

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

August 31, 2010

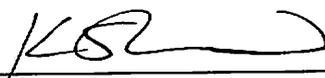
TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-33 Mesa Verde Addition Unit No. 17, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 43, Mesa Verde Unit No. 5, Section 126, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NE 24<sup>th</sup> Ave. & Grand St.)

DEVELOPER: Ken Parish

The above-mentioned minor plat was approved on August 19, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4246 Page 519 on August 20, 2010. Please post your records accordingly.

  
\_\_\_\_\_  
Kelley Shaw, Planning Director

VOL. 4246 PAGE 519  
01179678

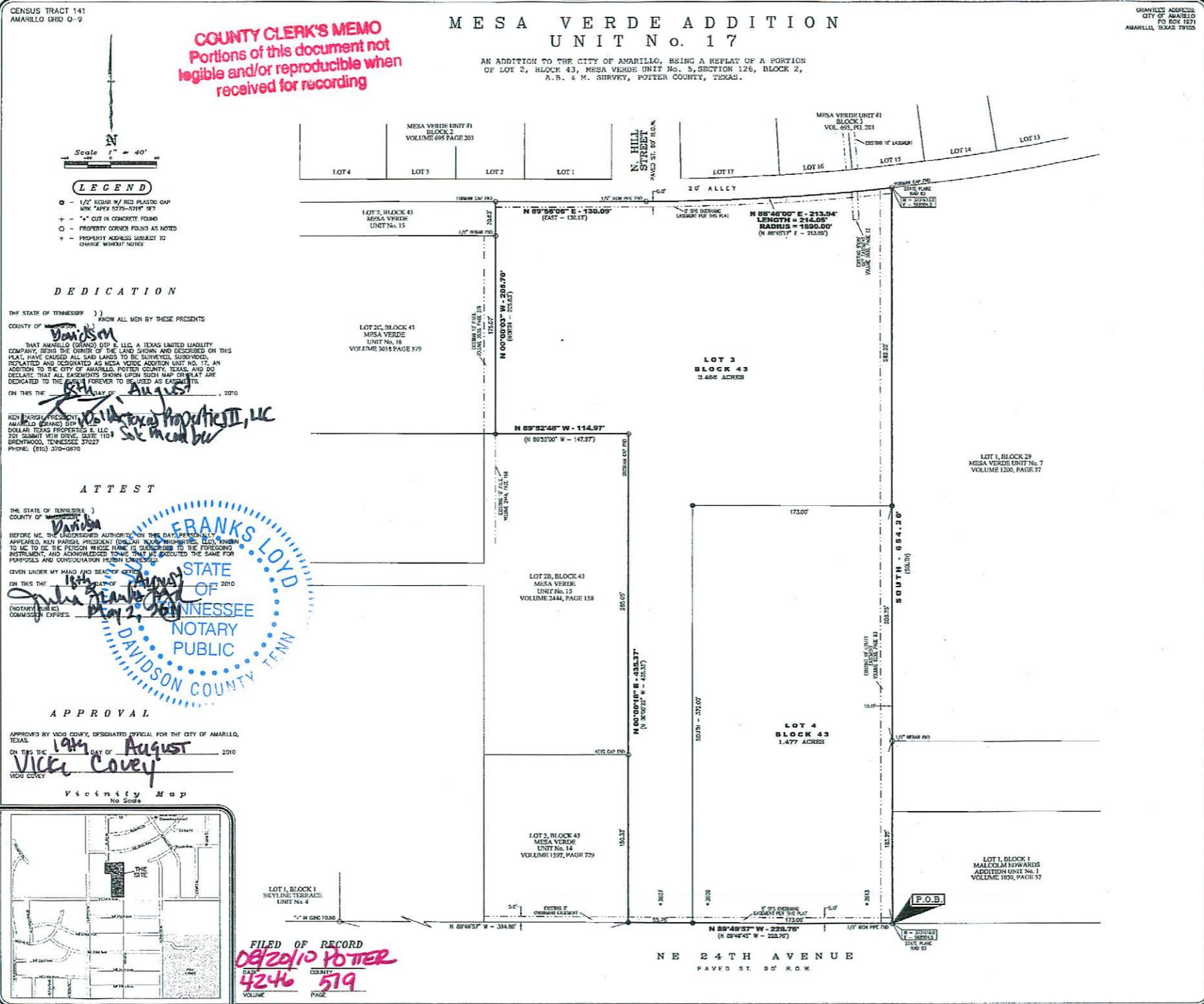
Block 2, A.B.M SURVEY SECTION 126  
Plat D-30

