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

1/14/2020

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

RE: Letter of Action: Approval – P-19-123: Mesilla Park Unit No. 13 - ZB1907517 Final Plat

The City of Amarillo has approved the above Final Plat on 1/14/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0000509 on 1/14/2020. 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,

Jason Taylor
Planner I

APP

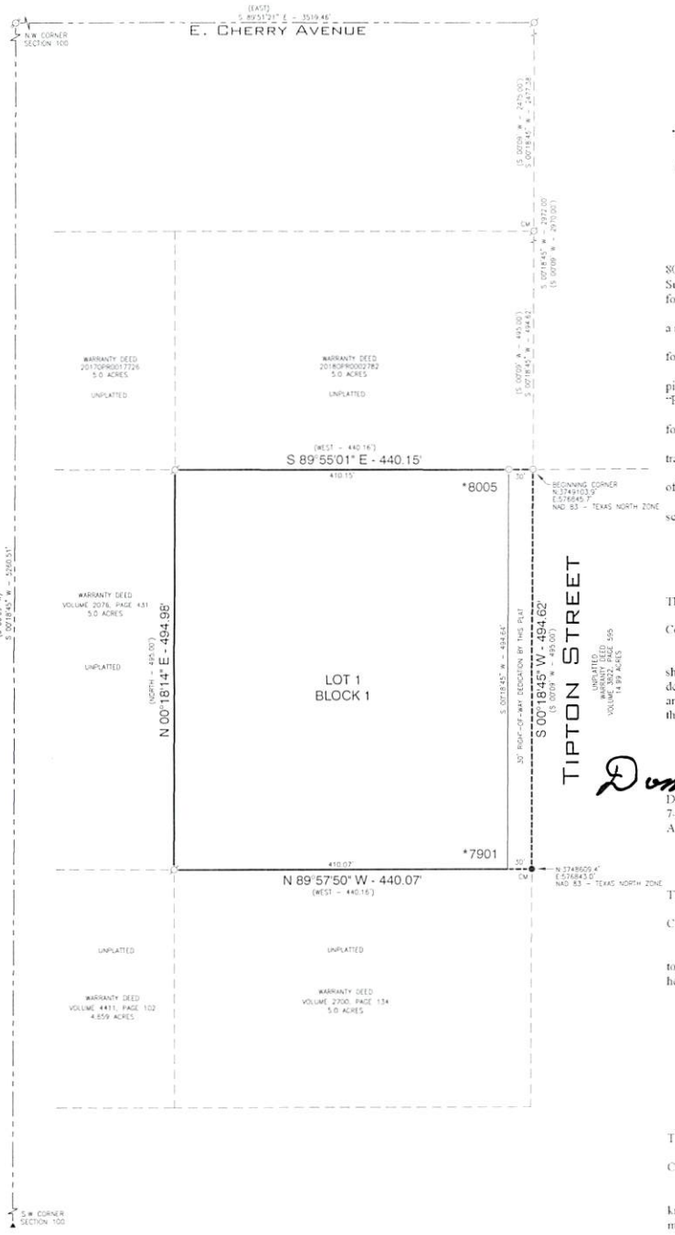
BLK 2 AB+M

SEC 100

P-19-123

R-6

CENSUS TRACT NO. 143
AP No. R-6



LEGEND:

- ○ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⌀ = 1½ inch iron pipe (found)
- ⌀ = ½ inch iron pipe (found)
- ● = ½ inch iron rod (found)
- ▲ = railroad spike (found)
- *1234 = address assigned by the City of Amarillo (subject to change without notice)
- CM = controlling monument

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

DESCRIPTION

A 5.00 acre tract of land, according to that certain Warranty Deed recorded in Volume 1541, Page 808 of the Official Public Records of Potter County, Texas, situated in Section 100, Block 2, A. B. & M. Survey, Potter County, Texas, and said 5.00 acre tract of land being described by metes and bounds as follows:

Commencing at a 1½ inch iron pipe, found at the northwest corner of said Section 100, from whence a railroad spike found at the southwest corner of said Section 100 bears S. 00°18'45" W., 5260.51 feet;

