



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

3/23/2018

Kevin Brown  
Hagar Brown & Dorsey  
4713 S Western St.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - Plemons Unit No. 24 – ZB1800554 Final Plat**

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 2/28/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0002738 on 3/1/2018. 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](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

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

Cody Balzen  
Planner I

D-300

N-12

SEC 170

Blk 2 AB+M

CENSUS TRACT 154100

**DEDICATION**

State of Texas  Know all men by these presents  
 County of Potter

That Maximiano Lara, 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 Plemons Addition Unit No. 24 an addition to the City of Amarillo, and do declare that all streets and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets and easements.

Executed this 26th Day of February, 2018

Maximiano Lara  
 2106 S. Jackson Street  
 Amarillo, Texas 79101  
 (806) 626-7509

**ATTEST**

State of Texas  
 County of Potter

Before me the undersigned authority on this day personally appeared Maximiano Lara, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office  
 On this 26th Day of February, 2018

Notary Public  
 State of Texas  
 Comm. Expires May 14, 2019  
 JAMES PRINGLE  
 My Commission Expires  
 March 16, 2017

**NOTES:**

1. This Plat is not located within the Amarillo ETJ.
2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 4837C0350C effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown hereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
3. " " " " Address No. 8 shown were provided by the City of Amarillo and are subject to change without notice.
4. Coordinates shown hereon are referenced to the Texas Coordinate System, North Zone, NAD 83.



**PLEMONS ADDITION UNIT NO. 24**  
 AN ADDITION TO THE CITY OF AMARILLO  
 BEING A REPLAT OF LOT 3 AND NORTH 50' OF LOT 4  
 BLOCK 92, PLEMONS ADDITION, SECTION 170, BLOCK 2,  
 A.B.&M. SURVEY, POTTER COUNTY, TEXAS.  
 (0.35 ACRES)



Through Tax Year  
2017

# TAX CERTIFICATE

Certificate #  
8577

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

Property Information	
Property ID: 27891	Geo ID: 6510000670
Legal Acres: 0.0000	
Legal Desc: PLEMONS LOT	BLOCK 0092 N 50FT OF 4
Situs: 706 S JACKSON ST	AMARILLO, TX 79101
DBA:	
Exemptions: DP, HS	

Owner ID: 100275003      100.00%  
LARA MAXIMIANO  
LARA MAURA  
706 S JACKSON ST  
AMARILLO, TX 79101-2239

For Entities	Value Information
AMA COLLEGE	Improvement HS: 95,836
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 8,750
PANHANDLE WD	Land NHS: 0
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 104,588

### 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: 02/09/2018			Total Due if paid by: 02/28/2018			0.00

Tax Certificate issued for:	Taxes Paid in 2017
POTTER COUNTY	628.07
AMARILLO	226.52
PANHANDLE WD	8.56
AMA COLLEGE	128.77
AMARILLO ISD	738.24

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 02/09/2018  
Requested By: LARA MAXIMIANO  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Through Tax Year  
2017

# TAX CERTIFICATE

Certificate #  
8576

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

Property Information	
Property ID: 27890	Geo ID: 651000666
Legal Acres: 0.0000	
Legal Desc: PLEMONS LOT	BLOCK 0092 3 EXC S 4 INCHES X 26FT E BEG IN NW COR
Situs: 704 S JACKSON ST	AMARILLO, TX 79101-2224
DBA:	
Exemptions:	

Owner ID: 100275003      100.00%  
LARA MAXIMIANO  
LARA MAURA  
706 S JACKSON ST  
AMARILLO, TX 79101-2239

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 10,490
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 10,490

### 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: 02/09/2018			Total Due if paid by: 02/28/2018			0.00

Tax Certificate issued for:  
POTTER COUNTY  
AMARILLO  
PANHANDLE WD  
AMA COLLEGE  
AMARILLO ISD

Taxes Paid in 2017  
70.28  
38.15  
0.95  
21.78  
124.72

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 02/09/2018  
Requested By: LARA MAXIMIANO  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2018OPR0002738

Filing and Recording Date: 03/01/2018 03:55:55 PM Pages: 4 Recording Fee: \$39.00

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 black ink that reads "Julie Smith". The signature is written in a cursive style.

