



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

10/15/2018

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

**RE: Letter of Action: Approval - McKinstry, Gilvin & Williams Subdivision Unit No. 8 –
ZB1803103 Final Plat**

The City of Amarillo has approved the above Final Plat on 9/14/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0013019 on 9/24/2018. 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,

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

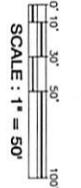
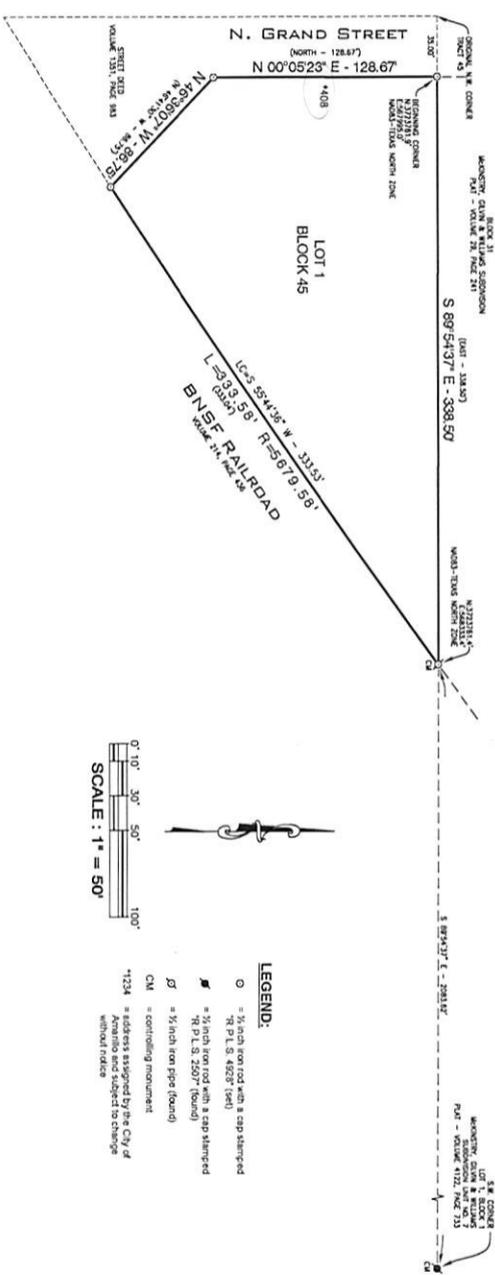
Cody Balzen
Senior Planner

BLK 2 AB+M

SEC 124

Q-11

CENSUS TRACT NO. 149 00
 A.P. NO. C-11



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (Set)
 - = 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507" (Found)
 - ⊕ = 1/2 inch iron pipe (Found)
 - CM = continuing monument
 - 1234 = address assigned by the City of Amarillo and subject to change without notice

DESCRIPTION

A 0.837 acre tract of land being a portion of a 1.1 acre tract of land, according to that certain Warranty Deed recorded in Volume 4299, Page 370 of the Official Public Records of Potter County, Texas, out of Block 45 of McKinstry, Gilvin & Williams Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 29, Page 241 of the Deed Records of Potter County, Texas, and situated in Section 124, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.837 acre tract of land being described by meters and bounds as follows:

- Commencing at the original northwest corner of said Block 45;
- Thence S. 89°54'37\"/>

DEDICATION

The State of Texas § Know all men by these presents:
 County of Potter §
 That John R. Ramos, being the owner of the land shown and described on this plat has ceded all of said land to be conveyed, titled and described as McKinstry, Gilvin & Williams Subdivision, Unit No. 9, an addition to the City of Amarillo, Texas, and does hereby dedicate 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 11 day of SEPT 2018.

John R. Ramos
 John R. Ramos
 408 N. Grand Street
 Amarillo, Texas 79107

NOTARY ATTEST

The State of Texas §
 County of Randall §
 I, *Cheryl Bevan*, Notary Public, do hereby certify that 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 authority on this 11th day of Sept. 2018.



NOTES

1. This plat does not lie within the Extrajurisdictional 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. 483500333), dated June 4, 2010.
3. Bearings in parentheses shown herein are as measured or half with this survey. Bearing line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or their dimensions as stated in the T.P.L.S. General Rules of Procedure and Practices regarding Precision (631.15).
4. Bearings shown herein are relative to Grid North, NAD 83, Texas North Zone.

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 preliminary survey staked on the ground by me or by others under my direct supervision on the 27th day of August, 2018.



Cheryl Bevan
 Cheryl Bevan
 Registered Professional Land Surveyor
 Texas Registration No. 4928

APPROVAL

Approved by the Designated Official for the City of Amarillo, Texas,
 Dated this 14th day of September, 2018.
John Ramos
 Designated Official

FILED OF RECORD
 9/24/18
 POTTER COUNTY
 20180PR0013019
 CLERK'S FILE NO.

