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

2/28/2019

Daryl R. Furman
Furman Land Surveyors, Inc.
3501 S. Georgia St., Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-02 Silverpointe Unit No. 1 - ZB1900059 Final Plat

The City of Amarillo has approved the above Final Plat on 2/18/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019PR0002426 on 2/25/2019. 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

20190PR0002426 PLAT
02/25/2019 04:45 PM Total Pages: 5
Julie Smith, County Clerk - Potter County, Texas

D-361

BLK 9 BS+F SEC 111 E-12

Line Table		
Line #	Length	Direction
L1	23.01'	S 88° 16' 38" W
L2	32.46'	N 00° 17' 51" W
L3	23.89'	N 88° 09' 46" E
L4	29.72'	N 09° 37' 58" W
L5	27.32'	N 79° 05' 04" E
L6	25.73'	N 16° 55' 58" W
L7	31.00'	N 72° 55' 45" E
L8	23.96'	N 14° 40' 42" W
L9	31.96'	N 75° 08' 59" E

Line Table		
Line #	Length	Direction
L10	28.28'	S 44° 30' 46" E
L11	24.73'	N 16° 03' 43" W
L12	28.28'	S 45° 29' 14" W
L13	28.28'	N 44° 30' 46" W
L14	28.33'	S 45° 23' 29" W
L15	28.24'	S 44° 36' 31" E
L16	31.14'	N 73° 14' 42" E
L17	26.28'	N 18° 56' 47" W
L18	28.28'	S 44° 30' 46" E

Line Table		
Line #	Length	Direction
L19	29.75'	N 71° 28' 31" E
L20	29.78'	N 12° 19' 26" W
L21	28.28'	S 45° 29' 14" W
L22	26.19'	N 78° 58' 11" E
L23	32.37'	N 03° 14' 54" W
L24	28.33'	S 45° 23' 29" W
L25	28.24'	S 44° 36' 31" E
L26	28.04'	N 58° 06' 24" E
L27	28.04'	S 30° 55' 20" E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	125.83'	1530.00'	N 09° 18' 33" E	125.79'
C2	147.29'	2930.00'	N 58° 02' 16" W	147.28'
C3	35.08'	2530.00'	S 53° 32' 58" W	35.08'
C4	31.35'	2870.00'	S 54° 51' 18" E	31.35'
C5	8.46'	2220.00'	S 57° 43' 30" E	8.46'
C6	19.93'	1630.00'	N 56° 36' 39" W	19.93'
C7	28.94'	4820.00'	N 51° 38' 52" W	28.94'
C8	29.91'	37.00'	N 67° 19' 51" E	29.10'
C9	322.18'	270.00'	S 56° 18' 11" W	303.40'
C10	83.44'	60.00'	N 06° 57' 36" E	76.88'
C11	29.91'	37.00'	N 23° 38' 37" E	29.10'
C12	566.33'	920.00'	S 71° 52' 40" E	557.43'
C13	579.56'	980.00'	S 72° 34' 15" E	571.15'
C14	808.38'	1570.00'	S 74° 45' 44" E	799.48'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C15	826.28'	1630.00'	S 74° 59' 26" E	817.46'
C16	29.91'	37.00'	N 67° 19' 51" E	29.10'
C17	191.24'	60.00'	S 44° 30' 46" E	119.97'
C18	29.91'	37.00'	S 23° 38' 37" W	29.10'
C19	29.91'	37.00'	S 22° 40' 09" E	29.10'
C20	191.24'	60.00'	S 45° 29' 14" W	119.97'
C21	29.91'	37.00'	N 66° 21' 23" W	29.10'
C22	1126.12'	2220.00'	S 74° 58' 51" E	1114.08'
C23	1169.39'	2280.00'	S 74° 49' 10" E	1156.62'
C24	1614.87'	2870.00'	S 73° 23' 36" E	1593.65'
C25	963.39'	2930.00'	S 66° 01' 02" E	959.06'
C26	620.50'	2930.00'	S 83° 26' 45" E	619.34'
C27	51.46'	1530.00'	S 12° 37' 43" W	51.46'
C28	163.53'	1470.00'	S 10° 24' 19" W	163.45'

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL — KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, DR. MURALI VEERAMACHANENI, FOR SV DEVELOPERS, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS SILVERPOINTE UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 20th DAY OF February 2019.

