

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 4, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-02 Westcliff Park Unit No. 44, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Westcliff Park Unit No. 18, in Section 24, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Blossom Way & Westwood Dr.)
DEVELOPER: Kimila Pohlmeier

The Planning and Zoning Commission approved the above-mentioned item on March 28, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4306, Page 831 on March 29, 2011. Please post your records accordingly.

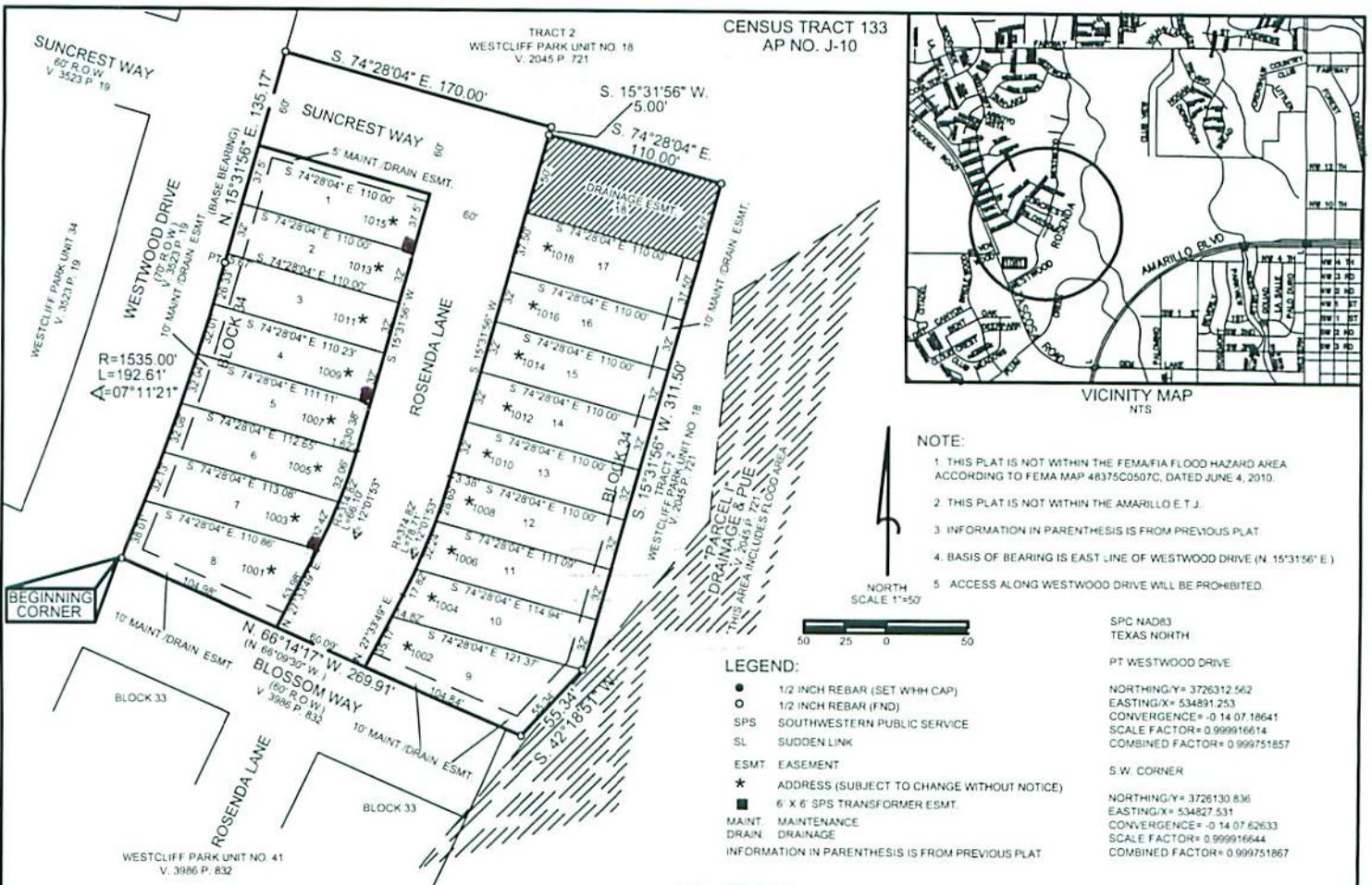


Kelley Shaw, Planning Director

BLK9 B.S.F

SEC 24

J-10



- NOTE:
1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FEMA MAP 48375C0507C, DATED JUNE 4, 2010.
 2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 3. INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT.
 4. BASIS OF BEARING IS EAST LINE OF WESTWOOD DRIVE (N. 15°31'56" E.)
 5. ACCESS ALONG WESTWOOD DRIVE WILL BE PROHIBITED.

