

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 26, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-42 Eastridge Addition Unit No. 43, an addition to the City of Amarillo, being an unplatted tract of land in Section 104, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: E Amarillo Blvd & Evergreen St.)
DEVELOPERS: Kavee & Somying Kaewdang

The Designated Official for the City of Amarillo approved the above-mentioned item on July 23, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4437, Page 301 on July 25, 2012. Please post your records accordingly.

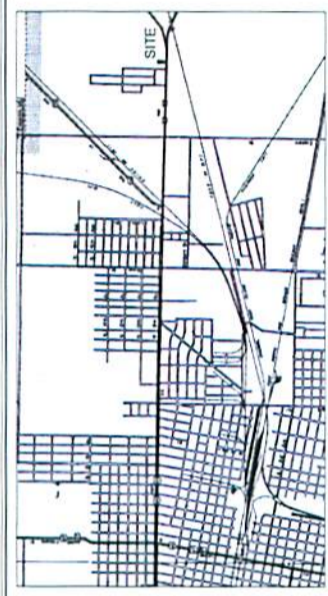


Kelley Shaw, Planning Director

BLK 2 AB+M

SEC 104

R-10



LEGEND:
 ○ = 1/4 inch iron rod with a cap stamped
 □ = 1/4 inch iron rod with a cap stamped
 * = 3/8 inch iron rod with a cap stamped
 ■ = 1/2 inch iron rod with a cap stamped
 ● = mag nail (set)
 ✕ = mag nail (found)
 CM = existing monument

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. 4837533333, dated June 4, 2010, nor does this plat lie within the City of Amarillo's Base Flood, according to the Flood Damage Mitigation Chapter of the Municipal Code.
 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 show dimensions as stated in the T.P.L.S. General Rules of Procedure and Practices regarding precision (6631.5).
 4. Bearings shown hereon are relative to Geodesic North as determined by GPS observations at an origin point of 33°12'21.987" North Latitude and 101°46'06.730" West Longitude (NAD83-CORS96-HPOCH2002).

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 14th day of June, 2012.

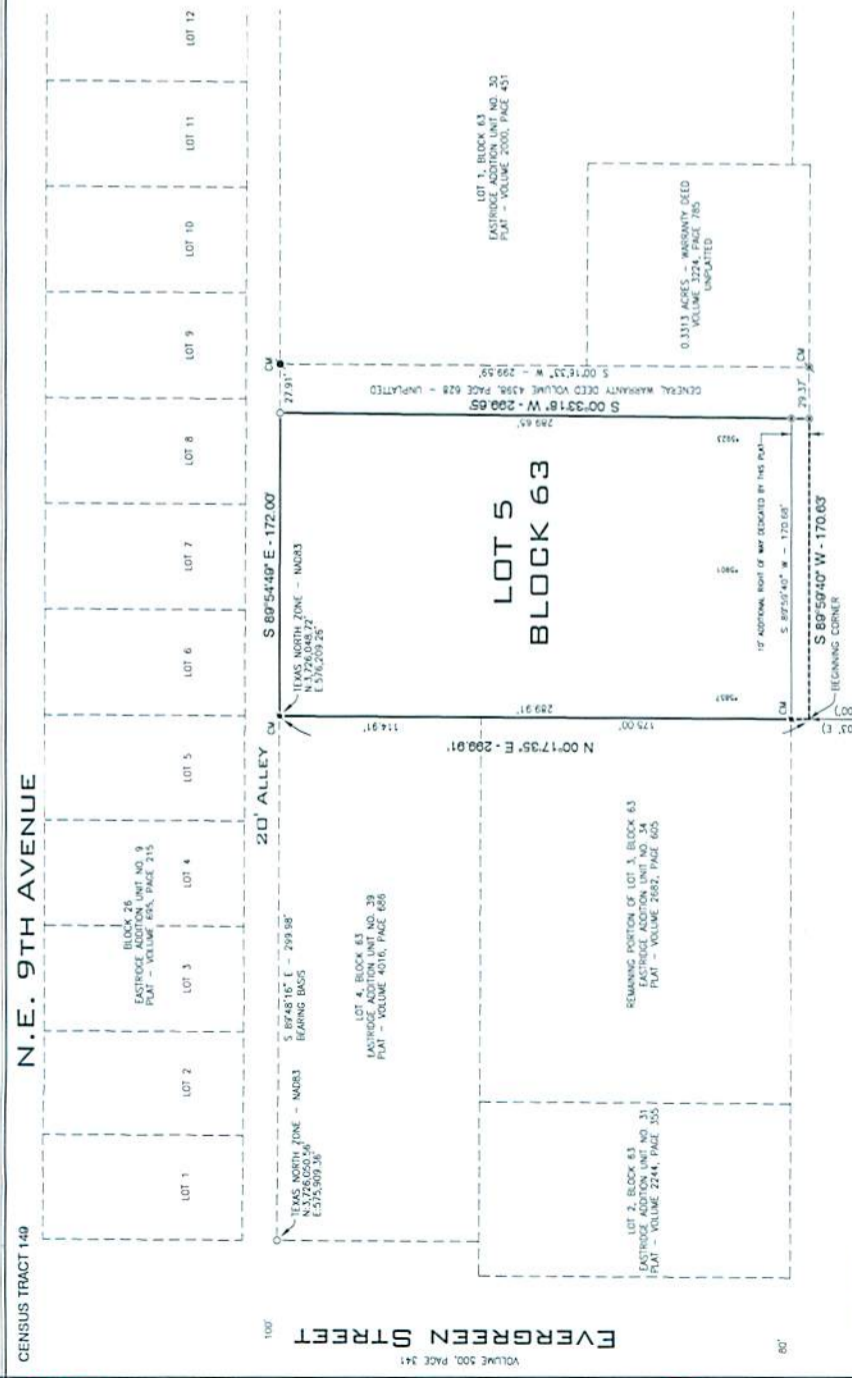
Allyson Hand Run
 Registered Professional Land Surveyor
 Texas Registration No. 4928