DR. MURALI VEERAMACHANENI
FOR SV DEVELOPERS, LLC
6013 SHADY BROOK DRIVE
AMARILLO, TX 79124

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL — KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DR. MURALI VEERAMACHANENI

THIS 20th DAY OF February 2019.

Charlotte Tucker
NOTARY PUBLIC, STATE OF TEXAS

CHARLOTTE TUCKER
My Notary ID # 131316798
Expires October 16, 2021

NOTES

1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.

2) PORTIONS OF THIS PRELIMINARY PLAN LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0500C & 48375C0505C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 865,783± SQ. FT. IN THE STREETS, 407,496± SQ. FT. IN THE PUBLIC UTILITY / DRAINAGE EASEMENTS, AND 50,460± SQ. FT. IN THE MAINTENANCE EASEMENTS.

4) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS.

ON THIS 25 DAY OF February 2019.

CHAIRMAN

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 25th DAY OF February, 2019.

HEALTH OFFICER

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 13TH DAY OF FEBRUARY, 2018.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DESCRIPTION

A 122.33+/- acre tract of land out of Section 111, Block 9, B.S. & F. Survey, Potter County, Texas, further being a portion of that certain 662.88+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2018OPR0015352 of the Official Public Records of Potter County, Texas, said 122.33+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the common corner of Sections 94, 95, 110, and 111 of said Block 9, from whence a railroad spike found at the common corner of Sections 110, 111, 128 and 129 of said Block 9 bears N. 89° 30' 46" W. (Base line), 5377.97 feet;

THENCE N. 00° 17' 45" E., 1960.47 feet along the common line of said Section 111 and Section 94 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast and BEGINNING CORNER of this tract of land;

THENCE N. 89° 30' 46" W., 1477.29 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 83° 02' 49" E., 1530.00 feet;

THENCE Northeasterly 125.83 feet along said curve to the right with a long chord of N. 09° 18' 33" E, 125.79 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 78° 20' 06" W., 346.14 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 20° 16' 24" W., 255.43 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 89° 30' 46" W., 715.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most South Southwest corner of this tract of land;

THENCE N. 30° 31' 19" E., 851.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 30° 31' 19" E., 2930.00 feet;

THENCE Northwesterly 147.29 feet along said curve to the right with a long chord of N. 58° 02' 16" W. 147.28 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 88° 16' 38" W., 23.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 36° 50' 52" W., 2530.00 feet;

THENCE Southwesterly 35.08 feet along said curve to the right with a long chord of S. 53° 32' 58" W., 35.08 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 36° 03' 12" W., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 00° 17' 51" W., 32.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 35° 27' 29" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 35° 27' 29" E., 2870.00 feet;

THENCE Southeasterly 31.35 feet along said curve to the left with a long chord of S. 54° 51' 18" E., 31.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 88° 09' 46" E., 23.89 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 38° 30' 23" W., 2470.00 feet;

THENCE Northeasterly 566.59 feet along said curve to the left with a long chord of N. 44° 55' 19" E., 565.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 09° 37' 58" W., 29.72 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 32° 23' 03" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 32° 23' 03" E., 2220.00 feet;

THENCE Southeasterly 8.46 feet along said curve to the left with a long chord of S. 57° 43' 30" E., 8.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 79° 05' 04" E., 27.32 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 53° 59' 49" W., 2470.00 feet;

THENCE Northeasterly 556.44 feet along said curve to the left with a long chord of N. 29° 32' 58" E., 555.26 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 16° 55' 58" W., 25.73 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 33° 02' 20" E., 1630.00 feet;

THENCE Northwesterly 19.93 feet along said curve to the right with a long chord of N. 56° 36' 39" W., 19.93 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 33° 44' 22" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 72° 55' 45" E., 31.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 22° 07' 09" E., 567.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 14° 40' 42" W., 23.96 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears S. 38° 31' 27" W., 4820.00 feet;

