



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

2/12/2016

Jessie Arredondo
2420 Lakeview Dr.
Amarillo, TX 79109

RE: Letter of Action: Approval- South Lawn Unit No. 39 – ZB1504466 Final Plat

Mr. Arredondo,

The City of Amarillo has approved the above Final Plat on 1/25/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016001322 on 1/27/2016. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in black ink that reads 'David Soto'.

David Soto
Planner I

ANNEX

JM-AM PROPERTIES LLC

T A X C E R T I F I C A T E

NO. 95202

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997

CANYON, TX 79015-0997

PROPERTY OWNER

=====

NAME . . : JAMAL ENTERPRISES LP
ADDRESS: 1201 S TAYLOR ST
AMARILLO TX 79101

PROPERTY DESCRIPTION

=====

SECT 184 A B & M
LOT BLOCK 0002
IRREG TR BEG 161.56FT
W & 33FT S OF NE COR
OF SECT LESS 4 X 23FT
DEDICATED ROW

PROPERTY ACCOUNT NUMBER: R 200 1840 2000.0 TAXES FOR 2015 ARE \$ 1,905.33
Acres: .6100 Randall County Market Value: 88,157
2015 Taxes WITHOUT Exemptions \$ 1,905.33

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

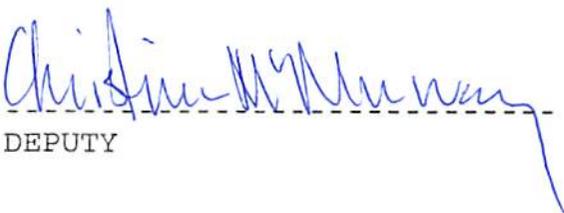
TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015


DEPUTY

1/25/2016

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

JM-AM PROPERTIES LLC

T A X C E R T I F I C A T E

NO. 95201

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====

NAME . . : JAMAL ENTERPRISES LP
ADDRESS: 1201 S TAYLOR ST
AMARILLO TX 79101

PROPERTY DESCRIPTION

=====

SECT 185 A B & M
LOT BLOCK 0002
S IRREG 117FT OF SECT
BEG IN SE COR PLUS N
IRREG 33FT OF SECT 184
BEG IN NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1850 7000.0 TAXES FOR 2015 ARE \$ 4,281.94
Acres: .8500 Randall County Market Value: 198,858
2015 Taxes WITHOUT Exemptions \$ 4,281.94

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christine M. Munay

DEPUTY

1/25/2016

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

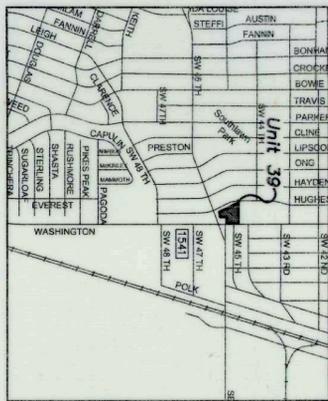


Renee Calhoun

2016001322
01/27/2016 02:33 PM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

