THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

July 1, 2014

TO: Final Distribution

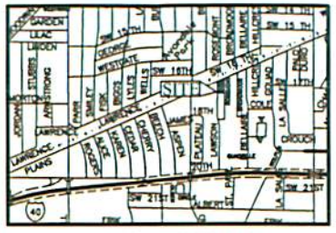
FROM: Planning Department

SUBJECT: P-14-39 Kopp Addition Unit No. 5, an addition to the City of Amarillo, being a replat of a portion of Lot 1, Block 1, Kopp Addition, in Section 9, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Plains Blvd & Lawson Ln)
DEVELOPER: Cleat Bell

The Planning and Zoning Commission approved the above-mentioned item on June 23, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1258583 on June 26, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

2010 CENSUS TRACT # 116 A.P. K-12

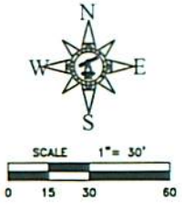


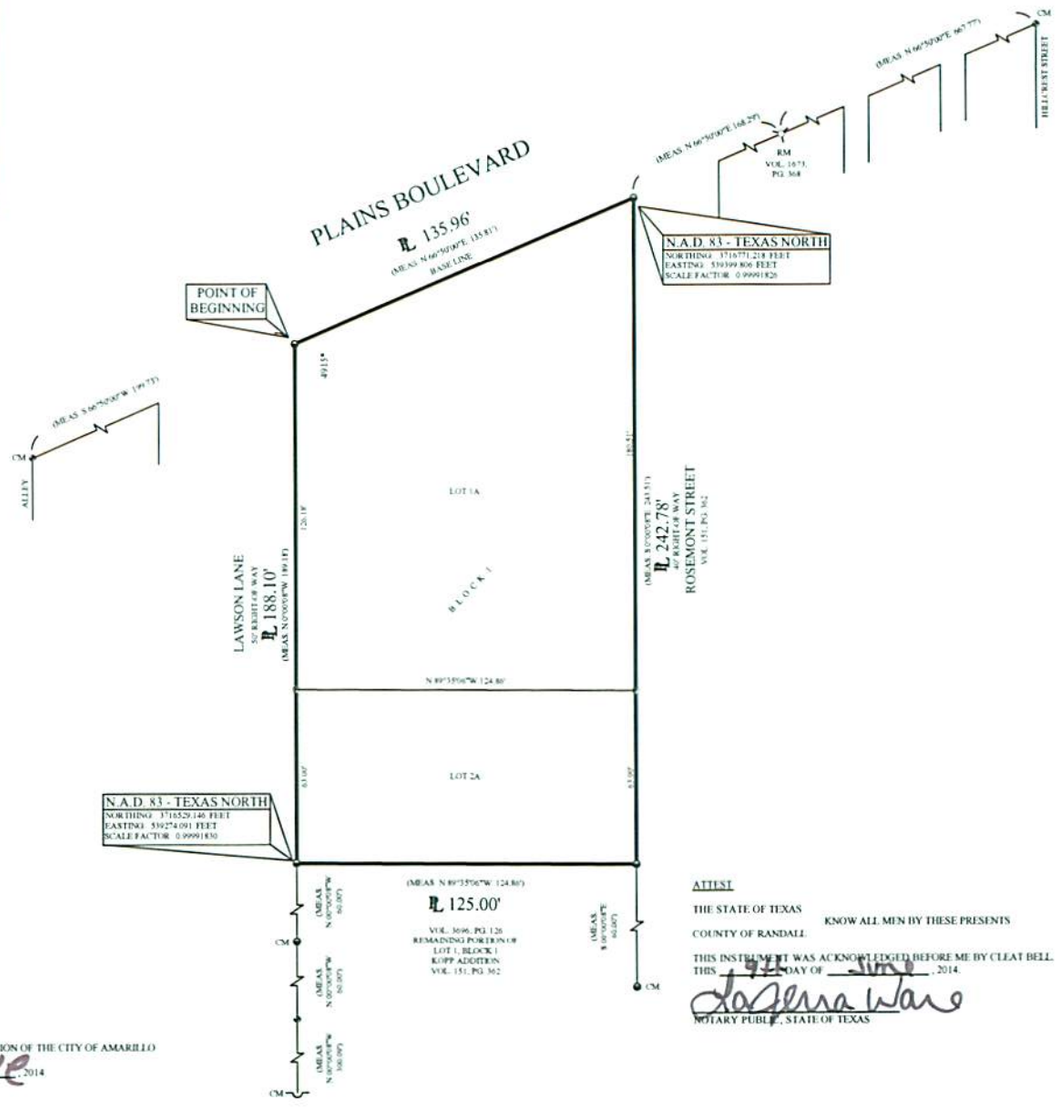
VICINITY MAP

NOT TO SCALE

LEGEND

- ● 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ● 1/2" IRON ROD W/CAP FND
- ● 1/2" IRON ROD FND
- ● 3/4" IRON PIPE FND
- CI CHANNEL IRON FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- "0000 ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- P.R. POTTER COUNTY DEED RECORDS OR OFFICIAL PUBLIC RECORDS





NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.48375C0509C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FmaLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 0.62 ACRE± TRACT OF LAND OUT OF SECTION 9, BLOCK 9, B.S &F. SURVEY, POTTER COUNTY, TEXAS, BEING LOT 1, BLOCK 1, SAVE AND EXCEPT THE SOUTH 120 FEET THEREOF, KOPP ADDITION, AN ADDITION TO THE CITY OF AMARILLO, AS RECORDED IN VOLUME 151, PAGE 362 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, HAVING BEEN SURVEYED ON THE GROUND BY FURMAN LAND SURVEYORS, INC. ON APRIL 28, 2014, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, THE NORTHWEST CORNER AND THE **POINT OF BEGINNING** OF THIS TRACT;

THENCE N 66°50'00"E (BASE BEARING) ALONG THE NORTH LINE OF SAID LOT 1, 135.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°00'00"E, 243.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND, THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°35'06"W, 124.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "FURMAN RPLS" FOUND, THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°00'00"W, 189.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A COMPUTED AREA OF 0.62 ACRES OF LAND, MORE OR LESS.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, BELL INVESTMENTS, LLC, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS KOPP ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 4th DAY OF June 2014

BELL INVESTMENTS, LLC
CLEAT BELL, PARTNER
6501 SINCLAIR STREET
AMARILLO, TEXAS 79119
(806) 340-8606

ATTEST

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CLEAT BELL, THIS 9th DAY OF June, 2014.

LaTerra Ware
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 23 DAY OF June, 2014

CHAIRMAN

GRANTEE'S ADDRESS

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

6-26-14 FILED OF RECORD POTTER
(DATE) (COUNTY)
1258583
CLERK'S DOCUMENT NO.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 5TH DAY OF MAY, 2014.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

KOPP ADDITION UNIT NO. 5

AN ADDITION TO
THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION
OF LOT 1, BLOCK 1
KOPP ADDITION, BEING IN
SECTION 9, BLOCK 9, B.S &F. SURVEY,
POTTER COUNTY, TEXAS
0.62± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

DARYL R. FURMAN, RPLS - DANNIE R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LANDON M. STOCKER, RPLS
HEATHER LYNN LINDSAY, RPLS - ADAM C. HEATHINGTON, RPLS
TEXAS FIRM REGISTRY # 100500

P.O. BOX 1616 AMARILLO, TEXAS 79105 (806) 374-0300 FAX (806) 374-0348
P.O. BOX 464 DUMAS, TEXAS 79029 (806) 934-1405 FAX (806) 934-1402

PROJECT NO. 1415638-PLAT FILE NO. K-12
DRAWING NO. Z:\SUB 14\Potter\K-12\1415638-PLAT

STATE OF TEXAS
REGISTERED
DARYL R. FURMAN
5374
PROFESSIONAL
LAND SURVEYOR

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

1258583 PLAT
06/26/2014 10:47 AM Total Pages: 3
Julie Smith County Clerk - Potter County, Texas

D-150

APP
P-14-39
JS
BLK 9 B5+F
SEC 9
K-12

Through Tax Year
2013

TAX CERTIFICATE

Certificate #
5940

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

Property Information

Property ID: 18284 Geo ID: 4433000050
Legal Acres: 0.6200
Legal Desc: KOPP ADDN LOT BLOCK 0001 1 LESS S 120FT
Situs: 4915 PLAINS BLVD AMARILLO, TX 79106
DBA:
Exemptions:

Owner ID: 100122749 100.00%
KOPP LARRY
5401 WHITE FENCE RD
CANYON, TX 79015-6030

For Entities

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	108,367
Land HS:	0
Land NHS:	31,950
Productivity Market:	0
Productivity Use:	0
Assessed Value	140,317

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: 06/09/2014 Total Due if paid by: 06/30/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	889.64
AMARILLO	477.20
PANHANDLE WD	11.90
AMA COLLEGE	279.94
AMARILLO ISD	1,668.37

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 06/09/2014
Requested By: KOPP LARRY
Fee Amount: 10.00
Reference #:

True Automation Inc

FILED and RECORDED

Instrument Number: 1258583

Filing and Recording Date: 06/26/2014 10:47:03 AM 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

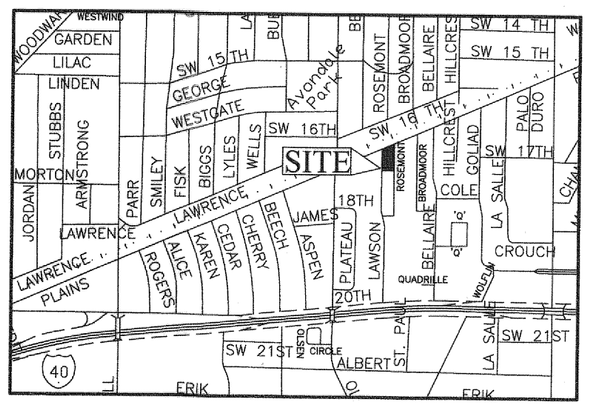
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