THENCE Northwesterly 28.94 feet along said curve to the left with a long chord of N. 51° 38' 52" W., 28.94 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 38° 10' 49" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 75° 08' 59" E., 31.96 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 22° 07' 09" E., 215.81 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 67° 52' 51" E., 330.00 feet;

THENCE Northeasterly 393.77 feet along said curve to the right with a long chord of N. 56° 18' 11" E., 370.82 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 89° 30' 46" E., 439.70 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 00° 29' 14" E., 37.00 feet;

THENCE Northeasterly 29.91 feet along said curve to the left with a long chord of N. 67° 19' 51" E., 29.10 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 45° 49' 32" E., 60.00 feet;

THENCE Southeasterly 107.80 feet along said curve to the right with a long chord of S. 84° 21' 10" E., 93.88 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 89° 30' 46" E., 333.70 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the common line of said Section 94 and Section 111 for the Northeast corner of this tract of land;

THENCE S. 00° 17' 45" W., 2958.02 feet along said common line of Sections 94 and 111 to the POINT OF BEGINNING and containing 122.33 acres of land, more or less.

FILED OF RECORD
2/25/19 (DATE) POTTER (COUNTY)
2019PR0002426 CLERK'S FILE NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

SILVERPOINTE UNIT NO. 1
A SUBURBAN SUBDIVISION
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 111, BLOCK 9
B.S. & F. SURVEY
POTTER COUNTY, TEXAS
122.33± ACRES

SHEET 2 OF 2

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248
P.O. BOX 464 - DIMMITT, TEXAS 79027 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 1824035 FILE NO. E-12
DRAWING NO. P:\SUB 18\POTTER\E-12\1824035\1824035