- LEGEND:
- 1/2 INCH REBAR (SET WITH CAP)
 - 1/2 INCH REBAR (FND)
 - SPS SOUTHWESTERN PUBLIC SERVICE
 - SL SUDDEN LINK
 - ESMT EASEMENT
 - * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
 - 6' X 6' SPS TRANSFORMER ESMT.
 - MAINT MAINTENANCE
 - DRAIN DRAINAGE
- INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT
- SPC NAD83
TEXAS NORTH
- PT WESTWOOD DRIVE
- NORTHING/Y= 3726312.562
EASTING/X= 534891.253
CONVERGENCE= -0.14 07.18641
SCALE FACTOR= 0.999916614
COMBINED FACTOR= 0.999751857
- S.W. CORNER
- NORTHING/Y= 3726130.836
EASTING/X= 534827.531
CONVERGENCE= -0.14 07.62633
SCALE FACTOR= 0.999916644
COMBINED FACTOR= 0.999751867

DEDICATION:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT

COUNTY OF POTTER

THAT WESTCLIFF TOWNHOUSE PROJECT LP, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTCLIFF PARK UNIT NO. 44, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXCLUDED THE 18th DAY OF JANUARY 2011

Curt Pohlmeier

WESTCLIFF TOWNHOUSE PROJECT LP
CURT POHLMEIER, MANAGING PARTNER
2000 DAWS DRIVE
AMARILLO, TEXAS 79124
(806) 679-1169

ATTEST:

STATE OF TEXAS

COUNTY OF POTTER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CURT POHLMEIER, MANAGING PARTNER, WESTCLIFF TOWNHOUSE PROJECT LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 18th DAY OF January 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4/23/2011

MATTHEW THOMAS
NOTARY PUBLIC, STATE OF TEXAS
H.O. HARTFIELD
PROFESSIONAL LAND SURVEYOR NO. 5377

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO

3/23/11 DATE

CHAIRMAN

DESCRIPTION:

A 2.235 ACRE TRACT OF LAND IN SECTION 24, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS, BEING A PORTION OF TRACT 2, WESTCLIFF PARK UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 2045, PAGE 721 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "KEYS" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BLOSSOM WAY AND THE EAST RIGHT-OF-WAY LINE OF WESTWOOD DRIVE AT THE NORTHWEST CORNER OF WESTCLIFF PARK UNIT NO. 41, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 3986, PAGE 832 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS AND MARKING THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN A CURVE TO THE LEFT WHOSE CENTER BEARS N 67° 16'43" W, 1535.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG THE EAST RIGHT-OF-WAY LINE OF WESTWOOD DRIVE AN ARC LENGTH OF 192.61 FEET WITH A CHORD BEARING AND DISTANCE OF N 19°07'35" E, 192.48 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 15°31'56" E, 135.17 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF WESTWOOD DRIVE TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 74°28'04" E, 170.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 15°31'56" W, 5.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 74°28'04" E, 110.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15°31'56" W, 311.50 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 42°18'51" W, 55.34 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 66°14'17" W, 269.91 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF BLOSSOM WAY TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED BY ME OR MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY SUPERVISION ON THIS 23rd DAY OF NOVEMBER, 2010.

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
3-29-11 DATE
4306 VOL
Potter COUNTY
832A PAGE

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT 2, WESTCLIFF PARK UNIT NO. 18, IN SECTION 24, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS.

(2.235 ACRES)

COUNTY CLERK'S MEMO
Portions of this document not
legible and/or reproducible when
received for recording.

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. ROCK STREET, AMARILLO, TEXAS 79107
(806) 556-4225 FAX (806) 556-4220
E-mail: tisa@tisc-engineers.com

JOB NO. 11741



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

Property Information	
Property ID:	122338 Geo ID: 8614804250
Legal Acres:	34.8900
Legal Desc:	WESTCLIFF PARK # 18 LOT BLOCK IRREG TR BEG 1116.45FT S OF SW COR OF LOT 57 BLK 6 WESTCLIFF #25
Situs:	WESTWOOD DR AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100061770 100.00%
EK RIB LTD

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 379,952
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 379,952

VOL. 4306 PAGE 832

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: 03/24/2011

Total Due if paid by: 03/31/2011

0.00

Tax Certificate Issued for:	Taxes Paid in 2010
POTTER COUNTY	2,276.33
AMARILLO	1,178.20
PANHANDLE WD	33.82
AMA COLLEGE	721.75
AMARILLO ISD	4,445.44

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR 2011 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: 03/24/2011
Requested By: EK RIB LTD
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Mar 29, 2011 at 09:10A

Receipt# - 155602

Document Number 01192745:

Amount 20.00

Julie Smith
County Clerk, Potter County

by JSS , Deputy

Return to:

City of Amarillo
Planning Dept
P.O. Box 1971
Amarillo, TX
79105-1971

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.