Q9

KW

P-10-33

APPROVED



**LEGAL DESCRIPTION**

A 3.933 ACRE TRACT OF LAND BEING COMPRISED OF A 1.477 ACRE TRACT OF LAND AND A 2.456 ACRE TRACT OF LAND AS CONVEYED TO AMARILLO (GRAND) DTP II, L.L.C. BY INSTRUMENT AS RECORDED IN VOLUME 4242, PAGE 746, DEED RECORDS OF POTTER COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF NE 24th AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO DENNIS H. EDWARDS BY INSTRUMENT AS RECORDED IN VOLUME 1698, PAGE 584, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 89°45'57" W ON THE NORTH RIGHT-OF-WAY LINE OF NE 24th AVENUE FOR A DISTANCE OF 228.76 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP MARKED "APEX 5275-5718" (HEREAFTER REFERRED TO AS AN APEX CAP) SET, FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO POOBAB MEDICAL, PC BY INSTRUMENT AS RECORDED IN VOLUME 3845, PAGE 592, DEED RECORDS OF POTTER COUNTY, TEXAS, WHENCE A "4" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SKYLINE TERRACE BEARS N 89°49'57" W - 394.86 FEET;

THENCE N 00°00'18" E FOR A DISTANCE OF 435.37 FEET TO A GRESHAM CAP FOUND FOR AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO AMARILLO JUNIOR COLLEGE AS RECORDED IN VOLUME 3303, PAGE 09, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 89°52'48" W FOR A DISTANCE OF 114.01 FEET TO AN APEX CAP SET FOR AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FAMILY DOLLAR STORE #4401 AS RECORDED IN VOLUME 3099, PAGE 345, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 00°00'03" W FOR A DISTANCE OF 205.70 FEET TO A FURMAN CAP FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO LIFE CHALLENGE OF AMARILLO, INC. AS RECORDED IN VOLUME 3709, PAGE 803, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 89°56'09" E FOR A DISTANCE OF 130.09 FEET TO A 1/2" IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N 87°46'00" E FOR A DISTANCE OF 213.94 FEET ALONG A CURVE TO THE LEFT WITH A LENGTH OF 214.05 FEET AND A RADIUS OF 1890.00 FEET TO A FURMAN CAP FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO TRUSTEES OF LA COSECHA AS RECORDED IN VOLUME 4008, PAGE 467, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE SOUTH FOR A DISTANCE OF 654.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.933 ACRES OF LAND, MORE OR LESS.

**NOTES:**

1. THE PROPERTY IS IN CENSUS TRACT NO. 141 ACCORDING TO THE CITY OF AMARILLO CENSUS MAP, JANUARY 2000.
2. INFORMATION IN PARENTHESES ( ) INDICATES ACTUAL FIELD INFORMATION AS FOUND ON THE GROUND AT THE TIME OF THIS SURVEY.
3. UNLESS OTHERWISE NOTED ALL LOT BOUNDS SHOWN ON THIS PLAT CORRELATE WITH THE BLOCK NO. AND SUBDIVISION AS STATED IN THE LEGAL DESCRIPTION.
4. THIS PLAT DOES NOT LIE WITHIN THE E.L.T.A. OF THE CITY OF AMARILLO.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48570200C THE PROPERTY COULD FALL IN ZONE "X" FLOOD HAZARD AREA ON MAP BEARING AN EFFECTIVE DATE OF JUNE 4, 2003.

