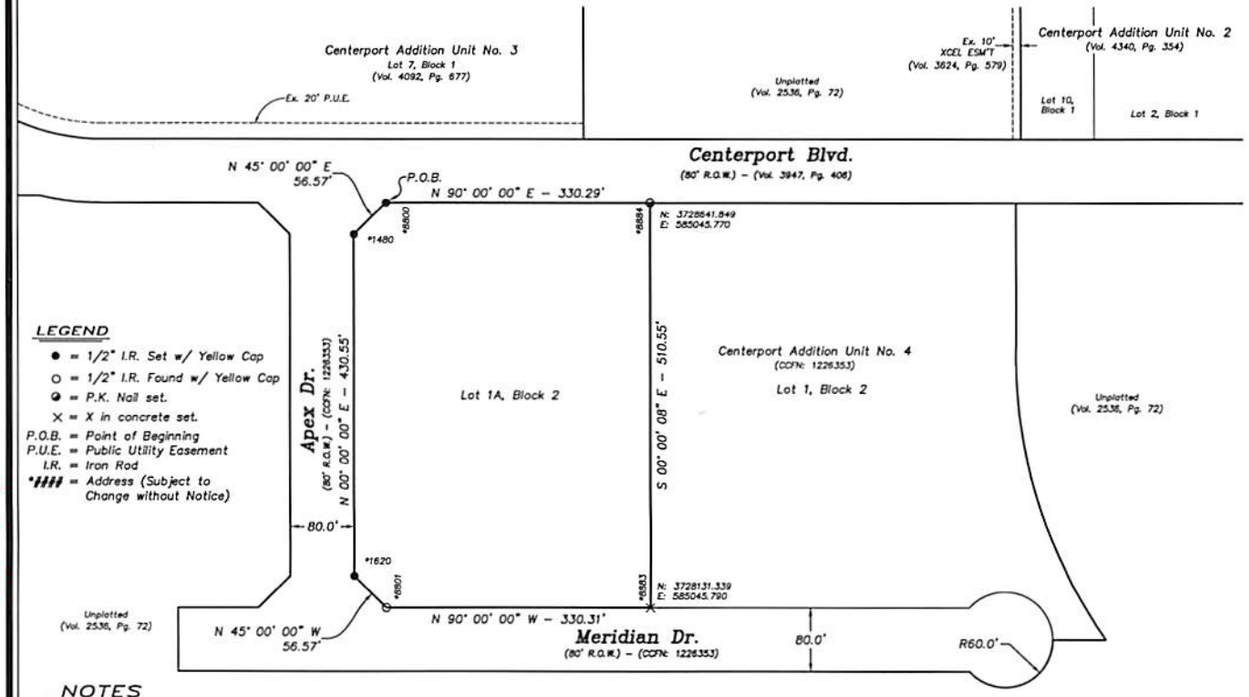
JS

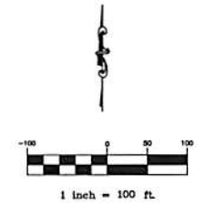
CENSUS TRACT: #144.01
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

Centerport Addition Unit No. 7

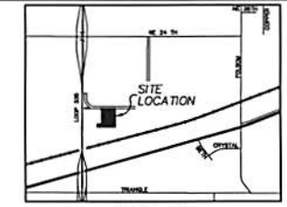
an Addition to the City of Amarillo, being a replat of Lot 1, Block 2, Centerport Addition Unit No. 4, out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas.

4.30 Acres





1 inch = 100 ft.



Vicinity Map
A.P. No. T-10

LEGEND

- ● = 1/2" I.R. Set w/ Yellow Cap
- ○ = 1/2" I.R. Found w/ Yellow Cap
- ◐ = P.K. Nail set.
- X = X in concrete set.
- P.O.B. = Point of Beginning
- P.U.E. = Public Utility Easement
- I.R. = Iron Rod
- *#### = Address (Subject to Change without Notice)

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.

2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0555C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.

3. BEARINGS ARE BASED ON GPS OBSERVATION.

4. THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,755 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

DEDICATION

STATE OF TEXAS)(

COUNTY OF POTTER)(

KNOW ALL MEN BY THESE PRESENTS

AMATEX, LLC., ACTING THROUGH ITS PRESIDENT, JOHN NELSON, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS CENTERPORT ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 8th DAY OF JULY, 2016.

John Nelson, President
AMATEX, LLC
1010 W. 5th
Marshfield, WI 54449
(715) 384-1004

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 11 DAY OF JULY 2016.

