



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

10/31/2019

Robert Keys and Associates
Robert Keys
7106 Bell Street
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval – P-19-84:Eastridge Subdivision Unit No. 46- ZB1904291 Final Plat

The City of Amarillo has approved the above Final Plat on 10/31/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0013599 on 10/9/2019. 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 Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Taylor'.

Jason Taylor
Planner I

BLK 2 AB+M

SEC 104

R-10

Census Tract No. 148
 AP Map No. R-10

Notes

- 1) This plat does not lie within the Extrajurisdictional jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C052C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (903.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) This plat is subject to aviation height hazard restrictions. Therefore, an aviation clear zone easement with a maximum building height of 3,950 feet (MSL) has to be filed in accordance with this plat.

Dedication

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

That, **Rodrigo Gonzalez**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted, and designated as **Eastridge Unit No. 46** in 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, unless noted as **existing** with the recording information shown.

Executed this 9th day of September, 2019.

 Rodrigo Gonzalez
 931 Columbine Street
 Amarillo, Texas 79107
 (806) 674-0317

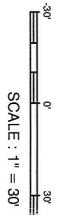
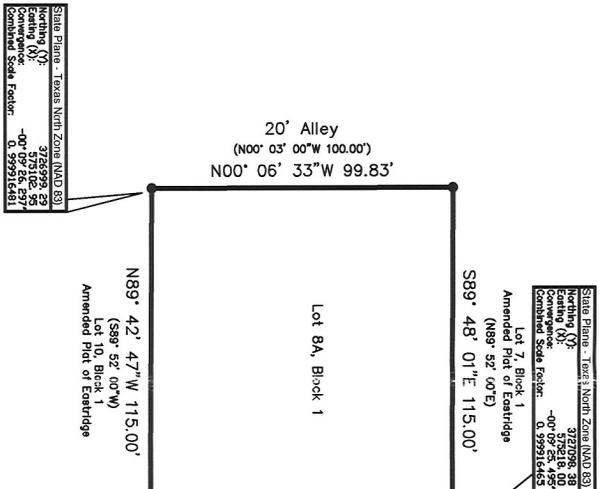
Notary Attest

State of Texas §
 County of Randall §
 Before me, the undersigned authority on this day personally appeared **Rodrigo Gonzalez**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this 9th day of September, 2019.



Notary Public in and For the State of Texas
 My commission expires 6/22/2019

Grantor's Address:
 City of Amarillo
 601 S. Buchanan Street
 Amarillo, Texas 79101



Columbine Street
 (60' ROW)

Description

Lots 8 & 9, Block 1, Amended Plat of Eastridge an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 500, Page 333 of the Deed Records of Potter County, Texas.

Legend:

- = 3/8\" iron rebar with a cap stamped "K&A R.P.L.S. 2507" (sh)
- = 1/2\" iron rebar (round)
- ▲ = "MAC" nail (set)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- ☐ = 6\" x 6\" SPS, SUD, & AT&T Easement
- PULE = Public Utility Easement
- () = Instrument recording in County Deeds Office

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 23rd day of September, 2019.

 Chairperson

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 20th day of August 2019.


 Registered Professional Land Surveyor
 Job #190815

Eastridge Unit No. 46
 An addition to the City of Amarillo
 being a replat of Lots 8 & 9, Block 1,
 Amended Plat of Eastridge
 Section 104, Block 2, A. B. & M. Survey,
 Potter County, Texas
 0.264± Acres

Filed of Record:
10/9/19
 Date
Potter
 County
20190PR0013599
 County Clerk File No.

Robert Keys & Associates
 land surveying
 mapping
 planning

 (806) 352-1782 Email: rk@keysurveying.com
 Firm No. 1003440 www.keysurveying.com

APP

P-19-84

HC

Issued By:

POTTER COUNTY TAX OFFICE
SHERRI AYLOR, PCC
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information

Property ID: 7733 Geo ID: 1805000160
Legal Acres: 0.0000
Legal Desc: EASTRIDGE AMD LOT 008 BLOCK 0001
Situs: 933 COLUMBINE ST AMARILLO, TX 79107
DBA:
Exemptions:

Owner ID: 100154815 100.00%
SOLIS LARRY S
2607 WOLFLIN AVE PMB 273
AMARILLO, TX 79109-1825

For Entities

Value Information

AMARILLO COLLEGE	Improvement HS:	0
AMARILLO ISD	Improvement NHS:	0
BUENTELLO PAUL	Land HS:	0
CITY OF AMARILLO	Land NHS:	2,250
PANHANDLE WATER	Productivity Market:	0
POTTER COUNTY	Productivity Use:	0
	Assessed Value	2,250

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: 10/03/2019

Total Due if paid by: 10/31/2019

0.00

Tax Certificate Issued for:

POTTER COUNTY
CITY OF AMARILLO
PANHANDLE WATER
AMARILLO COLLEGE
AMARILLO ISD

Taxes Paid in 2018

15.41
8.29
0.20
4.67
27.88

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

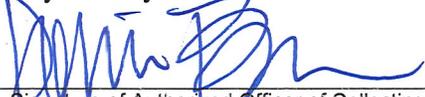
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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: 10/03/2019
Requested By: SOLIS LARRY S
Fee Amount: 0.00
Reference #:

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

Property Information

Property ID: 7734 Geo ID: 1805000180
Legal Acres: 0.0000
Legal Desc: EASTRIDGE AMD LOT 009 BLOCK 0001
Situs: 931 COLUMBINE ST AMARILLO, TX 79107
DBA:
Exemptions:

