



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

4/13/2018

Ms. Cindy Beyer  
Cornerstone Land Surveying  
4109 SW 33rd  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- Glen Arden Addition Unit 12 – ZB1704948/P-17-107  
Final Plat**

Ms. Beyer,

The City of Amarillo has approved the above Final Plat on 12/11/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017021930 on 12/12/2017. 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 [sherry.bailey@amarillo.gov](mailto:sherry.bailey@amarillo.gov) or 806/378-6292.

Sincerely,

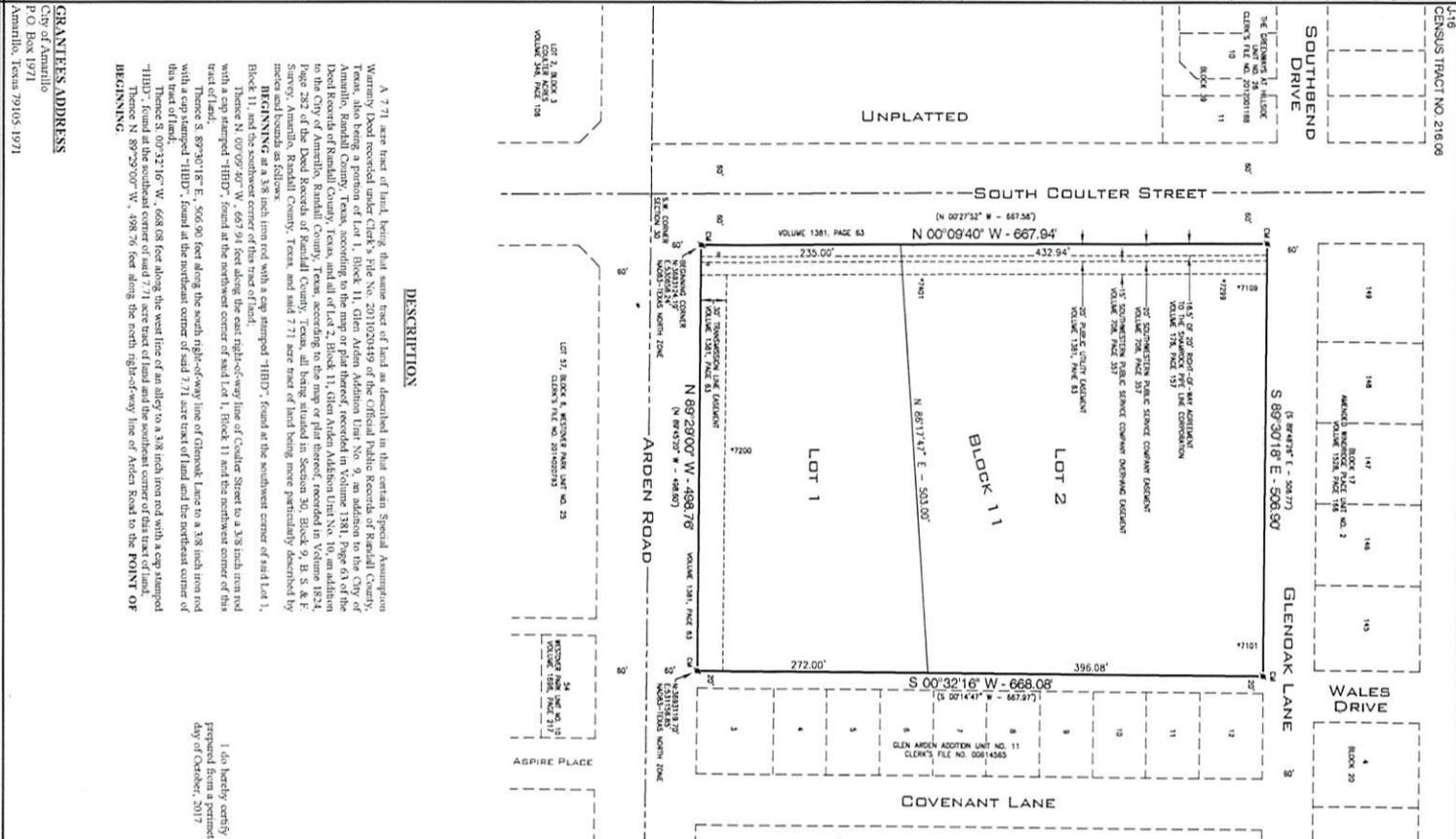
Sherry Bailey  
Senior Planner

CC: Randy Schuster  
Building Official  
Larry Zamora  
Chief Plans Examiner  
Jonathon Lofton  
Deputy Building Official  
Valeni Bloemker  
Community Improvement Insp.

BLK 9 BS+F

SEC 30

J-16



**DESCRIPTION**

A 7.71 acre tract of land, being that same tract of land as described in that certain Special Assumption Warranty Deed recorded under Clerk's File No. 2011020449 of the Official Public Records of Randall County, Texas, also being a portion of Lot 1, Block 11, Glen Arden Addition Unit No. 9, an addition to the City of Amarillo, Randall County, Texas, according to the map of plat thereof, recorded in Volume 1381, Page 63 of the local records of Randall County, Texas, and all of Lot 2, Block 11, Glen Arden Addition Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the map of plat thereof, recorded in Volume 1382 of the local records of Randall County, Texas, and all of Block 11, Glen Arden Addition Unit No. 9, B. S. & F. Survey, Amarillo, Randall County, Texas, and said 7.71 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "HHD", found at the southwest corner of said Lot 1, Block 11, and the southwest corner of this tract of land;

thence N 00°09'40" W, 667.94 feet along the east right-of-way line of Coulter Street to a 3/8 inch iron rod with a cap stamped "HHD", found at the northwest corner of said Lot 1, Block 11 and the northwest corner of this tract of land;

thence S 89°20'18" E, 506.90 feet along the north right-of-way line of Glenok Lane to a 3/8 inch iron rod with a cap stamped "HHD", found at the northeast corner of said 7.71 acre tract of land and the northeast corner of this tract of land;