APP P-19-02 HC

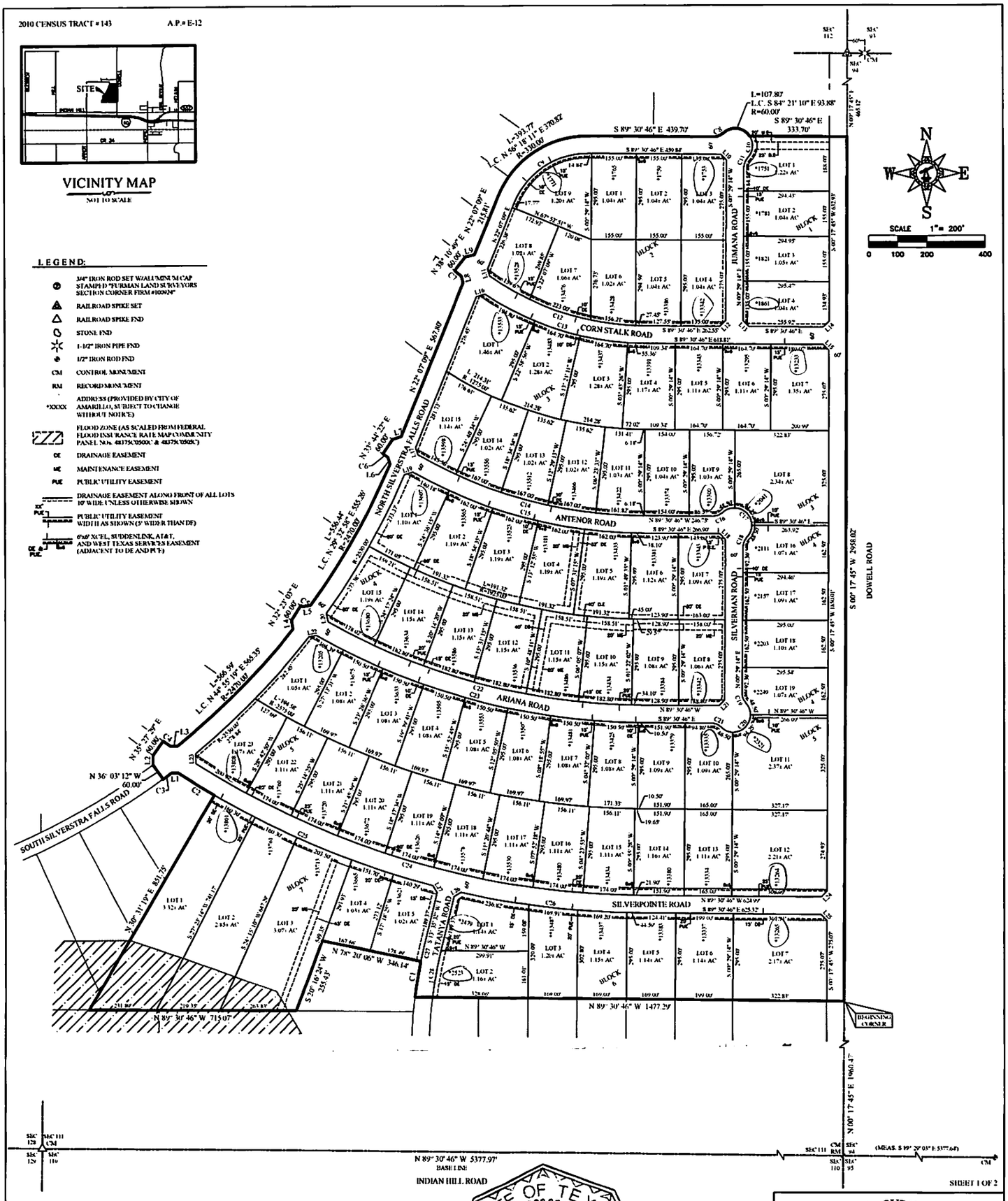
2010 CENSUS TRACT # 143 A.P.# E-12

VICINITY MAP

NOT TO SCALE

LEGEND:

- 3/4" IRON ROD SET W/ALUMINUM CAP STAMPED "FURMAN LAND SURVEYORS SECTION CORNER FIRM #100924"
- RAILROAD SPIKE SET
- RAILROAD SPIKE FND
- STONE FND
- 1-1/2" IRON PIPE FND
- 1/2" IRON ROD FND
- CM CONTROL MONUMENT
- RM RECORD MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOs. 48375C0500C & 48375C0505C)
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT ALONG FRONT OF ALL LOTS 10' WIDE UNLESS OTHERWISE SHOWN
- XX' PUE PUBLIC UTILITY EASEMENT WIDTH AS SHOWN (5' WIDER THAN DE)
- 6'x6' XCEL, SUDDENLINK, AT&T, AND WEST TEXAS SERVICES EASEMENT (ADJACENT TO DE AND PUE)



SHEET 1 OF 2

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 13TH DAY OF FEBRUARY, 2018.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

SILVERPOINTE UNIT NO. 1

A SUBURBAN SUBDIVISION
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 111, BLOCK 9
B.S. & F. SURVEY
POTTER COUNTY, TEXAS
122.33± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1403 - FAX (806) 934-1182

PROJECT NO. 1824035 FILE NO. E-12
DRAWING NO. P:\SUB 16\POTTER\E-12\1824035\1824035

Through Tax Year
2018

TAX CERTIFICATE

Certificate #
9445

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

Property Information

Property ID: 49151 Geo ID: 37011100002
Legal Acres: 653.2000
Legal Desc: SECT 111 B S & F LOT BLOCK 0009 ENTIRE SECT
Situs: ,
DBA:
Exemptions:

Owner ID: 100299196 100.00%
SV DEVELOPERS LLC
6013 SHADY BROOK DR
AMARILLO, TX 79124-1326

For Entities

HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	0
Productivity Market:	1,306,400
Productivity Use:	84,072
Assessed Value	84,072

Property is receiving Ag Use

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: 01/11/2019 Total Due if paid by: 01/31/2019 0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	575.89
HIGH PLAINS WATER	5.63

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: 01/11/2019
Requested By: FURMAN LAND SURVEYORS INC
Fee Amount: 10.00
Reference #: R370-1110-0002

Signature of Authorized Officer of Collecting Office

Through Tax Year
2018

TAX CERTIFICATE

Certificate #
9445

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

Property Information

Property ID: 49151 Geo ID: 37011100002
Legal Acres: 653.2000
Legal Desc: SECT 111 B S & F LOT BLOCK 0009 ENTIRE SECT
Situs: ,
DBA:
Exemptions:

