



DEVELOPMENT SERVICES
808 S BUCHANAN ST.
AMARILLO TX 79105-1971
(806) 378-5263

7/13/2016

Daryl Furman
3501 S. Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval - Canode-Com Park Unit No. 47 – ZB1600379 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 6/27/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1295620 on 6/29/2016. 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,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

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

Property Information	
Property ID:	118459 Geo ID: 575401915
Legal Acres:	2.0400
Legal Desc:	CANODE-COM PARK # 29 LOT BLOCK 0004 ALL OF LOT C LESS IRREG TR BEG 184.61FT S OF NE COR OF LOT
Situs:	8200 W IH 40 AMARILLO, TX 79106-
DBA:	
Exemptions:	

Owner ID: 100156355 100.00%
LG AMARILLO LLC
ATTN STERLING HILLMAN LLC
2311 CEDAR SPRINGS RD STE 100
DALLAS, TX 75201-7816

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 47,088
HIGH PLAINS WATER	Land HS: 0
POTTER COUNTY	Land NHS: 754,141
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 801,229

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: 04/25/2016

Total Due if paid by: 04/30/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	5,320.32	
AMARILLO	2,810.07	
HIGH PLAINS WATER	64.31	
AMA COLLEGE	1,662.55	

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: 04/25/2016
Requested By: LG AMARILLO LLC
Fee Amount: 10.00
Reference #: R005 7540 1915


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID:	131829 Geo ID: 575400385
Legal Acres:	4.5800
Legal Desc:	CANODE-COM PARK # 41 LOT 1D BLOCK 0002 PLUS NE 420 SQ FT OF LOT 1B OF UNIT # 40
Situs:	8231 W AMARILLO BLVD AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100233012 100.00%
AHIP TX AMARILLO AIRPORT
PROPERTIES LLC
ATTN ROBERT HIBBERD
1660-401 WEST GEORGIA ST
VANCOUVER, V6B5A

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 6,764,219
HIGH PLAINS WATER	Land HS: 0
POTTER COUNTY	Land NHS: 799,004
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 7,563,223

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: 04/25/2016

Total Due if paid by: 04/30/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	50,221.31	
AMARILLO	26,525.73	
HIGH PLAINS WATER	607.02	
AMA COLLEGE	15,693.69	

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.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/25/2016
Requested By: AHIP TX AMARILLO
Fee Amount: 10.00
Reference #: R005 7540 0385


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1295620

Filing and Recording Date: 06/29/2016 09:00:25 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.



A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive, flowing style.

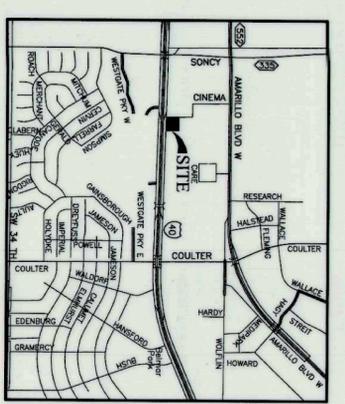
Julie Smith, County Clerk
Potter County, Texas

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

msmith

Re: 1295620

Ret. CITY OF AMARILLO
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79105-1971



VICINITY MAP
NOT TO SCALE

OWNERS ACKNOWLEDGEMENT
THE STATE OF CALIFORNIA
KNOW ALL MEN BY THESE PRESENTS

ATTTEST
THE STATE OF California
COUNTY OF Los Angeles
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSE BURGOS
THIS 25 DAY OF May, 2016.

JOSE BURGOS
3776 ROSEWOOD AVENUE
LOS ANGELES, CA 90066
(310) 390-1976



OWNERS ACKNOWLEDGEMENT
THE STATE OF California
COUNTY OF Los Angeles
KNOW ALL MEN BY THESE PRESENTS
THE UNDERSIGNED, LIZ BURGOS, 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 CANODE-COM PARK ADDITION UNIT NO. 47, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 1 DAY OF June, 2016.

