



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](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I



BIK2 AB+m

SEC 17D

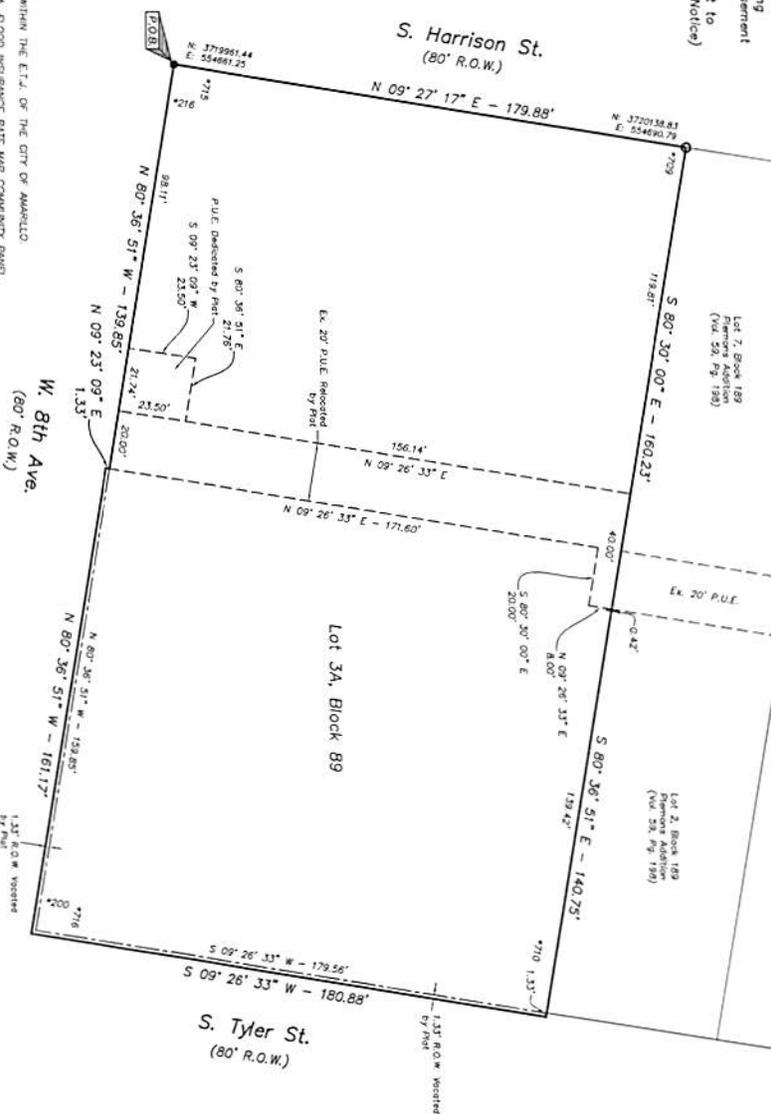
N-12

CENSUS TRACT: #144.00  
 GRANTEE ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1911  
 AMARILLO, TEXAS 79103-1911

**LEGEND**

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

**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 Addition, in Section 17D, Block 2, A. B. & M. Survey, Potter County, Texas  
 1.25 ACRES



- NOTES**
1. THIS PLAT DOES NOT VIOLATE THE E.T.C. OF THE CITY OF AMARILLO
  2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837500300, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN HEREON. HOWEVER, THE FLOOD DAMAGE PREVENTION ACT (FDPA) REQUIRES THE FLOOD DAMAGE PREVENTION CHAPTER OF THE MUNICIPAL CODE, THE UNDESIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA 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: 1.00025207
  5. AREA OF RIGHT-OF-WAY WACATED BY PLAT: 420 SQUARE FEET
  6. THE EXISTING ALLEY WAS WACATED BY ORDINANCE NO. 6294, YET, RETAINING A 20' P.U.E. EXISTING P.U.E. SHALL BE RELOCATED AS SHOWN ON THIS PLAT.

