



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

6/20/2019

Cindy Reasoner
Capstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-46 Yarbrough and McMinn Unit No. 3 – ZB1901269 Final Plat

The City of Amarillo has approved the above Final Plat on 6/11/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0007528 on 6/11/2019. 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

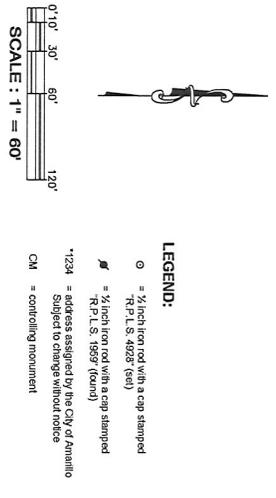
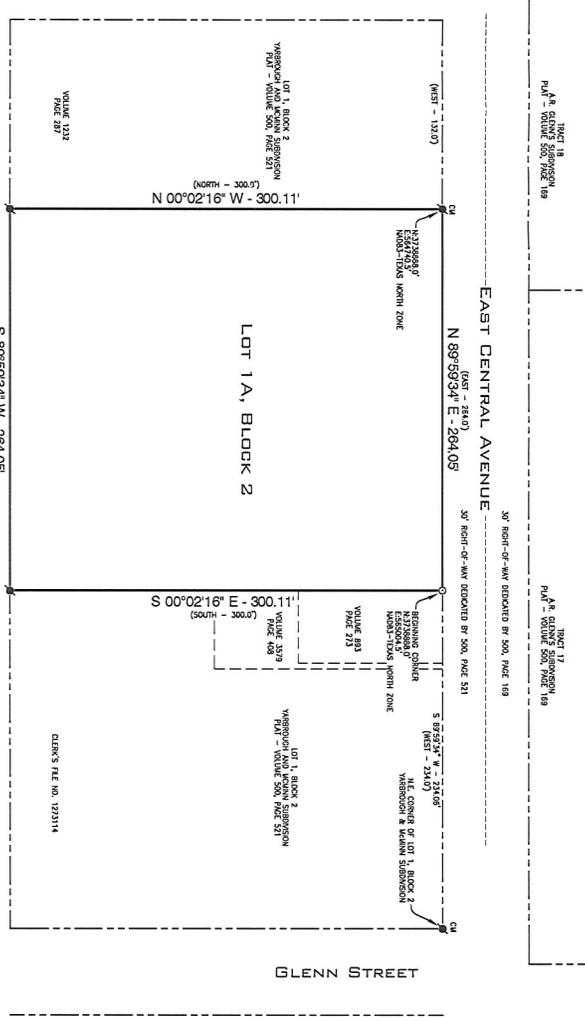
D-382

Blk 2 AB+M

SEC 134

P-8

CENSUS TRACT NO. 151
AP No. P-8



DESCRIPTION

A 1.82 acre tract of land being the West 264 feet of the East 498 feet of Lot 1, Block 2, Yarrbrough & McGinn Subdivision, according to the map or plat thereof, recorded in Volume 506, Page 521 of the Deed Records of Potter County, Texas, situated in Section 134, Block 2, A. B. & M. Survey, Potter County, Texas, and said 1.82 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1939", found at the northeast corner of said Lot 1;

Thence S. 89°59'34" W., 234.05 feet along the north line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast and BEGINNING CORNER of this tract of land, same being the northwest corner of a 50 foot by 100 foot tract of land, according to that certain Warranty Deed recorded in Volume 893, Page 273 of the Deed Records of Potter County, Texas;

Thence S. 00°02'16" E., 300.11 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1939", found at the southeast corner of this tract of land;

Thence S. 89°59'34" W., 264.05 feet along the south line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1939", found at the southwest corner of this tract of land;

Thence N. 00°02'16" W., 300.11 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1939", found at the northwest corner of this tract of land;

Thence N. 89°59'34" E., 264.05 feet along the north line of said Lot 1 to the POINT OF BEGINNING.

GRANTEES ADDRESS
City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

GRANTEES ADDRESS
Potter County Road and Bridge Department
2419 E. Willow Creek Blvd.
Amarillo, Texas 79108

DEDICATION

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

That, Andrew Lovelady, 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 Yarrbrough & McGinn Unit No. 3, 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 23 day of MAY, 2019.