**MCKINSTRY, GILVIN & WILLIAMS
 SUBDIVISION UNIT NO. 9**

AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF A PORTION OF BLOCK 45,
 MCKINSTRY, GILVIN & WILLIAMS SUBDIVISION,
 SECTION 124, BLOCK 2, A. B. & M. SURVEY,
 POTTER COUNTY, TEXAS.
 D. B37 AGREES



CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@stonesurvey.com • Firm Reg No. 100099500

GRANTEE'S ADDRESS
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79101-1971

APP

P-18-99

HC

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

Property Information

Property ID: 23452 Geo ID: 5235006000
Legal Acres: 1.0700
Legal Desc: MCKIN GILVIN & WILMS SUB LOT BLOCK TR 45
 NORTH OF RR ROW LESS W IRREG 35FT ROW
Situs: 408 N GRAND ST AMARILLO, TX 79107-5740
DBA:
Exemptions:

Owner ID: 100275383 100.00%
RAMOS JOHN R
79 N AVONDALE ST
AMARILLO, TX 79106-4103

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	32,675
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	4,661
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	37,336

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: 09/11/2018

Total Due if paid by: 09/30/2018

0.00

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

Taxes Paid in 2017
250.15
135.77
3.38
77.48
443.93

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: 09/11/2018
Requested By: RAMOS JOHN R
Fee Amount: 10.00
Reference #: R-052-3500-6000.0



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0013019

Filing and Recording Date: 09/24/2018 02:12:45 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.



Julie Smith, County Clerk
Potter County, Texas

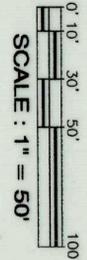
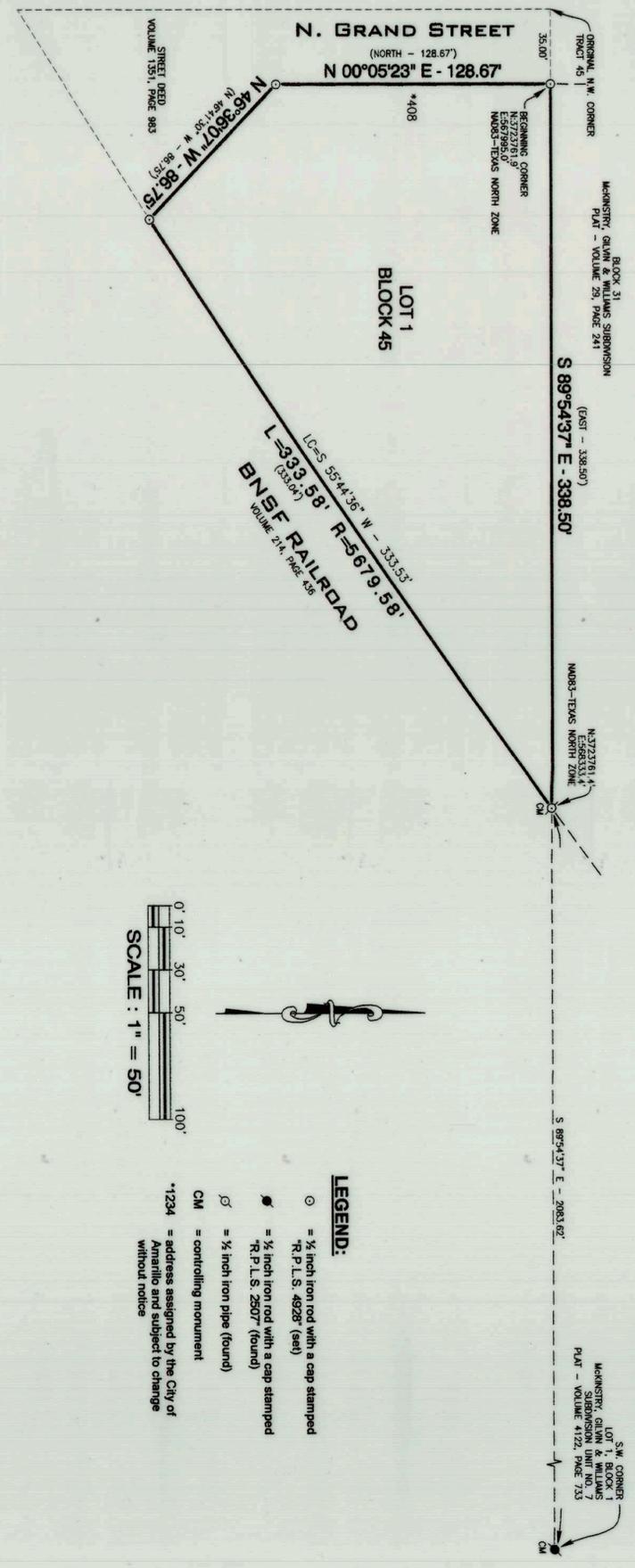
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 20180PR0013019



AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped R.P.L.S. 4928' (see)
 - = 1/2 inch iron rod with a cap stamped R.P.L.S. 2507' (found)
 - ⊘ = 1/2 inch iron pipe (found)
 - CM = controlling monument
 - *1234 = address assigned by the City of Amarillo and subject to change without notice

DESCRIPTION

A 0.837 acre tract of land being a portion of a 1.1 acre tract of land, according to that certain Warranty Deed recorded in Volume 4299, Page 370 of the Official Public Records of Potter County, Texas, out of Block 45 of McKinstry, Gilvin & Williams Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 29, Page 241 of the Deed Records of Potter County, Texas, and situated in Section 124, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.837 acre tract of land begin described by metes and bounds as follows:

Commencing at the original northwest corner of said Block 45;

Thence S. 89°54'37" E., 35.00 feet along the north line of said Block 45 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest and **BEGINNING CORNER** of this tract of land;

Thence S. 89°54'37" E., 338.50 feet along the north line of said Block 45 to a 1/2 inch iron pipe, found at the northeast corner of this tract of land, same being the northeast corner of said 1.1 acre tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the southwest corner of Lot 1, Block 1, McKinstry, Gilvin & Williams Subdivision Unit No. 7, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 4122, Page 733 of the Official Public Records of Potter County, Texas, bears S. 89°54'37" E., 2083.62 feet;

Thence Southwesterly, 333.58 feet along the northwesterly right-of-way line of the BNSF Railroad, being a curve to the right having a radius of 5679.58 feet and a chord of S. 55°44'36" W., 333.53 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most southerly southwest corner of this tract of land;

Thence N. 46°36'07" W., 86.75 feet along the northeasterly line of that certain Street Deed recorded in Volume 1351, Page 983 of the Deed Records of Potter County, Texas, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most westerly southwest corner of this tract of land;

Thence N. 00°05'23" E., 128.67 feet along the east line of said Street Deed to the **POINT OF BEGINNING**.

DEDICATION

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

That, John R. Ramos, 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 McKinstry, Gilvin & Williams Subdivision Unit No. 9, 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.

Executed this 11 day of SEPT, 2018.

John R. Ramos
John R. Ramos
408 N. Grand Street
Amarillo, Texas 79107

NOTARY ATTEST

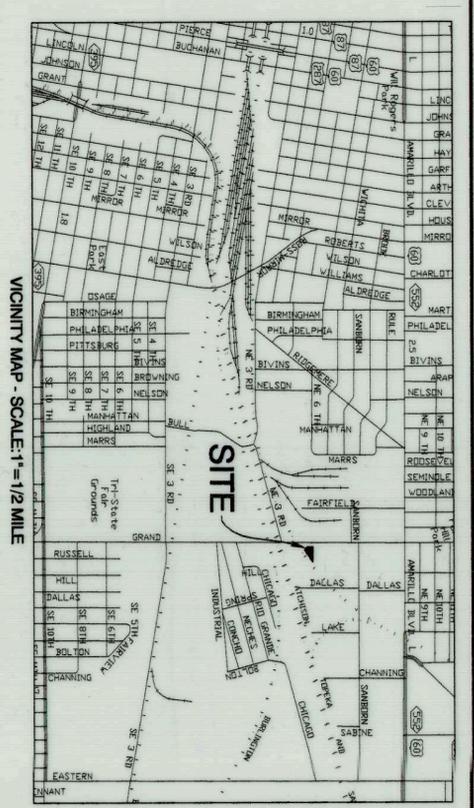
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared John R. Ramos, 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 11th day of Sept., 2018.



Cindy Bever
Notary Public

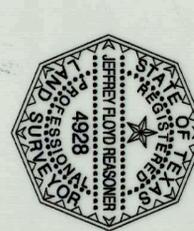


NOTES

1. This plat does not lie within the Extrajurisdictional 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. 48375C0533 C, 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, N.A.D. 83, Texas North Zone.

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 staked on the ground by me or by others under my direct supervision on the 27th day of August, 2018.



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

APPROVAL

Approved by the Designated Official for the City of Amarillo, Texas.

Dated this 14th day of September, 2018.

Designated Official

FILED OF RECORD: POTTER
DATE: 9/24/2018 COUNTY
2018 OPR 0013019
CLERK'S FILE NO.

**MCKINSTRY, GILVIN & WILLIAMS
SUBDIVISION UNIT NO. 9**

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF BLOCK 45,
MCKINSTRY, GILVIN & WILLIAMS SUBDIVISION,
SECTION 124, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
0.837 ACRES



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