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

4/19/2018

Che Shadle
OJD Engineering LP
2420 Lakeview Dr.
Amarillo, Texas 79109

RE: Letter of Action: Approval - Belmar Addition Unit No. 76 – ZB1704949 Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 12/15/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0004428 on 4/3/2018. 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,

Cody Balzen

Cody Balzen
Planner I

20180PR0004428 PLAT
04/03/2018 11:42 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

D-311

I-16

SEC 27

BLK 9 BS+F

HG

P-17-106

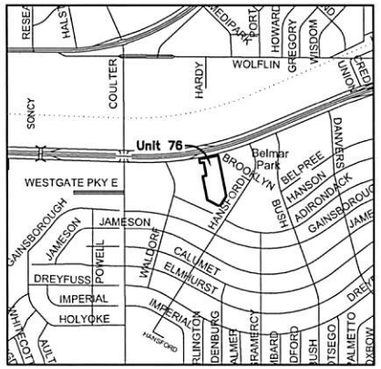
APP

CENSUS TRACT: #101
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

BELMAR ADDITION UNIT NO. 76

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOT 22-A, BLOCK 76, BELMAR ADDITION UNIT NO. 47, AND A PORTION OF LOT 21-E AND 21-D, BLOCK 76, BELMAR ADDITION UNIT NO. 72, SITUATED IN SECTION 27, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

5.39 ACRES



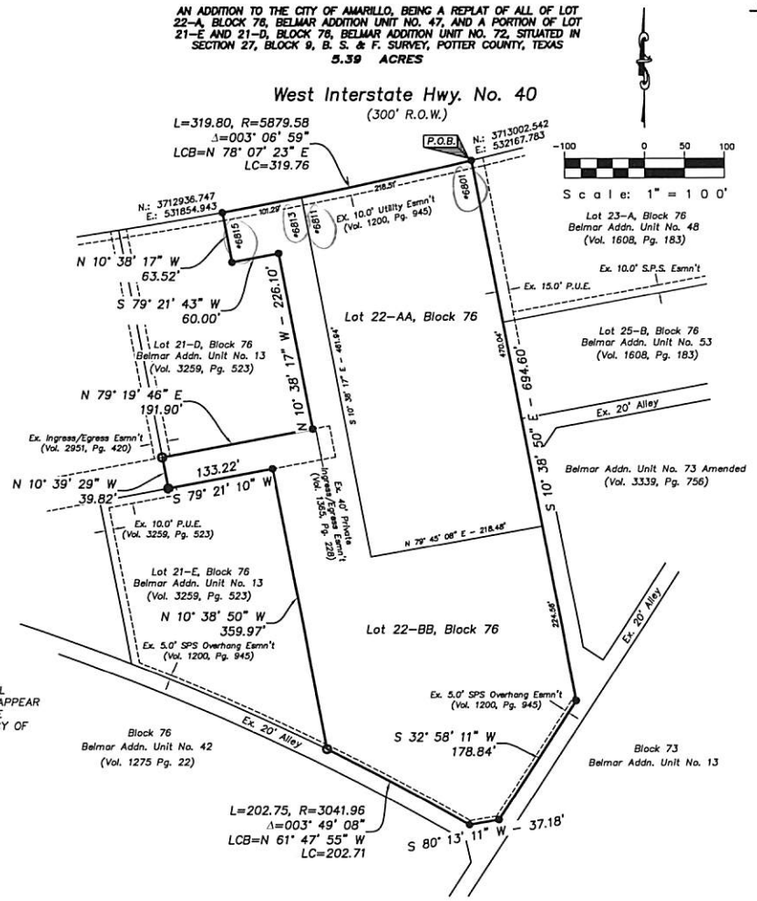
Vicinity Map
(AP NO. I-16)

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- ○ = 1/2" IRON ROD W/ YELLOW CAP FOUND
- ● = Mag Nail Set
- * = ADDRESS (Subject to Change Without Notice)
- SPS = SOUTHWESTERN PUBLIC
- PUE = PUBLIC UTILITY EASEMENT

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0520C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.00002507
5. COORDINATES SHOWN ARE GRID COORDINATES.



LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 5.39 acre tract of land being a replat of all of Lot 22-A, Block 76, Belmar Addition Unit No. 47, as per the plat or map recorded in Volume 1518, Page 12, Official Public Records of the Potter County Clerk, Potter County, Texas, and a portion of Lot 21-E and Lot 21-D, Block 76, Belmar Addition Unit No. 72, as per the plat or map recorded in Volume 3259, Page 523, Official Public Records of the Potter County Clerk, Potter County, Texas, situated in Section 27, Block 9, B. S. & F. Survey, Potter County, Texas.

BEGINNING at a 1/2" iron rod set with a yellow cap on the south right-of-way line of Interstate Highway No. 40 at the northeast corner of fsaid Lot 22-A for the northeast corner of this tract.

THENCE S. 10° 38' 50" E. a distance of 694.60 feet to a 1/2" iron rod set with a yellow cap for the most easterly southeast corner of this tract.

THENCE S. 32° 58' 11" W. a distance of 178.84 feet to a 1/2" iron rod set with a yellow cap for the most southerly southeast corner of this tract.

THENCE S. 80° 13' 11" W. a distance of 37.18 feet to a 1/2" iron rod set with a yellow cap for the most southerly southwest corner of this tract.

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THENCE N. 79° 19' 46" E. a distance of 191.90 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

THENCE N. 10° 38' 17" W. a distance of 226.10 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.

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THENCE in a northeasterly direction along said south right-of-way line and along a curve to the left with a radius equal to 5879.58 feet, a long chord bearing of N. 78° 07' 23" E. and a long chord distance of 319.76 feet, a curve length of 319.80 feet to the place of BEGINNING and containing 5.39 acres (234,611 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, 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 17 DAY OF Nov. 2017.

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

Richard E Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER)(

THAT JAYANTI NATHU, OWNER OF II RAM 6801 I-40 WEST AMARILLO TEXAS, LTD., 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 BELMAR ADDITION UNIT NO. 74, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS.

EXECUTED THIS 17th DAY OF Nov. 2017.

Jayanti Nathu

JAYANTI NATHU, OWNER
II RAM 6801 I-40 WEST AMARILLO TEXAS, LTD.
2508 E. I-40
AMARILLO, TX 79103
(806) 683-7849

ATTEST

STATE OF TEXAS

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAYANTI NATHU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 17th DAY OF November 2017.

Kristin Rhodes

NOTARY PUBLIC STATE OF Texas

Comm. Expires 7/16/20

KRISTINA ANN RHODES
NOTARY PUBLIC
ID# 126581055
State of Texas
Comm. Exp. 07-16-2020

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 15 DAY OF Dec 2017.

Michelle Bonner

DESIGNATED CITY OFFICIAL

FILED OF RECORD
4/3/18 Potter
DATE COUNTY
20180PR0004428
CLERK'S FILE No.

BELMAR ADDITION UNIT NO. 76 AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 08/14/17		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors	806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095	DRAWING NUMBER

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
8768

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

Property Information

Property ID: 144269 Geo ID: 118008217
Legal Acres: 0.9100
Legal Desc: BELMAR # 72 LOT BLOCK 0076 IRREG TR OF 21E & 50% UND INT OF IRREG TR IN 21D REF 001-1800-8209
Situs: W IH 40 AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100246420 100.00%
VI RAM 6901 I-40 WEST
AMARILLO TEXAS LTD
2508 E INTERSTATE 40
AMARILLO, TX 79103-4117

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	7,931
AMARILLO ISD	Land HS:	0
HIGH PLAINS WATER	Land NHS:	59,293
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	67,224

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: 04/02/2018 Total Due if paid by: 04/30/2018 0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	450.41
AMARILLO	244.45
HIGH PLAINS WATER	4.64
AMA COLLEGE	139.49
AMARILLO ISD	799.29

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 04/02/2018
Requested By: OJD ENGINEERING INC
Fee Amount: 10.00
Reference #: R011 1800 8217