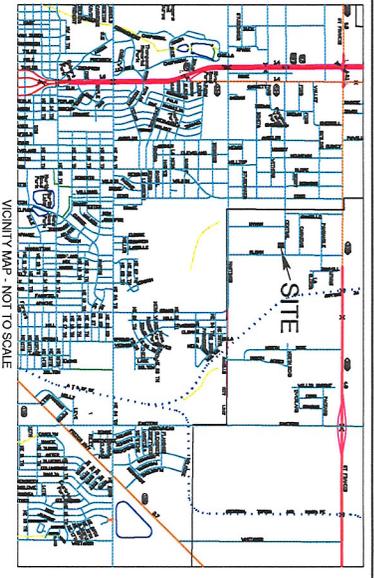
Andrew Lovelady
1924 E. Central Avenue
Amarillo, Texas 79108

NOTARY ATTEST

The State of Texas §
County of Potter §

Before me, the undersigned authority, on this day personally appeared Andrew Lovelady, 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 23 day of May, 2019.



NOTES

- This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 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. 48372C0393C, dated June 4, 2010.
- 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 I.T.S.P.L.S. General Rules of Procedure and Practices regarding Precision (000313).
- Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
- Sanitary Control Easement:
There is hereby created by this plat a 100-foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

APPROVALS:

Approved by the By-City-County Health Department, This 11th Day of June 2019
Health Officer: *[Signature]*

Approved by the Designated Official for the City of Amarillo, Texas, This 11th Day of June 2019
Designated Official: *[Signature]*

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 the number survey made on the ground by me or by others under my direct supervision on the 23rd day of April, 2019.



Filed for Record: 6/11/19 COUNTY: POTTER
BY: *[Signature]* COUNTY CLERK: Julie Smith
BOOK: 20190PR0007528 COUNTY CLERK FILE NO.

YARRBROUGH & MCGINN SUBDIVISION

UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLATTED PORTION OF LOT 1, BLOCK 2,
YARRBROUGH & MCGINN SUBDIVISION,
IN SECTION 134, BLOCK 2,
A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
1.82 ACRES



CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9199 • info@stonesurvey.com • Firm Reg. No. 10009500

APP

P-19-46

hr

County of Potter

STATE OF TEXAS
SANTA FE BUILDING

TAX OFFICE
900 S. POLK, SUITE 106
PO BOX 2289
AMARILLO, TEXAS 79105-2289



PHONE: (806) 342-2600
FAX: (806) 342-2637
pcto@co.potter.tx.us

SHERRI AYLOR, PCC
TAX ASSESSOR-COLLECTO

June 7, 2019

After a preliminary check of the tax records of this office, the following property has no delinquent taxes.

Owner: Andrew Lovelady
1928 E Central Ave
Amarillo TX 79108

Geo ID: R-090-1150-0910
Legal Acres: 1.82
Legal Desc: Yarbrough & McMinn
Sub Blk 2 W 264ft of E 498ft of Tr 1
Situs: 1928 E Central Ave
Exemptions:

Taxes paid for tax year 2018:

Panhandle WD	\$3.55
Ama College	\$81.42
Amarillo ISD	\$486.14
Potter County	\$268.77

The taxes to be imposed by the above listed taxing units for the 2019 taxes have not been calculated.

This letter is for Plat purposes only. Once the tax system is functional, a tax certificate will be printed and sent to the Potter County Clerk's office for filing.

A handwritten signature in cursive script that reads "Sherri Aylor".

Sherri Aylor
Tax Assessor/Collector, PCC

FILED and RECORDED

Instrument Number: 2019OPR0007528

Filing and Recording Date: 06/11/2019 04:19:33 PM Pages: 4 Recording Fee: \$39.00

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 style.