Owner ID: 100299196 100.00%
SV DEVELOPERS LLC
6013 SHADY BROOK DR
AMARILLO, TX 79124-1326

For Entities

HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	0
Productivity Market:	1,306,400
Productivity Use:	84,072
Assessed Value	84,072

Property is receiving Ag Use

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: 01/11/2019 Total Due if paid by: 01/31/2019 0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	575.89
HIGH PLAINS WATER	5.63

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: 01/11/2019
Requested By: FURMAN LAND SURVEYORS INC
Fee Amount: 10.00
Reference #: R370-1110-0002

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0002426

Filing and Recording Date: 02/25/2019 04:45:33 PM Pages: 5 Recording Fee: $58.00

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.

Ret to:

levans

Re: 20190PR0002426

AMARILLO CITY
PO BOX 1971
PLANNING DEPT
AMARILLO, TX 79105

Line Table		
Line #	Length	Direction
L1	23.01'	S 88° 16' 38" W
L2	32.46'	N 00° 17' 51" W
L3	23.89'	N 88° 09' 46" E
L4	29.72'	N 09° 37' 58" W
L5	27.32'	N 79° 05' 04" E
L6	25.73'	N 16° 55' 58" W
L7	31.00'	N 72° 55' 45" E
L8	23.96'	N 14° 40' 42" W
L9	31.96'	N 75° 08' 59" E

Line Table		
Line #	Length	Direction
L10	28.28'	S 44° 30' 46" E
L11	24.73'	N 16° 03' 43" W
L12	28.28'	S 45° 29' 14" W
L13	28.28'	N 44° 30' 46" W
L14	28.33'	S 45° 23' 29" W
L15	28.24'	S 44° 36' 31" E
L16	31.14'	N 73° 14' 42" E
L17	26.28'	N 18° 56' 47" W
L18	28.28'	S 44° 30' 46" E

Line Table		
Line #	Length	Direction
L19	29.75'	N 71° 28' 31" E
L20	29.78'	N 12° 19' 26" W
L21	28.28'	S 45° 29' 14" W
L22	26.19'	N 78° 58' 11" E
L23	32.37'	N 03° 14' 54" W
L24	28.33'	S 45° 23' 29" W
L25	28.24'	S 44° 36' 31" E
L26	28.04'	N 58° 06' 24" E
L27	28.04'	S 30° 55' 20" E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	125.83'	1530.00'	N 09° 18' 33" E	125.79'
C2	147.29'	2930.00'	N 58° 02' 16" W	147.28'
C3	35.08'	2530.00'	S 53° 32' 58" W	35.08'
C4	31.35'	2870.00'	S 54° 51' 18" E	31.35'
C5	8.46'	2220.00'	S 57° 43' 30" E	8.46'
C6	19.93'	1630.00'	N 56° 36' 39" W	19.93'
C7	28.94'	4820.00'	N 51° 38' 52" W	28.94'
C8	29.91'	37.00'	N 67° 19' 51" E	29.10'
C9	322.18'	270.00'	S 56° 18' 11" W	303.40'
C10	83.44'	60.00'	N 06° 57' 36" E	76.88'
C11	29.91'	37.00'	N 23° 38' 37" E	29.10'
C12	566.33'	920.00'	S 71° 52' 40" E	557.43'
C13	579.56'	980.00'	S 72° 34' 15" E	571.15'
C14	808.38'	1570.00'	S 74° 45' 44" E	799.48'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C15	826.28'	1630.00'	S 74° 59' 26" E	817.46'
C16	29.91'	37.00'	N 67° 19' 51" E	29.10'
C17	191.24'	60.00'	S 44° 30' 46" E	119.97'
C18	29.91'	37.00'	S 23° 38' 37" W	29.10'
C19	29.91'	37.00'	S 22° 40' 09" E	29.10'
C20	191.24'	60.00'	S 45° 29' 14" W	119.97'
C21	29.91'	37.00'	N 66° 21' 23" W	29.10'
C22	1126.12'	2220.00'	S 74° 58' 51" E	1114.08'
C23	1169.39'	2280.00'	S 74° 49' 10" E	1156.62'
C24	1614.87'	2870.00'	S 73° 23' 36" E	1593.65'
C25	963.39'	2930.00'	S 66° 01' 02" E	959.06'
C26	620.50'	2930.00'	S 83° 26' 45" E	619.34'
C27	51.46'	1530.00'	S 12° 37' 43" W	51.46'
C28	163.53'	1470.00'	S 10° 24' 19" W	163.45'

