



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

10/31/2019

Cindy Reasoner
Cornerstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, TX 79109

RE: Letter of Action: Approval- Yarbrough & McMinn Subdivision Unit No. 4 – ZB1905699 - Final Plat

Ms. Reasoner,

The City of Amarillo has approved the above Final Plat on 10/18/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0014059 on 10/21/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

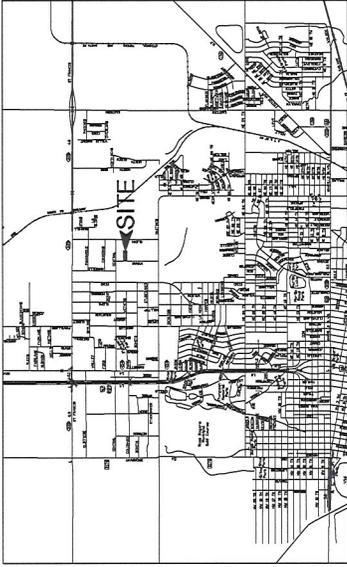
Brady Kendrick
Planner I

E-4

BK Q AB + M

SEC 134

P-8



VICINITY MAP - SCALE: 1" = 1 MILE

NOTES

1. This plat does 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. 48375C0393C, dated June 4, 2010.
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 direct dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (003.13).
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.

APPROVALS:

Approved by the City Health Department, this 17th day of October
 Health Officer: *[Signature]*

Approved by the Designated Official for the City of Amarillo, Texas, this 18th day of October
 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 19th day of September, 2019.

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



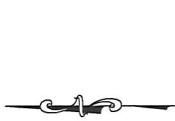
FILED OF RECORD: POTTER COUNTY
 DATE: 10/21/19
 COUNTY CLERK'S FILE NO. 20190PR0014059

YARBROUGH & MGINN SUBDIVISION

UNIT NO. 4

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING A RE-PLAT OF A PORTION OF LOT 6, BLOCK 2,
 YARBROUGH & MGINN SUBDIVISION,
 IN SECTION 134, BLOCK 2, A. B. & M. SURVEY,
 POTTER COUNTY, TEXAS.
 2.862 ACRES

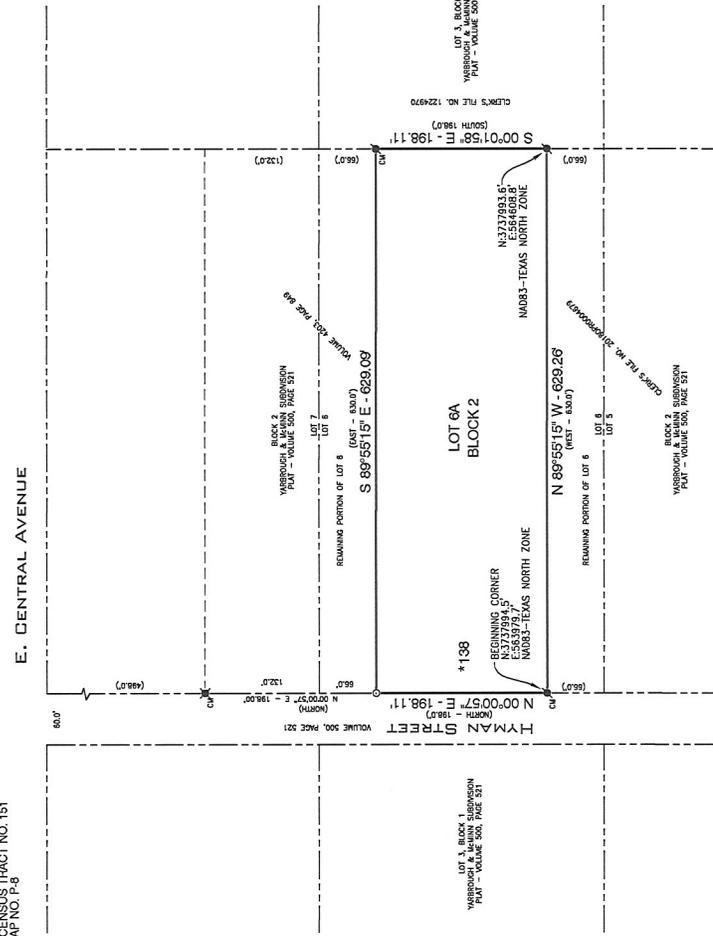
CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@stonesurvey.com • Firm Reg. No. 10009500



0' 25' 50' 75' 100' 200'
 SCALE: 1" = 100'

LEGEND:

- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928 (64)
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 1959 (found)
- ✕ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507 (found)
- CM = controlling monument
- *1234 = address assigned by the City of Amarillo (subject to change without notice)



NOTARY ATTEST

The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Bernardo Rojas, 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 14th day of October, 2019.

[Signature]
 Notary Public



NOTARY ATTEST

The State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Maria T. Rojas, 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 14th day of October, 2019.

