



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

1/10/2019

Dick Ford
Dick Ford Company
3415 Airway Blvd.
Amarillo, Texas 79118

RE: Letter of Action: Approval – Westview Addition Unit No 5 – ZB1804034 Final Plat

The City of Amarillo has approved the above Final Plat on 12/10/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0000095 on 1/3/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

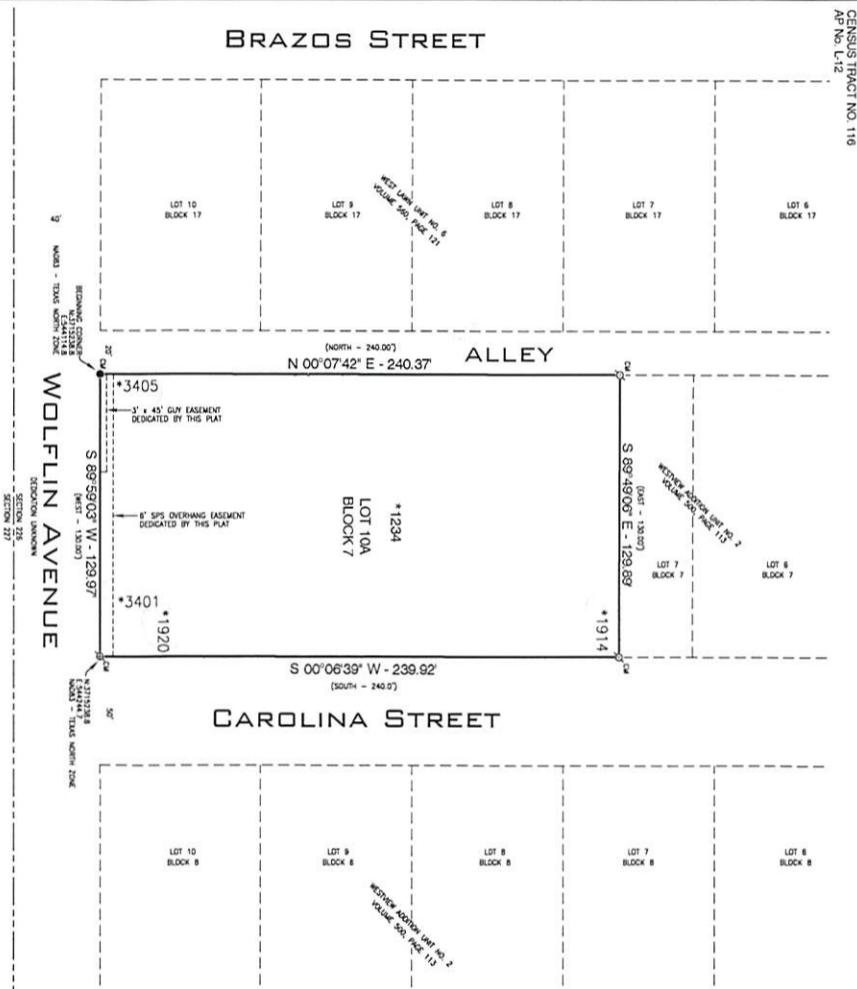
Brad Kiewiet

Brad Kiewiet
Planner I

BLK 2 AB+m

SEC 226

L-12



DESCRIPTION

A 0.716 acre tract of land being that same tract of land as described in that certain special Warranty Deed recorded under Clerk's File No. 20190PR0013000 of the Official Public Records of Potter County, Texas, and being the south 26 feet of Lot 7 and all of Lots 8, 9 and 10, Block 7, Westview Addition Unit No. 2, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 500, Page 113 of the Deed Records of Potter County, Texas, situated in Section 226, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.716 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod, found at the southwest corner of said Lot 10;
 Thence N. 00°07'12" E., 240.37 feet along the west line of said Lots 10, 9, 8 and 7 to a 1/4 inch iron pipe, found at the northwest corner of this tract of land;
 Thence S. 89°46'06" E., 129.89 feet to a 1/2 inch iron pipe, found at the northeast corner of this tract of land;
 Thence S. 00°06'39" W., 239.92 feet along the east line of said Lots 7, 8, 9 and 10 to an "X" cut in concrete, found at the southeast corner of said Lot 10;
 Thence S. 89°49'03" W., 129.97 feet along the north right-of-way line of Wolflin Avenue to the **POINT OF BEGINNING**.

DEDICATION

The State of Texas § Know all men by these presents:
 County of Potter §
 That, Carolina 1031, LLC, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, re-platted and designated as **Westview Addition Unit No. 5** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements, if shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 10 day of DECEMBER, 2018
 G. Wayne Cogdill, member
 Carolina 1031, LLC
 P.O. Box 9142
 Amarillo, Texas 79105

NOTARY ATTEST

The State of Texas §
 County of Randall §
 Before me, the undersigned authority, on this day personally appeared G. Wayne Cogdill 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 consideration therein expressed.



