



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

2/1/2017

Che Shadle
OJD Engineering, LP
2420 Lakeview
Amarillo, Texas 79109

RE: Letter of Action: Approval - The Vineyards Unit No. 5 – ZB1603923 Final Plat

The City of Amarillo has approved the above Final Plat on 11/14/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 20170PR0001154 on 1/20/2017. 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

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

Owner ID: 100058923 100.00%
FAEC HOLDINGS 396537 LLC
% THOMAS W. NEILSEN
1224 GREENFIELD DR
EL CAJON, CA 92021-3316

Property Information

Property ID: 127661 Geo ID: 20019100010
Legal Acres: 128.0500
Legal Desc: SECT 191 A B & M LOT BLOCK 0002 IRREG TR
BEG 323FT N & 99FT W OF SE COR OF SECT
Situs: 4603 BROADWAY DR AMARILLO, TX
DBA:
Exemptions:

For Entities

Value Information

AMA COLLEGE Improvement HS: 0
AMARILLO Improvement NHS: 0
AMARILLO ISD Land HS: 0
PANHANDLE WD Land NHS: 0
POTTER COUNTY Productivity Market: 256,100
Productivity Use: 4,554
Assessed Value 4,554

Property is receiving Ag Use

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: 01/19/2017

Total Due if paid by: 01/31/2017

0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	30.24
AMARILLO	15.97
PANHANDLE WD	0.41
AMA COLLEGE	9.45
AMARILLO ISD	54.14

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: 01/19/2017
Requested By: FAEC HOLDINGS 396537 LLC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0001154

Filing and Recording Date: 01/20/2017 04:10:00 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".

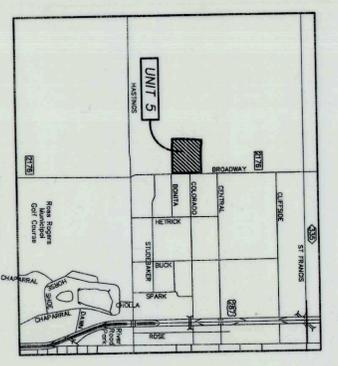
Julie Smith, County Clerk
Potter County, Texas

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

lhinojosa

Ret:
City Planning
70 Box 1971
Cerna 2x 79005

CENSUS TRACT: #134.00
 GRANITEES ADDRESS: CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79108-1971



THE VINEYARDS UNIT NO. 5
 AN ADDITION TO THE CITY OF AMARILLO, 191,
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 191,
 BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
 20.84 ACRES

- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
 - = 1/2" IRON ROD W/ YELLOW CAP FOUND
 - ⊗ = IRON ROD W/ APEX CAP FOUND
 - ⊘ = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (Subject to Change without Notice)
 - = 6"x6" S.P.S. & S.L. TRANSFORMER EASEMENT
 - = 5"x5" S.B.C. EASEMENT
 - ▣ = SOUTHWESTERN PUBLIC SERVICE S.B.C. = SOUTHWESTERN BELL COMPANY S.L. = SUDDENLUK

Line Table

Line No.	Direction	Length
L1	S 83° 18' 47" E	22.266'
L2	N 53° 37' 25" E	22.253'

Curve Table

Curve No.	Date	Radius	Long Chord Bearing	Long Chord Distance	Curve Length
C1	06/11/13*	831.00'	N 82° 18' 04" W	150.86'	152.42'
C2	00/17/04*	503.00'	N 02° 42' 24" E	630.81'	631.22'
C3	01/01/04*	488.00'	N 07° 23' 55" E	14.52'	14.52'
C4	01/01/04*	146.00'	S 82° 48' 12" E	236.07'	236.62'
C5	01/15/04*	151.00'	S 84° 08' 34" E	316.94'	316.94'
C6	01/15/04*	158.00'	S 84° 08' 34" E	316.94'	316.94'
C7	04/29/05*	38.00'	N 88° 38' 28" E	26.34'	26.80'
C8	16/23/12*	61.00'	N 88° 32' 28" W	121.71'	200.14'
C9	16/23/12*	61.00'	N 39° 09' 19" E	121.71'	200.14'
C10	04/29/05*	38.00'	S 84° 36' 22" E	331.09'	331.55'
C11	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C12	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C13	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C14	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C15	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C16	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C17	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C18	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C19	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C20	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C21	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C22	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C23	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C24	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C25	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C26	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C27	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C28	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C29	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'
C30	01/07/10*	180.00'	S 84° 36' 22" E	331.09'	331.55'