**DEDICATION**

COUNTY OF POTTER X  
 STATE OF TEXAS X  
 KNOW ALL MEN BY THESE PRESENTS  
 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, SHOWN AND DESCRIBED AS PLEMONS ADDITION UNIT NO. 19, AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOTS 3, 4, 5, 6, 9 AND 10, BLOCK 89, PLEMONS ADDITION, IN SECTION 17D, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS, AND HAS HEREBY INTENDED TO BE USED AS DEDICATIONS.  
 EXCUTED THIS 11 DAY OF August 2016

Doug Nelson, President  
 Amari Economic Development Corp.  
 801 S. Franklin, Ste 205  
 Amarillo, Texas 79101  
 (800) 374-4411

**ATTEST**

COUNTY OF POTTER  
 STATE OF TEXAS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
 Doug Nelson, President of the Amari Economic Development Corp., 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 herein expressed.  
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 ON 11 DAY OF August 2016

Chris Lyles, Notary Public  
 State of Texas  
 Comm. Expires 4/12/17



**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 Block 89, Plemons Addition, in Section 17D, 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 178.89 feet to a 1/2" iron rod set for the northeast 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., of 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 southwest 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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.



Richard E. Johnson  
 Registered Professional  
 Land Surveyor No. 4283

**APPROVAL**

APPROVED BY THE DEPUTY CLERK FOR THE CITY OF AMARILLO, TEXAS, THIS 13 DAY OF August 2016.  
 [Signature]

FILED OF RECORD  
 9-13-16 Potter  
 1299548

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

SCALE: 1" = 30'	APPROVED BY:	DATE: 07/28/16
DATE: 07/28/16	DATE: 07/28/16	DATE: 07/28/16

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors  
 602-441-2503  
 Wellington, Texas 79102  
 DAKING NUMBER

APP

P-16-75

JS

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

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

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

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:

POTTER COUNTY	Taxes Paid in 2015	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

