

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

October 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-62 Tascosa Estates Unit No. 14, an addition to the City of Amarillo, being a replat of Lots 5 & 6, Block 11, Tascosa Estates Unit No. 9, in Section 11, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Ryan Palmer Lane & Crenshaw St)
DEVELOPER: Jason Edward Ysasaga

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1244986 on October 16, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

D-123

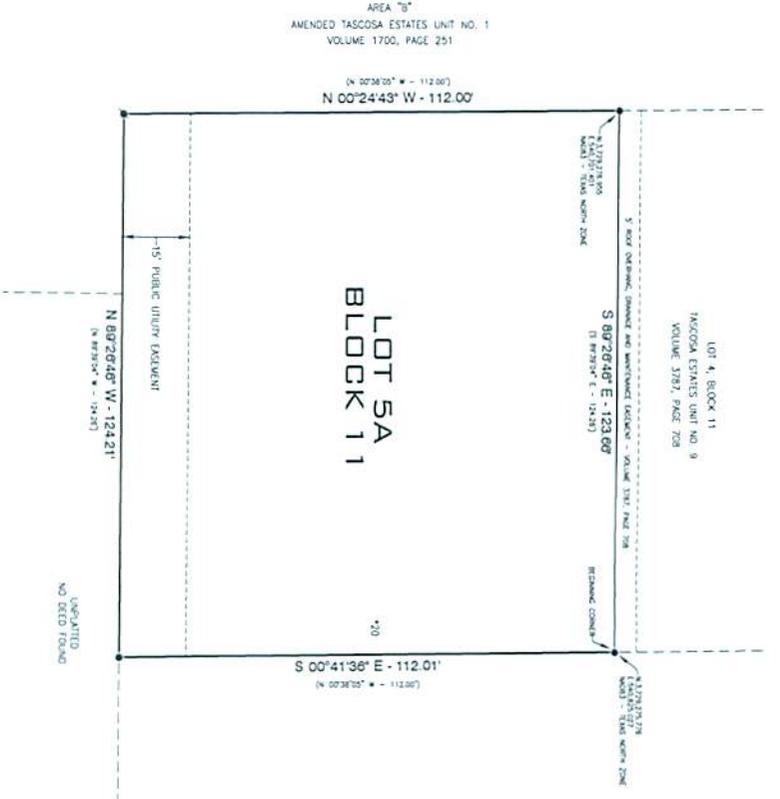
BLK 9 BS+F

SEC 11

K-10

GRANTEES ADDRESS:
 TASCOSA ESTATES UNIT NO. 14
 P.O. Box 19771
 Amarillo, TX 79105-1971

Compass Tract No. 133
 AP No. K-10

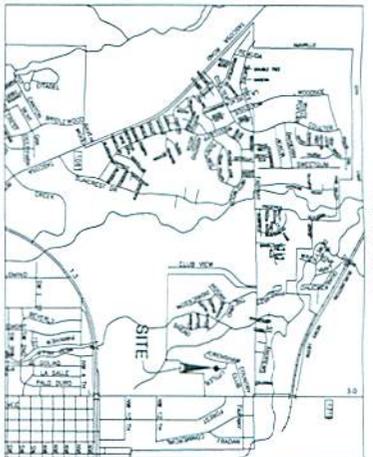


RYAN PALMER LANE

LOT 5A
 BLOCK 11



- LEGEND:**
- 3/4 inch iron rod with a cap stamped
 - N.P.L.S. 33177 (60x90)
 - 3/4 inch iron rod (found)



DEDICATION

The State of Texas Know all men by these presents,
 County of Potter I, **James Edward Yarnes**, being the owner of the land shown and described on this plat, do hereby

dedicate to the public forever to be used as such, **11** day of **October**, 2013.

NOTARY ATTEST

The State of Texas County of Randall

The undersigned authority in and for Randall County, Texas, this day personally appeared, **James Edward Yarnes**, known to me to be the person whose name and address is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.



Given under my hand and seal of office this **11th** day of **October**, 2013.

Candy Brewer
 Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, on this **14** day of **October**, 2013.

