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

5/23/2018

Cindy Beyer
Cornerstone Land Surveying
4109 SE 33rd Ave.
Amarillo, Texas 79109

**RE: Letter of Action: Approval - I40 & Bell Unit No. 3 – ZB1801170 Final Plat**

The City of Amarillo has approved the above Final Plat on 5/10/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0006470 on 5/14/2018. 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

20180PR0006470 PLAT
05/14/2018 10:50 AM Total Pages: 3
Julie Smith, County Clerk - Potter County Texas

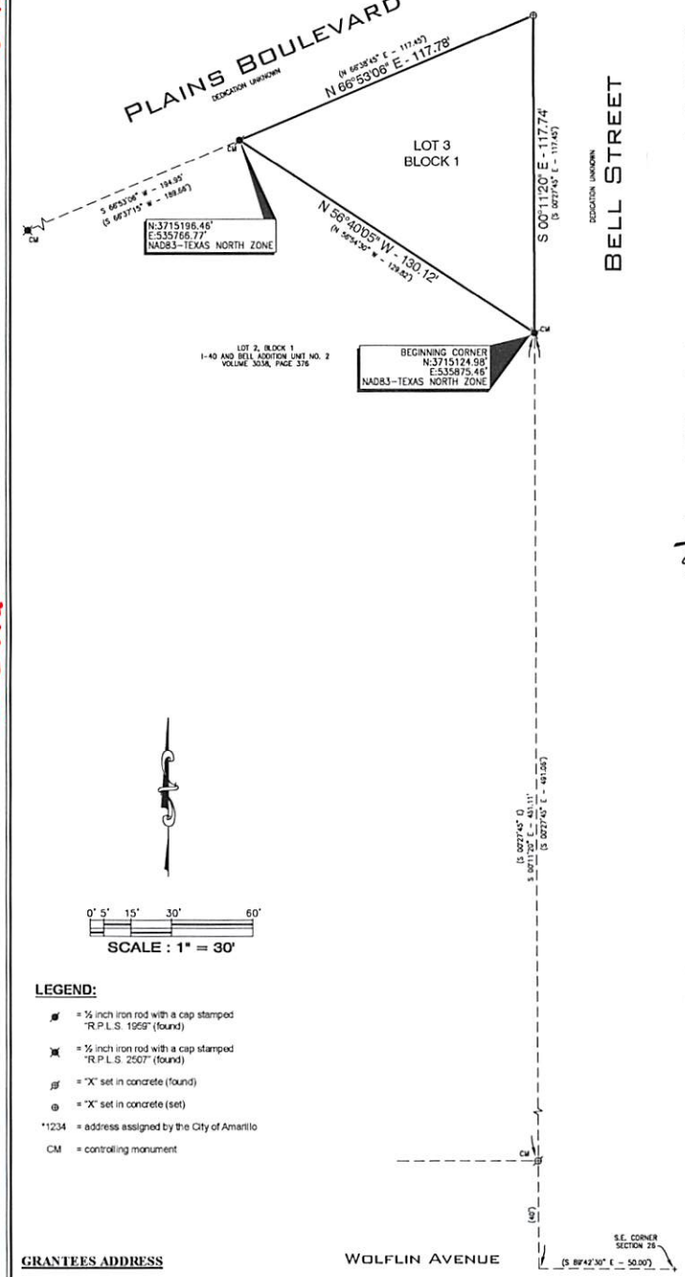
D-317

J-12

SEC 26

BLK 3S+F

CENSUS TRACT NO. 117.00
AP No. J-12




0' 5' 15' 30' 60'

SCALE : 1" = 30'

**LEGEND:**

- = ½ inch iron rod with a cap stamped "R.P.L.S. 1959" (found)
- = ½ inch iron rod with a cap stamped "R.P.L.S. 2507" (found)
- = "X" set in concrete (found)
- = "X" set in concrete (set)
- *1234 = address assigned by the City of Amarillo
- CM = controlling monument