**MESA VERDE ADDITION UNIT No. 17, CITY OF AMARILLO, POTTER COUNTY, TEXAS**

**CERTIFICATE**

TO: AMARILLO (GRAND) DTP II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THE BOUNDS ON THE GROUND THERE ARE TO BE CONSIDERED, SHOWN AND SET AS SHOWN AND SET ON THE GROUND, THE OBLIGATIONS OF SURVEYORS, LABORERS OR INSTRUMENT-MEN, EXCEPT AS BEFORE MENTIONED, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DESIGNATED HIGHWAY EXCEPT AS SHOWN HEREON.

DATED THIS 18TH DAY OF JULY, 2010

**SURVEYED BY: APEX Surveying & Mapping**

**M.K. MCENTIRE**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REG. NO. 5718  
 AMARILLO, TEXAS

Scale 1" = 40'  
 Job No. 210-124-2  
 Date 7/19-2012  
 Sheet 1 of 1  
 DRAWN BY: MJA/ST

**APEX Surveying & Mapping**  
 THE Pinnacle of the Surveying Profession  
 4300 W. UNIVERSITY BLVD.  
 SUITE 100  
 AMARILLO, TEXAS 79101  
 (806) 336-5773

**APPROVED**

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

Property Information	
Property ID: 104600	Geo ID: 4493007020
Legal Acres: 1.6500	
Legal Desc: MESA VERDE # 5 LOT	BLOCK 0043 IRREG TR OF
	2 BEG 160F E OF NW COR
Situs:	
DBA:	
Exemptions:	

Owner ID: 22412                      100.00%  
EDWARDS MALCOLM L ESTATE  
% EDWARDS TONNIE RUTH  
2400 N SPRING ST  
AMARILLO, TX 79107-7331

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 4,312
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 4,312

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**Current/Delinquent Taxes**

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 08/18/2010			Total Due if paid by: 08/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	25.71
AMARILLO	13.37
PANHANDLE WD	0.38
AMA COLLEGE	7.94
AMARILLO ISD	50.45

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 08/18/2010  
Requested By: EDWARDS MALCOLM L ESTATE  
Fee Amount: 10.00  
Reference #: R04493007020

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

Property Information	
Property ID:	90115 Geo ID: 4493007002
Legal Acres:	2.2800
Legal Desc:	MESA VERDE # 5 LOT BLOCK 0043 228FT W X 436FT N OF 2 BEG IN SE COR
Situs:	NE 24TH AVE AMARILLO, TX
DBA:	
Exemptions:	

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Owner ID: 22412 100.00%  
EDWARDS MALCOLM L ESTATE  
% EDWARDS TONNIE RUTH  
2400 N SPRING ST  
AMARILLO, TX 79107-7331

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 38,107
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 38,107

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 08/18/2010			Total Due if paid by: 08/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	227.22
AMARILLO	118.17
PANHANDLE WD	3.39
AMA COLLEGE	70.16
AMARILLO ISD	445.86

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 08/18/2010  
Requested By: EDWARDS MALCOLM L ESTATE  
Fee Amount: 10.00  
Reference #: R04493007002

  
Signature of Authorized Officer of Collecting Office

Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Aug 20, 2010 at 10:57A

Receipt# - 147457

Document Number 01179678:

Amount 24.00

Julie Smith  
County Clerk, Potter County

by lae Deputy

Ret to:  
Amarillo City Planning  
PO Box 1971  
Amarillo TX 79105

STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
in the volume and page as shown.



Julie Smith, County Clerk  
Potter County

By Roberta Hulse Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.