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL

THAT THE UNDERSIGNED, DR. MURALI VEERAMACHANENI, FOR SV DEVELOPERS, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS SILVERPOINTE UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 20th DAY OF February, 2019.

DR. MURALI VEERAMACHANENI
FOR SV DEVELOPERS, LLC
6013 SHADY BROOK DRIVE
AMARILLO, TX 79124

ATTEST

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
DR. MURALI VEERAMACHANENI

THIS 20th DAY OF February, 2019.

NOTARY PUBLIC, STATE OF TEXAS

CHARLOTTE TUCKER
My Notary ID # 131316796
Expires October 16, 2021

FILED OF RECORD

2/25/19 (DATE) POTTER (COUNTY)

2019PR0002426
CLERK'S FILE NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND
BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

NOTES

1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.

2) PORTIONS OF THIS PRELIMINARY PLAN LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0500C & 48375C0505C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 865,783± SQ. FT. IN THE STREETS, 407,496± SQ. FT. IN THE PUBLIC UTILITY / DRAINAGE EASEMENTS, AND 50,460± SQ. FT. IN THE MAINTENANCE EASEMENTS.

4) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF AMARILLO TEXAS,

ON THIS 25 DAY OF February, 2019.

CHAIRMAN

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 25th DAY OF February, 2019.

HEALTH OFFICER

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 13TH DAY OF FEBRUARY, 2018.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

DESCRIPTION

A 122.33+/- acre tract of land out of Section 111, Block 9, B.S. & F. Survey, Potter County, Texas, further being a portion of that certain 662.88+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2018OPR0015352 of the Official Public Records of Potter County, Texas, said 122.33+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the common corner of Sections 94, 95, 110, and 111 of said Block 9, from whence a railroad spike found at the common corner of Sections 110, 111, 128 and 129 of said Block 9 bears N. 89° 30' 46" W. (Base line), 5377.97 feet;

THENCE N. 00° 17' 45" E., 1960.47 feet along the common line of said Section 111 and Section 94 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast and BEGINNING CORNER of this tract of land;

THENCE N. 89° 30' 46" W., 1477.29 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 83° 02' 49" E., 1530.00 feet;

THENCE Northeasterly 125.83 feet along said curve to the right with a long chord of N. 09° 18' 33" E, 125.79 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 78° 20' 06" W., 346.14 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 20° 16' 24" W., 255.43 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 89° 30' 46" W., 715.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most South Southwest corner of this tract of land;

THENCE N. 30° 31' 19" E., 851.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 30° 31' 19" E., 2930.00 feet;

THENCE Northwesterly 147.29 feet along said curve to the right with a long chord of N. 58° 02' 16" W. 147.28 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 88° 16' 38" W., 23.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 36° 50' 52" W., 2530.00 feet;

THENCE Southwesterly 35.08 feet along said curve to the right with a long chord of S. 53° 32' 58" W., 35.08 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 36° 03' 12" W., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 00° 17' 51" W., 32.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 35° 27' 29" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 35° 27' 29" E., 2870.00 feet;

THENCE Southeasterly 31.35 feet along said curve to the left with a long chord of S. 54° 51' 18" E., 31.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 88° 09' 46" E., 23.89 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 38° 30' 23" W., 2470.00 feet;

THENCE Northeasterly 566.59 feet along said curve to the left with a long chord of N. 44° 55' 19" E., 565.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 09° 37' 58" W., 29.72 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 32° 23' 03" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 32° 23' 03" E., 2220.00 feet;