[Signature]
 Notary Public



DESCRIPTION

A 2.86 acre tract of land being the north 198 feet of the south 264 feet of Lot 6, Block 2, Yarbrough & MGINN Subdivision, in Section 134, Block 2, A. B. & M. Survey, Potter County, Texas, containing said 2.86 acre tract of land being described by the Deed Book of Potter County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at 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, from whence the southwest corner of said Lot 6 bears South 66.00 feet, according to record data;
 Thence N. 00°00'57" E., 198.11 feet along the west line of said Lot 6 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507" bears N. 00°00'57" E., 198.00 feet;
 Thence S. 89°55'15" E., 629.09 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1959", found at the northeast corner of this tract of land;
 Thence S. 00°01'58" E., 198.11 feet along the east line of said Lot 6 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 N. 89°55'15" W., 629.26 feet the **POINT OF BEGINNING**.

DEDICATION

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

That, Bernardo Rojas and Maria T. Rojas, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Yarbrough & MGINN Unit No. 4, a suburban subdivision 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 14th day of October, 2019.

[Signature]
 Bernardo Rojas
 Maria T. Rojas
 1419 N. Rossess Street
 Amarillo, Texas 79107

GRANTEE'S ADDRESS:
 City of Amarillo
 601 S. Buchanan Street
 Amarillo, TX 79101

GRANTEE'S ADDRESS:
 Potter County Road and Bridge Department
 2419 E. Wilcox Creek Drive
 Amarillo, TX 79108

APP

P-19-99

He

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

Property Information
Property ID: 146576 Geo ID: 9011501630
Legal Acres: 2.8600
Legal Desc: YARBROUGH & MC MINN SUB LOT BLOCK 0002
 198FT OF 6 BEG 66 N OF SW COR
Situs: HYMAN ST , 79108-5402
DBA:
Exemptions:

Owner ID: 100336509 100.00%
ROJAS BERNADO
ROJAS MARIA T
1419 N ROOSEVELT ST
AMARILLO, TX 79107-7049

For Entities	Value Information
AMARILLO COLLEGE	Improvement HS: 0
AMARILLO ISD	Improvement NHS: 0
BUENTELLO PAUL	Land HS: 0
PANHANDLE WATER	Land NHS: 11,440
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 11,440

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: 10/21/2019

Total Due if paid by: 10/31/2019

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	78.37
PANHANDLE WATER	1.04
AMARILLO COLLEGE	23.73
AMARILLO ISD	141.74

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~~

Date of Issue: 10/21/2019
Requested By: ROJAS BERNADO
Fee Amount: 0.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0014059

Filing and Recording Date: 10/21/2019 04:53:23 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

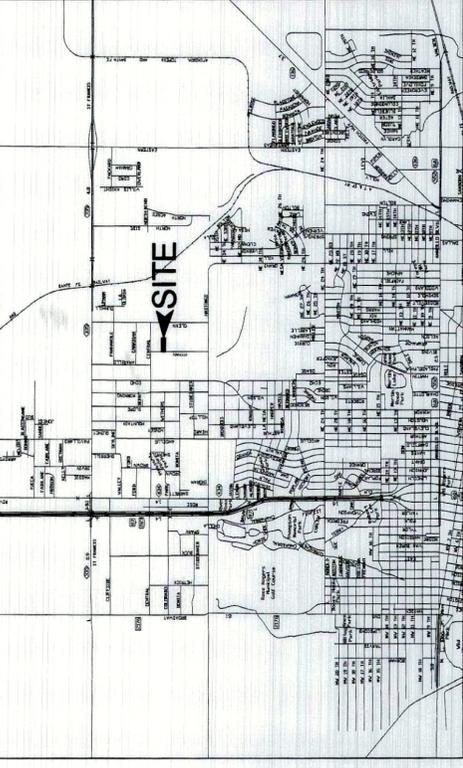
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 20190PR0014059



AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105



VICINITY MAP - SCALE: 1" = 1 MILE

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.

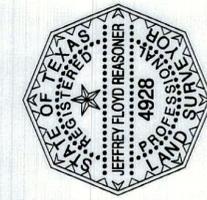
APPROVALS:

Approved by the Bi-City-County Health Department, this 17th day of October, 2019.

Approved by the Designated Official for the City of Amarillo, Texas, this 18th day of October, 2019.

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 19th day of September, 2019.