Candy Reasoner
 Notary Public
 10th day of December, 2018

0" = 10' 20' 40' 80'
SCALE: 1" = 40'
LEGEND:
 • 1/2 inch iron rod (found)
 ⚓ 1/2 inch iron pipe (found)
 X "X" cut in concrete (found)
 CM = controlling monument
 *1234 = address assigned by the City of Amarillo subject to change without notice



NOTES

1. This plat **DOES NOT** lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
2. This plat appears to be within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 483782C0500C, dated June 4, 2010, however elevations measured on this plat are above 50.25 feet NAVD 88.
3. Boundary line dimensions shown hereon 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 T.D.E.L.S. General Rules of Procedure and Practices regarding precision (663.15).
4. Hearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas
 Chairman: *[Signature]* Date: 11/10/18

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 30th day of October, 2018.



Allen Stewart
 Registered Professional Land Surveyor
 Texas Registration No. 4928
 FILED OF RECORD: 11/13/19
 POTTER COUNTY CLERK'S FILE NO. 20190PR000095

WESTVIEW ADDITION UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF THE SOUTH 26 FEET OF LOT 7 AND
 ALL OF LOTS 8, 9 AND 10, BLOCK 7,
 WESTVIEW ADDITION UNIT NO. 2,
 SITUATED IN SECTION 226, BLOCK 2,
 A. B. & M. SURVEY, POTTER COUNTY, TEXAS.
 0.716 ACRES



CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@cornerstonelandsurvey.com • Firm Reg. No. 100909500

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

Property Information	
Property ID: 39361	Geo ID: 8638002380
Legal Acres: 0.0000	
Legal Desc: WESTVIEW ADDN # 2 LOT	BLOCK 0007 S 46FT
	OF 9 N 14FT OF 10
Situs: 1918 S CAROLINA ST	AMARILLO, TX 79102-2106
DBA:	
Exemptions:	

Owner ID: 100297858 100.00%
CAROLINA 1031 LLC
6604 BAYSWATER RD
AMARILLO, TX 79109-6510

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 10,530
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 10,530

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: 12/10/2018

Total Due if paid by: 12/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	72.13
AMARILLO	38.79
PANHANDLE WD	0.95
AMA COLLEGE	21.85
AMARILLO ISD	130.46

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: 12/10/2018
Requested By: CAROLINA 1031 LLC
Fee Amount: 10.00
Reference #: R086-3800-2380



Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID:	39359 Geo ID: 8638002350
Legal Acres:	0.0000
Legal Desc:	WESTVIEW ADDN # 2 LOT BLOCK 0007 S 26FT OF 7 N 34FT OF 8
Situs:	1914 S CAROLINA ST AMARILLO, TX 79102-2106
DBA:	
Exemptions:	

Owner ID: 100297856 100.00%
CAROLINA 1031 LLC
6604 BAYSWATER RD
AMARILLO, TX 79109-6510

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 10,530
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 10,530

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/10/2018
Requested By: CAROLINA 1031 LLC
Fee Amount: 10.00
Reference #: R086-3800-2350

Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID:	39362 Geo ID: 8638002400
Legal Acres:	0.0000
Legal Desc:	WESTVIEW ADDN # 2 LOT BLOCK 0007 S 60FT OF 10
Situs:	1920 S CAROLINA ST AMARILLO, TX 79102-2106
DBA:	
Exemptions:	

Owner ID: 100297859 100.00%
CAROLINA 1031 LLC
6604 BAYSWATER RD
AMARILLO, TX 79109-6510

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 10,530
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 10,530

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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: 12/10/2018

Total Due if paid by: 12/31/2018

0.00

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AMARILLO	38.79
PANHANDLE WD	0.95
AMA COLLEGE	21.85
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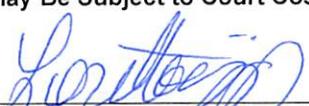
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/10/2018
Requested By: CAROLINA 1031 LLC
Fee Amount: 10.00
Reference #: R086-3800-2400


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0000095

Filing and Recording Date: 01/03/2019 11:05:01 AM Pages: 6 Recording Fee: \$47.00

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.