**GRANTEES ADDRESS**

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

## DESCRIPTION

A 0.147 acre tract of land, being that same tract of land described in that certain Substitute Trustee's Deed recorded in Volume 1556 Page 690 of the Official Public Records of Potter County, Texas, situated in Section 26, Block 9, B. S. & F. Survey, Potter County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with a cap stamped "R.P.L.S. 2507", found at the most southerly corner of this tract of land, from whence the southeast corner of said Section 26 bears S. 00°27'45" E., 491.06 feet and S. 89°42'30" E., 50.00 feet, according to said Substitute Trustee's Deed;

Thence N. 56°40'05" W., 130.12 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 1959", found at the most westerly corner of this tract of land;

Thence N. 66°53'06" E., 117.78 along the south right-of-way line of Plains Boulevard to an "X" cut in concrete, set at the most northerly corner of this tract of land;

Thence S. 00°11'20" E., 117.74 feet along the west right-of-way line of Bell Street to the **POINT OF BEGINNING.**

## DEDICATION

The State of Texas §
County of Potter § Know all men by these presents:

That, Leopoldo Mendez and Blanca Mendez, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **I-40 and Bell Addition Unit No. 3**, a 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.

Executed this 3 day of May, 2018.

Leopoldo Mendez
1310 S.E. 10th Avenue
Amarillo, Texas 79102

Blanca Mendez
1310 S.E. 10th Avenue
Amarillo, Texas 79102

## NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Leopoldo Mendez,** 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 3rd day of May, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID 132533396-2
My Commission Expires 01-03-2022

Notary Public

## NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Blanca Mendez,** 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 3rd day of May, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID 132533396-2
My Commission Expires 01-03-2022

Notary Public

VICINITY MAP - NOT TO SCALE

## 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. 48375C0509C, dated June 4, 2010.
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, NAD 83, Texas North Zone.

## APPROVALS:

Approved by the Designated Official for the City of Amarillo:

Date 5/10/2018 Designated Official:

## 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 perimeter survey made on the ground by me or by others under my direct supervision on the 28th day of March, 2018.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

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

FILED OF RECORD:
5/14/18 DATE
POTTER COUNTY
20180PR0006470 COUNTY CLERKS FILE NO.

# I-40 AND BELL UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND OUT OF
SECTION 26, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS.
0.147 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

Page 1 of 1
Job No. 2018921

D-18-49

HG

APP

Through Tax Year
2017

# TAX CERTIFICATE

Certificate #
8849

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

## Property Information

Property ID: 53035 Geo ID: 37002603000
Legal Acres: 0.1600
Legal Desc: SECT 26 B S & F LOT BLOCK 0009 117.45FT TRIANGLE BEG 590.35FT N & 50FT W OF SE COR OF SECT
Situs: 1900 BELL ST AMARILLO, TX 79106
DBA:
Exemptions:

**Owner ID:** 100285891 100.00%
MENDEZ LEOPOLDO
MENDEZ BLANCA
1310 SE 10TH AVE
AMARILLO, TX 79102-4151

| For Entities | Value Information | |
|---|---|---|
| AMA COLLEGE | Improvement HS: | 0 |
| AMARILLO | Improvement NHS: | 10,081 |
| AMARILLO ISD | Land HS: | 0 |
| HIGH PLAINS WATER | Land NHS: | 20,691 |
| POTTER COUNTY | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 30,772 |

## 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: 05/03/2018 Total Due if paid by: 05/31/2018 0.00

| Tax Certificate Issued for: | Taxes Paid in 2017 |
|---|---|
| POTTER COUNTY | 206.18 |
| AMARILLO | 111.90 |
| HIGH PLAINS WATER | 2.12 |
| AMA COLLEGE | 63.85 |
| AMARILLO ISD | 365.88 |

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: 05/03/2018
Requested By: MENDEZ LEOPOLDO
Fee Amount: 10.00
Reference #: R-370-0260-3000

# FILED and RECORDED

Instrument Number: 2018OPR0006470

Filing and Recording Date: 05/14/2018 10:50:35 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

