



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

11/10/2017

Robert Keys
7106 South Bell St.
Amarillo, Texas 79109

RE: Letter of Action: Approval - Highland Park Village Unit No. 2 – ZB1703884 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 10/26/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0015813 on 10/26/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

BLK 2 AB4M

SEC 40

W-9

Consue Tract No. 14401
 AP Map No. W-9

Notes

- 1) This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C05565C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the Flood hazard mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale FEMA Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard areas. As shown on the return E.M.A.G. (R.M.) which designates appropriate flood hazard areas zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or field with this survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (603.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 3750 MSL will be filed in accordance with this plat.
- 6) Dedicated Public Areas by this plat:
 - a. 46,694 square feet of public utility easements;
 - b. 132,367 square feet of public regressiveness easements.

The State of Texas §
 Know all men by these presents:
 County of Potter §

That, **Amarillo Eastport 2013, LP**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Highland Park Village Unit No. 2** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted otherwise, recording information shown.

Executed this 19th day of October, 2017

Joe Bob McCurt
 Joe Bob McCurt, Manager of
 PHANA GP, LLC,
 6005 Tyler Street, Suite 1510
 Amarillo, Texas 79101
 (808) 322-4226

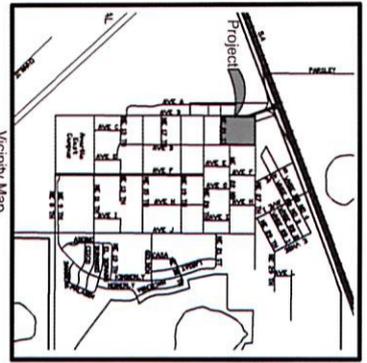
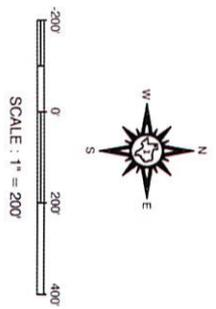
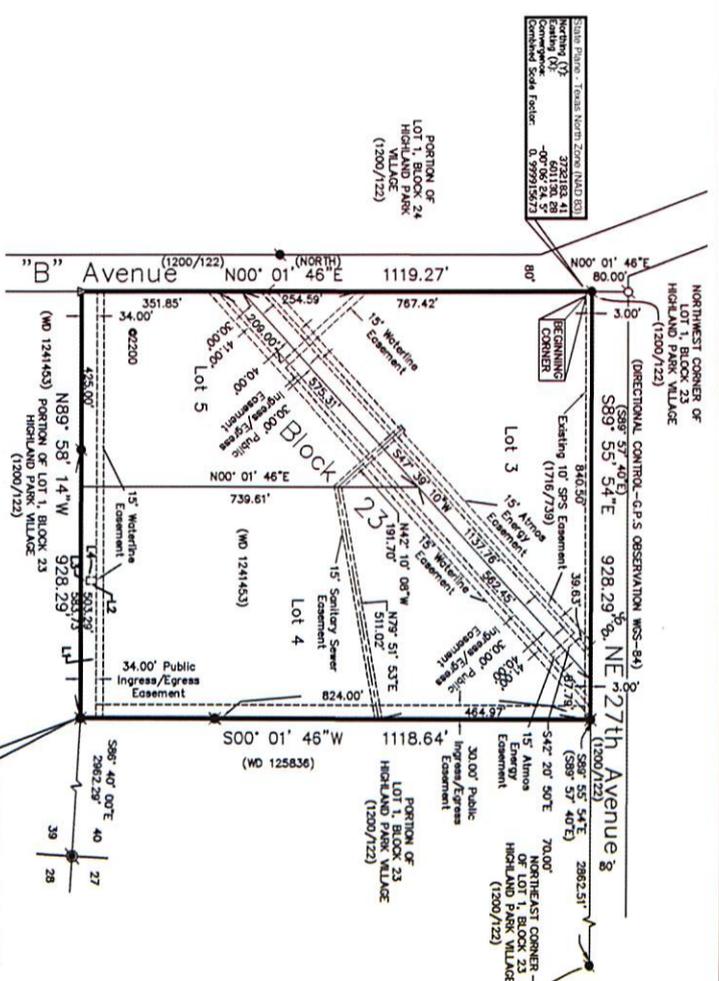
Notary Attest

State of Texas §
 County of Potter §
 Before me, the undersigned authority on this day personally appeared **Joe Bob McCurt, Manager of PHANA GP, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.
 Given under my hand and seal of office this 19th day of October, 2017.