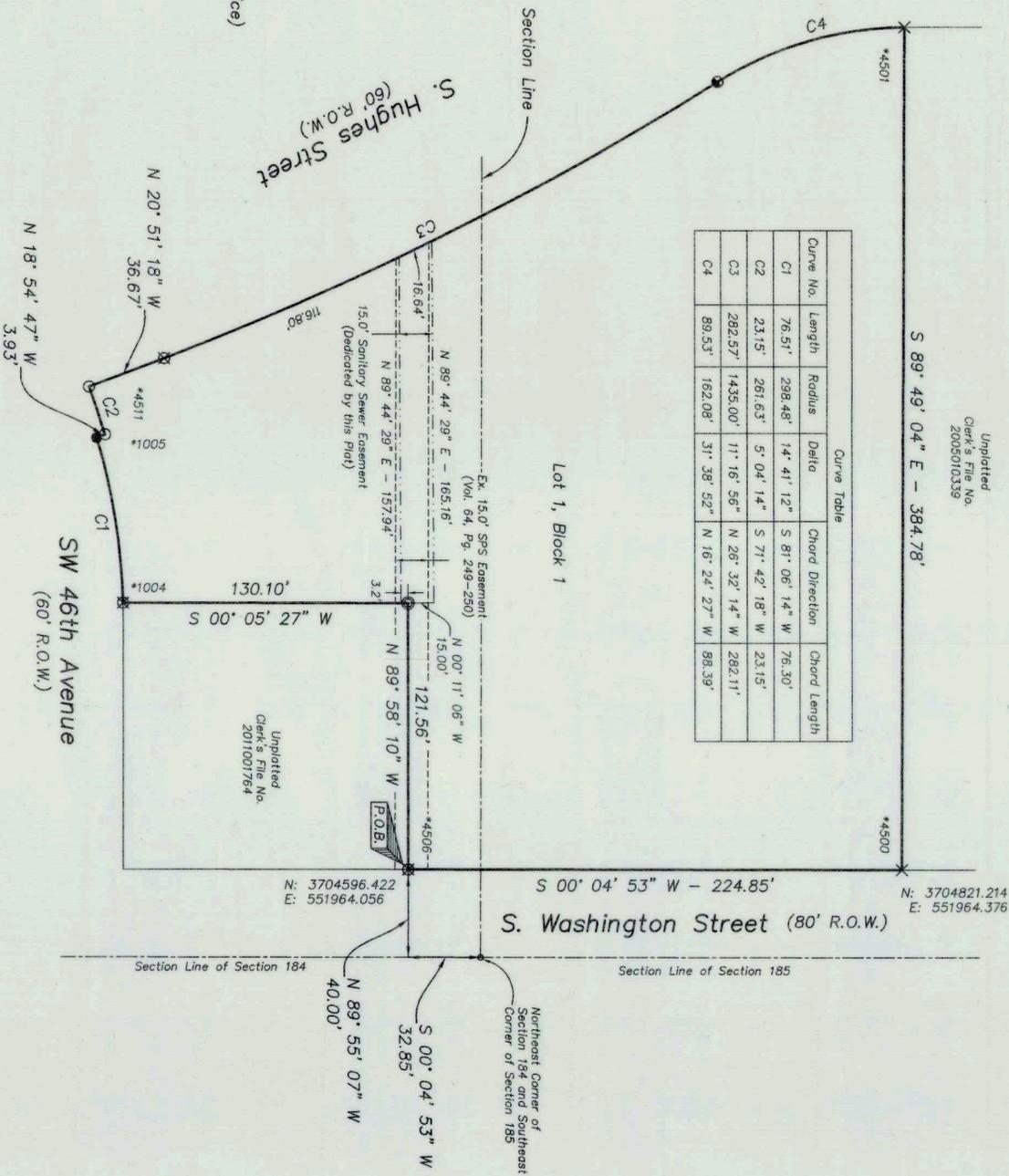
South Lawn Unit No. 39

An addition to the City of Amarillo, being an unplatted tract of land in
 Section 184 and Section 185, Block 2, A. B. & M. Survey, Randall County, Texas
 2.17 ACRES



Vicinity Map
 A.P. No. M-14 & M-15
 (Not to Scale)

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.51'	298.48'	14° 41' 12"	S 81° 06' 14" W	76.30'
C2	23.15'	261.63'	5° 04' 14"	S 71° 42' 18" W	23.15'
C3	282.57'	1435.00'	11° 16' 56"	N 26° 32' 14" W	282.11'
C4	89.53'	162.08'	31° 38' 52"	N 16° 24' 27" W	88.39'



DEDICATION
 STATE OF TEXAS)
 COUNTY OF RANDALL)

KNOW ALL MEN BY THESE PRESENTS

THAT JM-AM PROPERTIES, L.L.C. ACTING THROUGH ITS MANAGER, ANDREW MITCHELL, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS SOUTH LAWN UNIT NO. 39, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 25th DAY OF January, 2016.

Andrew Mitchell
 ANDREW MITCHELL, MANAGER
 JM-AM PROPERTIES, L.L.C.
 1201 S. TAYLOR
 AMARILLO, TEXAS 79101
 (806) 373-4351

ATTEST
 STATE OF TEXAS)
 COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW MITCHELL, MANAGER OF JM-AM PROPERTIES, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 25th DAY OF January, 2016.
Kathy S. Knight
 NOTARY PUBLIC, STATE OF TEXAS
 Comm. Expires May 4, 2016



APPROVED BY, THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS THIS 21 DAY OF JANUARY, 2016.