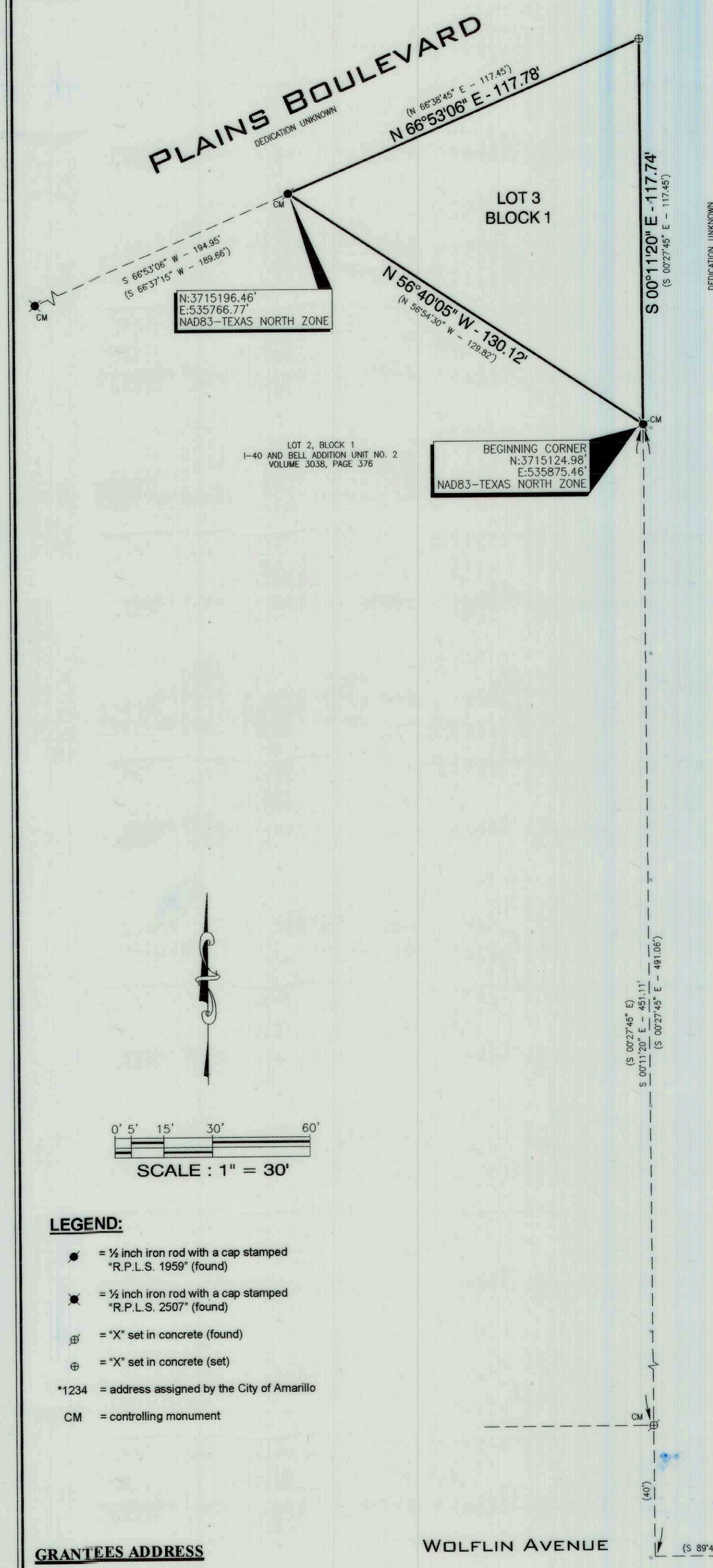
***DO NOT DESTROY - This document is part of the Official Public Record.***

carredondo

Re: 20180PR0006470

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

CENSUS TRACT NO. 117.00
AP No. J-12




## LEGEND:

- = ½ inch iron rod with a cap stamped "R.P.L.S. 1959" (found)
- = ½ inch iron rod with a cap stamped "R.P.L.S. 2507" (found)
- = "X" set in concrete (found)
- = "X" set in concrete (set)
- *1234 = address assigned by the City of Amarillo
- CM = controlling monument

## GRANTEES ADDRESS

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

## DESCRIPTION

A 0.147 acre tract of land, being that same tract of land described in that certain Substitute Trustee's Deed recorded in Volume 1556 Page 690 of the Official Public Records of Potter County, Texas, situated in Section 26, Block 9, B. S. & F. Survey, Potter County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with a cap stamped "R.P.L.S. 2507", found at the most southerly corner of this tract of land, from whence the southeast corner of said Section 26 bears S. 00°27'45" E., 491.06 feet and S. 89°42'30" E., 50.00 feet, according to said Substitute Trustee's Deed;

