

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 30, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-01 Mirror Addition Unit No. 27, an addition to the City of Amarillo, being a replat of a portion of Block 367, Mirror Addition, and a portion of an unplatted tract of land all in Section 155, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 5th Ave & Osage St)
DEVELOPER: Lorenzo & Carmen Chacon

The Planning and Zoning Commission approved the above-mentioned item on January 13, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1249761 on January 17, 2014. Please post your records accordingly.



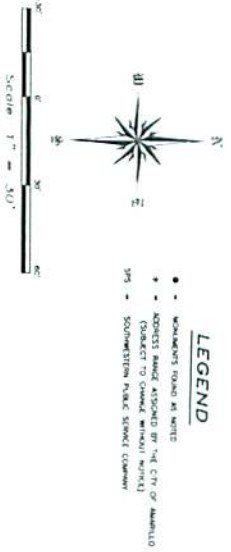
Kelley Shaw, Planning Director

BLK 2 AB+M

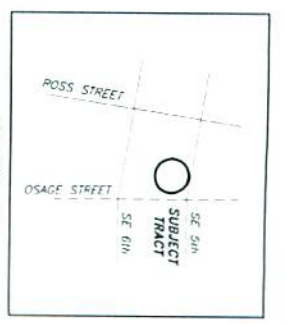
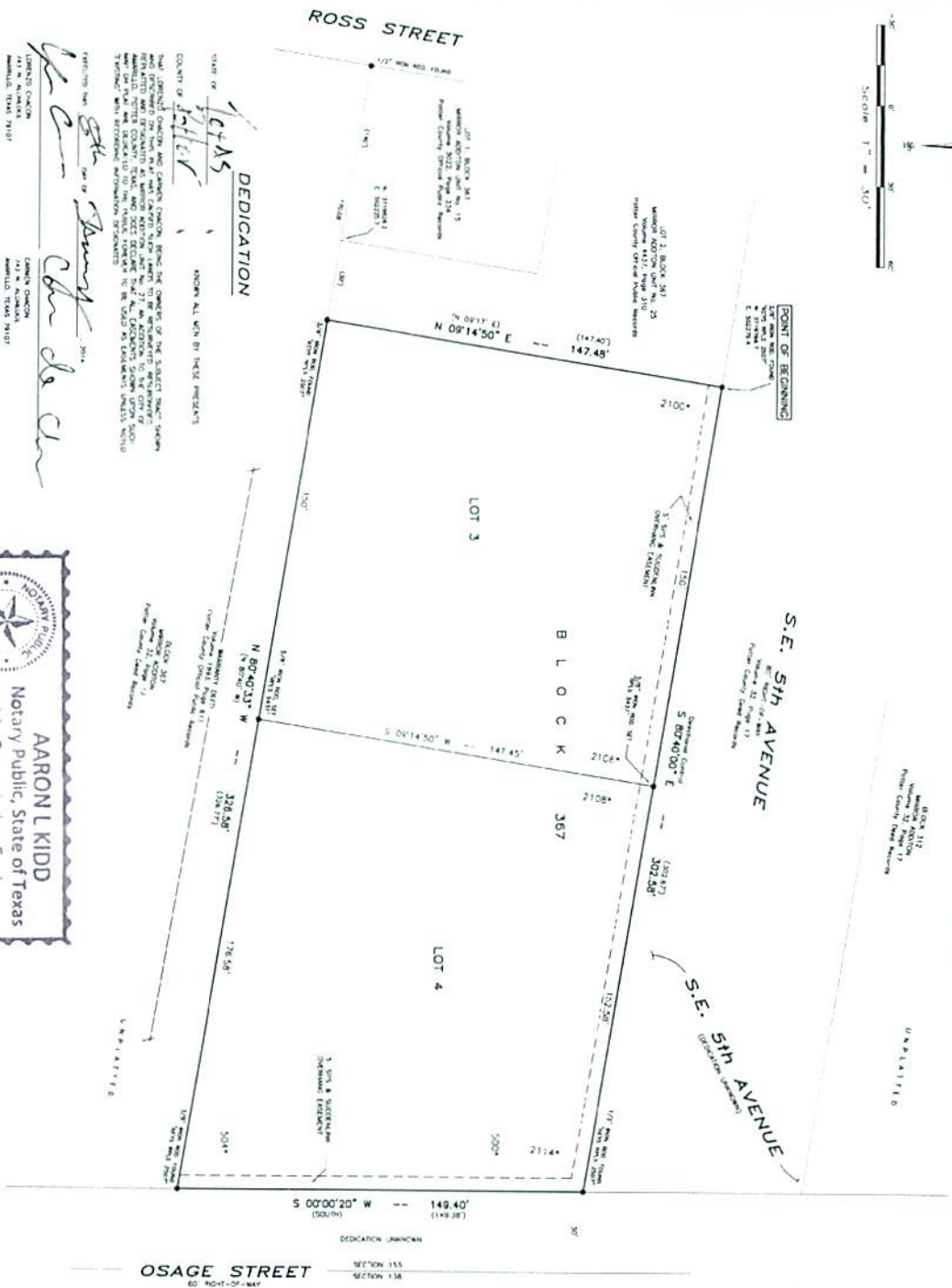
SEC 155