Thence S. 89°51'21" E, 3519.46 feet along the north line of said Section 100 to a ½ inch iron pipe, found in the north line of said Section 100;

Thence S. 00°18'45" W., along the centerline of Tipton Street, at 2477.38 feet pass a ½ inch iron pipe, found, continuing for a total distance of 2972.00 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast and **BEGINNING CORNER** of this tract of land;

Thence S. 00°18'45" W., 494.62 feet along the centerline of Tipton Street to a ½ inch iron rod, found at the southeast corner of this tract of land;

Thence N. 89°57'50" W., 440.07 feet to a ½ inch iron pipe, found at the southwest corner of this tract of land;

Thence N. 00°18'14" E., 494.98 feet to a ½ inch iron pipe, found at the northwest corner of this tract of land;

Thence S. 89°55'01" E., at 410.15 feet pass a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference, continuing for a total distance of 440.15 feet to the **POINT OF BEGINNING**.

DEDICATION

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

That, Don Lee Lundegreen and wife, Lyndel Annette Lundegreen, 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 **Mesilla Park Unit Addition No. 13**, 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 January, 2020.

Don L. Lundegreen
Don Lee Lundegreen
7403 Tipton Street
Amarillo, Texas 79108

Lyndel Annette Lundegreen
Lyndel Annette Lundegreen
7403 Tipton Street
Amarillo, Texas 79108

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Don Lee Lundegreen**, 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 January, 2020.

CINDY REASONER
Notary Public, State of Texas
Notary ID 132553390-2
My Commission Expires 03-03-2022

Cindy Reasoner
Notary Public

NOTARY ATTEST

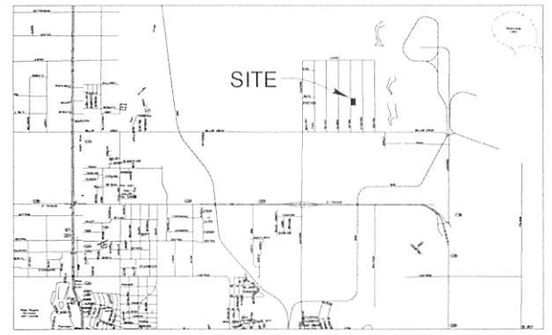
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Lyndel Annette Lundegreen**, 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 January, 2020.

CINDY REASONER
Notary Public, State of Texas
Notary ID 132553390-2
My Commission Expires 03-03-2022

Cindy Reasoner
Notary Public



VICINITY MAP - NOT TO SCALE

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. 48375C0395C, 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. Right-of-way dedicated by this plat is 14839 square feet.
6. 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 foot 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 14th day of January, 2020.

J. W. Ritter, RS
Health Officer

Approved by the Designated Official for the City of Amarillo, Texas, this 14th day of January, 2020.

Designated Official

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 11th day of December, 2019.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4926 PROFESSIONAL LAND SURVEYOR

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

FILED OF RECORD
1/14/20 DATE
POTTER COUNTY
2020OPR0000509 COUNTY CLERKS FILE NO.

MESILLA PARK ADDITION UNIT NO. 13

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND,
SITUATED IN SECTION 100, BLOCK 2,
A. B. & M. SURVEY, POTTER COUNTY, TEXAS.
5.00 ACRES

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

Page 1 of 1
Job No. 2019550

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

2020OPR0000509 PLAT
01/14/2020 03:18 PM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

Through Tax Year
2019

TAX CERTIFICATE

Certificate #
104

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

Property Information

Property ID: 43578 Geo ID: 20010003250
Legal Acres: 3.8000
Legal Desc: SECT 100 A B & M LOT BLOCK 0002 4 ACS OF TR 82 BEG 2970FT S & 3080FT E OF NW COR OF SECT LESS E 30FT
Situs: TIPTON ST , 79108
DBA:
Exemptions:

Owner ID: 100311189 100.00%
LUNDEGREEN DON LEE
LUNDEGREEN LYNDELL ANNETTE
7403 TIPTON ST
AMARILLO, TX 79108-5924

For Entities	Value Information	
PANHANDLE WATER	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	0
RIVER ROAD ISD	Land HS:	0
	Land NHS:	7,600
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	7,600