THENCE Southeasterly 8.46 feet along said curve to the left with a long chord of S. 57° 43' 30" E., 8.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 79° 05' 04" E., 27.32 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 53° 59' 49" W., 2470.00 feet;

THENCE Northeasterly 556.44 feet along said curve to the left with a long chord of N. 29° 32' 58" E., 555.26 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 16° 55' 58" W., 25.73 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears N. 33° 02' 20" E., 1630.00 feet;

THENCE Northwesterly 19.93 feet along said curve to the right with a long chord of N. 56° 36' 39" W., 19.93 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 33° 44' 22" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 72° 55' 45" E., 31.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 22° 07' 09" E., 567.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 14° 40' 42" W., 23.96 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears S. 38° 31' 27" W., 4820.00 feet;

THENCE Northwesterly 28.94 feet along said curve to the left with a long chord of N. 51° 38' 52" W., 28.94 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE N. 38° 10' 49" E., 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 75° 08' 59" E., 31.96 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 22° 07' 09" E., 215.81 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 67° 52' 51" E., 330.00 feet;

THENCE Northeasterly 393.77 feet along said curve to the right with a long chord of N. 56° 18' 11" E., 370.82 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 89° 30' 46" E., 439.70 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the left whose center bears N. 00° 29' 14" E., 37.00 feet;

THENCE Northeasterly 29.91 feet along said curve to the left with a long chord of N. 67° 19' 51" E., 29.10 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center bears S. 45° 49' 32" E., 60.00 feet;

THENCE Southeasterly 107.80 feet along said curve to the right with a long chord of S. 84° 21' 10" E., 93.88 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the end of said curve;

THENCE S. 89° 30' 46" E., 333.70 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the common line of said Section 94 and Section 111 for the Northeast corner of this tract of land;

THENCE S. 00° 17' 45" W., 2958.02 feet along said common line of Sections 94 and 111 to the POINT OF BEGINNING and containing 122.33 acres of land, more or less.

SILVERPOINTE UNIT NO. 1

A SUBURBAN SUBDIVISION
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 111, BLOCK 9
B.S. & F. SURVEY
POTTER COUNTY, TEXAS
122.33± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

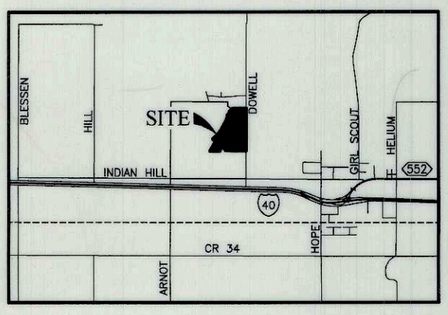
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1824035 FILE NO. E-12
DRAWING NO. P:\SUB 18\POTTER\E-12\1824035\1824035