Gregory Sawyer
 Chairman

Filed for Record
 DATE **10-16-13**
 COUNTY CLERK, TEXAS

TASCOSA ESTATES UNIT NO. 14

AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOTS 5 AND 6, BLOCK 11,
 TASCOSA ESTATES UNIT NO. 9,
 IN SECTION 11, BLOCK 9, B. S. & F. SURVEY,
 POTTER COUNTY, TEXAS.
 D. S. Z. ARCHER

CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • (806) 352-9197 fax • info@cornersurvey.com

DESCRIPTION

A 0.32 acre tract of land being all of Lots 5 and 6, Block 11, Tascosa Estates Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat depicted, recorded in Volume 3789, Page 708 of the Official Public Records of Potter County, Texas, being situated in Section 11, Block 9, B. S. & F. Survey, Potter County, Texas, and said 0.32 acre tract of land being more particularly described by notes and bounds as follows:

BEGINNING at a 3/4 inch iron rod, found at the northeast corner of said Lot 5, having a coordinate of N 1° 01' 00" E 100.00 feet (NAD83) Texas North Zone;

Thence S 00° 41' 36" E, 112.01 feet along the east line of said Lots 5 and 6, to a 3/4 inch iron rod, found at the southeast corner of this tract of land, same being the northeast corner of said Lot 6;

Thence N 89° 24' 43" W, 124.21 feet, to a 3/4 inch iron rod with a cap stamped "R.P.L.S. 33177", found at the southwest corner of this tract of land, same being the southwest corner of said Lot 6;

Thence N 00° 24' 43" W, 112.00 feet, along the west line of said Lots 5 and 6, to a 3/4 inch iron rod, found at the northwest corner of this tract of land, same being the northwest corner of said Lot 5;

Thence S 89° 24' 46" E, 123.60 feet, along the north line of said Lot 5, to the **POINT OF BEGINNING**.

NOTES

1. This plat does not lie within the Experimental Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4837X00097C, dated June 4, 2010.
3. Boundary line dimensions shown herein are as shown and/or field with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or field dimensions as stated in the T.P.L.S. General Rules of Procedure and Practices regarding precision (663119).
4. Bearings shown herein are relative to Grid North (NAD83) Texas North Zone.

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 permanent survey staked on the ground by me or by others under my direct supervision on the 12th day of September, 2013.

Alamy Boyd Turner
 Registered Professional Land Surveyor
 Texas Registration No. 4928



APP

P-13-62

JS

TAX CERTIFICATE

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

Property Information	
Property ID:	125171 Geo ID: 7816501900
Legal Acres:	0.1500
Legal Desc:	TASCOSA ESTATES # 9 LOT 006 BLOCK 0011
Situs:	22 RYAN PALMER LN AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100098015 100.00%
YSASAGA PROPERTIES LLC
26 CITADEL DR
AMARILLO, TX 79124-1424

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 32,500
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 32,500

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: 10/11/2013

Total Due if paid by: 10/31/2013

0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 TAXES HAVE NOT BEEN CALCULATED.

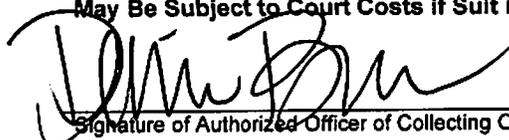
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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 falls 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: 10/11/2013
Requested By: YSASAGA PROPERTIES LLC
Fee Amount: 10.00
Reference #:

Through Tax Year
2013

TAX CERTIFICATE

Certificate #
5395

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

Property Information	
Property ID: 125170	Geo ID: 7816501890
Legal Acres: 0.1300	
Legal Desc: TASCOSA ESTATES # 9 LOT 005 BLOCK 0011	
Situs: 20 RYAN PALMER LN	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100098014 100.00%
YSASAGA PROPERTIES LLC
26 CITADEL DR
AMARILLO, TX 79124-1424

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	32,500
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	32,500

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: 10/11/2013

Total Due if paid by: 10/31/2013

0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 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)].

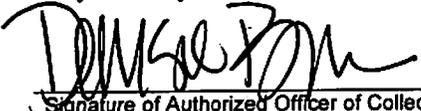
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 10/11/2013
Requested By: YSASAGA PROPERTIES LLC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1244986

Filing and Recording Date: 10/16/2013 01:22:50 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.