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: 12/23/2019 Total Due if paid by: 12/31/2019 0.00

Tax Certificate Issued for:	Taxes Paid In 2019
POTTER COUNTY	53.28
PANHANDLE WATER	0.73
RIVER ROAD ISD	97.01

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: 12/23/2019
Requested By: LUNDEGREEN DON LEE
Fee Amount: 10.00
Reference #: 20010003250

Signature of Authorized Officer of Collecting Office

Through Tax Year
2019

TAX CERTIFICATE

Certificate #
105

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

Property Information

Property ID: 43577 Geo ID: 20010003240
Legal Acres: 0.8600
Legal Desc: SECT 100 A B & M LOT BLOCK 0002 1.00 AC IN SE COR OF TR 82 BEG 3267FT S & 3080FT E OF NW COR OF SECT LESS E 30FT
Situs: 7403 TIPTON ST , 79108
DBA:
Exemptions: HS, OV65

Owner ID: 100311189 100.00%
LUNDEGREEN DON LEE
LUNDEGREEN LYNDELL ANNETTE
7403 TIPTON ST
AMARILLO, TX 79108-5924

For Entities

PANHANDLE WATER
POTTER COUNTY
RIVER ROAD ISD

Value Information

Improvement HS:	150,604
Improvement NHS:	0
Land HS:	6,220
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	156,824

Current/Delinquent Taxes

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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: 12/23/2019

Total Due if paid by: 12/31/2019 0.00

Tax Certificate Issued for:	Taxes Paid in 2019
POTTER COUNTY	582.65
PANHANDLE WATER	14.10
RIVER ROAD ISD	379.53

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)].

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/23/2019
Requested By: LUNDEGREEN DON LEE
Fee Amount: 10.00
Reference #: R20010003240

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2020OPR0000509

Filing and Recording Date: 01/14/2020 03:18:04 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.

Julie Smith, County Clerk
Potter County, Texas

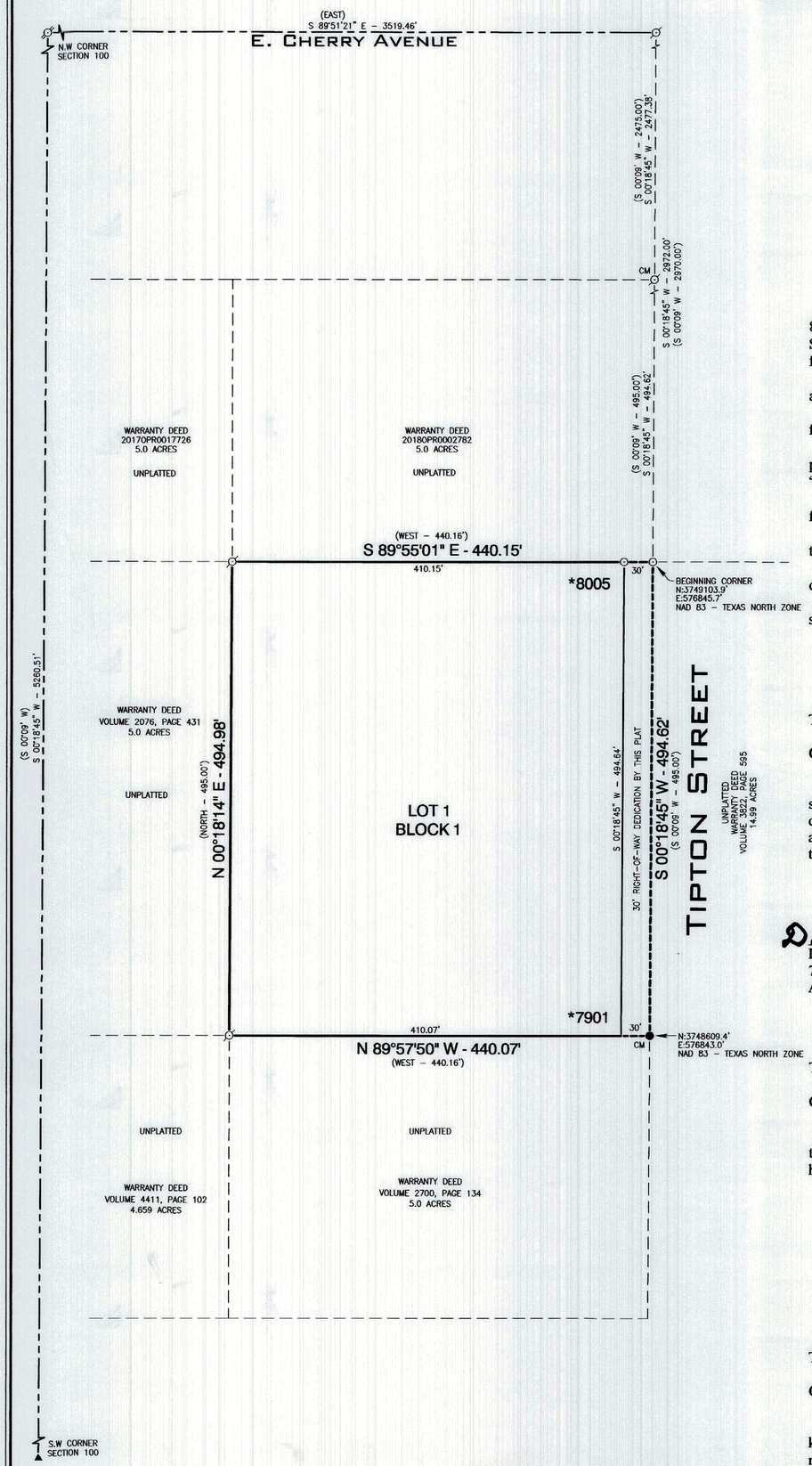
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 20200PR0000509