Owner ID: 100277323 100.00%
GONZALEZ RODRIGO
931 COLUMBINE ST
AMARILLO, TX 79107-7653

For Entities

Value Information

AMARILLO COLLEGE	Improvement HS:	0
AMARILLO ISD	Improvement NHS:	61,973
BUENTELLO PAUL	Land HS:	0
CITY OF AMARILLO	Land NHS:	2,250
PANHANDLE WATER	Productivity Market:	0
POTTER COUNTY	Productivity Use:	0
	Assessed Value	64,223

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: 10/03/2019

Total Due if paid by: 10/31/2019

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	439.93
CITY OF AMARILLO	236.59
PANHANDLE WATER	5.82
AMARILLO COLLEGE	133.26
AMARILLO ISD	795.72

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 10/03/2019
Requested By: GONZALEZ RODRIGO
Fee Amount: 0.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0013599

Filing and Recording Date: 10/09/2019 04:12:04 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 cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

rmorrow

Re: 2019OPR0013599

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105

Notes

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0532C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
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The State of Texas §
County of Potter §
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Executed this 11th day of Sept., 2019.
Rodrigo Gonzalez
Rodrigo Gonzalez
931 Columbine Street
Amarillo, Texas 79107
(806) 674-0317

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Rodrigo Gonzalez**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 11th day of Sept., 2019.



Notary Public in and For the State of Texas
My commission expires: 5-22-2024

Grantor's Address:

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

Description
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Legend:

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- =1/2" iron rebar (found)
- △ = "MAG" nail (set)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- ☑ =6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. = Public Utility Easement
- () =Instrument recording in County Clerks Office

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 23 day of September, 2019.

Al Pulle
Chairman

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 20th day of August 2019.

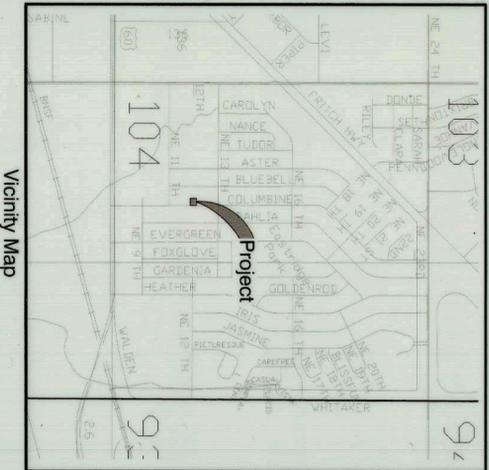
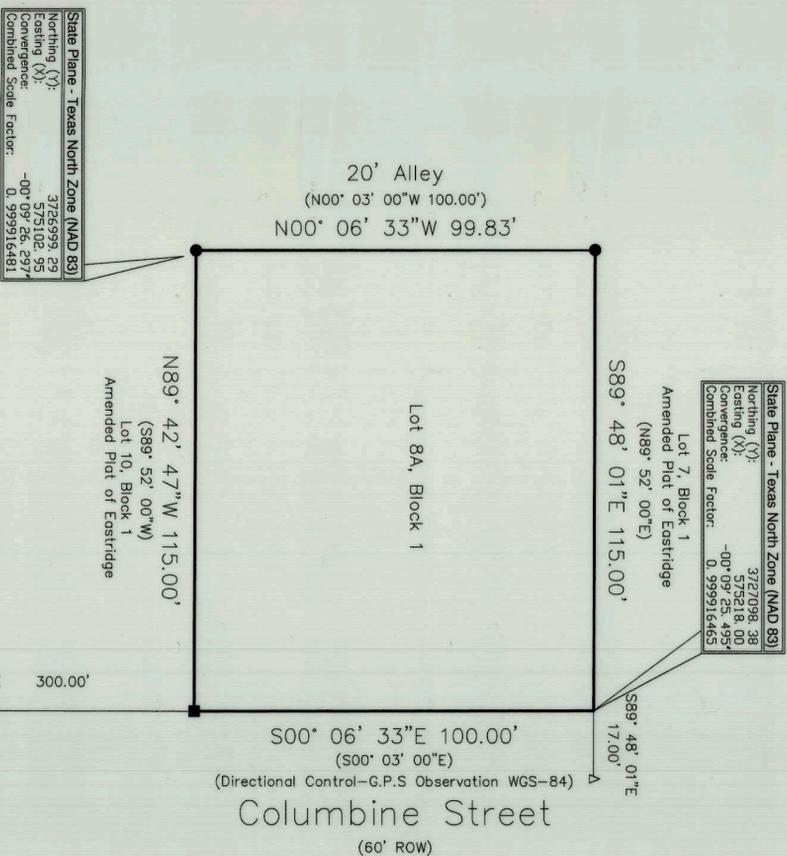
Robert Ed Keys
Registered Professional Land Surveyor
Job #190815

Eastridge Unit No. 46

An addition to the City of Amarillo being a replat of Lots 8 & 9, Block 1, Amended Plat of Eastridge Section 104, Block 2, A. B. & M. Survey, Potter County, Texas 0.264± Acres

Robert Keys & Associates

land surveying
mapping
land planning
7106 S. Bell Street, Amarillo, Texas 79109-7003
Firm No. 10034400 www.keysurveying.com



Filed of Record:

10/9/19 date
Potter county

2019080013599 County Clerk File No.