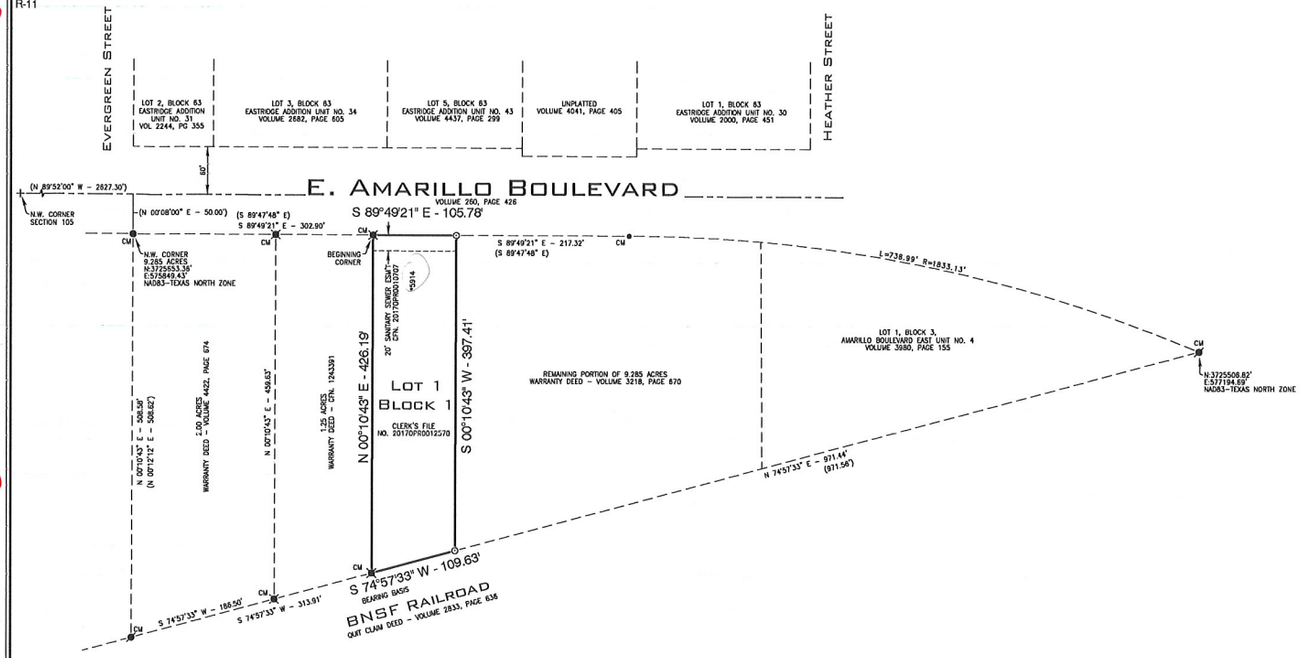
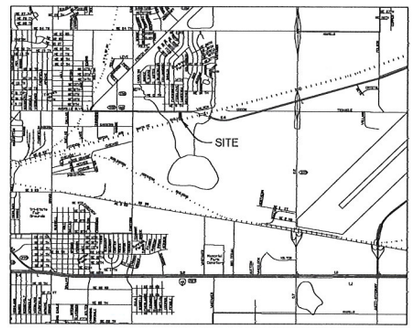
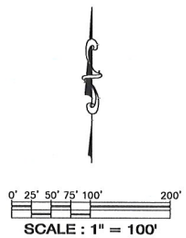
CENSUS TRACT NO. 149
R-11





VICINITY MAP - NO SCALE



SCALE : 1" = 100'

LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊠ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (found)
- ⊘ = ½ inch iron rod with a cap stamped "R.P.L.S. 5377" (found)
- ● = ½ inch iron rod (found)
- ◉ = drill hole in concrete (found)
- CM = controlling monument
- *1234 = address range assigned by The City of Amarillo

DESCRIPTION

The East 1.00 acre of the West 4.25 acres of a 9.285 acre tract of land, according to that certain Warranty Deed recorded in Volume 3218, Page 670 of the Official Public Records of Potter County, Texas, situated in Section 105, Block 2, A. B. & M. Survey, Potter County, Texas, and said 1.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a ½ inch iron rod, found at the northwest corner of said 9.285 acre tract of land, from whence the northwest corner of said Section 105 bears N. 00°08'00" E., 50.00 feet and N. 89°52'00" W., 2627.30 feet, according to said 9.285 acre deed,

Thence S. 89°49'21" E., 302.90 feet along the south right-of-way line of East Amarillo Boulevard to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northwest and **BEGINNING CORNER** of this tract of land;

Thence S. 89°49'21" E., 105.78 feet continuing along the south right-of-way line of East Amarillo Boulevard to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land, from whence a drill hole in concrete, found at the point of curvature bears S. 89°49'21" E., 217.32 feet;

Thence S. 00°10'43" W., 397.41 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land, from whence a ½ inch iron rod with a cap stamped "R.P.L.S. 5377", found at the southeast corner of said 9.285 acre tract of land bears N. 74°57'33" E., 971.44 feet;

Thence S. 74°57'33" W. – bearing basis, 109.63 feet along the northerly right-of-way line of the BNSF Railroad to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of this tract of land, from whence a ½ inch iron rod with a cap stamped "R.P.L.S. 5377", found at the southwest corner of said 9.285 acre tract of land bears S. 74°57'33" W., 313.91 feet;

Thence N. 00°10'43" E., 426.19 feet along the east line of a 1.25 acre tract of land being the east 1.25 acres of the west 3.25 acres out of the 9.285 acre tract of land according to that certain Warranty Deed recorded under Clerk's File No. 1243391 of the Official Public Records of Potter County, Texas, to the **POINT OF BEGINNING**.