A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

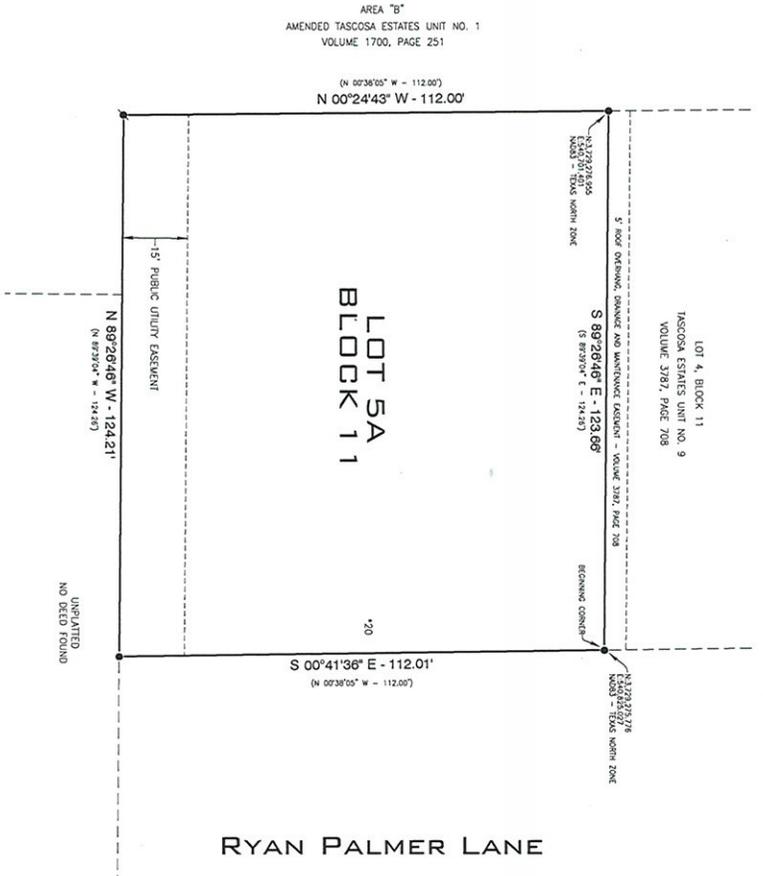
levans

Re: 1244986

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

D-123

Curious Tract No. 133
 AP No. K-10



DESCRIPTION

A 0.32 acre tract of land being all of Lots 5 and 6, Block 11, Tascosa Estates Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the map of plat thereof, recorded in Volume 3787, Page 708 of the Public Records of Potter County, Texas, and said 0.32 acre tract of land being more particularly described by index and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found at the northeast corner of said Lot 5, having a coordinate of N: feet and E: feet (NAD83-Texas North Zone);

Thence S. 09°41'36" E., 112.01 feet, along the east line of said Lots 5 and 6, to a 1/2 inch iron rod, found at the southeast corner of this tract of land, same being the southeast corner of said Lot 6;

Thence N. 89°26'46" W., 124.21 feet, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 5377", found at the southwest corner of this tract of land, same being the southwest corner of said Lot 6;

Thence N. 00°24'43" W., 112.00 feet, along the west line of said Lots 5 and 6, to a 1/2 inch iron rod, found at the northwest corner of this tract of land, same being the northwest corner of said Lot 5;

Thence S. 89°26'46" E., 123.66 feet, along the north line of said Lot 5, to the **POINT OF BEGINNING**.

NOTES

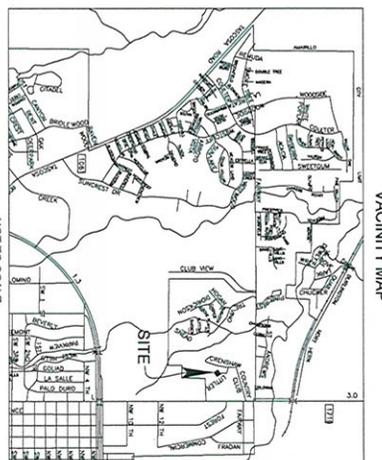
1. This plat does not lie within the Extrajurisdictional jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 483750207G, dated June 4, 2010.
3. Boundary 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 field dimensions as stated in the T.B.P.L.S. General Rules of Procedure and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North NAD83-Texas North Zone.

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 staked on the ground by me or by others under my direct supervision on the 12th day of September, 2013.



Esther Rion Reisman
 Registered Professional Land Surveyor
 Texas Registration No. 4928



DEDICATION

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

This, **Jason Edward Ysajas**, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, platted and designated as **TASCOSA ESTATES UNIT NO. 14**, an addition to the City of Amarillo, Potter County, Texas, and all streets, alleys and easements shown upon such map or plat are dedicated to the public forever to be used as such.

Executed this 11 day of October, 2013.

NOTARY ATTEST

Jason Edward Ysajas
 26 Oldham Drive
 Amarillo, Texas 79124



Cindy Beyer
 Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, on this 14 day of October, 2013.

Christy Dewey
 Chairman

FILED OF RECORD: _____ DATE _____ COUNTY _____ COUNTY CLERK'S FILE NO. _____

TASCOSA ESTATES UNIT NO. 14

AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOTS 5 AND 6, BLOCK 11,
 TASCOSA ESTATES UNIT NO. 9,
 IN SECTION 11, BLOCK 9, B. S. & F. SURVEY,
 POTTER COUNTY, TEXAS.
 0.32 ACRES



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