**COUNTY CLERK'S MEMO**

Portions of this document may  
not be legible and/or reproducible  
when received for recording



CENSUS TRACT 141  
AMARILLO GRID Q-9

# MESA VERDE ADDITION UNIT No. 17

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION  
OF LOT 2, BLOCK 43, MESA VERDE UNIT No. 5, SECTION 126, BLOCK 2,  
A.B. & M. SURVEY, POTTER COUNTY, TEXAS.

GRANTEES ADDRESS:  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TEXAS 79105

## LEGAL DESCRIPTION

A 3.933 ACRE TRACT OF LAND BEING COMPRISED OF A 1.477 ACRE TRACT OF LAND  
AND A 2.456 ACRE TRACT OF LAND AS CONVEYED TO AMARILLO (GRAND) DTP II, LLC  
BY INSTRUMENT AS RECORDED IN VOLUME 4242, PAGE 746, DEED RECORDS OF  
POTTER COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF NE  
24th AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE  
SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO DENNIS H. EDWARDS BY  
INSTRUMENT AS RECORDED IN VOLUME 1696, PAGE 584, DEED RECORDS OF POTTER  
COUNTY, TEXAS;

THENCE N 89°49'57" W ON THE NORTH RIGHT-OF-WAY LINE OF NE 24th AVENUE  
FOR A DISTANCE OF 228.76 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP MARKED  
"APEX 5275-5718" (HEREAFTER REFERRED TO AS AN APEX CAP) SET, FOR THE  
SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A  
TRACT OF LAND AS CONVEYED TO POORAH MEDICAL PC BY INSTRUMENT AS  
RECORDED IN VOLUME 3845, PAGE 592, DEED RECORDS OF POTTER COUNTY, TEXAS,  
WHENCE A "+" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK  
1, SKYLINE TERRACE BEARS N 89°49'57" W - 394.86 FEET;

THENCE N 00°00'18" E FOR A DISTANCE OF 435.37 FEET TO A GRESHAM CAP FOUND  
FOR AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER  
OF A TRACT OF LAND AS CONVEYED TO AMARILLO JUNIOR COLLEGE AS RECORDED IN  
VOLUME 3303, PAGE 99, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 89°52'46" W FOR A DISTANCE OF 114.97 FEET TO AN APEX CAP SET FOR  
AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A  
TRACT OF LAND AS CONVEYED TO FAMILY DOLLAR STORE #4401 AS RECORDED IN  
VOLUME 3099, PAGE 345, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 00°00'03" W FOR A DISTANCE OF 205.70 FEET TO A FURMAN CAP FOUND  
FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER  
OF A TRACT OF LAND AS CONVEYED TO LIFE CHALLENGE OF AMARILLO, INC. AS  
RECORDED IN VOLUME 3709, PAGE 803, DEED RECORDS OF POTTER COUNTY, TEXAS;

THENCE N 89°56'06" E FOR A DISTANCE OF 130.09 FEET TO A 1/2" IRON PIPE  
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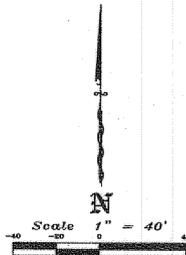
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LEFT WITH A LENGTH OF 214.05 FEET AND A RADIUS OF 1890.00 FEET TO A FURMAN  
CAP FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE  
NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO TRUSTEES OF LA  
COSECHA AS RECORDED IN VOLUME 4006, PAGE 467, DEED RECORDS OF POTTER  
COUNTY, TEXAS;

THENCE SOUTH FOR A DISTANCE OF 654.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.933 ACRES OF LAND, MORE OR LESS.

## NOTES:

1. THE PROPERTY IS IN CENSUS TRACT No. 141 ACCORDING TO THE CITY OF AMARILLO CENSUS MAP, JANUARY 2000.
2. INFORMATION IN PARENTHESES ( ) DENOTES ACTUAL FIELD INFORMATION AS FOUND ON THE GROUND AT THE TIME OF THIS SURVEY.
3. UNLESS OTHERWISE NOTED ALL LOT NO.'S DENOTED ON THIS PLAN CONFORM WITH THE BLOCK NO. AND SUBDIVISION AS STATED IN THE LEGAL DESCRIPTION.
4. THIS PLAN DOES NOT LIE WITHIN THE E.T.A. OF THE CITY OF AMARILLO.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 4837500531C THE PROPERTY DOES FALL IN ZONE "X" FLOOD HAZARD AREA ON MAP BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.