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 3rd day of October, 2013.

STATE OF TEXAS
JEFFREY FLOYD REASONER
4928
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, Cuong Lam, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Amarillo Boulevard East Unit No. 7**, 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.

Executed this 22nd day of January, 2018.

Cuong Lam
5641 East Amarillo Boulevard Suite 300
Amarillo, Texas 79107

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Cuong Lam**, 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 22nd day of January, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTES

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0332 C, dated June 4, 2010, nor does this plat lie within the City of Amarillo's Base Flood, according to the Flood Damage Mitigation Chapter of the Municipal Code.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, N.A.D. 83, Texas North Zone.
5. This property is subject to Aviation Height Restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height of 3,800 MSL has been filed in accordance with this plat.

APPROVAL:

Approved by the Designated Official for the City of Amarillo, Texas,
on this 22nd day of January, 2018.

Assistant City Manager, Development Services

FILED OF RECORD:
1/23/18 (DATE) POTTER (COUNTY)
20180PR0000850 (COUNTY CLERKS FILE NO.)

AMARILLO BOULEVARD EAST UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND,
SITUATED IN SECTION 105, BLOCK 2, A. B. & M. SURVEY,
AMARILLO, POTTER COUNTY, TEXAS.
1.00 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

Page 1 of 1
Job No. 2017843

R-11

U:\2017\Amarillo\R\R11\Amarillo Blvd East No. 7\dwg\Amarillo Blvd East No. 7.dwg 1/22/2018 1:59:50 PM CST

20180PR0000850 PLAT
01/23/2018 02:04 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

BLK 2 AB+M
SEC 105
R-11
D-291

Through Tax Year 2017	**TAX CERTIFICATE**	Certificate # 8495

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

Property Information

Property ID: 41093 Geo ID: 20010500002
Legal Acres: 4.0400
Legal Desc: SECT 105 A B & M LOT BLOCK 0002 IRREG TR
BEG 50FT S & 1900FT W OF NE COR OF SECT
Situs: 5910 E AMARILLO BLVD AMARILLO, TX 79107
DBA:
Exemptions:

Owner ID: 212224 100.00%
FAVELA JOEL R JR
7501 WESTOVER PL
AMARILLO, TX 79119-7342

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	8,790
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	8,790

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: 01/03/2018 Total Due if paid by: 01/31/2018 0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	58.90
AMARILLO	31.96
PANHANDLE WD	0.80
AMA COLLEGE	18.24
AMARILLO ISD	104.51

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: 01/03/2018
Requested By: FAVELA JOEL R JR
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0000850

Filing and Recording Date: 01/23/2018 02:04:11 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.