[Signature]
 DESIGNATED CITY OFFICIAL

APPROVAL

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C00990E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. AREA OF SANITARY SEWER EASEMENT DEDICATED BY THIS PLAT: 2.423 SQUARE FEET

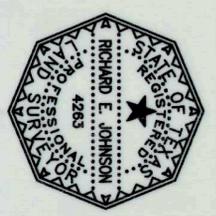
LEGAL DESCRIPTION

FIELD NOTES for an unplatted tract of land out of Section 184 and Section 185, Block 2, A. B. & M. Survey, Randall County, Texas, and more particularly described as follows:
 BEGINNING at a 1/2" iron rod found with a RPLS 4664 cap on the west right-of-way line of South Washington Street which bears S. 00° 04' 53" W. a distance of 32.85 feet and N. 89° 55' 07" W. a distance of 40.00 feet from the northeast corner of said Section 184 some being the southeast corner of said Section 185 for the most easterly southeast corner of this tract.
 THENCE N. 89° 58' 10" W. a distance of 121.56 feet to a 3/4" iron pipe found for an ell corner of this tract.
 THENCE S. 00° 05' 27" W. a distance of 130.10 feet to a 1/2" iron rod found with a RPLS 4664 cap on the north right-of-way line of Southwest 46th Avenue for the most southerly southeast corner of this tract.
 THENCE in a southeasterly direction along said north right-of-way line and along a curve to the left with a radius equal to 298.48 feet, a long chord bearing of S. 81° 06' 14" W. and a long chord distance of 76.30 feet, a curve length of 76.51 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line at the end of said curve for the most southerly southwest corner of this tract.
 THENCE N. 18° 54' 47" W. continuing along said north right-of-way line, a distance of 3.93 feet to a 1/2" iron rod found with an Apex Cap for an angle corner of this tract.
 THENCE in a southeasterly direction continuing along said north right-of-way line and along a curve to the left with a radius equal to 261.63 feet, a long chord bearing of S. 71° 42' 18" W. and a long chord distance of 23.15 feet, a curve length of 23.15 feet to a 1/2" iron rod found with an Apex Cap at the intersection of said north right-of-way line and the east right-of-way South Hughes Street for the southwest corner of this tract.
 THENCE N. 20° 51' 18" W. along said east right-of-way line, a distance of 36.67 feet to a 1/2" iron rod found with a RPLS 4664 cap at the beginning of a curve to the left on said east right-of-way line for an angle corner of this tract.
 THENCE in a northwesterly direction along said east right-of-way line and along said curve to the right with a radius equal to 1435.00 feet, a long chord bearing of N. 26° 32' 14" W. and a long chord distance of 282.11 feet, a curve length of 282.57 feet to a 1/2" iron rod found with a Keys Cap at the end of said curve some being at the beginning of a curve to the right for a corner of this tract.
 THENCE continuing in a northwesterly direction along said east right-of-way line and along said curve to the right with a radius equal to 162.08 feet, a long chord bearing of N. 16° 24' 27" W. and a long chord distance of 88.39 feet, a curve length of 89.53 feet to a Mag Nail found on said curve on said east right-of-way line for the northwest corner of this tract.
 THENCE S. 89° 49' 04" E. a distance of 384.78 feet to a Mag Nail found on said west right-of-way line of said South Washington Street for the northeast corner of this tract.
 THENCE S. 00° 04' 53" W. along said west right-of-way line, a distance of 224.85 feet to the place of BEGINNING and containing 2.17 acres (94,380 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 25th DAY OF JANUARY, 2016.
Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263



FILED OF RECORD

DATE 1-27-16 COUNTY RANDALL
 2016001382
 Clerk's File No.

South Lawn Unit No. 39
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 50'
 DATE: 1/19/16
 DRAWN BY: JA
 FIRM NO. 10090900
 FILE NAME:
OLD Engineering, L.P.
 Consulting Engineers & Surveyors
 WELLINGTON, TX 79095
 806-447-2503
 P.O. BOX 543
 DRAWING NUMBER