D-12

CDASUS TRACT: 110



MIRROR ADDITION UNIT No. 27
 AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF A PORTION OF BLOCK 367, MIRROR ADDITION, AND AN UNPLATTED TRACT OF LAND
 SECTION 155, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS
 1.065 ACRES



LEGAL DESCRIPTION

A 1.065 acre tract of land being a portion of Block 367, Mirror Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map of plat thereof, of record in Volume 32, Page 17 of the Deed Records of Potter County, Texas, and an unplatted portion of Section 155, Block 2, A, B & M, Survey, Potter County, Texas, being the same tract of land as conveyed in that certain General Warranty Deed, Second Under Clerk's File No. 1246233 of the Official Public Records of Potter County, Texas, said 1.065 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod "KEYS RPUS 2507" found by the Northwest corner of Lot 2, Block 367 of Mirror Addition Unit No. 25, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 4437, Page 310 of the Official Public Records of Potter County, Texas, the Northwest corner of this tract of land;

THENCE South 00°40'00" East (directional control), a distance of 302.58 feet to a 1/2 inch iron rod "KEYS RPUS 2507" found, the Northeast corner of this tract of land;

THENCE South 00°07'20" West, a distance of 149.40 feet to a 3/8 inch iron rod "KEYS RPUS 2507" found, the Southeast corner of this tract of land;

THENCE North 80°47'33" West, a distance of 326.58 feet to a 3/8 inch iron rod "KEYS RPUS 2507" found, the Southeast corner of said Lot 2, Block 367 of Mirror Addition Unit No. 25, the Southeast corner of this tract of land;

THENCE North 09°14'50" East, along the East line of said Lot 2, Block 367, a distance of 147.45 feet to the **POINT OF BEGINNING**.

NOTES

- 1) THIS PLAT DOES NOT BE WITHIN THE CONSTITUTIONAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2) ACCORDING TO THE T.E.A. 11002 DISTRICT AND LAW COMPARISON, THE LOCATION OF A SECTION CORNER SHALL BE DETERMINED BY THE DISTRICT SURVEYOR. THE LOCATION OF THE SECTION CORNER SHALL BE DETERMINED BY THE DISTRICT SURVEYOR. THE LOCATION OF THE SECTION CORNER SHALL BE DETERMINED BY THE DISTRICT SURVEYOR.
- 3) PERSONS RECEIVING INTEREST IN A PART THEREOF.
- 4) COORDINATE SYSTEM METERS RELATIVE TO THE NORTH TEXAS ZONE.

APPROVAL

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF AMARILLO, TEXAS
 RECOUNTED THE 13th day of January, 2014
[Signature]
 City Clerk

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE MIRROR ADDITION UNIT NO. 27, BEING A REPLAT OF A PORTION OF BLOCK 367, MIRROR ADDITION, AND AN UNPLATTED TRACT OF LAND, SECTION 155, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF POTTER COUNTY, TEXAS, ON THE 17th day of January, 2014, AT 4:12 PM.

[Signature]
 County Clerk

GRANTEE'S ADDRESS
 CITY OF AMARILLO
 AMARILLO, TEXAS 79101

DEDICATION
 STATE OF TEXAS
 COUNTY OF POTTER
 I, *[Signature]*, Clerk of the County of Potter, Texas, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of Potter County, Texas, on the 17th day of January, 2014, at 4:12 PM, and that the same is a true and correct copy of the original as filed for record in the Public Records of Potter County, Texas, on the 17th day of January, 2014, at 4:12 PM.

CLERK OF COUNTY
 AMARILLO, TEXAS 79101

AARON L KIDD
 Notary Public, State of Texas
 My Commission Expires July 9, 2017
 ATTEST
 STATE OF TEXAS
 COUNTY OF POTTER
[Signature]
 Notary Public in the State of Texas

AARON L KIDD
 Notary Public, State of Texas
 My Commission Expires July 9, 2017
 ATTEST
 STATE OF TEXAS
 COUNTY OF POTTER
[Signature]
 Notary Public in the State of Texas

FILED OF RECORD
 DATE 1-17-14
 PAGE COUNT 1249761

Titus Land Surveying, Inc.
 1500 West 11th Street, Suite 100
 Amarillo, Texas 79101
 (806) 335-1111
 www.titusland.com

APP

P-14-01

JS

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

Property Information	
Property ID: 21815	Geo ID: 4804001703
Legal Acres: 1.0700	
Legal Desc: MIRROR'S ADDN LOT	BLOCK 0367 IRREG TR OF
	N 147.4FT OF BLK PLUS UNPLATTED 94.7FT STRIP
	ADJ TO BLK LESS W 20FT ROW
Situs: ROSS ST	AMARILLO, TX 79102
DBA:	
Exemptions:	

Owner ID: 100126605 100.00%
FUENTES DAVID
400 BROWNING ST
AMARILLO, TX 79104-1416

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	23,198
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	23,198

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: 11/26/2013

Total Due if paid by: 11/30/2013

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	147.08
AMARILLO	78.89
PANHANDLE WD	1.97
AMA COLLEGE	46.28
AMARILLO ISD	275.83

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: 11/26/2013
Requested By: FUENTES DAVID
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1249761

Filing and Recording Date: 01/17/2014 04:12:40 PM 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.



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.

Iseaton

Re: 1249761

PLANNING DEPT ESCROW ACCT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

