



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

6/26/2020

J.D. Davis
Davis Geomatics, LLC
616 N. Polk St.
Amarillo, Texas 79107

RE: Letter of Action: Approval – P-20-37: Chisum Unit No. 25 – ZB2001561 Final Plat

The City of Amarillo has approved the above Final Plat on 6/24/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0007718 on 6/26/2020. 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.

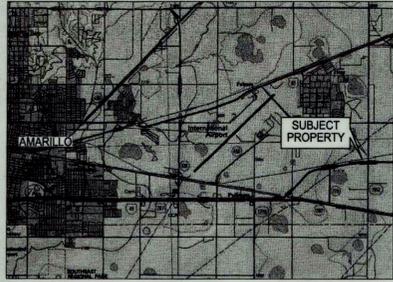
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin black rectangular border.

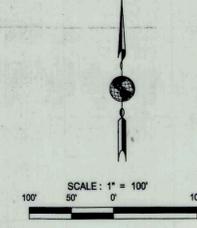
Jason Taylor
Planner I

Chisum Number 25

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of the SE1/4 of Section 29 & the NE1/4 of Section 30, Block 2, A.B.&M. Survey, Potter County, Texas.

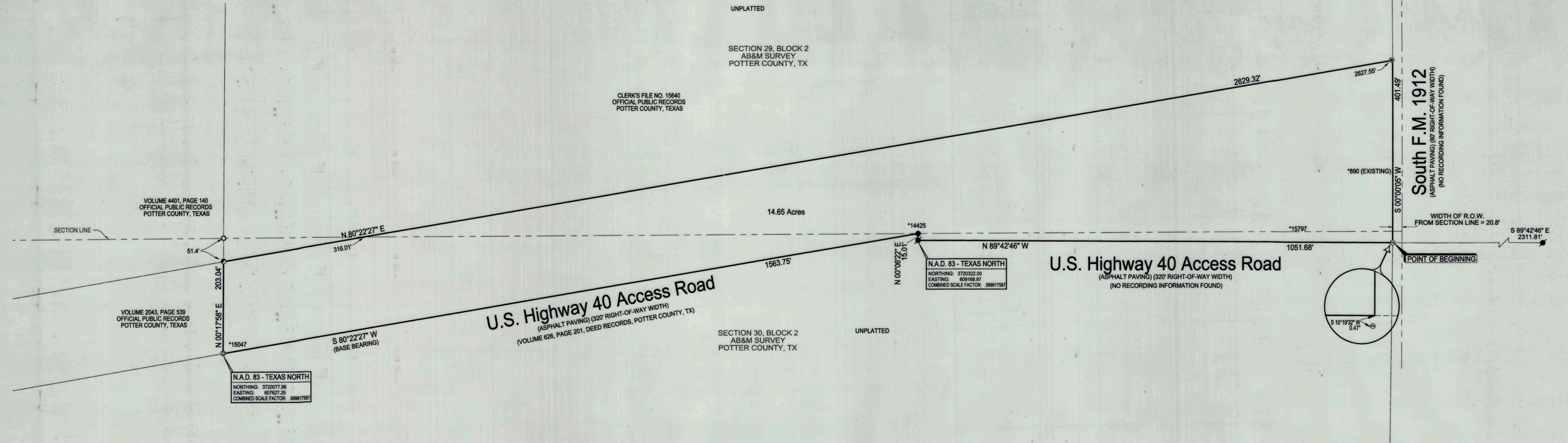


VICINITY MAP
(Not To Scale)



LEGEND

- 1/2" X 24" REBAR WITH CAP
- STAMPED "DAVIS GEOMATICS" FOUND
- TXDOT R.O.W. MONUMENT FOUND
- MAG NAIL FOUND
- 1-1/4" GALVANIZED IRON PIPE FOUND
- 1-1/2" STEEL FENCE CORNER POST FOUND
- 4" X 4" CONCRETE R.O.W. MONUMENT FOUND
- 5/8" REBAR WITH CAP FOUND
- CALCULATED POINT
- ADDRESS ASSIGNED BY THE CITY OF AMARILLO
(SUBJECT TO CHANGE WITHOUT NOTICE)



VOLUME 4401, PAGE 140
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

VOLUME 2043, PAGE 539
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

CLERK'S FILE NO. 15640
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

N.A.D. 83 - TEXAS NORTH
NORTHING: 3720322.00
EASTING: 609168.97
COMBINED SCALE FACTOR: 999917587

N.A.D. 83 - TEXAS NORTH
NORTHING: 3720077.98
EASTING: 607627.25
COMBINED SCALE FACTOR: 999917587

South F.M. 1912
(ASPHALT PAVING) (80' RIGHT-OF-WAY WIDTH)
(NO RECORDING INFORMATION FOUND)

U.S. Highway 40 Access Road
(ASPHALT PAVING) (320' RIGHT-OF-WAY WIDTH)
(NO RECORDING INFORMATION FOUND)

SECTION 30, BLOCK 2
AB&M SURVEY
POTTER COUNTY, TX

SECTION 29, BLOCK 2
AB&M SURVEY
POTTER COUNTY, TX

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT
ON THIS 24 DAY OF June, 2020.

[Signature]
HEALTH OFFICER

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY
OF AMARILLO, TEXAS, ON THIS 24 DAY OF
June, 2020.