APPROVAL:
 Approved by Vicki Cowey, Designated Official for the City of Amarillo.

Vicki Cowey
 7-23-12
 Date

FILED OF RECORD:
 7-25-12
 4437
 POTTER COUNTY
 VOLUME 301
 PAGE 299

EASTRIDGE UNIT NO. 43
 AN ADDITION TO THE CITY OF AMARILLO
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTION 104, BLOCK 2,
 1.179 ACRES
CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • (806) 352-9197 fax • info@cornerstoneurvey.com



DEDICATION:
 The State of Texas §
 County of Potter §
 Know all men by these presents,
 That, *Karen Kawandz*, being the owner of the land shown and described on this plat has consented to the survey, subdivision, platted and designated in **EASTRIDGE UNIT NO. 43**, an addition to the City of Amarillo, Texas, and does declare that all easements shown upon said map or plat are dedicated to the public forever to be used as such.

Executed this 20th day of July, 2012.

Karen Kawandz
 Karen Kawandz
 903 East Broadway
 Amarillo, Texas 79107-7657

NOTARY ATTEST:
 The State of Texas §
 County of Randall §
 I, *Cindy Beyer*, Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument, and acknowledgment thereon, were presented to me and acknowledged by the person whose name 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 20th day of July, 2012.

Cindy Beyer
 Cindy Beyer
 Notary Public in and for the State of Texas
 Commission Expires 2-27-2015

NOTARY ATTEST:
 The State of Texas §
 County of Randall §
 I, *Cindy Beyer*, Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument, and acknowledgment thereon, were presented to me and acknowledged by the person whose name 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 20th day of July, 2012.

Cindy Beyer
 Cindy Beyer
 Notary Public in and for the State of Texas
 Commission Expires 2-27-2015

GRANTEE'S ADDRESS:
 City of Amarillo
 P.O. Box 1971
 Amarillo, TX 79105-1971

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

Property Information

Property ID: 41091 Geo ID: 20010401980
Legal Acres: 1.3700
Legal Desc: SECT 104 A B & M LOT BLOCK 0002 200FT W X
300FT N BEG 2093.1FT W & 50FT N OF SE COR OF
SECT
Situs: 5901 E AMARILLO BLVD AMARILLO, TX 79107
DBA:
Exemptions:

Owner ID: 124348 100.00%
KAEWDANG KAVEE
KAEWDANG SOMYING
903 EVERGREEN ST
AMARILLO, TX 79107-7614

For Entities

Value Information

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY
Improvement HS:
Improvement NHS: 116,654
Land HS:
Land NHS: 27,000
Productivity Market:
Productivity Use:
Assessed Value 143,654

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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: 07/19/2012						Total Due if paid by: 07/31/2012 0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	910.06
AMARILLO	459.82
PANHANDLE WD	13.14
AMA COLLEGE	272.05
AMARILLO ISD	1,680.76

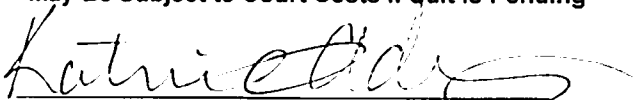
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2012 TAXES HAVE NOT BEEN CALCULATED

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: 07/19/2012
Requested By: BANGKOK REST AND LOUNGE
Fee Amount: 10.00
Reference #: R200 1040 1980


Signature of Authorized Officer of Collecting Office


Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Jul 25, 2012 at 08:45A

Receipt# - 174860

Document Number 01219234:

Amount 20.00

Julie Smith
County Clerk, Potter County

by  Deputy

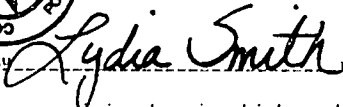
RETURN TO:

CITY OF AMARILLO - PLANNING DEPT
P.O. 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  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.