



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

2/2/2018

Paul Stell
Stellar Development
6502 Slide Rd., Suite 404
Lubbock, TX 79424

RE: Letter of Action: Approval - Los Altos Unit No. 10 – ZB1706228 Final Plat

Mr. Stell,

The City of Amarillo has approved the above Final Plat on 1/8/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0000393 on 1/11/2018. 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 black ink that reads 'Cody Balzen'.

Cody Balzen
Planner I

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
8501

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

Property Information	
Property ID: 41531	Geo ID: 37001000001
Legal Acres: 2.9500	
Legal Desc: SECT 10 B S & F LOT	BLOCK 0009 IRREG
	PORTION OF NW/4 OF SW/4 OF SECT
Situs: W AMARILLO BLVD	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100282073 100.00%
SH AMARILLO BOULEVARD LP
6502 SLIDE RD STE 404
LUBBOCK, TX 79424-1373

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 353,740
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 353,740

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: 01/08/2018			Total Due if paid by: 01/31/2018			0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	2,370.06
AMARILLO	1,286.34
PANHANDLE WD	32.01
AMA COLLEGE	734.01
AMARILLO ISD	4,205.97

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


Signature of Authorized Officer of Collecting Office

Date of Issue: 01/08/2018
Requested By: SH AMARILLO BOULEVARD LP
Fee Amount: 10.00
Reference #:

FILED and RECORDED

Instrument Number: 2018OPR0000393

Filing and Recording Date: 01/11/2018 09:35:00 AM 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.



Julie Smith, County Clerk
Potter County, Texas

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

lhinojosa



Re: 2018OPR0000393

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

DEDICATION

State of Texas X
County of Potter X

I, the undersigned, being the owner of the land shown and described on this plat, have caused a subdivision of the land shown and described on this plat to be made and do hereby dedicate to the City of Amarillo, Texas, the streets and easements shown upon said plat and map are dedicated and some are hereby dedicated to the public forever to be used as streets and easements.

Plains Capital Bank of Lubbock, Texas, holder of lien of record against the above-described property, hereby releases its lien upon the platting of this property in accordance with the attached map, and it hereby releases its liens upon those portions of the property which are embraced within the bounds of the streets, alleys, easements (surface and/or underground), and other public uses, in accordance with the dedication deed.

Executed this 18th Day of December, 2017.

SH Baulward, LP
Platinum Bank Building
6502 State Road, Suite 404
Lubbock, Texas 79424
(806) 771-2030

Chad Hill
Plains Capital Bank
5010 University Avenue
Lubbock, Texas 79413
806-791-7148

ATTEST

State of Texas
County of Lubbock

Before me the undersigned authority on this day personally appeared, Paul Stell, known 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 therein expressed.

Given under my hand and Seal of Office On this 28th Day of December, 2017.

Attest
My Comm. Expires 3/31/2018

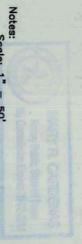


County of Lubbock
State of Texas

Before me the undersigned authority on this day personally appeared, Chad Hill of Plains Capital Bank, known 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 therein expressed.

Given under my hand and Seal of Office On this 28th Day of December, 2017.

Attest
My Comm. Expires 3/31/2018



Notes:
Scale: 1" = 50'

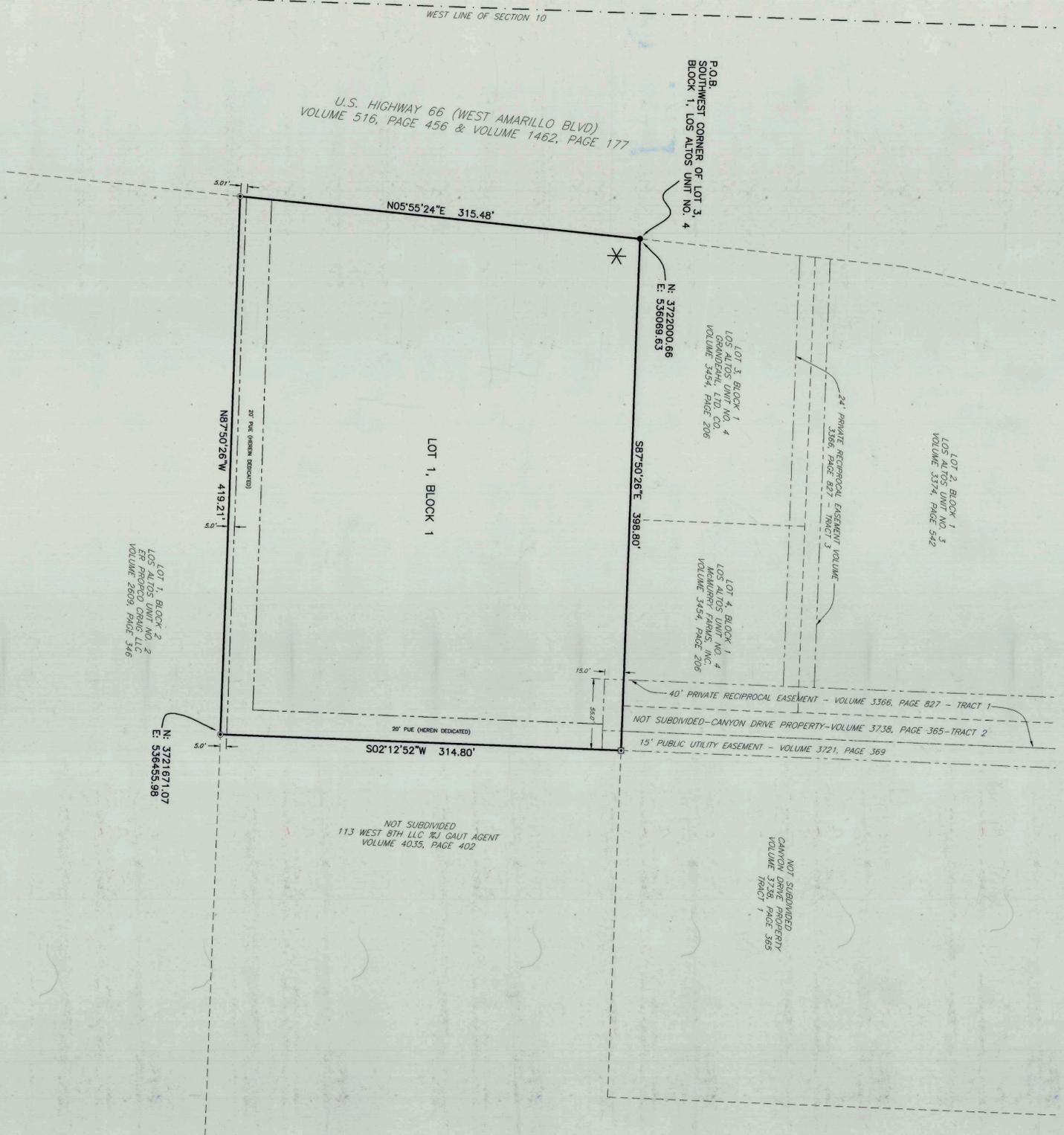
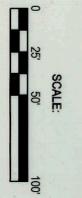
The limits of this plat are fully within the City of Amarillo city limits.
The limits of this plat are not within a flood plain as shown on FEMA Flood Insurance Rate Map on Map Number 4837505098C, dated June 4, 2010.