Thence N. 56°40'05" W., 130.12 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 1959", found at the most westerly corner of this tract of land;

Thence N. 66°53'06" E., 117.78 along the south right-of-way line of Plains Boulevard to an "X" cut in concrete, set at the most northerly corner of this tract of land;

Thence S. 00°11'20" E., 117.74 feet along the west right-of-way line of Bell Street to the **POINT OF BEGINNING.**

## DEDICATION

The State of Texas §
County of Potter §

Know all men by these presents:

That, Leopoldo Mendez and Blanca Mendez, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **I-40 and Bell Addition Unit No. 3**, a 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.

Executed this 3 day of May, 2018.

Leopoldo Mendez
1310 S.E. 10th Avenue
Amarillo, Texas 79102

Blanca Mendez
1310 S.E. 10th Avenue
Amarillo, Texas 79102

## NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Leopoldo Mendez,** 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 3rd day of May, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

## NOTARY ATTEST

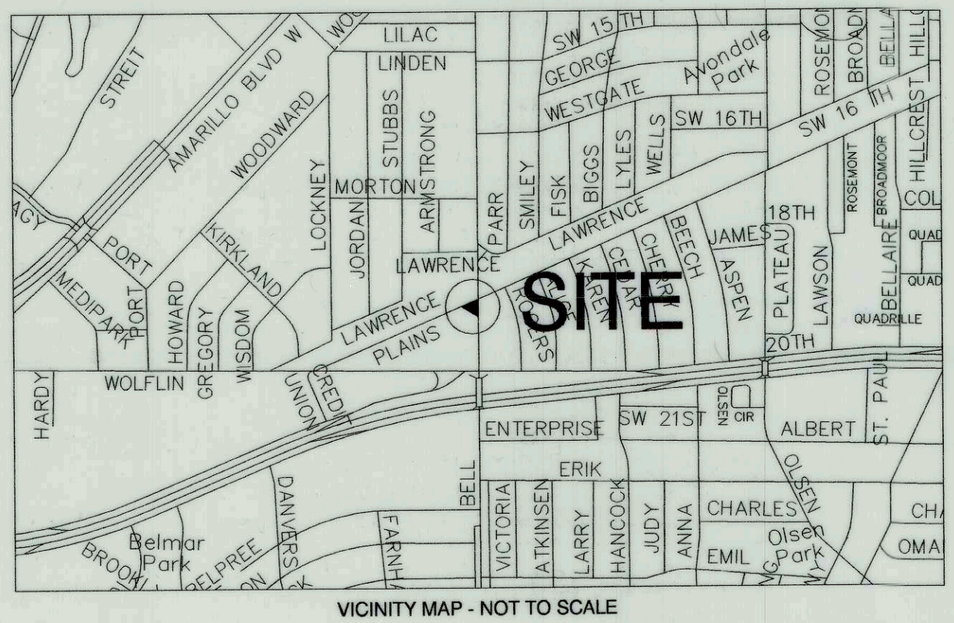
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Blanca Mendez,** 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 3rd day of May, 2018.

CINDY BEYER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public




VICINITY MAP - NOT TO SCALE

## 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. 48375C0509C, dated June 4, 2010.
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, NAD 83, Texas North Zone.

## APPROVALS:

Approved by the Designated Official for the City of Amarillo:

Date: 5/10/2018 Designated Official: _____

## 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 perimeter survey made on the ground by me or by others under my direct supervision on the 28th day of March, 2018.

STATE OF TEXAS
REGISTERED
JEFFREY FLOYD REASONER
4928
PROFESSIONAL
LAND SURVEYOR

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

FILED OF RECORD:
5/14/2018 DATE
POTTER COUNTY
2018 OPR 0006470
COUNTY CLERKS FILE NO.

# I-40 AND BELL UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND OUT OF
SECTION 26, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS.
0.147 ACRES


CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500


Page 1 of 1
Job No. 2018921

U:\2018\Amarillo\J\J12\I-40 & Bell 3\dwg\2018921.dwg 5/1/2018 12:35:55 PM CDT