[Signature]
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF POTTER §

THAT CHAPPARAL INVESTMENTS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS CHISUM NUMBER 25 ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS 23rd DAY OF June, 2020

[Signature]
Owner - Kendrick Oil Company
By Danny Kendrick
P.O. Box 788
Friona, Texas, 79055

ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANNY KENDRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 22nd DAY OF June, 2020

[Signature]
NOTARY PUBLIC IN THE STATE OF TEXAS

- NOTES
- Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
 - This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).
 - Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
 - There is hereby created by this plat, a Sanitary Control Easement around each approved water well location with a 150-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 locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
 - This plat is subject to aviation height restrictions, therefore an Aviation Clear Zone Easement with a maximum building height of 3750 feet above mean sea level has been filed in accordance with city platting requirements.
 - This plat does not lie within flood hazard area zone according to the FEMA Map Panel Nos. 48375C0558C and 48375C0559C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.

LEGAL DESCRIPTION

A 14.65 acre tract of land out of the Southeast quarter of Section 29, and the Northeast quarter of Section 30, Block 2, AB&M Survey, Potter County, Texas, said 14.65 acre tract being described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 14.65 acre tract of land whence a TxDOT R.O.W. monument bears S 89°42'46" E, 2311.81 feet and a mag nail found bears S 10°19'32" W, 0.47 feet;

THENCE N 89°42'46" W - (base bearing - bearings contained herein are relative to true North as determined by G.P.S. observations) - 1051.68 feet to a TxDOT R.O.W. monument found;

THENCE N 00°06'22" E, 15.01 feet to a 1-1/4" galvanized iron pipe found;

THENCE S 80°22'27" W (base bearing) - bearings contained herein are relative to true North as determined by G.P.S. observations - 1563.75 feet to a 1/2" X 24" rebar with plastic cap stamped "DAVIS GEOMATICS" set;

THENCE N 00°17'58" E, 203.04 feet to a 5/8" rebar with plastic cap found whence a calculated point on common line of said Sections 29 & 30 determined by Warranty Deed recorded under Clerk's File No 1227341, Official Public Records, Potter County, Texas bears N 00°17'58" E, 51.4 feet;

THENCE N 80°22'27" E, at 316.01 feet pass the common line of said Sections 29 & 30, at 2627.55 feet pass a 1 1/2" steel fence corner post, continue for a total distance of 2629.32 feet to a point whence a 4" X 4" concrete right-of-way marker bears N 00°00'05" E, 2321.83 feet;

THENCE S 00°00'05" W, 401.49 feet to the **POINT OF BEGINNING** of this tract of land;

Said tract contains a computed area of 14.65 acres of land as described.

FILE OF RECORD
6126120
(DATE) (COUNTY)
24240 PR 000 7718
CLERK'S DOCUMENT NO.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF POTTER § that I, J. D. Davis, Registered Professional
Land Surveyor, do hereby certify that I did
cause to be surveyed on the ground the tract of land shown on this plat, and to
the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

[Signature]
J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS - PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
COLORADO - KANSAS - OKLAHOMA - TEXAS
P.O. BOX 4081, AMARILLO, TEXAS 79118 • 516 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.359.0696 • www.gcopro.us • email: info@gcopro.us
Texas Professional Surveying Firm Number 100628-00

DRAWN BY: S. Dornik DATE: 05-20-2020 FILE NO.: 18-02-017
SCALE: 1" = 100'

GRANTEE'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
POTTER COUNTY ROAD AND BRIDGE
2419 E WILLOW CREEK
AMARILLO, TX 79108

Issued By:

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

Owner ID: 100358845 100.00%
CHAPPARAL INVESTMENTS INC
PO BOX 788
FRIONA, TX 79035-0788

Property Information

Property ID: 44707 Geo ID: 20002905500
Legal Acres: 9.8700
Legal Desc: SECT 29 A B & M LOT BLOCK 0002 IRREG TR BEG
20.8FT W OF SE COR OF SECT INCL 15FT ADJ OF
SECT 30 & ABND ROW
Situs: 890 S FM 1912 AMARILLO, TX 79118
DBA:
Exemptions:

For Entities

Value Information

HIGHLAND PARK ISD	Improvement HS:	0
PANHANDLE WATER	Improvement NHS:	80,609
POTTER COUNTY	Land HS:	0
	Land NHS:	34,575
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	115,184

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: 05/27/2020

Total Due if paid by: 05/31/2020

0.00

Tax Certificate Issued for:

POTTER COUNTY
PANHANDLE WATER
HIGHLAND PARK ISD

Taxes Paid in 2019

807.44
11.06
1,270.82

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2020 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: 05/27/2020
Requested By: CHAPPARAL INVESTMENTS INC
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 1643276 Geo ID: 20003009050
Legal Acres: 4.3100
Legal Desc: SECT 30 A B & M LOT BLOCK 0002 ABND ROW
 LYING IN NW/4 OF SECT
Situs: E IH 40 AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100306288 100.00%
CHAPPARAL INVESTMENTS INC
1615 W 9TH ST
FRIONA, TX 79035-1501

For Entities

Value Information

HIGHLAND PARK ISD Improvement HS: 0
PANHANDLE WATER Improvement NHS: 0
POTTER COUNTY Land HS: 0
 Land NHS: 10,775
 Productivity Market: 0
 Productivity Use: 0
 Assessed Value 10,775

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: 05/27/2020

Total Due if paid by: 05/31/2020

0.00

Tax Certificate Issued for:

POTTER COUNTY
PANHANDLE WATER
HIGHLAND PARK ISD

Taxes Paid in 2019

75.53
1.03
118.88

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2020 TAXES HAVE NOT BEEN CALCULATED.

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