Robert Ed Keys
 Notary Public in and For the State of Texas
 My commission expires 05/22/2018

Grantee's Address:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79108-1971



Legend:

- = 3/8 inch iron rod with a cap stamped "MENS R.P.L.S. 2507" (found)
- = mang nail (found)
- = 3/4 inch iron rod (found)
- = 1 inch iron pipe with an aluminum cap stamped "R.P.L.S. 4895" (found)
- ⊗ = "X" cut in concrete (found)
- △ = mang nail (not found)
- ①1234 = Address assigned by the City of Amarillo (subject to change without notice)
- S.P.S. = Southwestern Public Service Co.
- A.T.&T. = American Telephone & Telegraph Co.
- S.U.D. = Sudelink Communications Co.
- P.U.E. = Public Utility Easement
- (L) = Instrument recording in County Clerk's Office

Description

A 23.85 acre tract of land being a portion of Lot 1, Block 23 of Highland Park Village, an addition to the City of Amarillo, Potter County, Texas according to the recorded map or plat thereof, recorded in Volume 1200, Page 122 of the Deed Records of Potter County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod, with a cap stamped "MENS R.P.L.S. 2507", found at the northwest corner of said Lot 1 and the northwest corner of this tract of land, from whence a 1 inch iron pipe with a cap stamped "R.P.L.S. 4895", found in the north right-of-way line of NE 27th Avenue, as dedicated by said Highland Park Village, bears N. 00° 01' 46" E., (Directional Control GPS Observation WCS-84) 80.0 feet.

Thence S. 89° 55' 54" E., 928.29 feet along the south right-of-way line of said NE 27th Avenue, to a "MAG" nail, found at the northeast corner of the tract, from whence a 3/8 inch iron rod with a cap stamped "MENS R.P.L.S. 2507", found at the northeast corner of said Lot 1, bears S. 89° 55' 54" E., 2862.51 feet.

Thence S. 00° 01' 46" W., at 824.00 feet pass a "MAG" nail, found at the southeast corner of a 2.505 acre tract of land as described in that Special Warranty Deed recorded under Clerk's File No. 1255936 of the Official Public Records of Potter County, Texas, a total distance of 1118.64 feet to a "MAG" nail, found at the southeast corner of this tract of land, from whence a 3/4 inch iron rod, found at the common corner of Sections 27, 28, 39 and 40, of said Block 2, bears S. 86° 40' 00" E., 2982.29 feet.

Thence N. 89° 58' 14" W., at 983.73 feet pass a 3/8 inch iron rod with a cap stamped "MENS R.P.L.S. 2507", found at a pg corner of a 13.26 acre tract of land as described in that Special Warranty Deed recorded under Clerk's File No. 1241453 of the Official Public Records of Potter County, Texas, a total distance of 928.29 feet to a "MAG" nail, set at the southwest corner of this tract of land.

Thence N. 00° 01' 46" E., 1119.27 feet along the east right-of-way line of "B" Avenue as dedicated by said Highland Park Village, to the **POINT OF BEGINNING**.

Line #	Bearing	Length
L1	N89°58'14"W	2982.08
L2	N00°01'46"E	21.89
L3	S89°58'14"E	15.00
L4	N00°01'46"E	21.89

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 19th day of October, 2017.

Michelle Bowers
 Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 29th day of August 2017.

Michael W. Stover
 Registered Professional Land Surveyor
 No. 270170335

**Highland Park Village
 Unit No. 2**

Being a replat of a Portion of
 Lot 1, Block 23
 of Highland Park Village
 situated in Section 40, Block 2,
 A. B. & M. Survey,
 Potter County, Texas
 23.85± Acres

Robert Keys & Associates
 7746 S. Bell Street, Amarillo, Texas 79109-7003
 Phone No. 806-332-0007 www.robertkeys.com

Filed of Record:
 10/26/17
 2017 OPR 0015813
 Potter County Clerk File No.

APP

P-17-87

CB

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

Property Information
Property ID: 49777 Geo ID: 3585306782
Legal Acres: 34.1900
Legal Desc: HIGHLAND PK VILLAGE LOT BLOCK 0023 IRREG
 34.19AC TR BEG AT NM COR OF LOT 1
Situs: 2201 D AVE AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100157685 100.00%
AMARILLO EASTPORT 2013 LP
PO BOX 230
AMARILLO, TX 79105-0230

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 245,256
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 148,932
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 394,188

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: 08/28/2017

Total Due if paid by: 08/31/2017

0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	2,617.49
AMARILLO	1,382.50
PANHANDLE WD	35.56
AMA COLLEGE	817.94
HIGHLAND PARK	4,580.08

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)].