- NOTES**
- THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
 - ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 4637500390C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
 - BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0002507
 - ALL SPOKE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.
 - THIS SHALL BE NO ACCESS FROM BROADWAY DRIVE OR TEMECULA CREEK BOULEVARD TO ADJOINING LOTS.
 - ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.
 - AREAS OF RIGHT-OF-WAY DEDICATED: BROADWAY DR., 17.833 SF, TEMECULA CREEK, CHARDONNAY BLVD., CHARDONNAY WAY & RESLING WAY, 263,690 SF. AREA OF EASEMENTS DEDICATED: PUE/DE/S: 5,957 SF; DE/S: 3,300 SF.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 I, Richard E. Johnson, Manager of Amarillo Vineyards, LLC, 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 the Vineyards Unit No. 5, an addition to the City of Amarillo, Texas, and does hereby dedicate that all streets, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, lanes and easements.

EXECUTED THIS 10th DAY OF November, 2016.

THOMAS W. NIELSEN, MANAGER
 AMARILLO VINEYARDS, LLC
 1204 SPARK BLVD.
 AMARILLO, TX 79106
 (817) 943-9123

ATTEST

STATE OF TEXAS X
 COUNTY OF POTTER X
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard E. Johnson, known to me to be the person whose name is subscribed on the foregoing plat and consentation, and in consideration whereof I have given under my hand and seal of authority.

ON THIS 10th DAY OF November, 2016.

NOTARY PUBLIC STATE OF TEXAS
Theresa Ann Verbeck
 Comm. Expires 7/1/20

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

DATE 11/14/16
 CHAIRMAN Al Pette

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 FERMETER SURVEY AND SKINNED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 10th DAY OF November, 2016.

RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4283

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 20.84-acre tract of land out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at 1/2" iron rod found with a yellow cap at the intersection of the south right-of-way line of Vineyard Boulevard and the west 2167.83 feet and N. 89° 55' 02" W. distance of 99.71 feet from an iron rod with a cap stamped 89° 55' 02" W. a distance of 150.42 feet to a 1/2" iron rod with a yellow cap at the southeast corner of said Section 191 for the northeast corner of this tract.

THENCE S. 00° 04' 58" W. along said west right-of-way line, a distance of 872.00 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line for the southwest corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 937.00 feet, a long chord bearing of 85° 16' 09" W. and a long chord distance of 520.28 feet to a 1/2" iron rod set with a yellow cap at the northeast corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 937.00 feet, a long chord bearing of 150.42 feet to a 1/2" iron rod set with a yellow cap at the southeast corner of this tract.

THENCE S. 00° 07' 55" W. a distance of 5.57 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE N. 89° 52' 05" W. a distance of 70.00 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 07' 55" E. a distance of 281.49 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 5035 feet, a long chord bearing of N. 03° 43' 24" E. and a long chord distance of 630.81 feet, a curve length of 631.22 feet to a 1/2" iron rod found with a yellow cap on said south right-of-way line of said Vineyard Boulevard for the most westerly northwest corner of this tract.

THENCE S. 82° 41' 07" E. along said south right-of-way line, a distance of 70.00 feet to a 1/2" iron rod found with a yellow cap on said south right-of-way line for a corner of this tract.

THENCE in a northeasterly direction, continuing along said south right-of-way line and ending at a corner of this tract, a radius equal to 1405.00 feet, a long chord bearing of S. 83° 49' 12" E. and a long chord distance of 296.07 feet, a curve length of 296.62 feet to a 1/2" iron rod found with a yellow cap at the end of said curve on said south right-of-way line for the most northerly northwest corner of this tract.

THENCE S. 89° 52' 05" E. continuing along said south right-of-way line, a distance of 638.64 feet to the place of BEGINNING and containing 20.84 acres (907.683 square feet) of land.

2017OPR0001154 - PLAT
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FILED OF RECORD
 DATE 12/17/16
 COUNTY Potter
 VOLUME 2017OPR0001154
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AN ADDITION TO THE CITY OF AMARILLO

OLD Engineering, L.P.
 Consulting Engineers & Surveyors
 605-447-2603
 P.O. Box 243
 Waplington, Texas 75889