2010 CENSUS TRACT # 143

A.P.# E-12

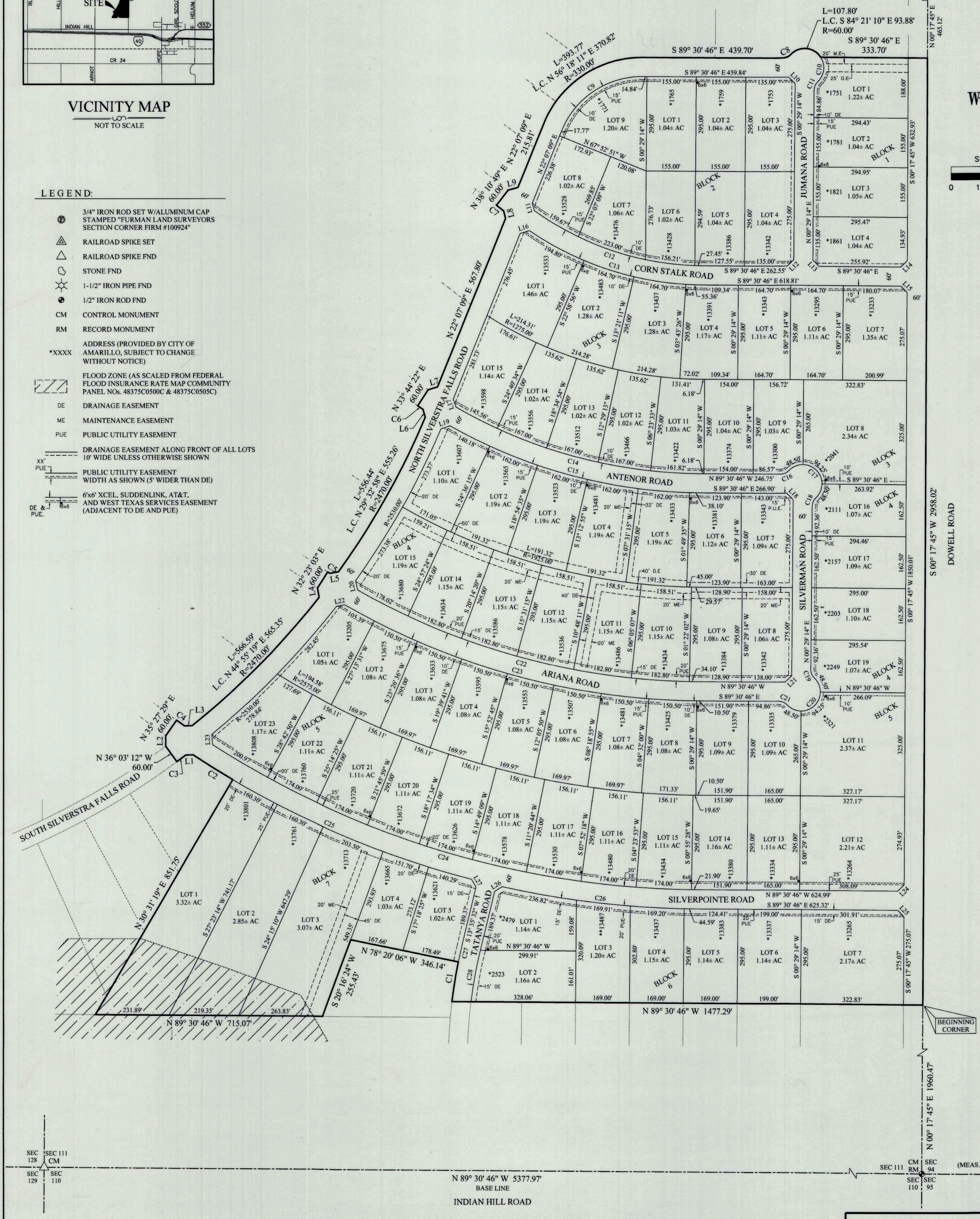


VICINITY MAP

NOT TO SCALE

LEGEND:

- 3/4" IRON ROD SET W/ALUMINUM CAP STAMPED "FURMAN LAND SURVEYORS SECTION CORNER FIRM #100924"
- RAILROAD SPIKE SET
- RAILROAD SPIKE FND
- STONE FND
- 1-1/2" IRON PIPE FND
- 1/2" IRON ROD FND
- CM — CONTROL MONUMENT
- RM — RECORD MONUMENT
- *XXXX — ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOs. 48375C0500C & 48375C0505C)
- DE — DRAINAGE EASEMENT
- ME — MAINTENANCE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT ALONG FRONT OF ALL LOTS 10' WIDE UNLESS OTHERWISE SHOWN
- XX' PUE — PUBLIC UTILITY EASEMENT WIDTH AS SHOWN (5' WIDER THAN DE)
- DE & PUE. 6x6 — 6'x6' XCEL, SUDDENLINK, AT&T, AND WEST TEXAS SERVICES EASEMENT (ADJACENT TO DE AND PUE)



SEC 128 | SEC 111 CM | SEC 129 | SEC 110

SEC 111 | CM RM | SEC 94 | SEC 110 | SEC 95

SHEET 1 OF 2

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 13TH DAY OF FEBRUARY, 2018.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

SILVERPOINTE UNIT NO. 1

A SUBURBAN SUBDIVISION
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 111, BLOCK 9
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122.33± ACRES

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PROJECT NO. 1824035 FILE NO. E-12
DRAWING NO. P:\SUB 18\POTTER\E-12\1824035\1824035