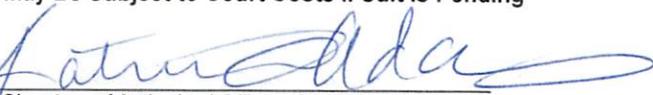
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 08/28/2017
Requested By: AMARILLO EASTPORT 2013 LP
Fee Amount: 10.00
Reference #: R035 8530 6782


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0015813

Filing and Recording Date: 10/26/2017 04:40:53 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.

Re: to: levans

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Re: 20170PR0015813

Notes

- 1) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0556C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (683.15).
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- 6) Dedicated Public Areas by this plat:
 - a. 46,664 square feet of public utility easements.
 - b. 132,367 square feet of public ingress/egress easements.

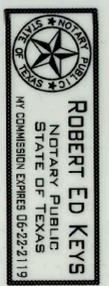
Dedication
The State of Texas \$
County of Potter \$
Know all men by these presents:

That, **Amarillo Eastport 2013, LP**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Highland Park Village Unit No. 2** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 15th day of October, 2017.
Joe Bob McCarth
Joe Bob McCarth, Manager of
PRANA GP, LLC.
600 S. Tyler Street, Suite 1510
Amarillo, Texas 79101
(806) 322-4226

Notary Attest

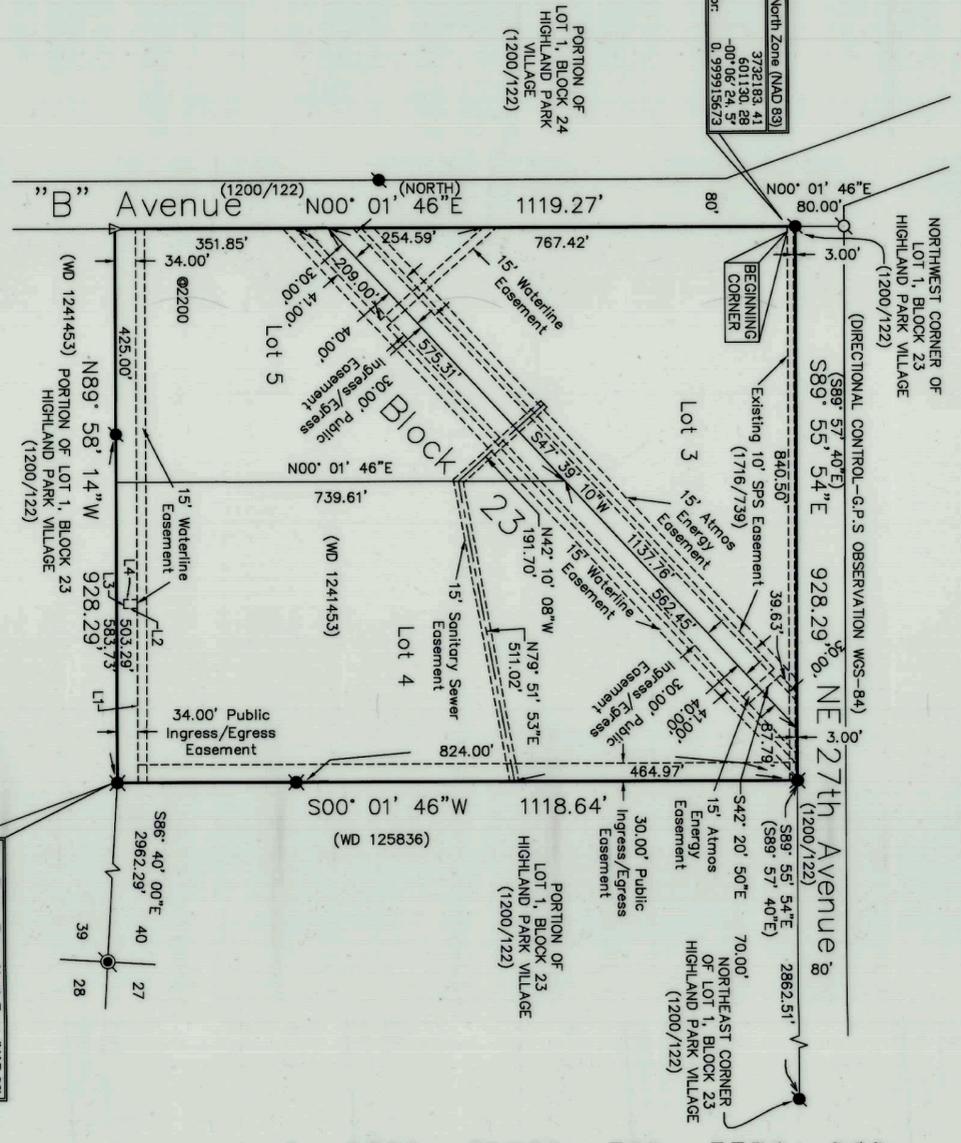
State of Texas \$
County of Potter \$
Before me, the undersigned authority on this day personally appeared **Joe Bob McCarth, Manager of PRANA GP, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.
Given under my hand and seal of office this 15th day of October, 2017.



