



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

4/10/2018

Josh Langham
Llano Construction Co. LLC
7420 Golden Pond Place Suite 200
Amarillo, Texas 79121

RE: Letter of Action: Approval - Los Altos Unit No. 11 – ZB1800582 Final Plat

Mr. Langham,

The City of Amarillo has approved the above Final Plat on 4/10/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0004763 on 4/10/2018.

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 cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

D-312

BLK 9 BS + F

SEC 10

K-11

- Census Tract No. 132
 AP Map No. K-11
- Notes**
- 1) This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
 - 2) This plat does not lie within Flood hazard area zone "AE"; according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C05050C, dated June 04, 2010 nor does this plat lie within the City of Amarillo Flood Hazard Area Study. Flood hazard mitigation studies according to the flood damage mitigation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the related FEMA/AJFIRM, which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
 - 3) Property distances and/or bearings are shown as measured or tied with this survey. Plat and/or deed calls are shown with parentheses when differing from measured distances and/or bearings and not within the Rules of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (653.15).
 - 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

The State of Texas §
 County of Potter §

Dedication

Know all men by these presents:
 That, **LLANO Construction Company, LLC**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Los Altos Unit No. 11** 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 unless noted as existing with the recording information shown.

Executed this 10th day of March, 2018.

Justin Langham
 Justin Langham,
 LLANO Construction Company, LLC
 7424 Western Point Place, Suite 200
 Amarillo, Texas 79121

Notary Attest

State of Texas §
 County of Randall §

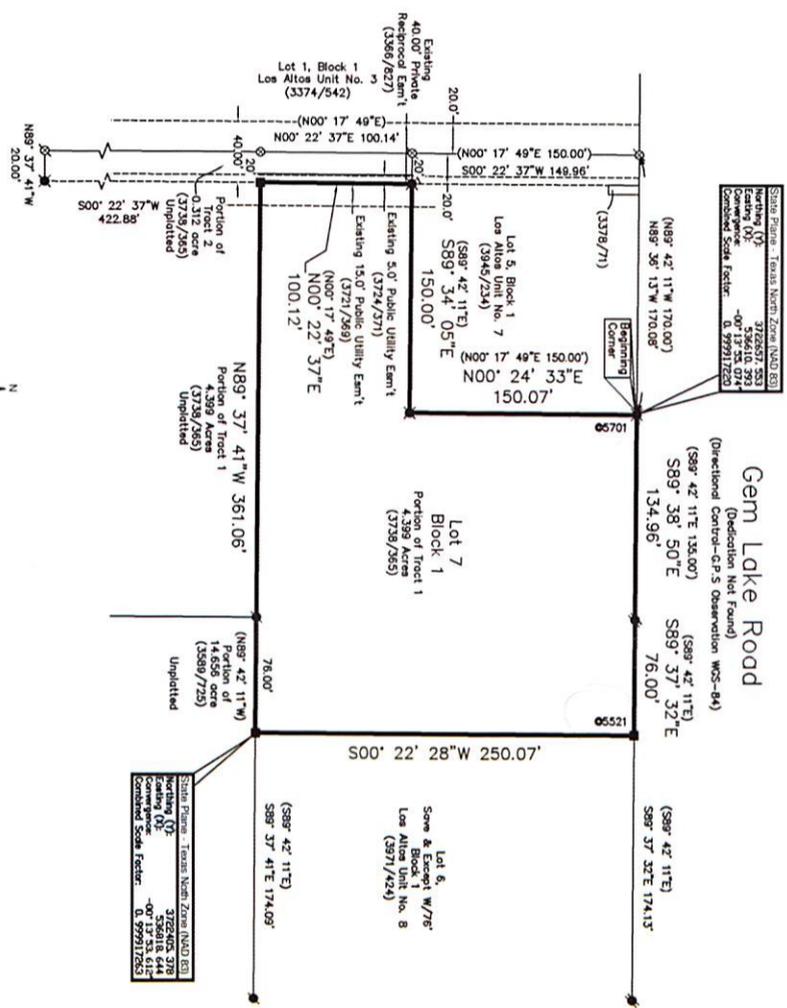
Before me, the undersigned authority on this day personally appeared **Justin Langham** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 10th day of March, 2018.