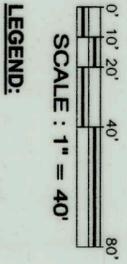
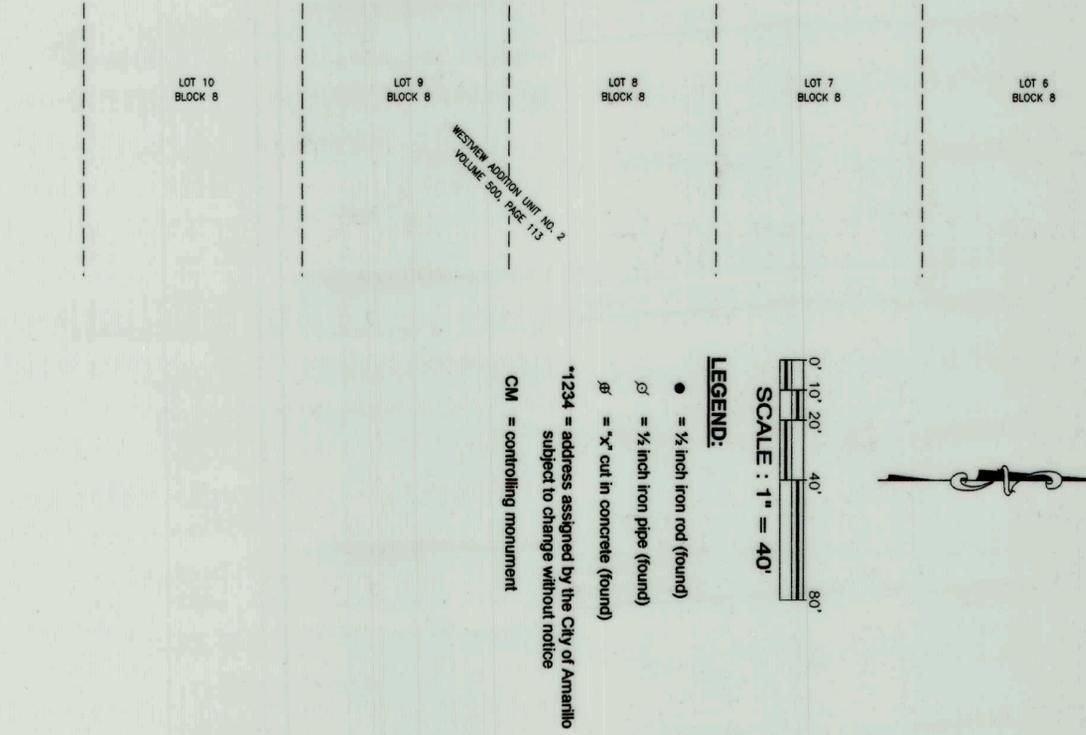
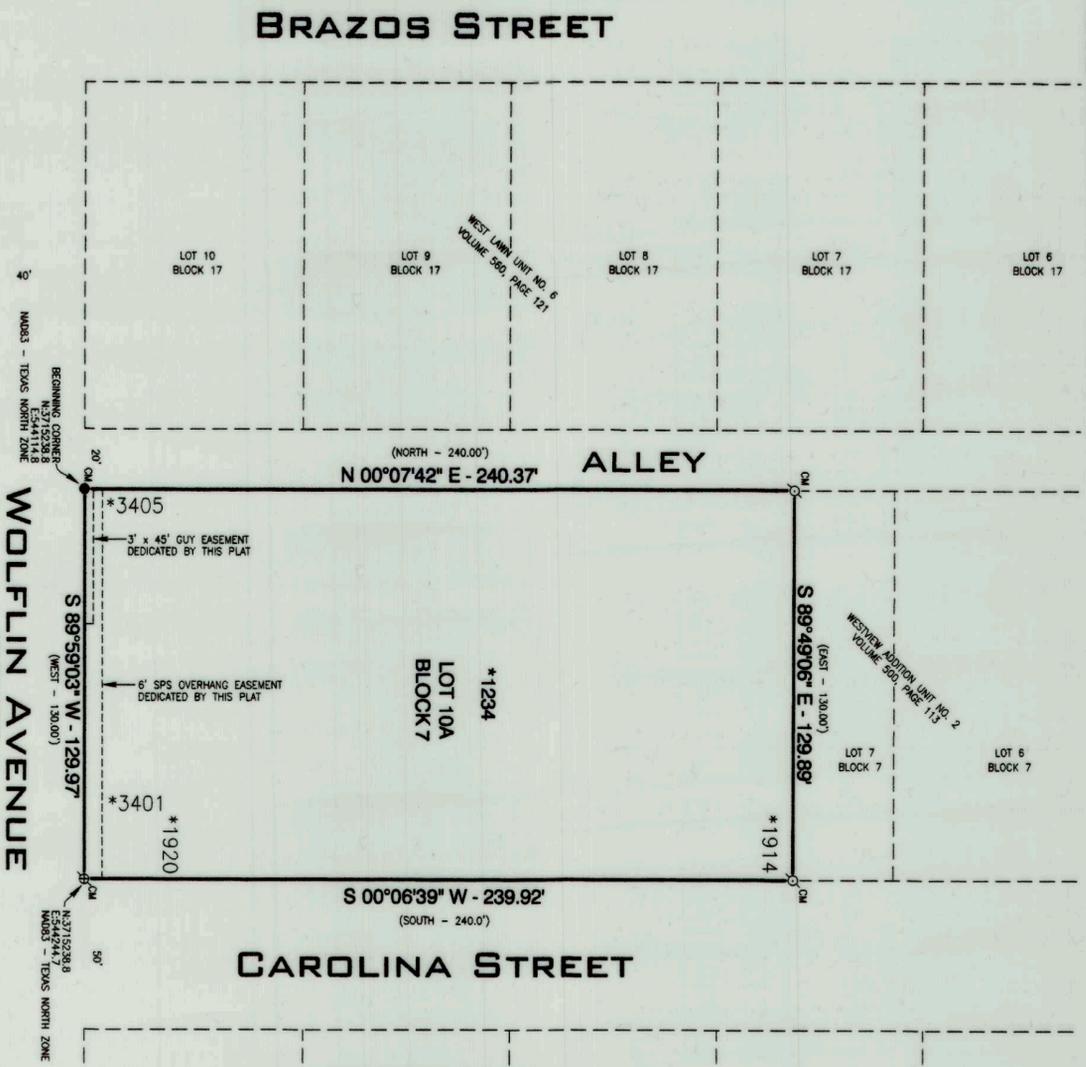
A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive, flowing style.