Julie Smith, County Clerk
Potter County, Texas

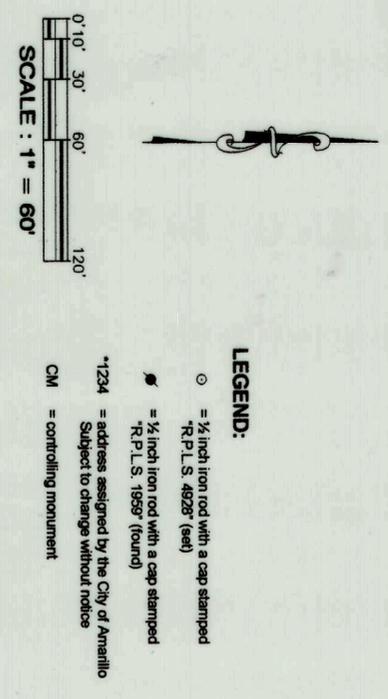
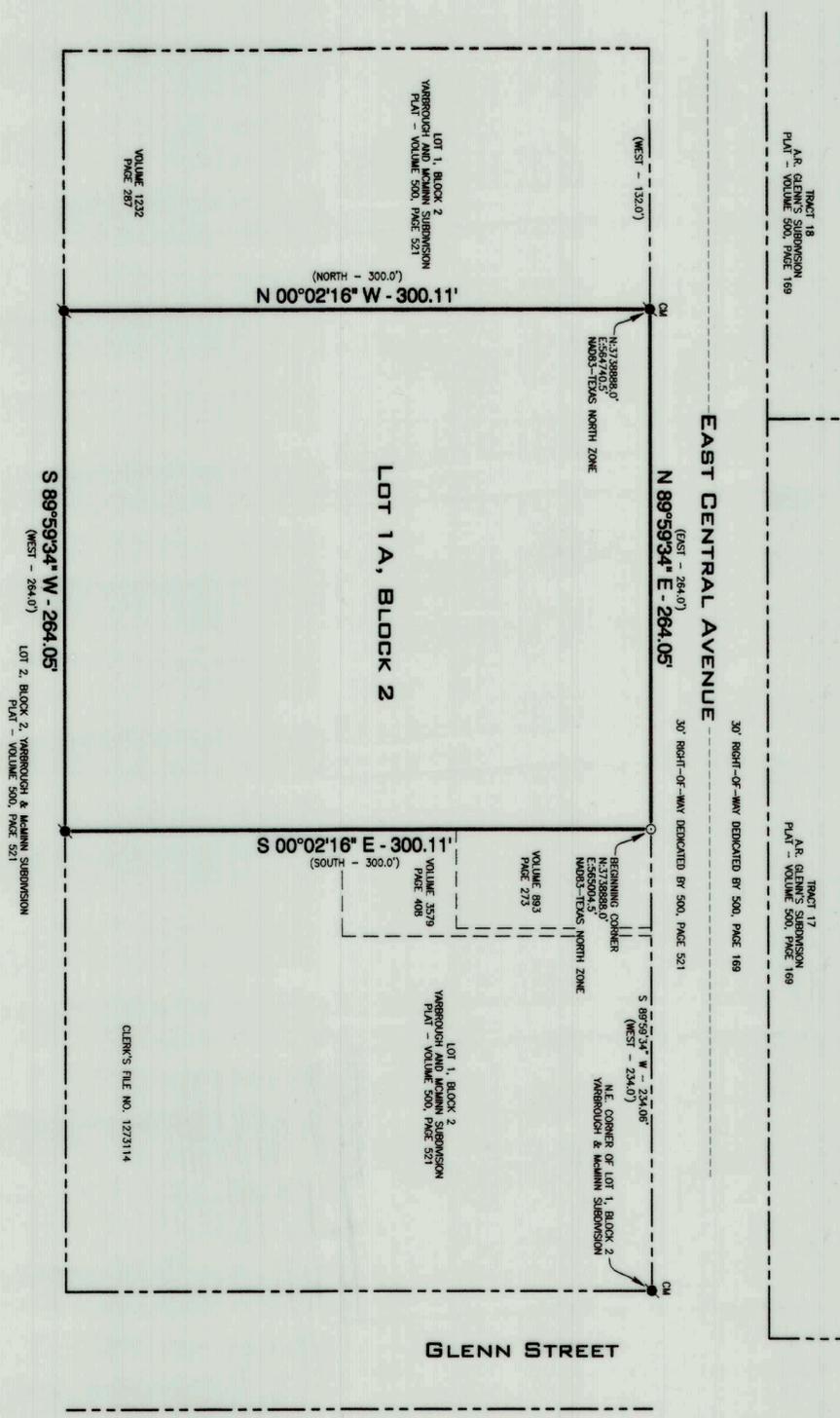
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 2019OPR0007528



AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105



DESCRIPTION

A 1.82 acre tract of land being the West 264 feet of the East 498 feet of Lot 1, Block 2, Yarborough & McMinn Subdivision, according to the map or plat thereof, recorded in Volume 500, Page 521 of the Deed Records of Potter County, Texas, situated in Section 134, Block 2, A. B. & M. Survey, Potter County, Texas, and said 1.82 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with a cap stamped "R. P. L. S. 1959", found at the northeast corner of said Lot 1;

Thence S. 89°59'34" W., 234.06 feet along the north line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R. P. L. S. 4928", set at the northeast and BEGINNING CORNER of this tract of land, same being the northwest corner of a 50 foot tract of land, according to that certain Warranty Deed recorded in Volume 893, Page 273 of the Deed Records of Potter County, Texas;

Thence S. 00°02'16" E., 300.11 feet to a 1/2 inch iron rod with a cap stamped "R. P. L. S. 1959", found at the southeast corner of this tract of land;

Thence S. 89°59'34" W., 264.05 feet along the south line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R. P. L. S. 1959", found at the southwest corner of this tract of land;

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GRANTEES ADDRESS
City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

GRANTEES ADDRESS
Potter County Road and Bridge Department
2419 E. Willow Creek Blvd.
Amarillo, Texas 79108

The State of Texas \$
County of Potter \$

DEDICATION

Know all men by these presents:

That, Andrew Lovelady, 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 Yarborough & McMinn Unit No. 3, 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 23 day of MAY, 2019.

Andrew Lovelady
1924 E. Central Avenue
Amarillo, Texas 79108

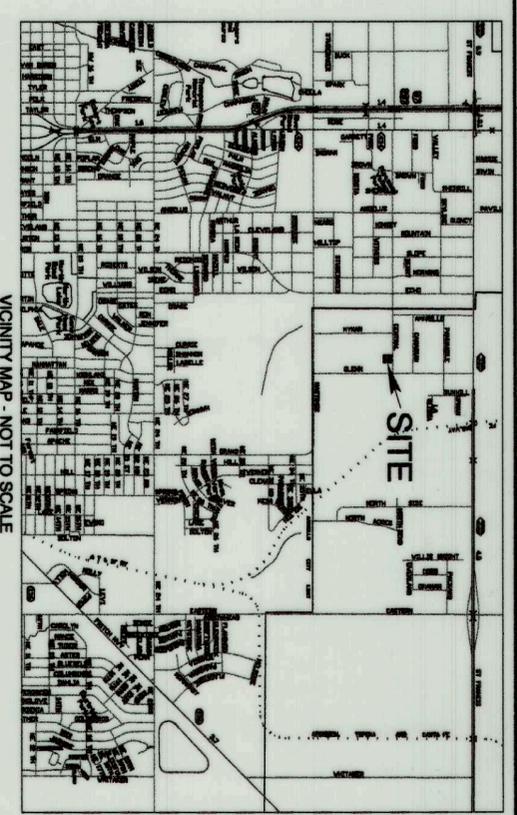
NOTARY ATTEST

The State of Texas \$
County of Potter \$



Given under my hand and seal of authority on this 23rd day of May, 2019.

Cindy Reasoner
Notary Public



NOTES

1. This plat does 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. 48375C0393C, 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.
5. Sanitary Control Easement:
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

Approved by the Bi-City-County Health Department, This 11th Day of June 2019

Health Officer *[Signature]*

Approved by the Designated Official for the City of Amarillo, Texas, This 17th Day of June 2019

Designated Official *[Signature]*

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 25th day of April, 2019.



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

FILED OF RECORD: POTTER
DATE: 6/11/19
20190608 7528
COUNTY CLERK'S FILE NO.

YARBROUGH & MCMINN SUBDIVISION UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLATTED PORTION OF LOT 1, BLOCK 2, YARBROUGH & MCMINN SUBDIVISION, IN SECTION 134, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS. 1.82 ACRES



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