thence S 00°32'16" W, 668.08 feet along the west line of an alley to a 3/8 inch iron rod with a cap stamped "HHD", found at the southeast corner of said 7.71 acre tract of land and the southeast corner of this tract of land;

thence S 00°29'09" W, 498.79 feet along the east right-of-way line of Arden Road to the POINT OF BEGINNING.

GRANTEE'S ADDRESS  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105 1971



*Jeffrey Floyd Resauer*  
Registered Professional Land Surveyor  
Texas Registration No. 4928

**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 true and correct survey made by me or by others under my direct supervision on the 10th day of October, 2017.



*Cindy Berger*  
Notary Public

Before me, the undersigned authority, on this day personally appeared Andrew Korham known to me 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 considerations expressed.

Given under my hand and seal of authority on this 20th day of November, 2017.

**NOTARY ATTEST**

The State of Texas  
County of Randall

**DEDICATION**

The State of Texas  
County of Randall

Know all men by these presents:

That Primrose Community Church, Inc., 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 an **GLEN ARDEN ADDITION UNIT NO. 11**, an addition to the City of Amarillo, Texas, and does declare that all of said lands are to be dedicated to the City of Amarillo, Texas, and does declare that all of said lands are to be used as streets, alleys, lanes and easements.

Executed this 20th day of November, 2017.

*Andrew Korham*  
Andrew Korham, Executive Pastor  
2100 S. Arden Road  
Amarillo, Texas 79109-6860



**LEGEND:**

- 3/8 inch iron rod with a cap stamped "HHD" (found)
- E-V- over the utility line
- CM = existing monument
- \*1234 = address range assigned by the City of Amarillo



**NOTES**

- This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.
- This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Study (FIRIS) and National Flood Hazard Insurance Program (NFIP) maps, and does not lie within the City of Amarillo's Flood Hazard, according to the Flood Damage Mitigation Chapter of the Municipal Code.
- Boundary line dimensions shown herein are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the F.R.P.L.S. General Rules of Procedures and Practices regarding precisions (603.15).
- Bearings shown herein are relative to Grid North, N.A.D. 83, Texas North Zone.

**APPROVAL:**

Approved by the Designated Official for the City of Amarillo, Texas, on this 11th day of Dec., 2017.

*Michelle Boman*  
Michelle Boman  
Assistant City Manager, Development Services

**GLEN ARDEN ADDITION UNIT NO. 12**

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 11, GLEN ARDEN ADDITION UNIT NO. 9 AND ALL OF LOT 2, BLOCK 11, GLEN ARDEN ADDITION UNIT NO. 10, SITUATED IN SECTION 30, BLOCK 9, B. S. & F. SURVEY, AMARILLO, RANDALL COUNTY, TEXAS.

FILED OF RECORD  
12/12/17  
D.M.  
2017021930  
COUNTY CLERK'S FILE NO.

**CORNERSTONE LAND SURVEYING**  
4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
(800) 352-9193 • info@cornerstone-survey.com • Firm Reg. No. 100095500

**Christina McMurray**

Tax Assessor/Collector  
PO Box 997  
Canyon, TX 79015-0997



**Ta Certificate**

Property Account Number:  
**R026010017500**

Statement Date: 11/20/2017  
Owner: PINNACLE COMMUNITY CHURCH INC  
Mailing 7200 ARDEN RD  
Address: AMARILLO, TX 791096860

Property Location: 0007200 ARDEN RD  
Legal: GLEN ARDEN # 10|LOT BLOCK 0011|7.71 AC  
BEING ALL OF 2 &|AN IRREG PTN OF 1 IN # 9

TAX CERTIFICATE FOR ACCOUNT : R026010017500  
AD NUMBER: R026010017500  
GF NUMBER:  
CERTIFICATE NO : 1617805

DATE : 11/20/2017 PAGE 1 OF 1  
FEE : \$10.00

**COLLECTING AGENCY**

Randall County  
PO Box 9514  
Amarillo TX 79105-9415

**PROPERTY DESCRIPTION**  
GLEN ARDEN # 10|LOT BLOCK 0011|7.71 AC  
BEING ALL OF 2 &|AN IRREG PTN OF 1 IN # 9  
0007200 ARDEN RD  
7.71 ACRES

**REQUESTED BY**

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

**PROPERTY OWNER**

PINNACLE COMMUNITY CHURCH INC  
7200 ARDEN RD  
AMARILLO TX 791096860

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.  
THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2017 ARE \$0.00**

CURRENT VALUES			
LAND MKT VALUE:	\$1,007,541	IMPROVEMENT :	\$604,351
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$1,611,892	LIMITED VALUE:	\$0
EXEMPTIONS:	Full		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE  
ACCOUNT NUMBER: R026010017500

**FILED AND RECORDED**

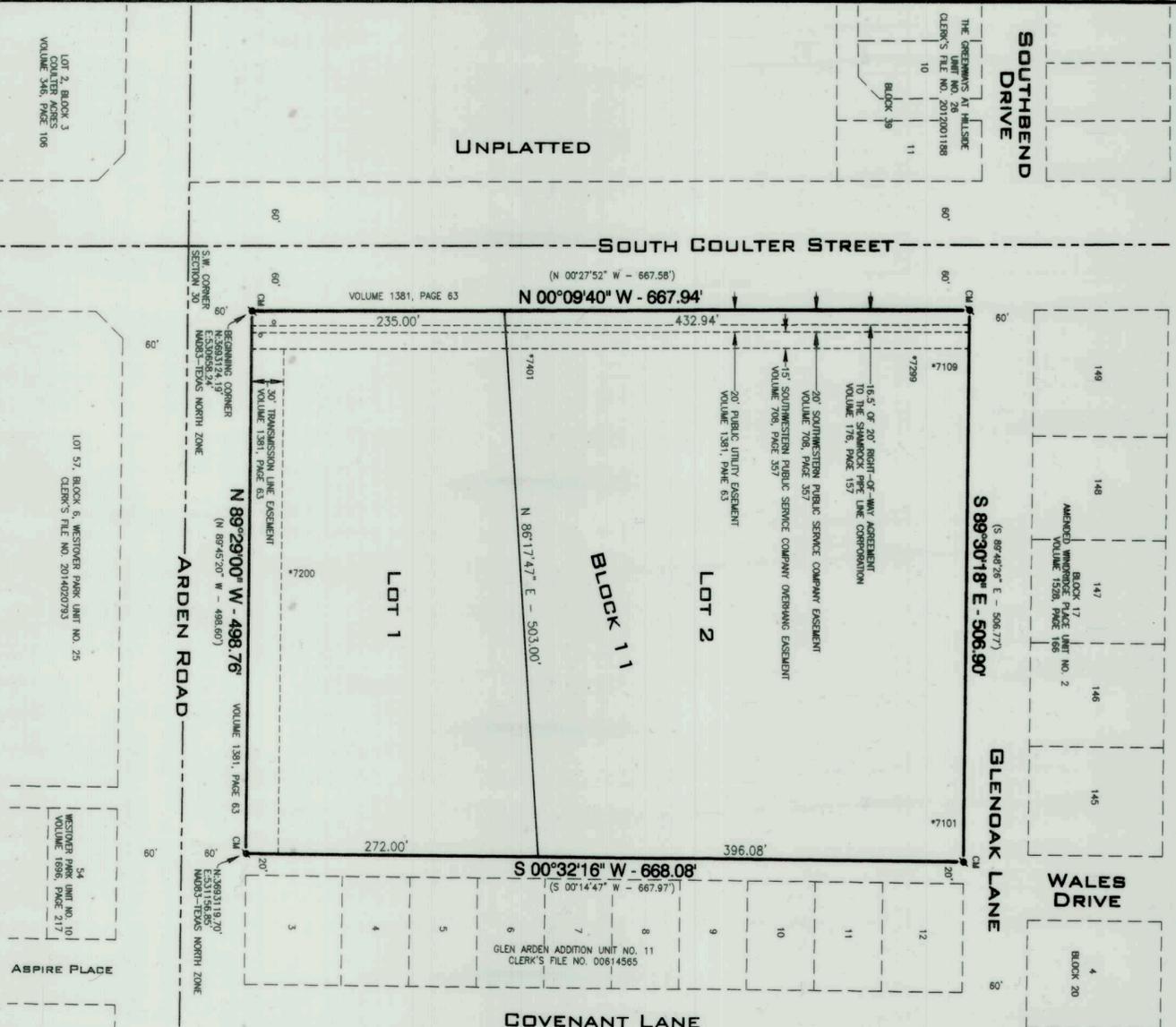
OFFICIAL PUBLIC RECORDS

CERTIFIED BY: Paula Madrid  
Authorized agent of Randall County



*Renee Calhoun*

2017021930  
12/12/2017 12:14 PM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT



**DESCRIPTION**

A 7.71 acre tract of land, being that same tract of land as described in that certain Special Assumption Warranty Deed recorded under Clerk's File No. 2011020449 of the Official Public Records of Randall County, Texas, also being a portion of Lot 1, Block 11, Glen Arden Addition Unit No. 9, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 1381, Page 63 of the Deed Records of Randall County, Texas, and all of Lot 2, Block 11, Glen Arden Addition Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 1824, Page 282 of the Deed Records of Randall County, Texas, all being situated in Section 30, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas, and said 7.71 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "HBD", found at the southwest corner of said Lot 1, Block 11, and the southwest corner of this tract of land;

Thence N. 00°09'40" W., 667.94 feet along the east right-of-way line of Coulter Street to a 3/8 inch iron rod with a cap stamped "HBD", found at the northwest corner of said Lot 1, Block 11 and the northwest corner of this tract of land;

Thence S. 89°30'18" E., 506.90 feet along the south right-of-way line of Glenoak Lane to a 3/8 inch iron rod with a cap stamped "HBD", found at the northeast corner of said 7.71 acre tract of land and the northeast corner of this tract of land;

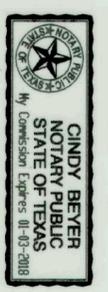
Thence S. 00°32'16" W., 668.08 feet along the west line of an alley to a 3/8 inch iron rod with a cap stamped "HBD", found at the southeast corner of said 7.71 acre tract of land and the southeast corner of this tract of land;

Thence N. 89°29'00" W., 498.76 feet along the north right-of-way line of Arden Road to the **POINT OF BEGINNING**.

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 16th day of October, 2017.



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



*Cindy Beyer*  
Notary Public

**NOTARY ATTEST**

Before me, the undersigned authority, on this day personally appeared **Andrew Forman**, 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 **20th** day of **November**, 2017.

The State of Texas  
County of Randall

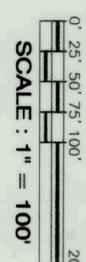
Andrew Forman, Executive Pastor  
7200 Arden Road  
Amarillo, Texas 79109-6860

**DEDICATION**

The State of Texas  
County of Randall

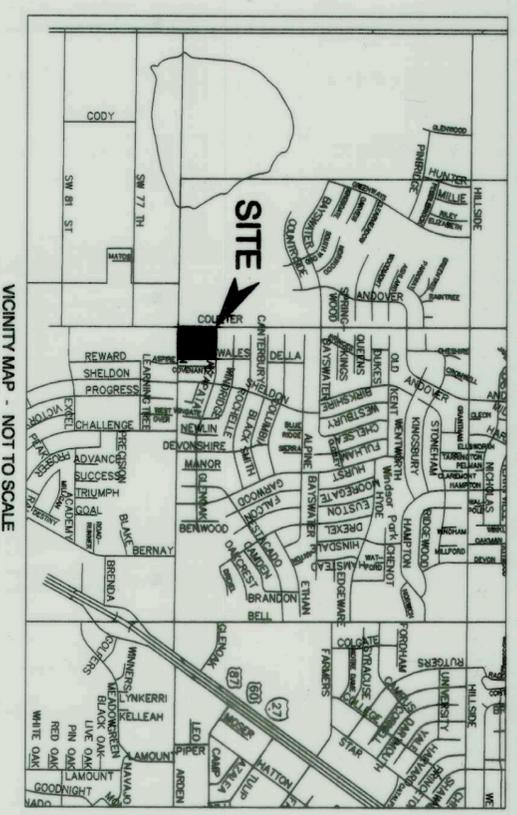
Know all men by these presents:

That Primack Community Church Inc. 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 **Glen Arden Addition Unit No. 12**, 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.



**LEGEND:**

- = 3/8 inch iron rod with a cap stamped "HBD" (found)
- T-E-TV- = overhead utility line
- CM = controlling monument
- \*1234 = address range assigned by The City of Amarillo



**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. 480529 0070 E, 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.

**APPROVAL:**

Approved by the Designated Official for the City of Amarillo, Texas, on this **11th** day of **December**, 2017.

*Nicole Bonner*  
Assistant City Manager, Development Services

FILED OF RECORD: **RANDALL**  
DATE: **12/11/17**  
COUNTY: **RANDALL**  
COUNTY CLERK'S FILE NO. **2017-021938**

**GLEN ARDEN ADDITION UNIT NO. 12**

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 11, GLEN ARDEN ADDITION UNIT NO. 9 AND ALL OF LOT 2, BLOCK 11, GLEN ARDEN ADDITION UNIT NO. 10, SITUATED IN SECTION 30, BLOCK 9, B. S. & F. SURVEY, AMARILLO, RANDALL COUNTY, TEXAS. 7.71 ACRES



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City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971