



DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

1/19/2016

Robert Keys & Associates
4423 W. 45th Ave
Amarillo, TX 79109

RE: Letter of Action: Approval- Canode Com- Park Unit No.48 –ZB1504402 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 12/29/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1286029 on 1/4/2016. 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 cursive script that reads 'David Soto'.

David Soto
Planner I

B1K9 BS1F

SEC 42

I-13

Description

A 2.65 acre tract of land is shown as a 12' wide strip of land as indicated on the plat...
 This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas...

THESE S 01'-45" 17" N 200 00' EAST TO THE POINT OF BEGINNING

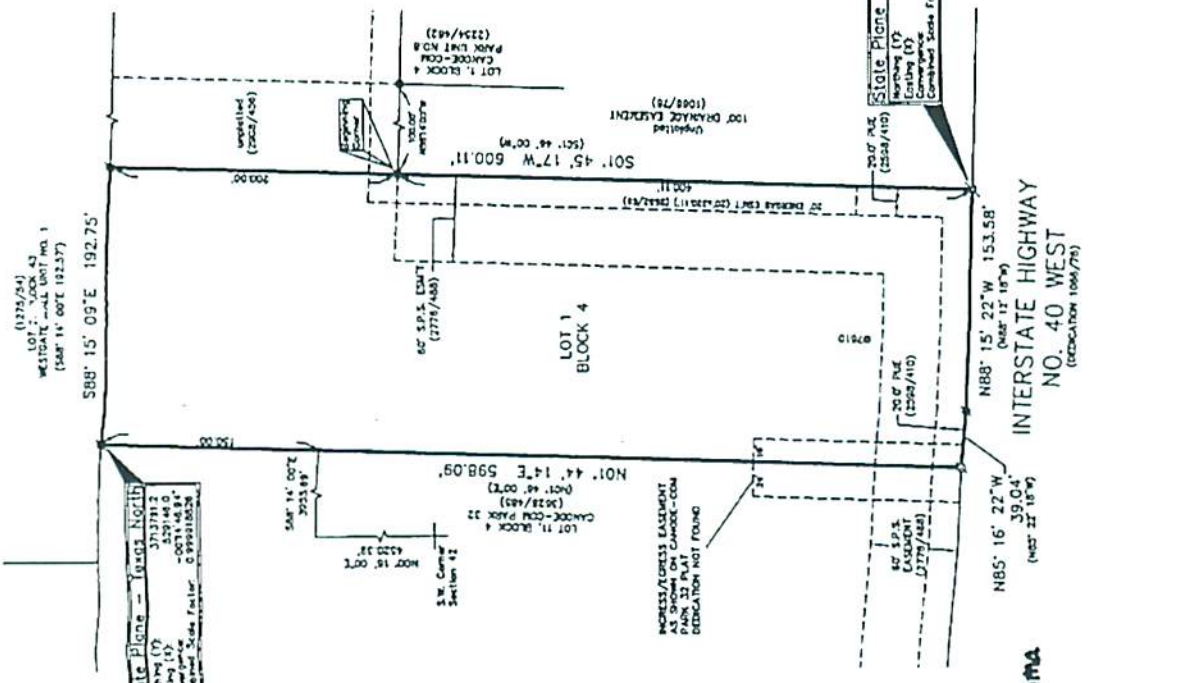


Legend:
 # 1/2" iron rod in slab (Stamped)
 A 1/2" iron rod in concrete (Stamped)
 B 2" x 4" cut in concrete (Staked)
 C 1/2" iron rod (Bound)
 @ 1/2" x 1/2" x 1/2" iron rods (Bound)
 @ 1/2" x 1/2" x 1/2" iron rods (Bound)
 @ 1/2" x 1/2" x 1/2" iron rods (Bound)

Certificate
 I do hereby certify that this plat is true and correct to the best of my knowledge...
 on the 17th day of February, 2015

Canode-Com Park
 Unit No. 48
 An addition to the City of Amarillo, being an unplatted tract of land out of Section 42, Block 9, B. S. & F. Survey, Potter County, Texas 2.65± Acres

Robert Koyas & Associates
 Registered Professional Land Surveyor
 1286029
 1-4-16
 1286029
 County Clerk's File No.



- Notes
- This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.
 - This plat does not lie within Flood Hazard Area Zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070C, dated June 04, 2010 nor does the plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the Flood Damage Mitigation Ordinance. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for... subject property. Flood hazard areas are approximately only (based on "small scale" - 1:50,000 M.A. 1:50,000) and should not be construed as a flood hazard. A study by the former Amarillo Floodplain Commission dated February 1988, titled "Flood Hazard Areas of the City of Amarillo" is attached to this plat. The F.E.M.A. 1:50,000 scale flood hazard areas shown on that map do not represent a flood hazard.
 - Property distances and/or bearings are shown as measured or based on the survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (683.15).
 - Side lot lines are perpendicular or radial to the street lot line as unless noted otherwise.