Through Tax Year 2017		Certificate # 8769

TAX CERTIFICATE

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

Property Information

Property ID: 52356 Geo ID: 118008225
Legal Acres: 4.4800
Legal Desc: BELMAR # 47 LOT BLOCK 0076 22-A LESS WSTLY 60FT STRIP
Situs: 6801 W IH 40 AMARILLO, TX 79106
DBA:
Exemptions:

Owner ID: 203675 100.00%
II RAM 6801 I-40 WEST
AMARILLO TEXAS LTD
2508 E INTERSTATE 40
AMARILLO, TX 79103-4117

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	1,438,383
AMARILLO ISD	Land HS:	0
HIGH PLAINS WATER	Land NHS:	798,654
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	2,237,037

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			**0.00**	**0.00**	**0.00**	**0.00**

Effective Date: 04/02/2018 Total Due if paid by: 04/30/2018 0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	14,988.15
AMARILLO	8,134.76
HIGH PLAINS WATER	154.36
AMA COLLEGE	4,641.85
AMARILLO ISD	26,598.37

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Signature of Authorized Officer of Collecting Office

Date of Issue: 04/02/2018
Requested By: OJD ENGINEERING INC
Fee Amount: 10.00
Reference #: R001 1800 8225

FILED and RECORDED

Instrument Number: 2018OPR0004428

Filing and Recording Date: 04/03/2018 11:42:25 AM 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.

Julie Smith, County Clerk
Potter County, Texas

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

smorgan

Ret

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

CENSUS TRACT: #101
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

BELMAR ADDITION UNIT NO. 76

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOT 22-A, BLOCK 76, BELMAR ADDITION UNIT NO. 47, AND A PORTION OF LOT 21-E AND 21-D, BLOCK 76, BELMAR ADDITION UNIT NO. 72, SITUATED IN SECTION 27, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