LIZ BURGOS
3776 ROSEWOOD AVENUE
LOS ANGELES, CA 90066
(310) 390-1976

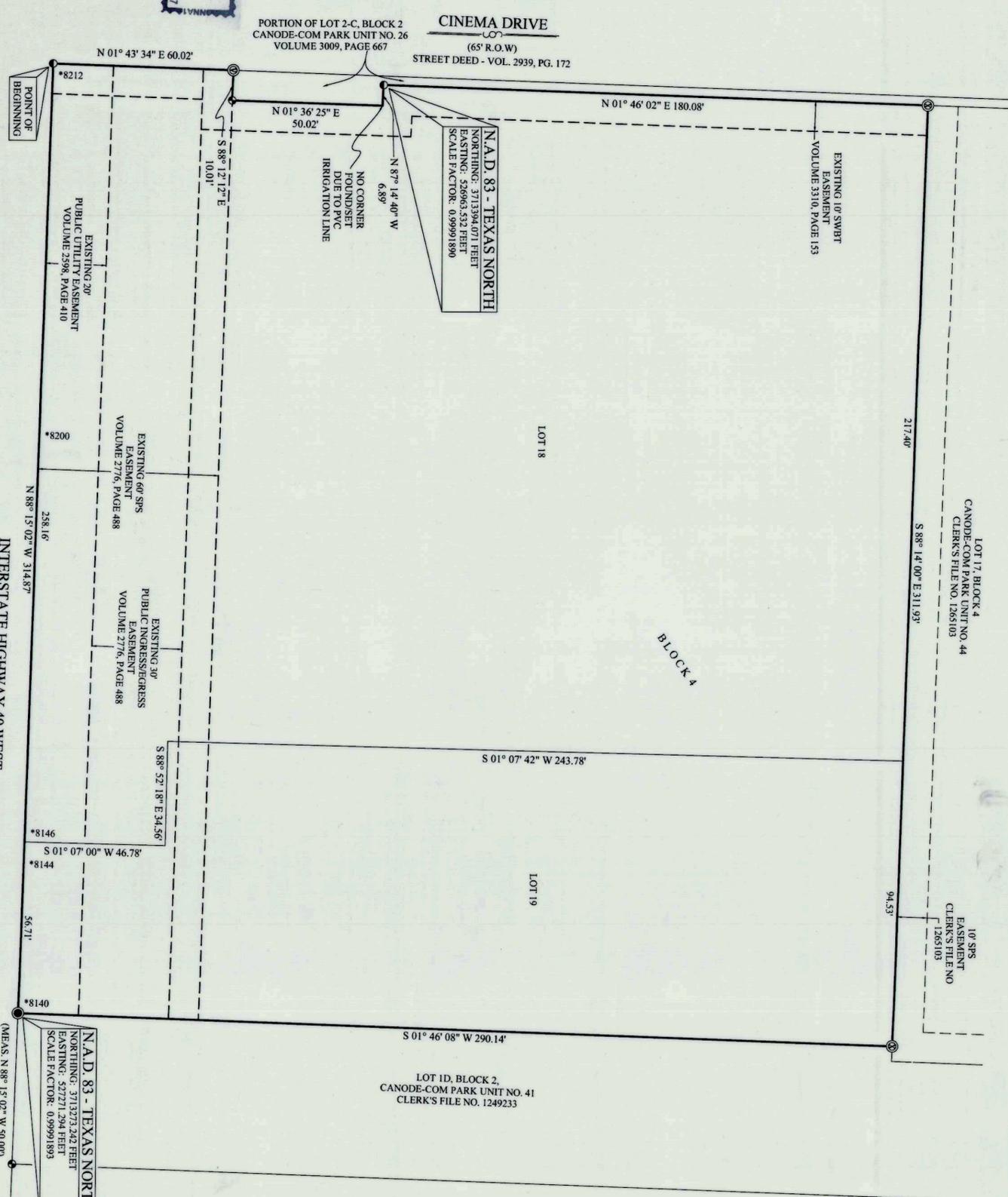


ATTTEST
THE STATE OF CALIFORNIA
COUNTY OF Los Angeles
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LIZ BURGOS.
THIS 1st DAY OF June, 2016.



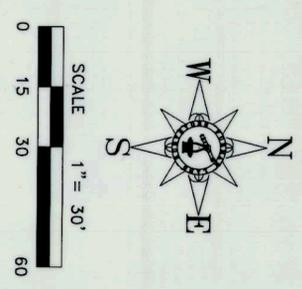
GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
6-29-16 (DATE)
1295620 (COUNTY)
POTTER
CLERK'S DOCUMENT NO.