---

Julie Smith, County Clerk  
Potter County, Texas

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

Ihinojosa

AMARILLO CITY  
PO BOX 1971  
AMARILLO, TX 79105

Re: 2018OPR0002738

# PLEMONS ADDITION UNIT NO. 24

AN ADDITION TO THE CITY OF AMARILLO  
BEING A REPLAT OF LOT 3 AND NORTH 50' OF LOT 4,  
BLOCK 92, PLEMONS ADDITION, SECTION 170, BLOCK 2,  
A.B.&M. SURVEY, POTTER COUNTY, TEXAS.  
(0.35 ACRES)

**DEDICATION**  
State of Texas )  
County of Potter ) Know all men by these presents

That, Maximiano Lara, 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 Plemons Addition Unit No. 24, an addition to the City of Amarillo, and do declare that all streets and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets and easements.

Executed this 26th Day of February, 2018

Maximiano Lara  
706 S. Jackson Street  
Amarillo, Texas 79101  
(806) 636-7509

### ATTEST

Before me the undersigned authority on this day personally appeared Maximiano Lara, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

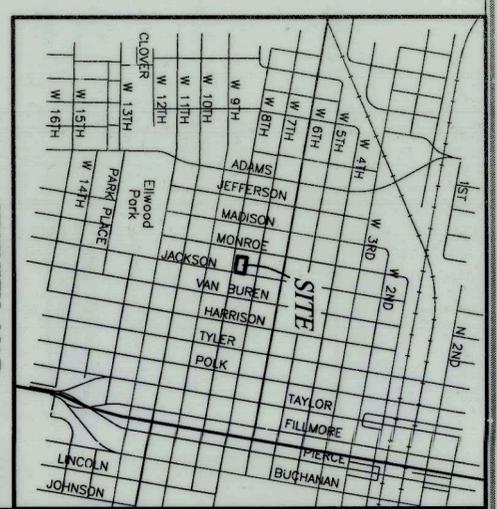
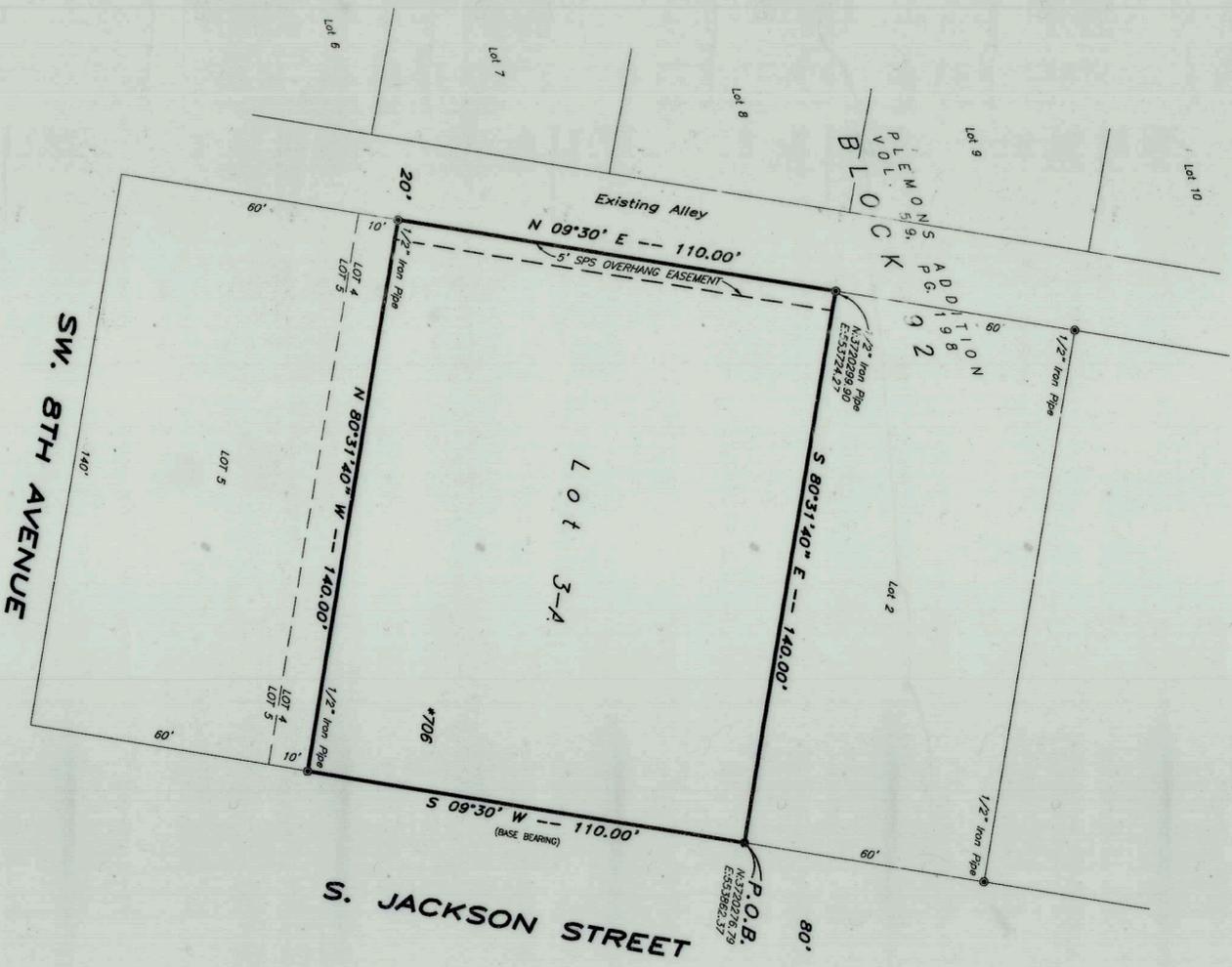
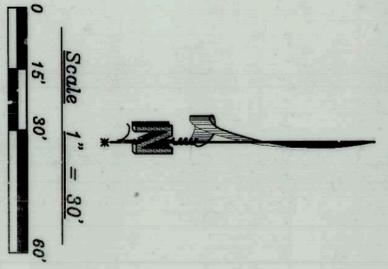
Given under my hand and Seal of Office  
On This 26th Day of February, 2018

State of Texas  
Comm. Expires May 14, 2019



### NOTES:

1. This Plat is not located within the Amarillo ETJ.
2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0530C, effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code 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.
3. "A" Address No. 's shown were provided by the City of Amarillo and are subject to change without notice.
4. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".



### APPROVAL:

Approved by the designated official for the City of Amarillo, Texas  
on this 25th day of February, 2018

- LEGEND**
- = Controlling Monument found, as noted
  - = 3/8" Iron Rod with "HBD" cap, set
  - \* = Address Subject to Change without Notice
  - SPS = Southwestern Public Service
  - P.U.E. = Public Utility Easement

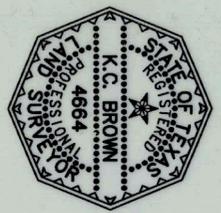
### FILED OF RECORD

3/1/2018 Date  
POTTER County  
2018 OFR 000 2738 Clerk's File No.

**PROPERTY DESCRIPTION:**  
A 0.35 acre tract of land being all of Lot 3 and the North 50 feet of Lot 4, Block 92, Plemons Addition, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 59, Page 198, 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 cap stamped "HBD" set for the Northeast corner of Lot 3, Block 92;  
THENCE South 09 degrees 30 minutes West, along the East line of Lots 3 and 4, a distance of 110.00 feet to a 1/2 inch iron pipe found;  
THENCE North 80 degrees 31 minutes 40 seconds West, a distance of 140.00 feet to a 1/2 inch iron pipe found in the West line of Lot 4;  
THENCE North 09 degrees 30 minutes East, along the West line of Lots 3 and 4, a distance of 110.00 feet to a 1/2 inch iron pipe found for the Northwest corner of Lot 3;  
THENCE South 80 degrees 31 minutes 40 seconds East, along the North line of Lot 3, a distance of 140.00 feet to the PLACE OF BEGINNING.  
Said tract contains a computed area of 0.35 acres of land.

**CERTIFICATION:**  
I, K. C. Brown, 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 26th Day of February, 2018  
K. C. Brown, RPLS  
Texas Reg. No. 4664



## PLEMONS ADDITION UNIT NO. 24

AN ADDITION TO THE CITY OF AMARILLO

**HBD**  
Hagar, Brown & Dorsey, LLC.  
LAND SURVEYORS

AMARILLO  
4719 S. Western St.  
Amarillo, Texas 79109  
(806) 382-1007  
Texas Firm No. 1002300

HEREFORD  
235 E. 2nd St.  
Hereford, Texas 79045  
(806) 384-8084  
Texas Firm No. 1002301

Sheet: 1 of 1 Dwg No. A10460P Drawn by J. Smith