## LEGEND

- - 1/2" REBAR W/ RED PLASTIC CAP  
MRK "APEX 5275-5718" SET
- + - "+" CUT IN CONCRETE FOUND
- - PROPERTY CORNER FOUND AS NOTED
- \* - PROPERTY ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

## DEDICATION

THE STATE OF TENNESSEE ) )  
COUNTY OF WILKINSON ) )  
KNOW ALL MEN BY THESE PRESENTS  
Davidson

THAT AMARILLO (GRAND) DTP II, LLC, A TEXAS LIMITED LIABILITY  
COMPANY, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS  
PLAN, HAVE CAUSED ALL SAID LANDS TO BE SURVEYED, SUBDIVIDED,  
REPLATED AND DESIGNATED AS MESA VERDE ADDITION UNIT No. 17, AN  
ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO  
DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAN ARE  
DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

ON THIS THE 19th DAY OF August, 2010

KEN BARISH, PRESIDENT, DOLLAR TEXAS PROPERTIES II, LLC  
AMARILLO (GRAND) DTP II, LLC  
DOLLAR TEXAS PROPERTIES II, LLC, Suite 110  
BRENTWOOD, TENNESSEE 37027  
PHONE: (615) 370-0670

## ATTEST

THE STATE OF TENNESSEE ) )  
COUNTY OF WILKINSON ) )  
Davidson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY  
APPEARED, KEN BARISH, PRESIDENT (DOLLAR TEXAS PROPERTIES, LLC), 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  
PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
ON THIS THE 19th DAY OF August, 2010