LEGEND:

- ⊗ "X" IN CONCRETE FND
- ⊙ "V" IN CONCRETE FND
- 5/8" IRON ROD W/CAP FND
- 1/2" IRON ROD W/ CAP FND
- 1/2" IRON ROD FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)



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 NO. 48375C0520C LATED 12/16/06, USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 2.07 acre tract of land being a portion of Lot 9-C, Block 4, Canode-Com Park Unit No. 29, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 3310, Page 153 of the Official Public Records of Potter County, Texas, and also being a portion of Lot 1D, Block 2, Canode-Com Park Unit No. 41, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded under Clerk's File No. 1249233 of the Official Public Records of Potter County, Texas, said 2.07 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 12, 2015 and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch from rod with cap stamped "REYS RPL'S 2507" found at the southwest corner of said Lot 9-C, same point being the Southwest corner of the herein described tract of land;
THENCE North 01° 43' 34" East along the West line of said Lot 9-C, a distance of 60.02 feet to a "V" in concrete found same point being the Southwest corner of Lot 2-C, Block 2, Canode-Com Park Unit No. 26, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 3009, Page 667 of the Official Public Records of Potter County, Texas;
THENCE South 88° 12' 12" East, 10.01 feet to a 1/2 inch iron rod found at an interior corner of this tract of land, same point being the most Southerly Southeast corner of said Lot 2-C;
THENCE North 01° 36' 25" East along an Easterly line of said Lot 2-C, same being a Westerly line of said Lot 9-C, a distance of 50.02 feet to an interior corner of this tract of land;
THENCE North 87° 14' 40" West, 6.89 feet to a 1/2 inch from rod with cap stamped "FURMAN RPL'S" found;
THENCE North 01° 46' 02" East along an Easterly line of said Lot 2-C, same being a Westerly line of said Lot 9-C, a distance of 180.08 feet to an "X" cut in concrete found at the Northwest corner of said Lot 9-C, same point being the Northwest corner of this tract of land, and also being the Southwest corner of Lot 17, Block 4, Canode-Com Park Unit No. 44, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded under Clerk's File No. 1265103 of the Official Public Records of Potter County, Texas;
THENCE South 88° 14' 00" East (true line) along the North line of said Lot 9-C, same being the South line of said Lot 17, a distance of 311.93 feet to an "X" cut in concrete found at the Northeast corner of this tract of land, same point being a corner of said Lot 1D, Block 2, Canode-Com Park Unit No. 41;
THENCE South 01° 46' 02" West, 290.14 feet to a 5/8 inch from rod with cap stamped "RPL'S 5437" found in the North monumented right-of-way line of Interstate Highway 40 West at the Southeast corner of this tract of land, same point being the most Southerly Southwest corner of said Lot 1D;
THENCE North 88° 15' 02" West along the South line of said Lot 9-C, same being the North right-of-way line of said Interstate Highway 40 West, a distance of 314.87 feet to the PLACE OF BEGINNING and containing a computed area of 2.07 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT
THE STATE OF Texas
COUNTY OF Dallas
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, WILL TOLLIVER, FOR LG AMARILLO, 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 CANODE-COM PARK ADDITION UNIT NO. 47, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 22nd DAY OF May, 2016.

WILL TOLLIVER
FOR LG AMARILLO, LLC
2301 CEDAR SPRINGS ROAD, SUITE 200
DALLAS, TX 75201
(214) 270-1964

ATTTEST
THE STATE OF TEXAS
COUNTY OF Dallas
KNOW ALL MEN BY THESE PRESENTS
THIS 22nd DAY OF May, 2016.

WILL TOLLIVER
FOR LG AMARILLO, LLC
2301 CEDAR SPRINGS ROAD, SUITE 200
DALLAS, TX 75201
(214) 270-1964



APPROVAL
APPROVED BY THE DESIGNATED CITY OFFICIAL
FOR THE CITY OF AMARILLO TEXAS.
ON THIS 22 DAY OF May, 2016.
DESIGNATED CITY OFFICIAL

[Signature]

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 12TH DAY OF NOVEMBER, 2015.

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



DARYL R. FURMAN, RPL'S DANIEL R. FURMAN, RPL'S DONALD R. FURMAN, RPL'S CASEY A. MANN, RPL'S L. LANNON M. STOKES, RPL'S HEATHER LYNN LEATONS, RPL'S NOAH C. HUNTINGTON, RPL'S M.K. MENTRE, RPL'S KYLE L. BRADY, SIT
TEXAS STRATA #1009200 & 1009201
P.O. BOX 1416, AMARILLO, TEXAS 79102 (806) 324-1405 FAX (806) 324-1452
PROJECT NO. 1517846 FILE NO. 1517846
DRAWING NO. P:\SUB 15\1517846

CANODE-COM PARK
UNIT NO. 47

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 9-C,
BLOCK 4, CANODE-COM PARK UNIT 29 AND A
PORTION OF LOT 1D, BLOCK 2, CANODE-COM
PARK UNIT NO. 41, IN SECTION 42, BLOCK 9,
BS&F SURVEY, POTTER COUNTY, TEXAS
2.07± ACRES