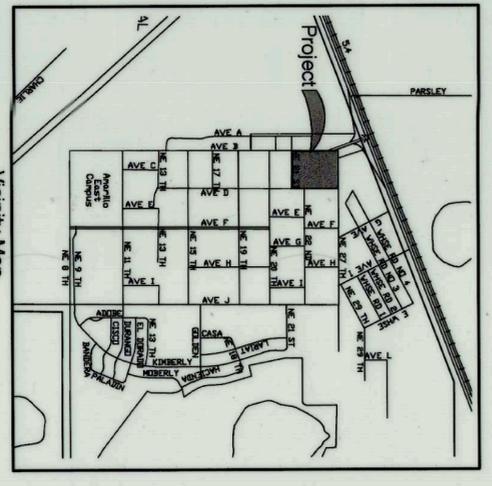
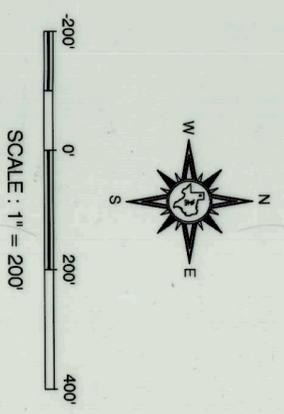
Notary Public in and For the State of Texas
My commission expires: 6/22/19

Grantor's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

State Plane - Texas North Zone (NAD 83)
Northing (Y): 3732183.41
Easting (X): 601130.28
Convergence: -00'06"24.5"
Combined Scale Factor: 0.999915872



State Plane - Texas North Zone (NAD 83)
Northing (Y): 3731062.21
Easting (X): -00'05"18.1"
Convergence: 00'00"00.00"
Combined Scale Factor: 0.999915840



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BEGINNING at a 3/8 inch iron rod, with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 1 and the northwest corner of this tract, from whence a 1 inch iron pipe with a cap stamped "R.P.L.S. 4895", found in the north right-of-way line of NE 27th Avenue, as dedicated by said Highland Park Village, bears N. 00° 01' 46" E., (Directional Control GPS Observation WGS-84), 80.00 feet;

Thence S. 89° 55' 54" E., 928.29 feet, along the south right-of-way line of said NE 27th Avenue, to a "MAG" nail, found at the northeast corner of this tract, from whence a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 1, bears S. 89° 55' 54" E., 2862.51 feet;

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Thence N. 89° 58' 14" W., at 583.73 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a jog corner of a 13.26 acre tract of land as described in that Special Warranty Deed recorded under Clerk's File No. 1241453 of the Official Public Records of Potter County, Texas, a total distance of 928.29 feet to a "MAG" nail, set at the southwest corner of this tract of land;

Thence N. 00° 01' 46" E., 1119.27 feet along the east right-of-way line of "B" Avenue as dedicated by said Highland Park Village, to the **POINT OF BEGINNING**.

Line #	Bearing	Length
L1	N89°58'14"W	292.06
L2	N00°01'46"E	21.89
L3	S89°58'14"E	15.00
L4	N00°01'46"E	21.89

Approved by Designated City Official for the City of Amarillo, Texas, this 15th day of October, 2017.
Wendell Carl Stoner
Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 29th day of August 2017.



Registered Professional Land Surveyor
Job #20170339

Highland Park Village Unit No. 2
Being a replat of a Portion of Lot 1, Block 23 of Highland Park Village situated in Section 40, Block 2, A. B. & M. Survey, Potter County, Texas 23.85± Acres



Robert Keys & Associates
land surveying
land planning

Filed of Record: 10/26/17
Potter County
2017 OPR 0015813
County Clerk File No.