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



Signature of Authorized Officer of Collecting Office

# 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.



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.**

*Ret to:*

levans

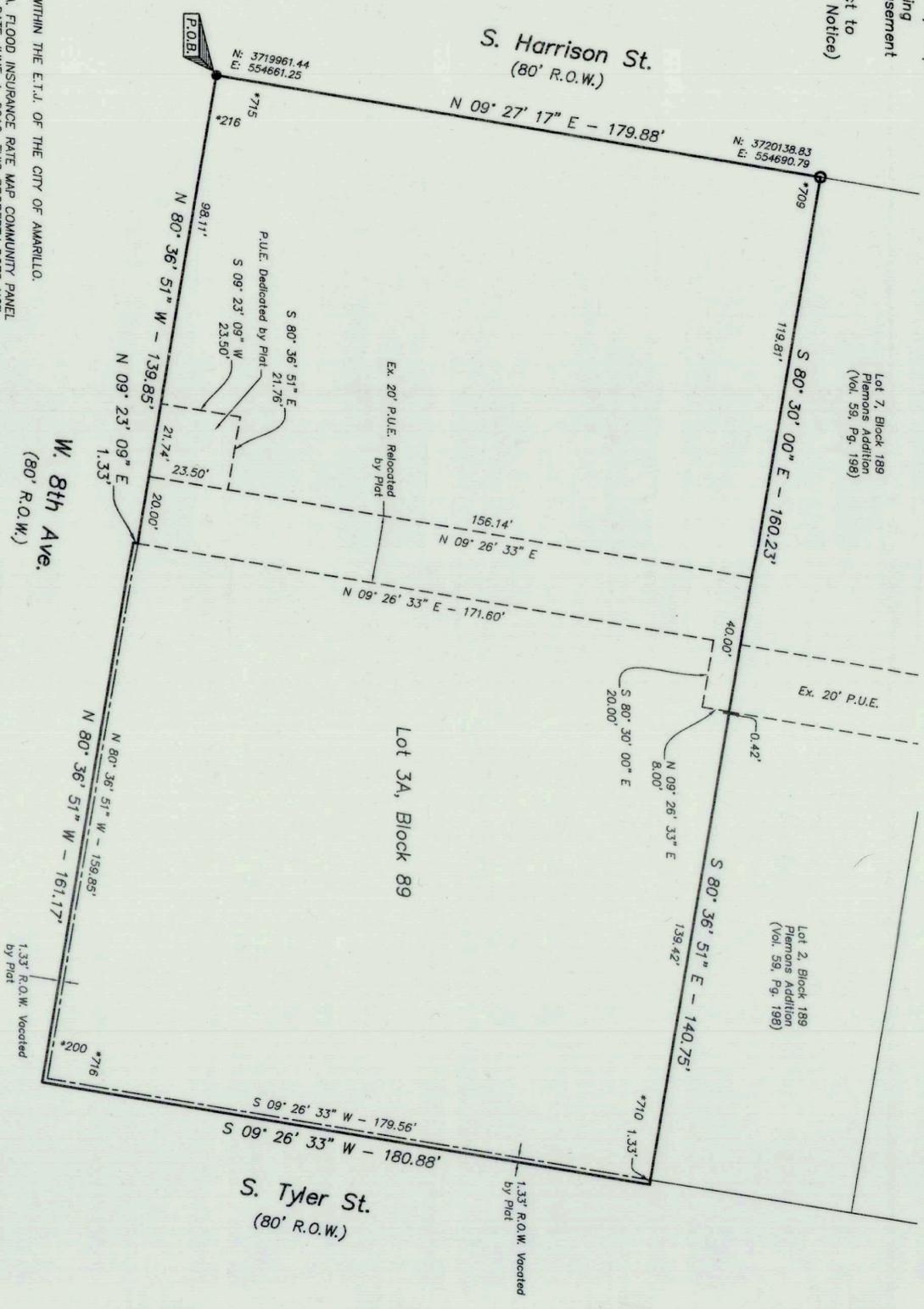
Re: 1299547

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

# Piemons 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, Piemons Addition, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas  
 1.25 ACRES

- LEGEND**
- = 1/2" I.R. Set w/ Yellow Cap
  - = 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)



**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.I. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0530, 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  
 COUNTY OF POTTER X  
 KNOW ALL MEN BY THESE PRESENTS

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, SUBMITTED AND DESIGNATED AS PIEMONS 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*  
 Doug Nelson, President  
 Amarillo Economic Development Corp.  
 801 S. Fillmore, Ste. 205  
 Amarillo, Texas 79101  
 (806) 379-6411

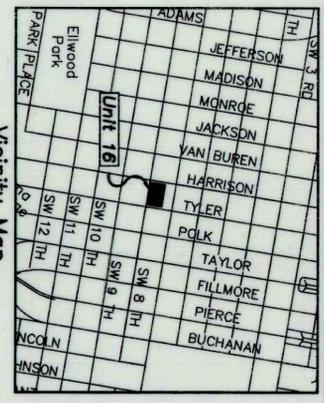
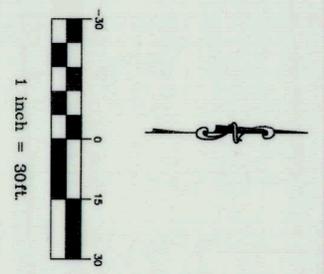
**ATTEST**

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 FOREGOING 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 17 DAY OF August 2016.

*Christy Lyles*  
 CHRISTY LYLES  
 MY COMMISSION EXPIRES  
 September 12, 2017



**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, Piemons Addition, 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.

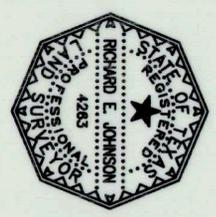
THENCE N. 09° 23' 09" E. a distance of 1.33 feet to the north right-of-way line of W. 8th Avenue for an ell corner of this tract.

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 25<sup>TH</sup> DAY OF August 2016.



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

**APPROVAL**

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

*[Signature]*  
 DESIGNATED OFFICIAL

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

SCALE: 1" = 30'	APPROVED BY: JA	DRAWN BY: JA
DATE: 07/29/16		FILE NAME:
	<b>OJD Engineering, L.P.</b>	806-447-2603 804 East 79th St Wellington, Texas 79095
Consulting Engineers & Surveyors		DRAWING NUMBER

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