Julie Frank  
(NOTARY PUBLIC)  
COMMISSION EXPIRES: May 2, 2017



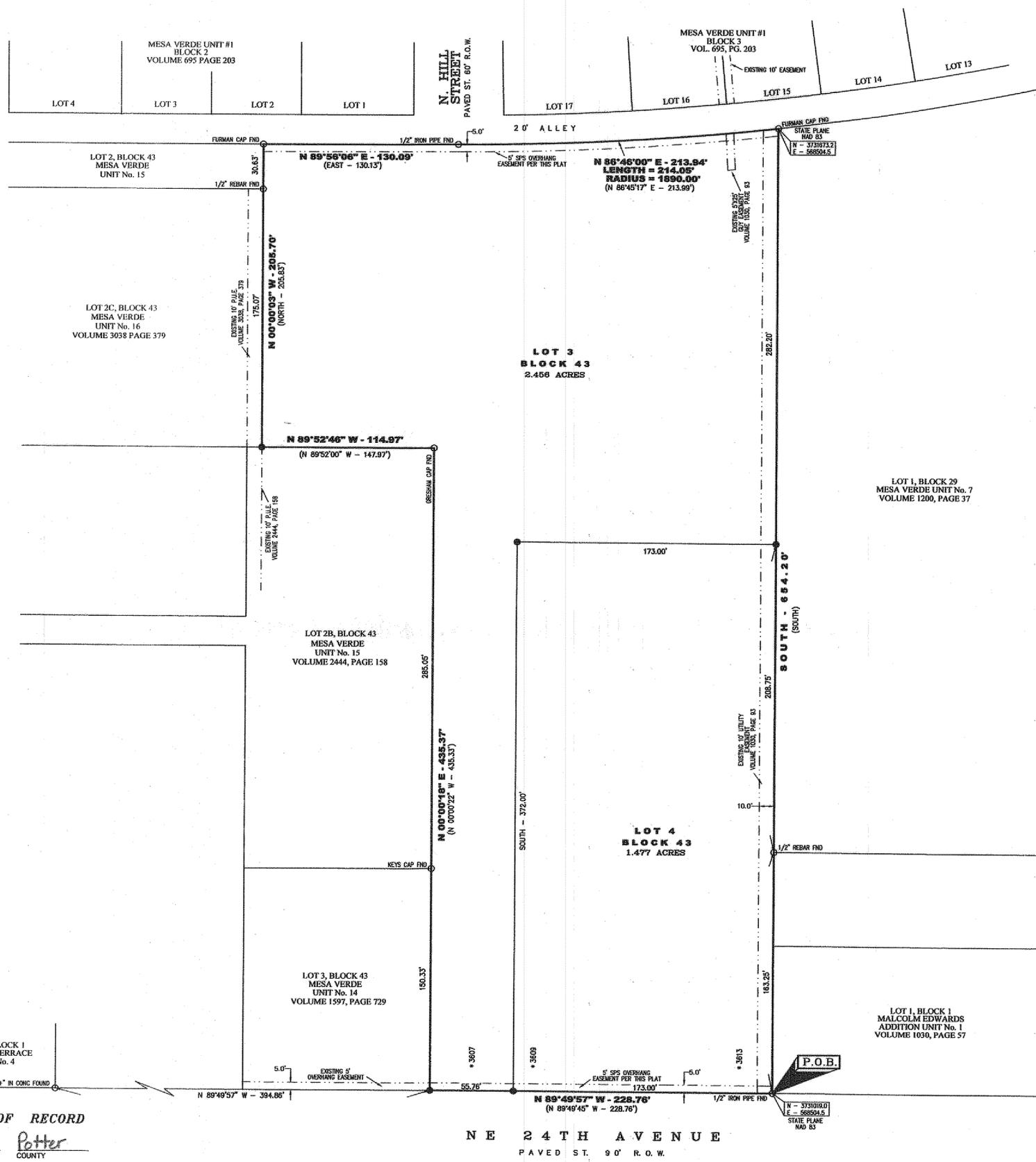
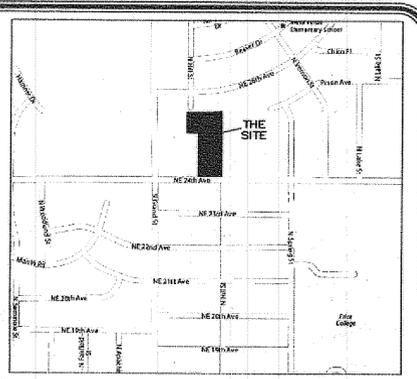
## APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO,  
TEXAS.

ON THIS THE 19th DAY OF August, 2010

Vicki Covey

## Vicinity Map



FILED OF RECORD  
8/20/16  
DATE  
4246  
VOLUME

Potter  
COUNTY  
519  
PAGE

**MESA VERDE ADDITION UNIT  
No. 17, CITY OF AMARILLO,  
POTTER COUNTY, TEXAS**

**CERTIFICATE**

TO: AMARILLO (GRAND) DTP II, LLC, A TEXAS LIMITED LIABILITY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND  
OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT VISIBLE ON THE GROUND  
THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE DEFICIENCIES, ENCROACHMENTS,  
OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN HEREON, AND  
THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

DATED THIS 19th DAY OF August, 2010

SURVEYED BY: **APEX Surveying & Mapping**

M.K. McENTIRE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 5718  
AMARILLO, TEXAS

M.K. McENTIRE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 5718  
AMARILLO, TEXAS

Scale 1" = 40'	Job No. 210-124-2
Date 7/6-2010	Sheet 1 of 1

DRAWN BY: MKM/ADE

APEX Surveying & Mapping  
 "THE PINNACLE OF THE SURVEYING PROFESSION"  
 6801 CHATELAIN DRIVE  
 AMARILLO, TEXAS 79104  
 806-323-9773