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79101

CENSUS TRACT NO. 143
AP No. R-6



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GRANTEE'S ADDRESS:
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LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
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County of Randall §

Know all men by these presents:

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7403 Tipton Street
Amarillo, Texas 79108

Lyndel Annette Lundegreen
7403 Tipton Street
Amarillo, Texas 79108

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County of Randall §

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Given under my hand and seal of authority on this 14th day of January, 2020.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Lyndel Annette Lundegreen**, 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.

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CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

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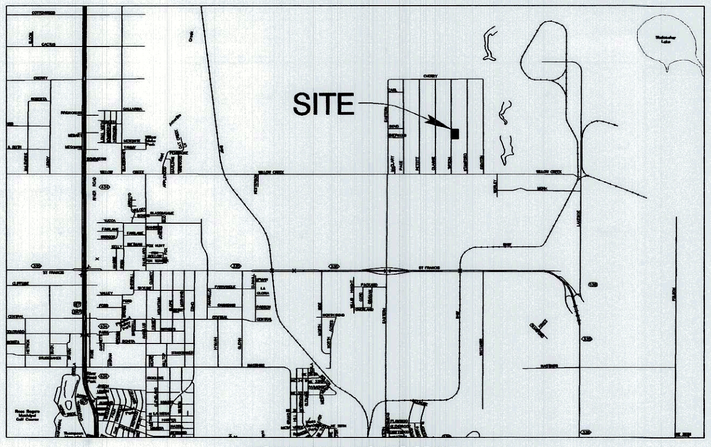

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APPROVALS:

Approved by the Bi-City-County Health Department, this 14th day of January, 2020.

Health Officer

Approved by the Designated Official for the City of Amarillo, Texas, this 14th day of January, 2020.

Designated Official

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 11th day of December, 2019.

STATE OF TEXAS
REGISTERED
JEFFREY FLOYD REASONER
4928
PROFESSIONAL
LAND SURVEYOR

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

FILED OF RECORD:
1/14/2020 — DATE
POTTER — COUNTY
2020 0PR0000 509 — COUNTY CLERKS FILE NO.

MESILLA PARK ADDITION UNIT NO. 13

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5.00 ACRES

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(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500