Dedication
 The State of Texas }
 County of Potter }
 Know all men by these presents, *AS*

That, *Steel Center Properties, LLC*, being the owner of all of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, platted and designated as *Canode-Com Park Unit No. 48*, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, drives and easements shown upon such map or plat are dedicated to the public to be used as streets, alleys, drives and easements, unless noted as existing with the recording information shown.

Executed this 17th day of DEC, 2015

Kyla Herndon
 Kyla Herndon
 3434 West Reno
 Oklahoma City, Oklahoma 73071
 (405)951-1233

Notary Attest
 State of Oklahoma
 County of Oklahoma

Before me, the undersigned authority on this day personally appeared *Kyla Herndon*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is enclosed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office on this 17th day of DEC, 2015

Kyla Herndon
 Notary Public in and For the State of Oklahoma
 My commission expires 9/17/16

KYLA HERNDON
 NOTARY
 #12008753
 EXP. 09/17/16

Approved by Designated Official for the City of Amarillo, Texas, this 29TH day of DEC, 2015

Approved *DEC*

Approved by *DEC* Development Services

SCALE 1" = 60'

Granite's Address:
 P.O. Box 1874
 Amarillo, Texas 79105-1874

APP

P-15-66

J5

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

Property Information	
Property ID: 143054	Geo ID: 37004202500
Legal Acres: 2.6500	
Legal Desc: SECT 42 B S & F LOT	BLOCK 0009 2.65 AC TR
	BEG APPRX 4238.71FT E & 4476.33FT N OF SW COR
	OF SECT
Situs: W IH 40	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100229065 100.00%
SLEEP CENTER PROPERTIES LLC
3434 W RENO AVE
OKLAHOMA CITY, OK 73107-6134

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
HIGH PLAINS WATER	Land HS: 0
POTTER COUNTY	Land NHS: 774,616
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 774,616

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./JP&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 12/18/2015

Total Due if paid by: 12/31/2015

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	5,143.60
AMARILLO	2,716.73
HIGH PLAINS WATER	62.17
AMA COLLEGE	1,607.33

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: 12/18/2015
Requested By: SLEEP CENTER PROPERTIES L
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1286029

Filing and Recording Date: 01/04/2016 02:47:07 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.



Julie Smith, County Clerk
Potter County, Texas

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

jmiller

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

Re: 1286029

Notes

- This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter.
- Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

Dedication

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

That, **Sleep Center Properties, LLC**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Canode-Com Park Unit No. 4** in addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 16 day of December, 2015.

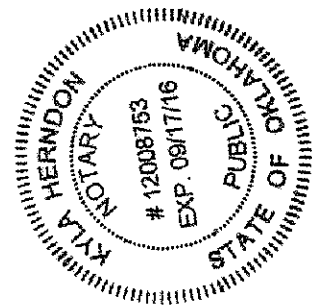
Calvin Worth
Calvin Worth, Manager
3434 West Reno
Oklahoma City, Oklahoma 73071
(405) 951-1233

Notary Attest

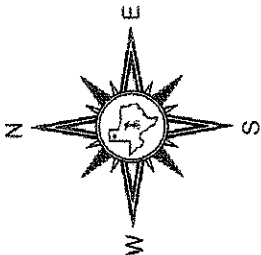
State of Oklahoma
County of Oklahoma §

Before me, the undersigned authority on this day personally appeared **Calvin Worth**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 16 day of December, 2015.



Kyla Herndon
Notary Public in and For the State of Texas
My commission expires: 9/17/16



Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Description

A 2.65 acre tract of land being a portion of a 35.4653 acre tract of land as described in that certain Warranty Deed, recorded in Volume 2801, Page 643 of the Official Public Records of Potter County, Texas and a portion of the abandoned B.N. & S.F. Railroad right-of-way, according to the Deed without Warranty recorded in Volume 2908, Page 456 of the Official Public Records of Potter County, Texas, all situated in Section 42, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas, and said tract of land being surveyed on the ground by Robert Keys & Associates on February 17th, 2015 and said tract of land being further described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod, found at the northwest corner of Lot 1, Block 4 of Canode-Com Park Unit No. 8, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2254, Page 462 of the Official Public Records of Potter County, Texas, from whence the southwest corner of Section 42 bears N. 01° 46' 00" E., 50.00 feet, N. 88° 14' 00" W., 4238.71 feet to the west line of said Section 42, and S. 00° 16' 00" E., 4426.33 feet to the southwest corner of said Section 42 per previous deed;