COUNTY COURT POTTER COUNTY, TEXAS

Julie Smith

Julie Smith, County Clerk
Potter County, Texas

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

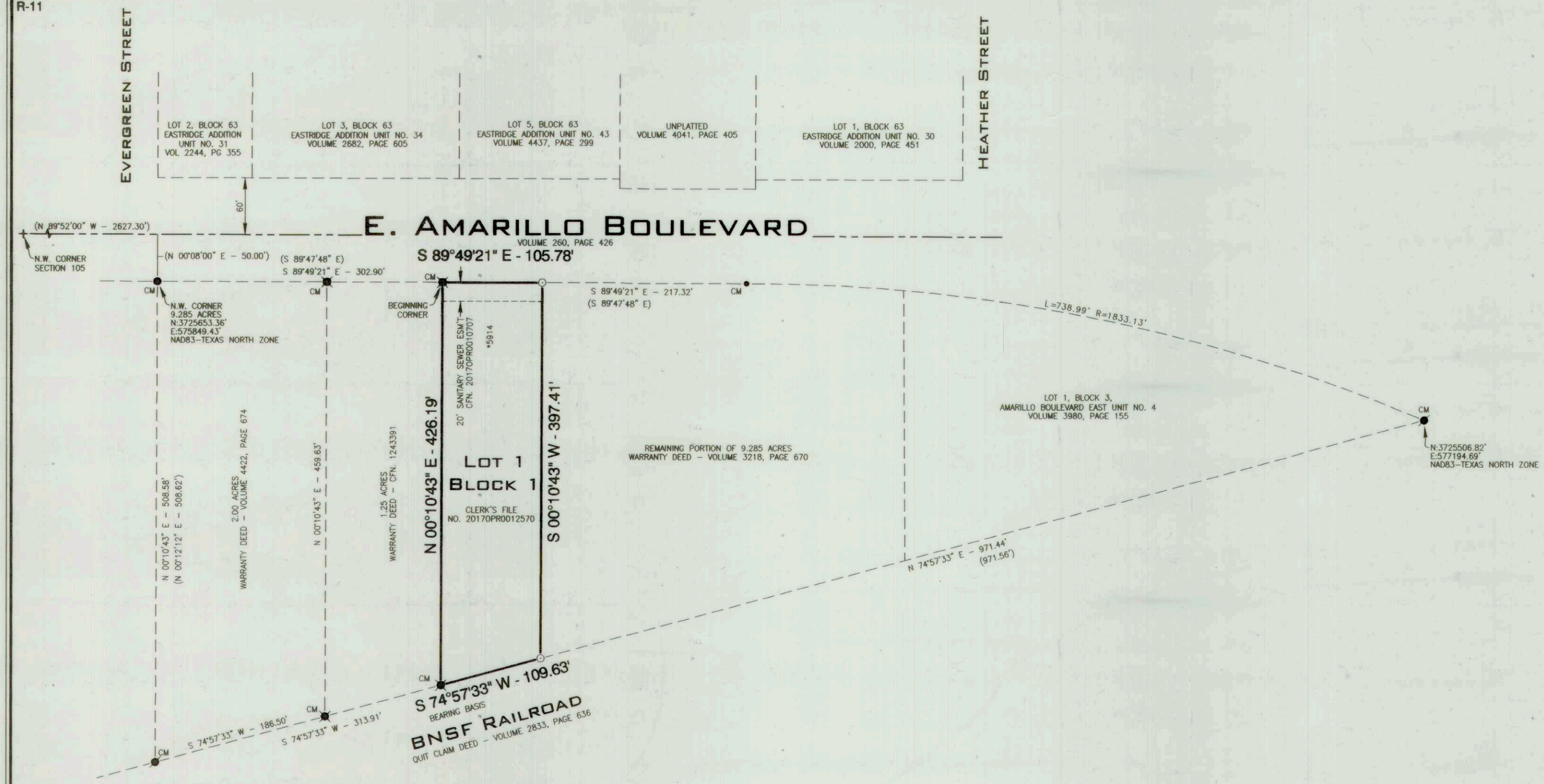
levans

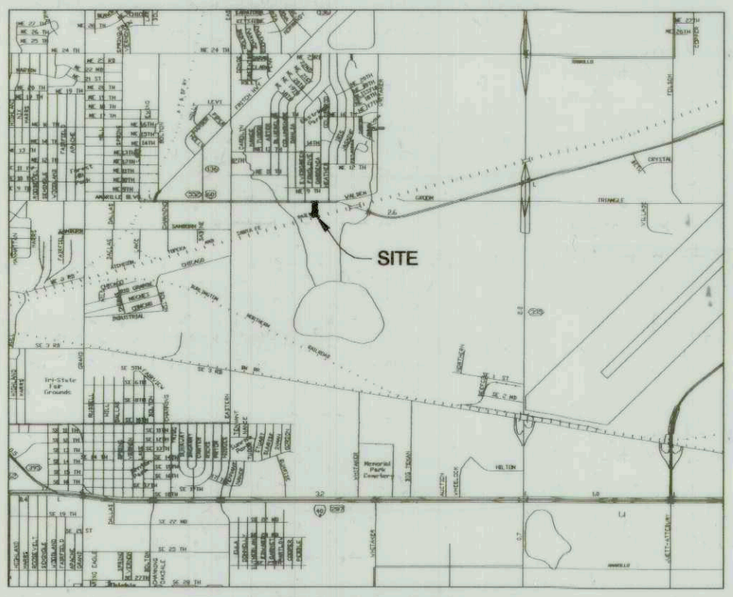
Ret to

Re: 20180PR0000850

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

CENSUS TRACT NO. 149
R-11





VICINITY MAP - NO SCALE

0' 25' 50' 75' 100' 200'

SCALE : 1" = 100'

LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ● = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (found)
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DESCRIPTION

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CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 3rd day of October, 2013.

STATE OF TEXAS
REGISTERED
JEFFREY FLOYD REASONER
4928
PROFESSIONAL
LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, Cuong Lam, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Amarillo Boulevard East Unit No. 7**, 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.

Executed this 22nd day of January, 2018.

Cuong Lam
5641 East Amarillo Boulevard Suite 300
Amarillo, Texas 79107

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Cuong Lam**, 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 22nd day of January, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTES

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
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APPROVAL:

Approved by the Designated Official for the City of Amarillo, Texas,

on this 22nd day of January, 2018.

Assistant City Manager, Development Services

FILED OF RECORD:
1-23-18 (DATE) POTTER (COUNTY)
2018OPR0000850
COUNTY CLERKS FILE NO.

AMARILLO BOULEVARD EAST UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO,
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SITUATED IN SECTION 105, BLOCK 2, A. B. & M. SURVEY,
AMARILLO, POTTER COUNTY, TEXAS.
1.00 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

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