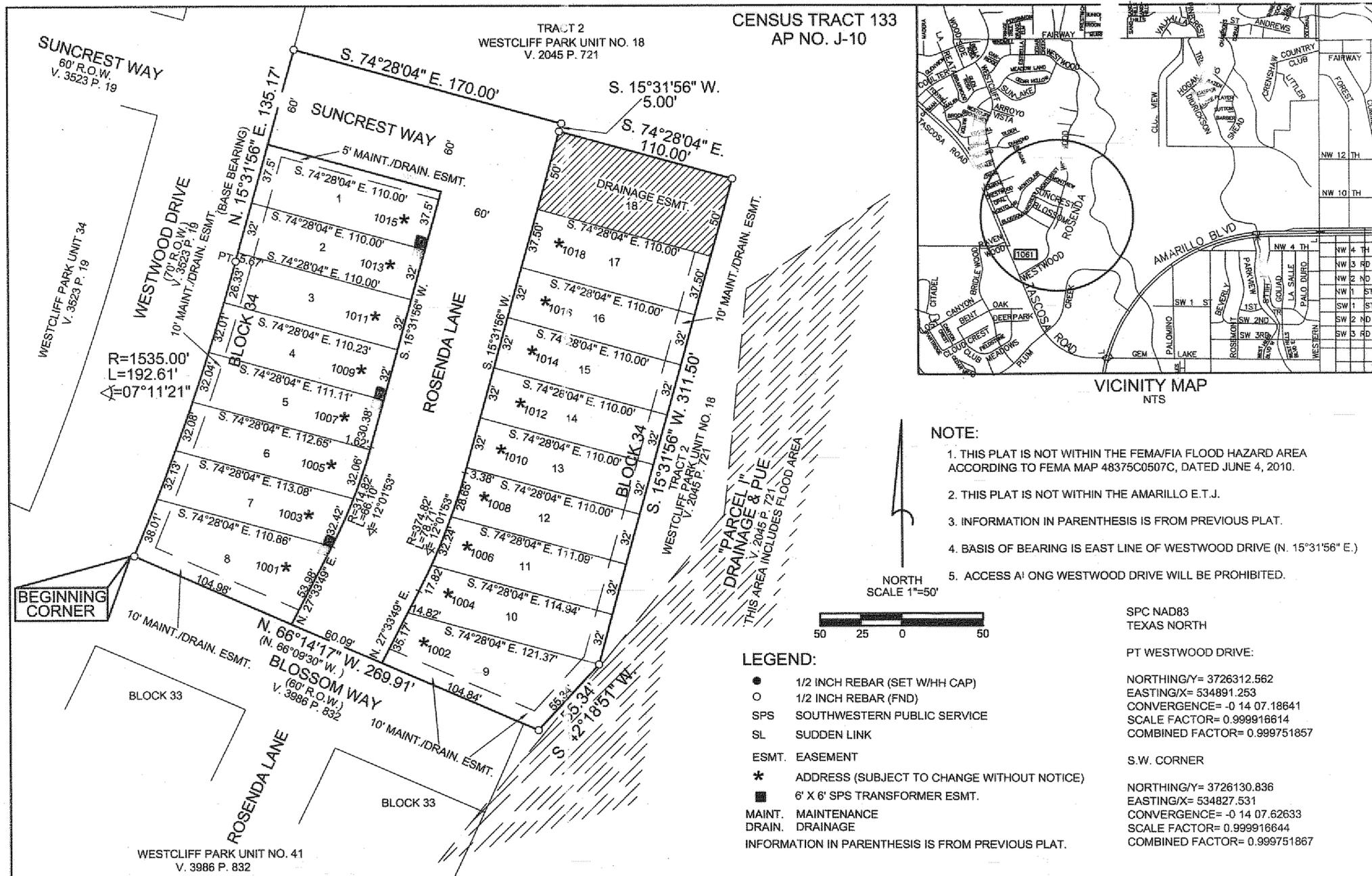
Julie Smith, County Clerk
Potter County

By Rebecca Huber, 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.

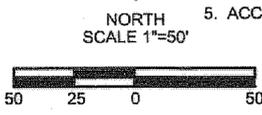
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LEGEND:

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- SL SUDDEN LINK
- ESMT. EASEMENT
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- MAINT. MAINTENANCE
- DRAIN. DRAINAGE

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SPC NAD83
TEXAS NORTH

PT WESTWOOD DRIVE:

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H.O. Hartfield
H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



DEDICATION:

STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENT

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EXECUTED THE 18th DAY OF JANUARY, 2011.

Curt Pohlmeier
WESTCLIFF TOWNHOUSE PROJECT LP
CURT POHLMEIER, MANAGING PARTNER
2000 DAWS DRIVE
AMARILLO, TEXAS 79124
(806) 679-1169

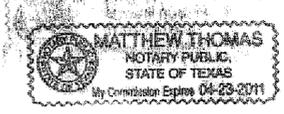
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 18th DAY OF JANUARY, 2011.

Matthew Thomas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4/23/2011



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

3/28/11
DATE

Chairman
CHAIRMAN

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD	DATE	COUNTY
	VOL.	PAGE

WESTCLIFF PARK UNIT NO. 44

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(2.235 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: tiengsur@thomasandisrael.com
JOB NO. 11741