AMARILLO CITY
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79105-1971

Re 1258583

2010 CENSUS TRACT # 116 A.P. K-12



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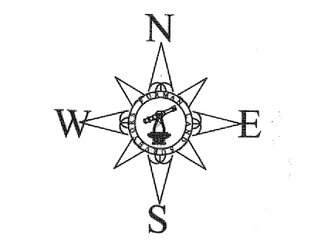
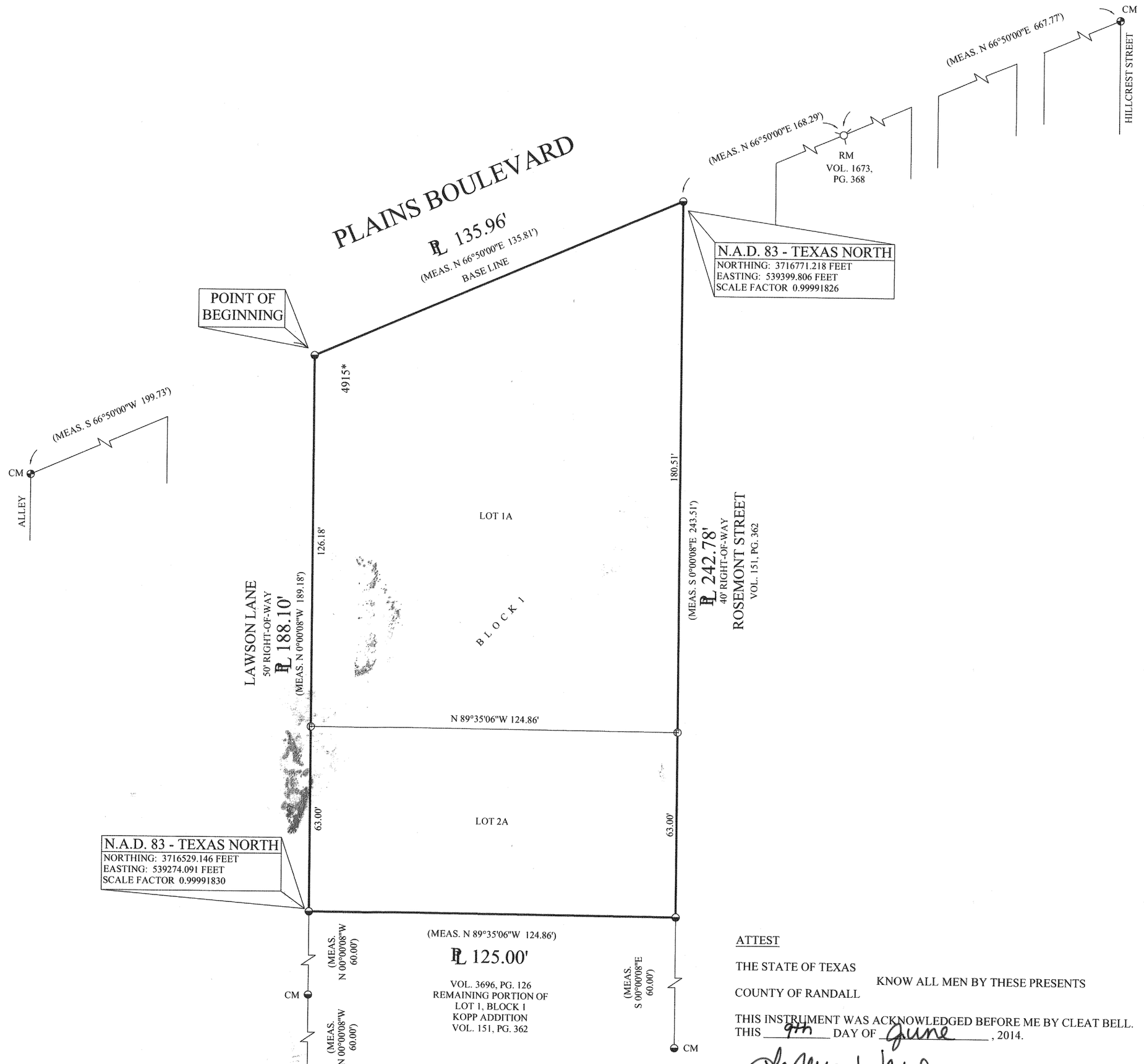


SCALE 1"= 30'

0 15 30 60



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EXECUTED THIS 9th DAY OF June, 2014.

BELL INVESTMENTS, LLC
CLEAT BELL, PARTNER
6501 SINCLAIR STREET
AMARILLO, TEXAS 79119
(806) 340-8606

ATTEST

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COUNTY OF RANDALL

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THIS 9th DAY OF June, 2014.

NOTARY PUBLIC, STATE OF TEXAS

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 23 DAY OF June, 2014.

CHAIRMAN

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

6/24/14 (DATE) Potter (COUNTY)

1258583
CLERK'S DOCUMENT NO.

CERTIFICATE

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DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

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CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10092401

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