DESIGNATED OFFICIAL

ATTEST

STATE OF Wisconsin

COUNTY OF Wood

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN NELSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 8th DAY OF July, 2016.

Mary Besler

NOTARY PUBLIC STATE OF Wisconsin

Comm. Expires 7/18/2016

MARY BESLER
Notary Public
State of Wisconsin

FILED OF RECORD

7-13-16 Potter
DATE COUNTY

129 4303
VOLUME PAGE

LEGAL DESCRIPTION

FIELD NOTES for a 4.30 acre tract of land out of the west portion of Lot 1, Block 2, Centerport Addition Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap inscribed "RPLS 4263" (such type cap and rod hereafter referred to as an OJD Cap) set on the south right-of-way line of Centerport Boulevard at the northwest corner of said Lot 1, Block 2 as recorded in Clerk's File No. 1226353, Official Public Records of Potter County, Texas for the most northerly northwest corner of this tract.

THENCE N. 90° 00' 00" E., along said south right-of-way, a distance of 330.29 feet to a P.K. Nail set on said south right-of-way for the northeast corner of this tract.

THENCE S. 00° 00' 08" E. a distance of 510.55 feet to an X in concrete set on the north right-of-way line of Meridian Drive for the southeast corner of this tract.

THENCE N. 90° 00' 00" W., along said north right-of-way, a distance of 330.31 feet to an OJD Cap found on said north right-of-way line for the most southerly southwest corner of this tract.

THENCE N. 45° 00' 00" W. a distance of 56.57 feet to an OJD Cap set on the east right-of-way line of Apex Drive for the most westerly southwest corner of this tract.

THENCE N. 00° 00' 00" E., along said east right-of-way, a distance of 430.55 feet to an OJD Cap set on said east right-of-way for the most westerly northwest corner of this tract.

THENCE N. 45° 00' 00" E. a distance of 56.57 feet to the place of BEGINNING and containing 4.30 acres of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 8TH DAY OF JULY, 2016.

STATE OF TEXAS
RICHARD E. JOHNSON
4263
REGISTERED
PROFESSIONAL
LAND SURVEYOR

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

Centerport Addition Unit No. 7
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 06/13/16		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 904 East Ave. Wellington, Texas 79085
		DRAWING NUMBER

1296303
PLAT
07/13/2016 11:01 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

Plat-D-230

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
7487

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

Property Information

Property ID: 137044 Geo ID: 586052560
Legal Acres: 9.8900
Legal Desc: CENTERPORT ADDITION # 4 LOT 001 BLOCK 0002
REINVESTMENT ZONE # 7
Situs: 8948 CENTERPORT BLVD AMARILLO, TX
DBA:
Exemptions: AB

Owner ID: 100230325 100.00%
335 TRANSPORTERS LP
600 S TYLER ST STE 1510
AMARILLO, TX 79101-2353

For Entities

AMA COLLEGE
AMARILLO
HIGHLAND PARK
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	1,507,121
Land HS:	0
Land NHS:	197,800
Productivity Market:	0
Productivity Use:	0
Assessed Value	1,704,921

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: 06/13/2016 Total Due if paid by: 06/30/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	3,314.95
AMARILLO	1,750.88
PANHANDLE WD	134.69
AMA COLLEGE	3,537.72
HIGHLAND PARK	19,809.48

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 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

Signature of Authorized Officer of Collecting Office

Date of Issue: 06/13/2016
Requested By: 335 TRANSPORTERS LP
Fee Amount: 10.00
Reference #: R-005-8605-2560

True Automation Inc

FILED and RECORDED

Instrument Number: 1296303

Filing and Recording Date: 07/13/2016 11:01:53 AM 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: #144.01
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