All easements, dedications and encumbrances within plot limits are herein dedicated.
All easements, dedications and encumbrances within plot limits are herein dedicated.
All easements, dedications and encumbrances within plot limits are herein dedicated.

Any relocation or extension of existing facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion of this final plat.
All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public easements shown on the attached map, and it is the responsibility of the developer to obtain all necessary permits and approvals from the appropriate authorities for the installation, maintenance, and operation of such services. Such easements shall be at the developer's expense.

No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless an exception is provided by Planning and Zoning Commission policy or by the Amarillo Code of Ordinances.
The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional Land Surveying Practices Act, Section 663.13.

Only those copies which bear an original ink impression seal or embossed seal will be considered a valid copy of this survey.
Lot 1, Block 1 contains 2,9558 acres (128,754 sq. ft.) within the plot limits.
Bearings and coordinates are based on the Texas Coordinate System of 1983, North Zone.
* Address No. shown were provided by the City of Amarillo and are subject to change without notice.
There is 13,845 square feet (more or less) within the limits of the dedicated PUE.



"FINAL PLAT"
LOS ALTOS UNIT NO. 10,
TRACT OF LAND IN SECTION 10, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS
(2.9558 ACRES)

CENSUS 132.00
VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION:

Metes and Bounds Description on a 2,9558 acre (128,754 sq. ft.) tract of land out of Section 10, Block 9, B. S. & F. Survey, Potter County, Texas, and being more particularly described as follows:
Beginning at a 1/2" iron rod with cap, set in the East Right of Way line of U.S. Highway 66 (West Amarillo Blvd.), described in Volume 516, Page 456 and Volume 1462, Page 177. Deed No. 2609, recorded in the Public Records of Potter County, Texas, and for the Southwest corner of Lot 3, Block 1, Los Altos Unit No. 1, Block 9, B. S. & F. Survey, Potter County, Texas, and for the Northwest and beginning corner of this tract:
Thence S87°30'28"E, along the South line of Lot 3 and 4, Block 1, said Los Altos Unit No. 4 and the South line of that tract described as tract 1 and tract 2 in Volume 3738, Page 365, Real Property Records of Potter County, Texas, a distance of 398.80 feet to a 1/2" iron rod, found for the most Westerly Northwest corner of that tract described in Volume 4035, Page 402, Real Property Records of Potter County, Texas, and for the Northwest corner of that tract described in Volume 2609, Page 346, Real Property Records of Potter County, Texas, and for the Northeast corner of that tract described in Volume 4035, Page 402, and for the Southeast corner of this tract:
Thence N87°50'26"W, along the North line of said Lot 1, Block 2, Los Altos Unit No. 2, a distance of 419.21 feet to a 3/8" iron rod with cap, found in said East Right of Way line of U.S. Highway 66 (West Amarillo Blvd.), for the Southwest corner of this tract,
Thence N05°55'24"E, along said East Right of Way line of U.S. Highway 66 (West Amarillo Blvd.), a distance of 315.48 feet to the 1/2" iron rod beginning,
Containing 2,9558 acres of land (128,754 sq. ft.), more or less.

GRANTEES ADDRESS:

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

APPROVAL

Approved by the designated official for the City of Amarillo, Texas
on this 28th Day of December, 2017.
Michelle Bower
Designated City Official

FILE OF RECORD

DATE: 1-8-18
Clerk's File No. 2018 OPR 00002393
P.O.B. CONTROLING MONUMENT
CM. PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:
That I, Charles Lynn Sawyer, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision and in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Charles Lynn Sawyer
Registered Professional Land Surveyor, No. 5809
Survey Date: December 28, 2017
A&D Project No. 17130



AMD CIVIL ENGINEERING LAND SURVEYING
2807 74th Street, Suite 8
Lubbock, TX 79423
Phone: 806-771-5976
Fax: 806-771-7625
TX Lic. Surv. Firm #101765-00
Accuracy - Efficiency - Integrity