Julie Smith, County Clerk
Potter County, Texas

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

levans

Ret to
City/Planning Dept
PO Box 1971
Amarillo, TX 79101



LEGEND:

- = 1/2 inch iron rod (found)
- ∅ = 1/2 inch iron pipe (found)
- ⊕ = "X" cut in concrete (found)
- *1234 = address assigned by the City of Amarillo subject to change without notice
- CM = controlling monument

NOTES

1. This plat DOES NOT lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
2. This plat appears to lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0530C, dated June 4, 2010, however elevations measured on this plat are above 3625 feet NAVD 88.
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.

APPROVAL:

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas:

Chairman: *[Signature]* Date: *12/10/18*

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 30th day of October, 2018.

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



FILED OF RECORD: POTTER COUNTY CLERK'S FILE NO.
DATE: 1/3/19
20190PR000095

WESTVIEW ADDITION UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF THE SOUTH 26 FEET OF LOT 7 AND
ALL OF LOTS 8, 9 AND 10, BLOCK 7,
WESTVIEW ADDITION UNIT NO. 2,
SITUATED IN SECTION 226, BLOCK 2,
A. B. & M. SURVEY, POTTER COUNTY, TEXAS.
0.716 ACRES

DEDICATION

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

That, Carolina 1031, LLC, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, re-platted and designated as Westview Addition Unit No. 5 an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements, if shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 10 day of December, 2018.

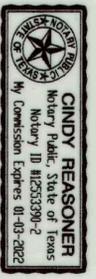
[Signature]
G. Wayne Coggett, Managing member
Carolina 1031, LLC
P.O. Box 9142
Amarillo, Texas 79105

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared G. Wayne Coggett 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 10th day of December, 2018.
[Signature]
Cindy Reasoner
Notary Public



GRANTEES ADDRESS

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

DESCRIPTION

A 0.716 acre tract of land being that same tract of land as described in that certain Special Warranty Deed recorded under Clerk's File No. 2018OPR0013000 of the Official Public Records of Potter County, Texas, and being the south 26 feet of Lot 7 and all of Lots 8, 9 and 10, Block 7, Westview Addition Unit No. 2, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 500, Page 113 of the Deed Records of Potter County, Texas, situated in Section 226, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.716 acre tract of land being more particularly described by metes and bounds as follows:

- BEGINNING at a 1/2 inch iron rod, found at the southwest corner of said Lot 10;
- Thence N. 00°07'42" E., 240.37 feet along the west line of said Lots 10, 9, 8 and 7 to a 1/2 inch iron pipe, found at the northwest corner of this tract of land;
- Thence S. 89°46'06" E., 129.89 feet to a 1/2 inch iron pipe, found at the northeast corner of this tract of land;
- Thence S. 00°06'39" W., 239.92 feet along the east line of said Lots 7, 8, 9 and 10 to an "X" cut in concrete, found at the southeast corner of said Lot 10;
- Thence S. 89°59'03" W., 129.97 feet along the north right-of-way line of Wolflin Avenue to the POINT OF BEGINNING.