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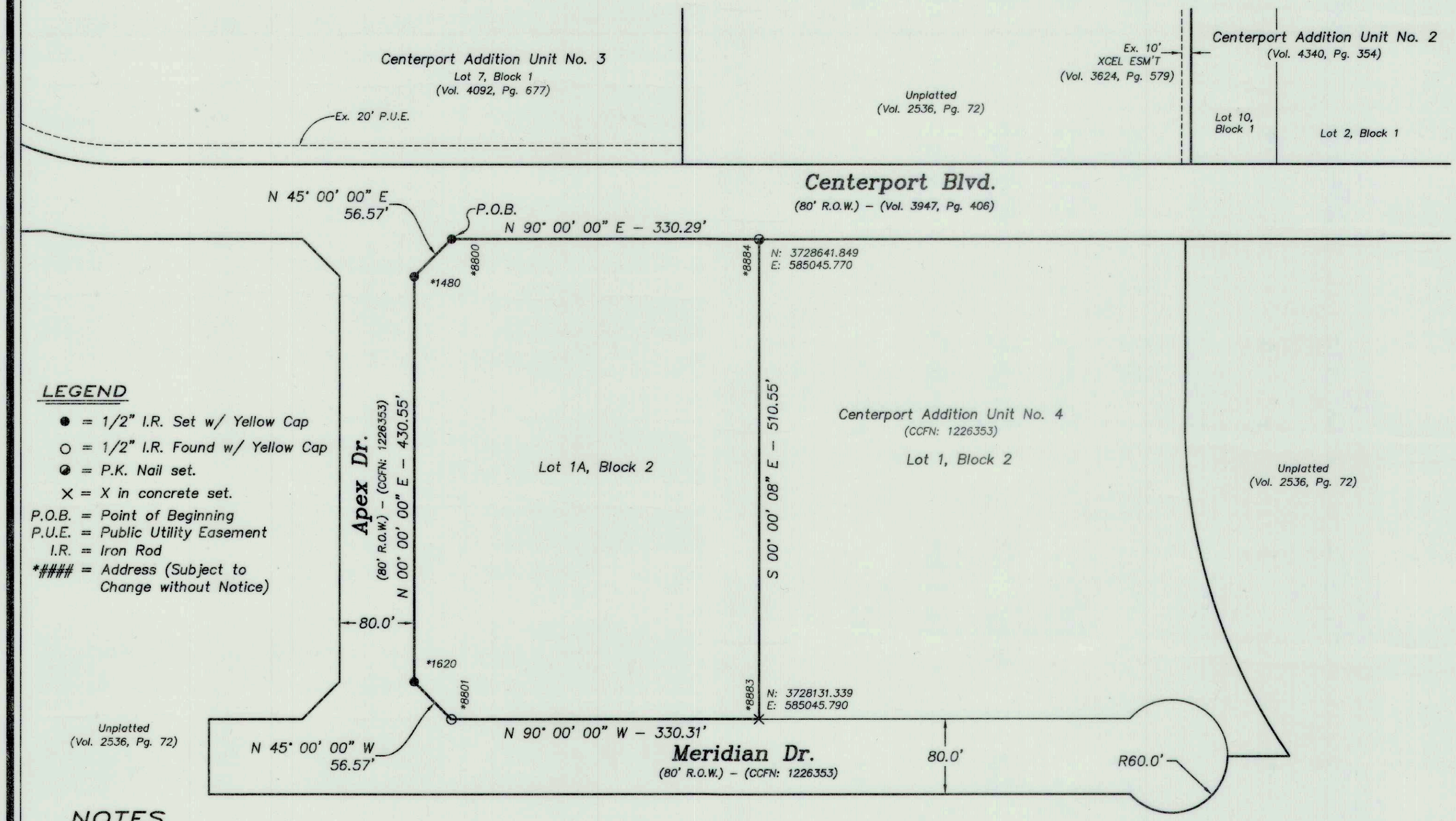

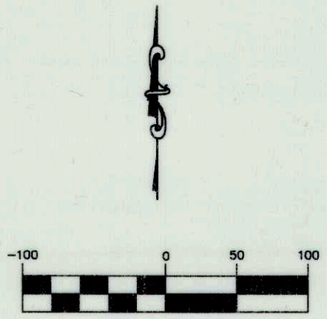

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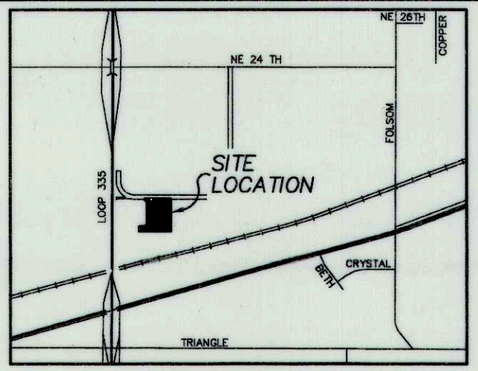

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Mary Besler

NOTARY PUBLIC STATE OF Wisconsin

Comm. Expires 7/17/2016

MARY BESLER
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RICHARD E. JOHNSON
4263
PROFESSIONAL
LAND SURVEYOR

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

FILED OF RECORD

7-13-16	POTTER
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129	6303
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SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 06/13/16		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
804 East Ave.
Wellington, Texas 79095

DRAWING NUMBER