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

FILED OF RECORD: 10/21/2019
DATE
POTTER COUNTY
COUNTY CLERKS FILE NO. 20190PR0014059

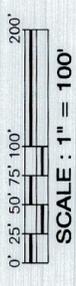
YARBROUGH & MCMINN SUBDIVISION

UNIT NO. 4

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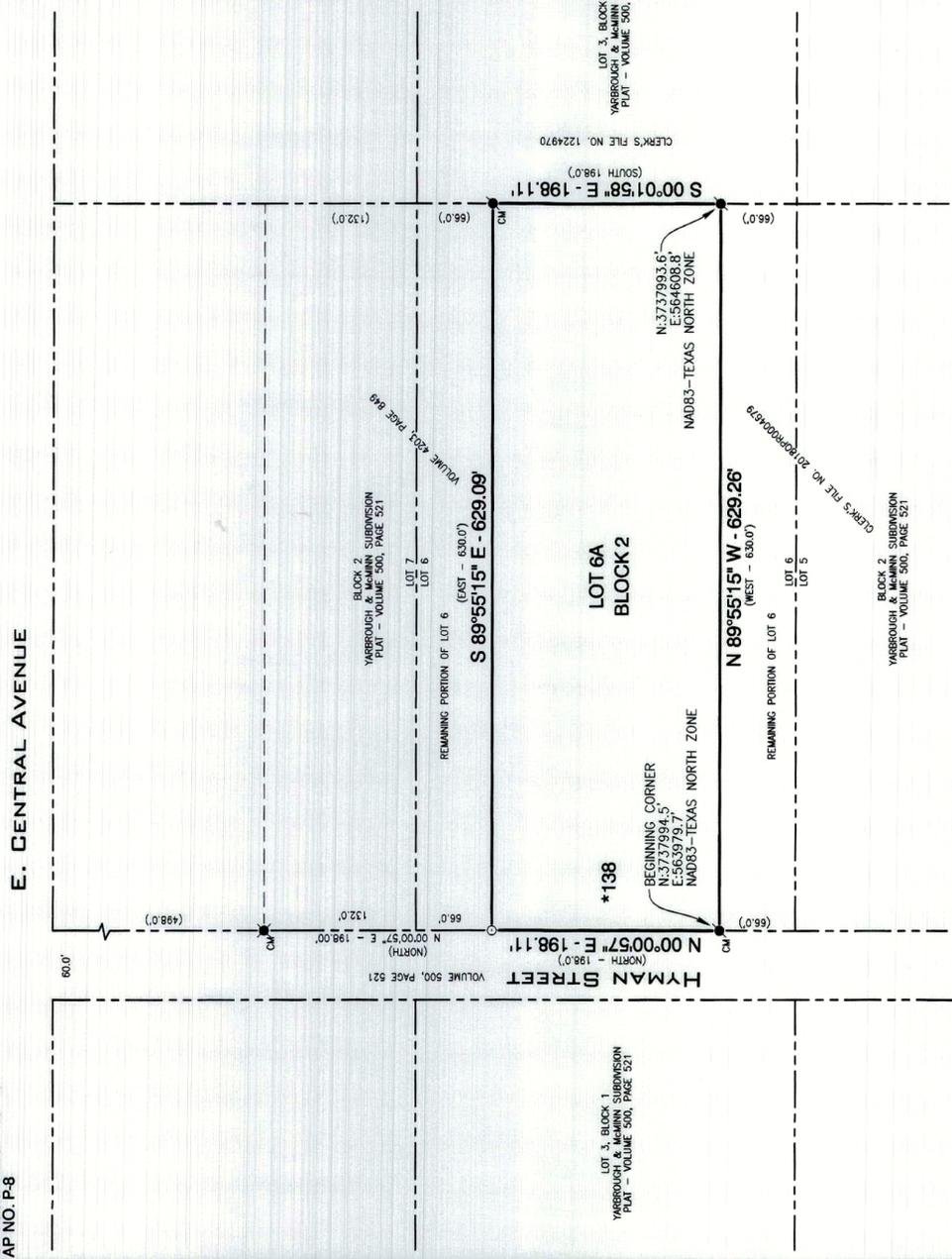


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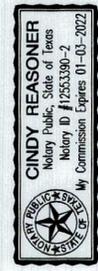


NOTARY ATTEST

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County of Randall §

Before me, the undersigned authority, on this day personally appeared **Bernardo Rojas**, 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 14th day of October, 2019.
Cindy Reasoner
Notary Public



NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Maria T. Rojas**, 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 14th day of October, 2019.
Cindy Reasoner
Notary Public



DESCRIPTION

A 2.86 acre tract of land being the north 198 feet of the south 264 feet of Lot 6, Block 2, Yarbrough and McMinn Subdivision, in Section 134, Block 2, A. B. & M. Survey, Potter County, Texas, according to the map or plat recorded in Volume 500, Page 521 of the Deed Records of Potter County, Texas, and said 2.86 acre tract of land being described in that certain Corrections Warranty Deed recorded under Clerk's File No. 1301627 of the Official Public Records of Potter County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at 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, from whence the southwest corner of said Lot 6 bears South 66.00 feet, according to record data;
Thence N. 00°00'57" E., 198.11 feet along the west line of said Lot 6 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507" bears N. 00°00'57" E., 198.00 feet;
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Executed this 14th day of October, 2019.

Bernardo Rojas
Bernardo Rojas
1419 N. Roosevelt Street
Amarillo, Texas 79107

Maria T. Rojas
Maria T. Rojas
1419 N. Roosevelt Street
Amarillo, Texas 79107

GRANTEE'S ADDRESS:
City of Amarillo
601 S. Buchanan Street
Amarillo, TX 79101

GRANTEE'S ADDRESS:
Potter County Road and Bridge Department
2419 E. Willow Creek Drive
Amarillo, TX 79108