Robert Ed Keys
 Notary Public in and for the State of Texas
 My commission expires: _____

Grantee's Address:
 City of Amarillo
 Box 1971
 Amarillo, Texas 79108-1971



Legend:

- = 3/8" iron rod with stamped KEYS R.P.L.S. 2507 (left)
 - = 1/2" iron rod with stamped KEYS R.P.L.S. 2507 (found)
 - ✱ = 3/8" iron rod with stamped "HBD" (found)
 - ⊙ = 1/2" iron rod with stamped "R.P.L.S. 5415" (found)
 - ⊗ = "X" call in concrete (found)
 - ⊘ = "X" call in concrete (found)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
 A1X1 = American Telephone & Telegraph Co.
 SUD = Suddendick Communications Co.
 P U E = Public Utility Easement
 () = Instrument recording in County Clerks Office

Description

A 1.56 acre tract of land being the West 76.00 feet of Lot 6, Block 1 of Los Altos Unit No. 8, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 3971, Page 424 of the Official Public Records of Potter County, Texas, and a 1.12 acre tract of land being a portion of a 4.399 acre tract of land described as Tract 1 in that certain Warranty Deed recorded in Volume 3728, Page 365 of the Official Public Records of Potter County, Texas, situated in Section 10, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on this 22nd day of September, 2017, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with a cap stamped "HBD", found at northeast corner of Lot 5, Block 1, Los Altos Unit No. 7, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 3945, Page 234 of the Official Public Records of Potter County, Texas, and the northwest corner of this tract of land.

Thence S. 89° 38' 50" E., (Directional Control GPS Observation WGS-84), 134.96 feet, along the south right-of-way line of Gem Lake Road (dedication not found) and the north line of said 4.399 acre tract of land, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 5415", found at a jog corner of this tract of land and the northwest corner of Lot 6, Block 1, Los Altos Unit No. 8, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 3971, Page 424 of the Official Public Records of Potter County, Texas.

Thence S. 89° 37' 32" E., 76.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 5415", found at the northeast corner of said Lot 6 bears S. 89° 37' 32" E., 174.13 feet.

Thence S. 00° 22' 28" W., 250.07 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said Lot 6 bears S. 89° 37' 41" E., 174.00 feet.

Thence N. 89° 37' 41" W., at 76.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of said Lot 6, a bold distance of 361.06 feet to 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land, from whence a 3/8 inch iron rod with a cap stamped "HBD", found at the southwest corner of said 4.399 acre tract of land bears S. 00° 22' 37" W., 422.88 feet and from whence an "X" call in concrete, set in reference bears N. 89° 37' 41" W., 20.00 feet.

Thence N. 00° 22' 37" E., 100.12 feet, along the west line of said 4.399 acre tract of land and the east line of a 40.0 foot Private Recreational Easement recorded in Volume 3366, Page 827 of the Official Public Records of Potter County, Texas, to a 3/8 inch iron rod with a cap stamped "HBD", found at the most westerly northwest corner of this tract of land, from whence an "X" call in concrete, found at the southwest corner of said Lot 5 bears N. 89° 34' 05" W., 20.00 feet.

Thence S. 89° 34' 05" E., 150.00 feet to a 3/8 inch iron rod with a cap stamped "HBD", found at a jog corner of this tract of land and the southeast corner of said Lot 5.

BEGINNING

Thence N. 00° 24' 33" E., 150.07 feet, along the east line of said Lot 5, to the **POINT OF BEGINNING**.

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 10th day of March, 2018.

Justin Langham
 Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 22nd day of September 2017 & 5th day of October 2017.



Registered Professional Land Surveyor
 Job #180104

Los Altos Unit No. 11
 An addition to the City of Amarillo
 being the West 76.00 feet of Lot 6, Block 1
 of Los Altos Unit No. 8 &
 an unplatted tract of land out of
 Section 10, Block 9, B. S. & F. Survey,
 Potter County, Texas
 1.56± Acres

Filed of Record:
 4/10/18
 Potter County
 20180PR0004763
 County Clerk, Texas

Robert Keys & Associates
 98023241782 Email: rkeys@rka-surveying.com
 100344000 Fax: 806.353.1000
 www.rka-surveying.com

APP

P-18-39

HG

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

Property Information

Property ID: 1640561 Geo ID: 37001000010
Legal Acres: 4.2000
Legal Desc: SECT 10 B S & F LOT BLOCK 0009 IRREG TR IN
SW 1/4 OF SEC BEG 170FT E OF NE COR OF LOS
ALTOS NO 3

Situs:
DBA:
Exemptions:

Owner ID: 100009487 100.00%
CANYON DRIVE PROPERTY LTD
PO BOX 7627
AMARILLO, TX 79114-7627

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	711,356
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	711,356

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: 01/12/2018

Total Due if paid by: 01/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	4,766.09
AMARILLO	2,586.77
PANHANDLE WD	64.38
AMA COLLEGE	1,476.07
AMARILLO ISD	8,458.02

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: 01/12/2018
Requested By: CANYON DRIVE PROPERTY LTD
Fee Amount: 10.00
Reference #: R-370-0100-0010

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0004763

Filing and Recording Date: 04/10/2018 02:54:11 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.



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

Julie Smith, County Clerk
Potter County, Texas

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

carredondo



AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Re: 2018OPR0004763