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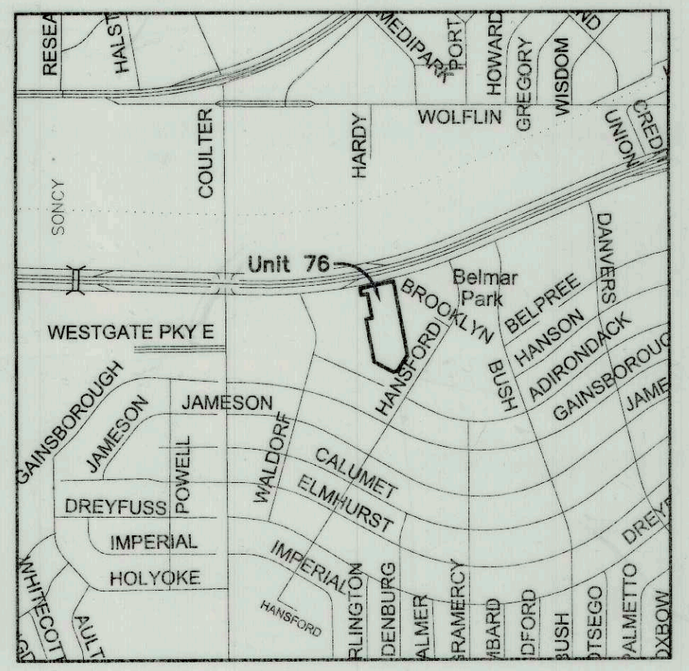
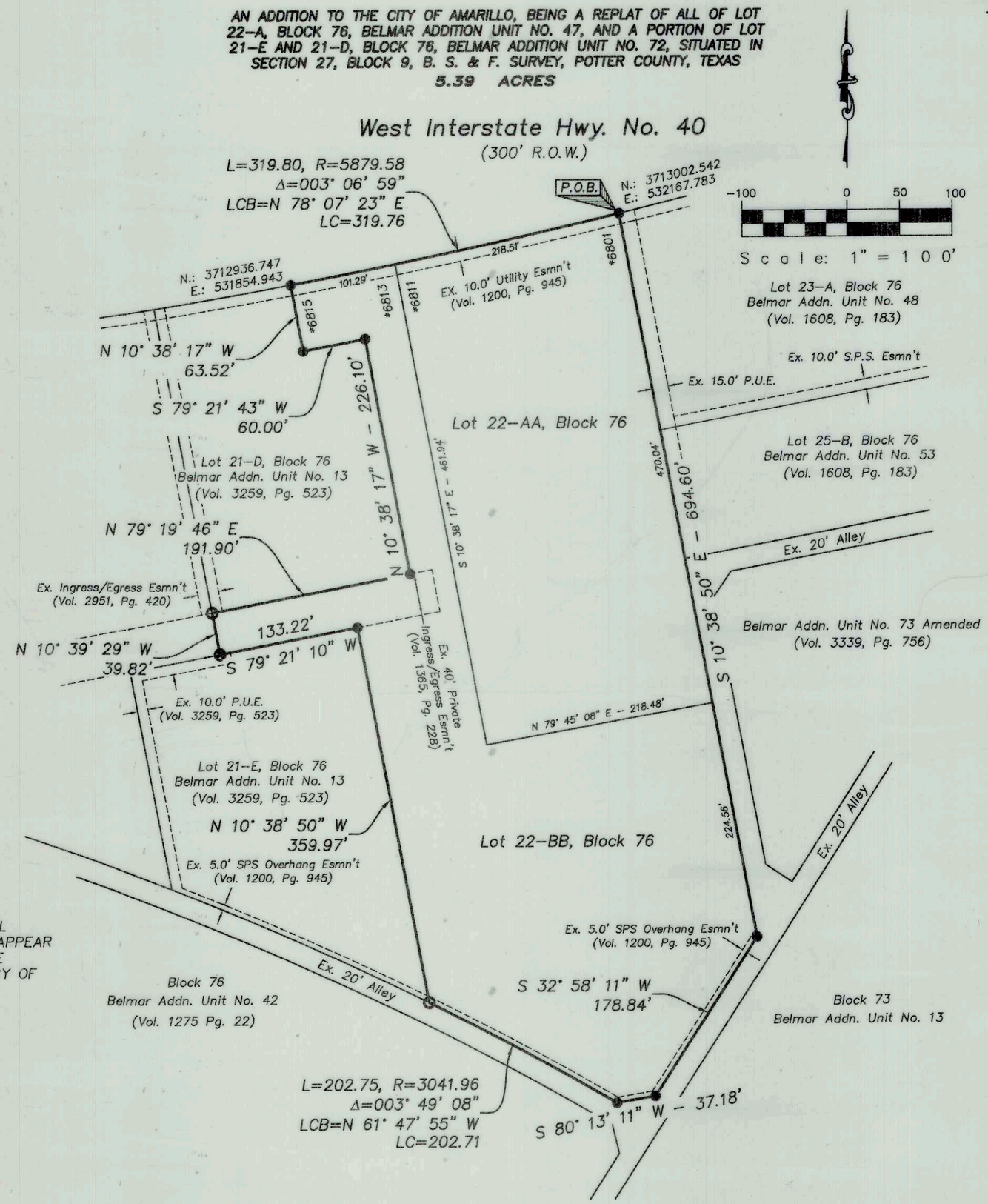


Vicinity Map

(AP NO. I-16)



LEGEND

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THIS _____ DAY OF _____, 2017.

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

DEDICATION

STATE OF TEXAS)(

COUNTY OF POTTER)(

KNOW ALL MEN BY THESE PRESENTS

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EXECUTED THIS 17TH DAY OF NOVEMBER, 2017.

JAYANTI NATHU, OWNER
II RAM 6801 I-40 WEST AMARILLO TEXAS, LTD.
2508 E. I-40
AMARILLO, TX 79103
(806) 683-7849

ATTEST

STATE OF TEXAS

COUNTY OF Potter

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GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 17th DAY OF November, 2017.

NOTARY PUBLIC STATE OF Texas

Comm. Expires 7/16/20

KRISTINA ANN RHODES
NOTARY PUBLIC
ID# 126581055
State of Texas
Comm. Exp. 07-16-2020

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 15th DAY OF December 2017.

DESIGNATED CITY OFFICIAL

FILED OF RECORD

4/2/2018 POTTER
DATE COUNTY

2018 OPR 0004428
CLERK'S FILE No.

BELMAR ADDITION UNIT NO. 76
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 08/14/17		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER