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

9/21/2016

Doug Nelson
Amarillo Economic Development Corp.
801 S. Fillmore Street Ste. 205
Amarillo, TX 79101

RE: Letter of Action: Approval - Plemons Addition Unit No. 19 ZB1602285 Final Plat Application

Mr. Nelson,

The City of Amarillo has approved the above Final Plat on 9/12/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1299548 on 9/13/2016. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

1299548 PLAT
09/13/2016 03:39 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-238

N-12

SEC 17D

BK2AB+M

JS

P-16-75

APP

CENSUS TRACT: #144.00
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

Plemons Addition Unit No. 19

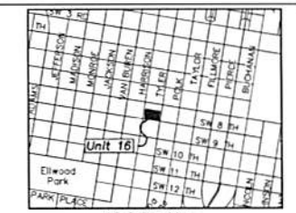
An addition to the City of Amarillo, being a replat of all of Lots 3 thru 6 and 9 and 10, Block 89, Plemons Addtion, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas

1.25 ACRES

LEGEND

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

1 inch = 30ft.



Vicinity Map
A.P. No. N-12

LEGAL DESCRIPTION

FIELD NOTES for a 1.25 acre tract being a replat of all of Lots 3 thru 6 and 9 and 10, and that portion of vacated alley in Block 89, Plemons Addtion, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at a 1/2" iron rod set with a yellow cap at the southwest corner of said Block 89 for the southwest corner of this tract.

THENCE N. 09° 27' 17" E., along the east right-of-way line of S. Harrison Street, a distance of 179.88 feet to a 1/2" iron rod found with a cap stamped RPLS 4664 on the said east right-of-way line for the northwest corner of this tract.

THENCE S. 80° 30' 00" E. a distance of 160.23 feet to an angle corner of this tract.

THENCE S. 80 36' 51" E., at a distance of 139.42 feet pass the west right-of-way of S. Tyler Street, a total distance of 140.75 feet to the northeast corner of this tract.

THENCE S. 09° 26' 33" W. a distance of 180.88 feet to the southeast corner of this tract.

THENCE N. 80° 36' 51" W. a distance of 161.17 feet to an ell corner of this tract.

THENCE N. 09° 23' 09" E. a distance of 1.33 feet to the north right-of-way line of W. 8th Avenue for an ell corner of this tract.

THENCE N. 80° 36' 51" W., along said north right-of-way line, a distance of 139.85 feet to the place of BEGINNING and containing 1.25 acres (54,287 square feet) 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 25TH DAY OF AUGUST 2016.

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

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

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. 48375C0530C, 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 U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE

4. DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN ARE GRID COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507

5. AREA OF RIGHT-OF-WAY VACATED BY PLAT: 450 SQUARE FEET.

6. THE EXISTING ALLEY WAS VACATED BY ORDINANCE NO. 6254 YET, RETAINING A 20' P.U.E.. EXISTING P.U.E SHALL BE RELOCATED AS SHOWN ON THIS PLAT.

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER X

AMARILLO ECONOMIC DEVELOPMENT CORP., ACTING THROUGH ITS PRESIDENT, DOUG 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 PLEMONS ADDITION UNIT NO. 19, 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 17 DAY OF August 2016.

Doug Nelson, President
Amarillo Economic Development Corp.
801 S. Fillmore, Ste. 205
Amarillo, Texas 79101
(806) 379-6411

ATTEST

STATE OF TEXAS

COUNTY OF POTTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug Nelson, President of the Amarillo Economic Development Corp., 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 THE 17 DAY OF August 2016.

NOTARY PUBLIC STATE OF Texas

Comm. Expires 9/12/17

CHRIS LYLES
MY COMMISSION EXPIRES
September 12, 2017

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 12 DAY OF Sept 2016.

DESIGNATED OFFICIAL

FILED OF RECORD
9-13-16 POTTER
DATE COUNTY
1299548
FILE NUMBER

Plemons Addition Unit No. 19
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: JA
DATE: 07/25/16		FILE NAME:

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

DRAWING NUMBER

Through Tax Year		Certificate #
2015	**TAX CERTIFICATE**	7548

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

Property Information

Property ID: 27868 Geo ID: 6510000504
Legal Acres: 1.2300
Legal Desc: PLEMONS LOT BLOCK 0089 3 THRU 6 & 9 & 10
PLUS PTN OF VACATED STREET & VACATED ALLEY
Situs: 720 S TYLER ST AMARILLO, TX 79101
DBA:
Exemptions: EX

Owner ID: 100156522 100.00%
AMARILLO ECONOMIC DEV CORP
801 S FILLMORE ST STE 205
AMARILLO, TX 79101-3516

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	1,654,640
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	135,000
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,789,640

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: 07/25/2016 Total Due if paid by: 07/31/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	0.00
AMARILLO	0.00
PANHANDLE WD	0.00
AMA COLLEGE	0.00
AMARILLO ISD	0.00

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: 07/25/2016
Requested By: AMARILLO ECONOMIC DEV COR
Fee Amount: 10.00
Reference #:

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1299548

Filing and Recording Date: 09/13/2016 03:39:16 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.

Ret to:

levans

Re: 1299547

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

CENSUS TRACT: #144.00
GRANTEES ADDRESS: CITY OF AMARILLO
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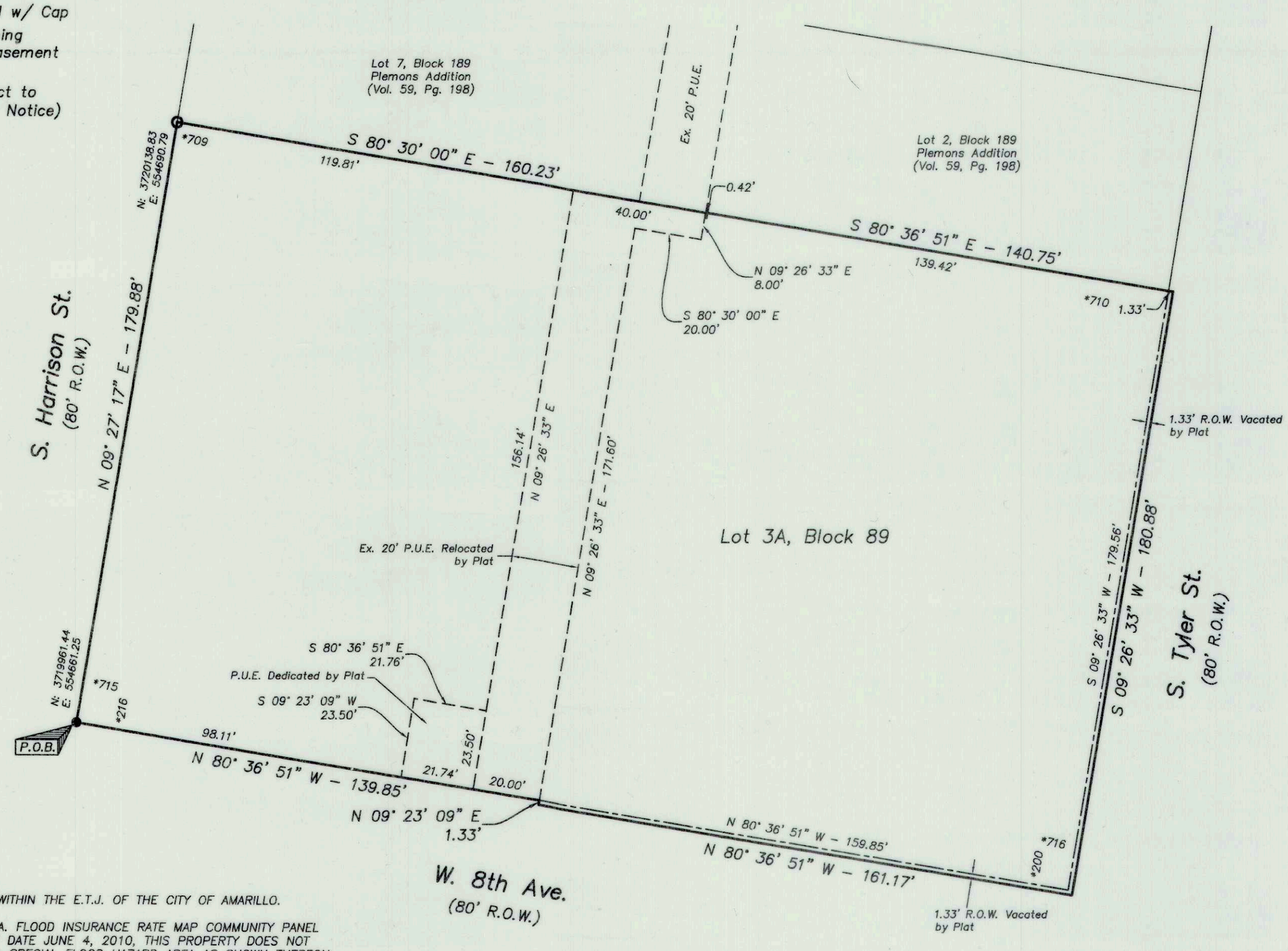

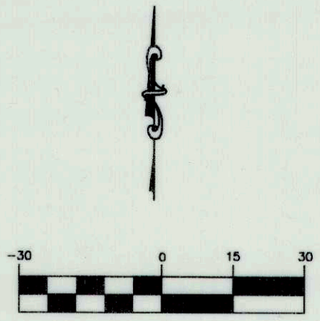

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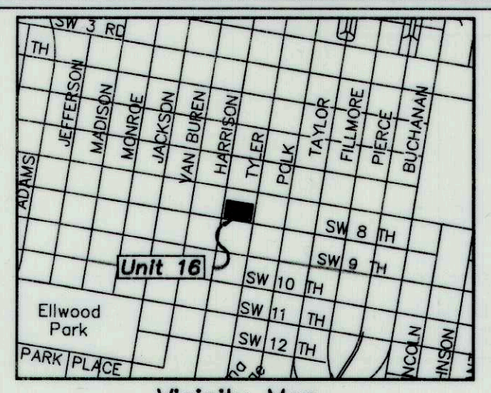

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Richard E Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

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EXECUTED THIS 17 DAY OF August, 2016.

Doug Nelson

Doug Nelson, President
Amarillo Economic Development Corp.
801 S. Fillmore, Ste. 205
Amarillo, Texas 79101
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GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 17 DAY OF August, 2016.

Chris Lyles

NOTARY PUBLIC STATE OF Texas

Comm. Expires 9/16/17

CHRIS LYLES
MY COMMISSION EXPIRES
September 12, 2017

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 12 DAY OF SEPT, 2016.

DESIGNATED OFFICIAL

FILED OF RECORD

9-13-16 Potter
DATE COUNTY

1299548
FILE NUMBER

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DRAWING NUMBER