Thence N. 88° 14' 00" W., per previous deed, 100.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the BEGINNING CORNER of this tract of land;

Thence S. 01° 45' 17" W. (directional control G.P.S. observation WGS84), 400.11 feet along the west line of a 100.00 foot wide drainage easement as described in that certain instrument recorded in Volume 1086, Page 76 of the Deed Records of Potter County, Texas, to a "MAG" nail, found at the southeast corner of this tract of land;

Thence N. 88° 15' 22" W., 153.58 feet along the north right-of-way line of Interstate Highway No. 40 as described in that certain judgment recorded in Volume 1086, Page 76 of the Deed Records of Potter County, Texas and along the south line of said 35.4653 acre tract of land to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence N. 85° 16' 22" W., 39.04 feet along the north right-of-way line of said Interstate Highway No. 40 and along the south line of said 35.4653 acre tract of land to an "X" cut in concrete, found at the southwest corner of this tract of land and the southeast corner of Lot 11, Block 4, Canode-Com Park Unit 32, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3628, Page 485 of the Official Public Records of Potter County, Texas;

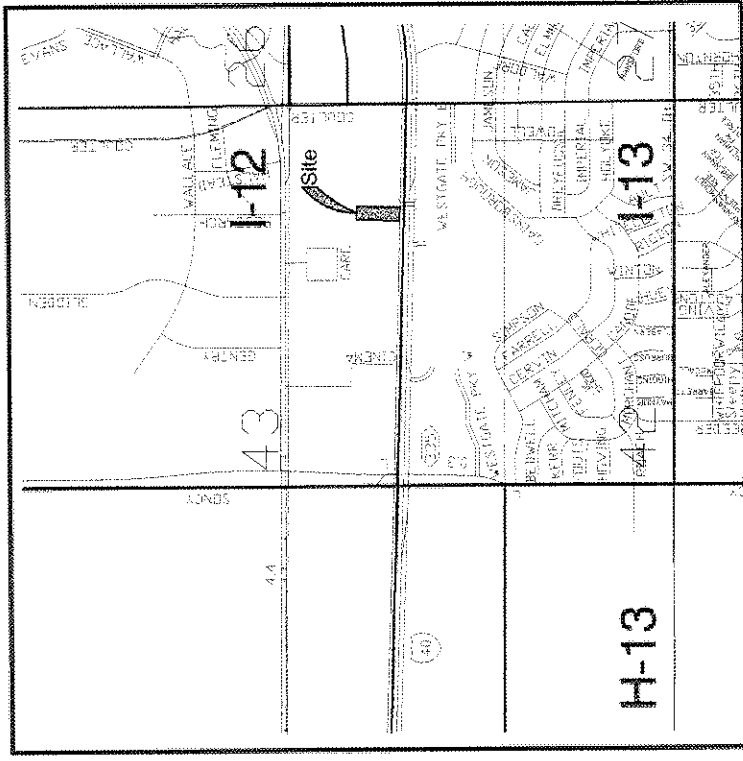
Thence N. 01° 44' 14" E., 588.09 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and the northeast corner of said Lot 11;

Thence S. 88° 15' 09" E., 192.75 feet along the south line of Lot 2, Block 43 of Westgate Mall Unit No. 1, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1275, Page 54 of the Deed Records of Potter County, Texas, and same being the north right-of-way line of said abandoned B.N. & S.F. Railroad to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of this tract of land;

Thence S. 01° 45' 17" W., 200.00 feet to the POINT OF BEGINNING.

Legend :

- = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- ⊗ = mag nail (found)
- ⊗ = "X" cut in concrete (found)
- ⊗ = 1/2" iron rod (found)
- @1234 = Address assigned by the City of Amarillo (Subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- 6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement



Vicinity Map

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 17th day of February, 2015.

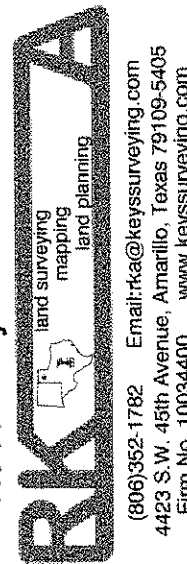
Robert E. Keys
Registered Professional Land Surveyor



**Canode-Com Park
Unit No. 408**

An addition to the City of Amarillo, being an unplatted tract of land out of Section 42, Block 9, B. S. & F. Survey, Potter County, Texas
2.65± Acres

Robert Keys & Associates



Filed of Record : 1-4-16 county
date Potter
1286029
County Clerk File No.

Approved by Designated Official for the City of Amarillo, Texas, this 29th day of February, 2015.
Robert E. Keys
Assistant City Manager Development Services

Approval