THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

November 1, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-04 Town Square Unit No. 1, an addition to the City of Amarillo, being an unplatted tract of land out of Section 63, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Hillside Rd. & Soncy Rd./Loop 335)
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on September 24, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012017713 on September 28, 2012. Please post your records accordingly.

Kelley Shaw, Planning Director

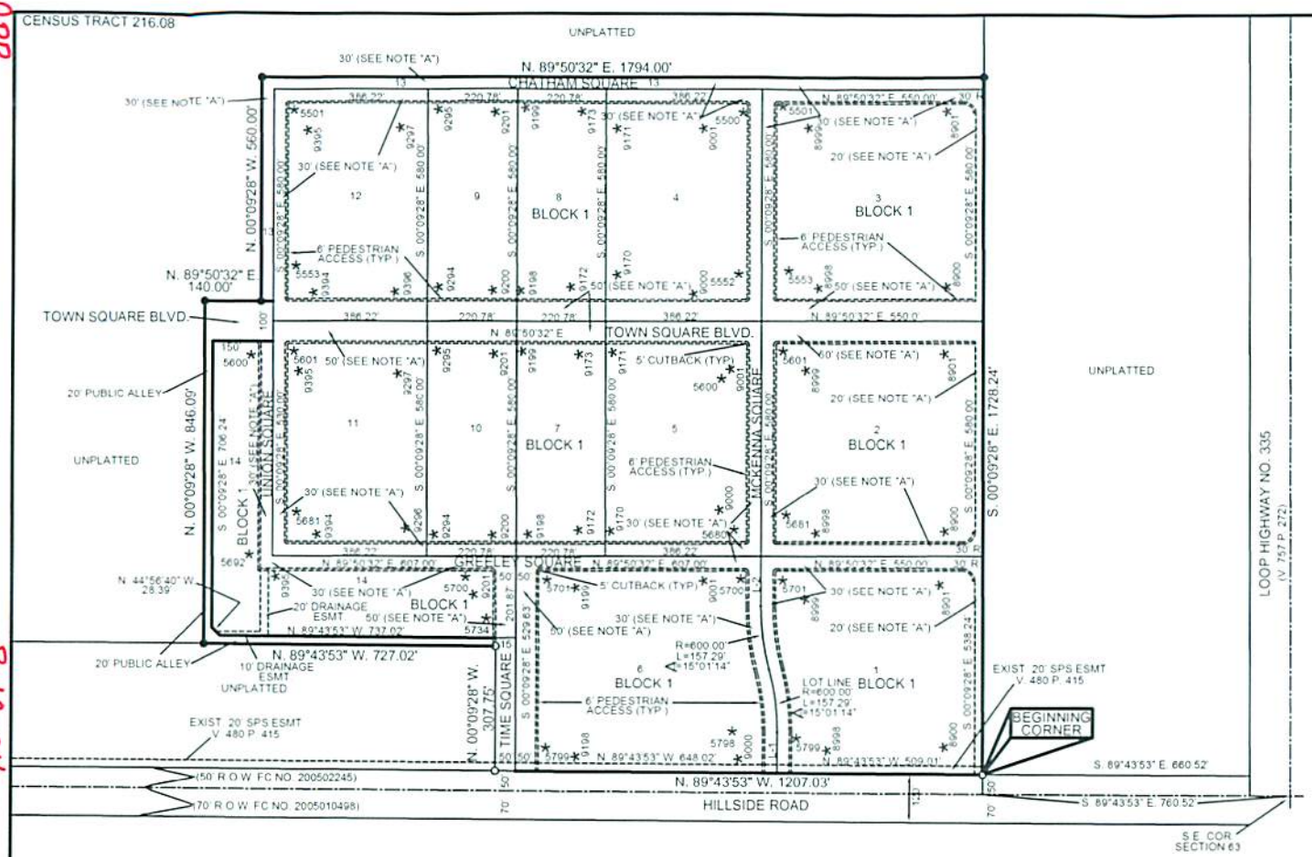
APP

BLK9 BS+F

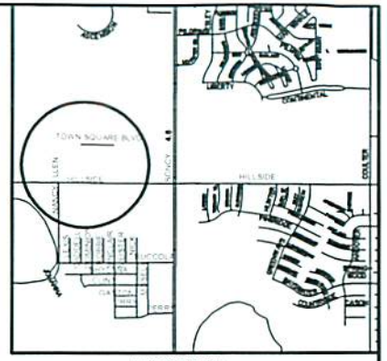
SEC63

H-15

2012017713 PLAT Total Pages: 4



AP NO. H-15



VICINITY MAP
NTS

SPC NAD83
TEXAS NORTH

S.E. CORNER SECTION

NORTHING/Y= 3698532.483
EASTING/X= 525188.425
CONVERGENCE= -0 15 14 10600
SCALE FACTOR= 0.999922003
COMBINED FACTOR= 0.999751904

S.W. CORNER SECTION

NORTHING/Y= 3698532.177
EASTING/X= 519783.491
CONVERGENCE= -0 15 51.82687
SCALE FACTOR= 0.999922009
COMBINED FACTOR= 0.999752719

NORTH
SCALE 1"=200'

200 100 0 200

LEGEND:

- ● 1/2 INCH REBAR (SET W/HH CAP)
- ○ 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT EASEMENT
- ★ ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- EXIST. EXISTING

NOTE:

1) THIS PLAT IS NOT IN THE AMARILLO E.T.J.

2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0065E DATED JUNE 4, 2010

3) BASIS OF BEARING IS NORTH LINE OF HILLSIDE ROAD (N. 89°43'53" W.)

NOTE "A":
PUBLIC INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT (SIZE AS INDICATED)

A 6' PEDESTRIAN ACCESS EASEMENT WILL BE ALONG ALL PUBLIC INGRESS/EGRESS EASEMENTS AS SHOWN ABOVE

SQUARE FOOTAGE:

1. PUBLIC INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT: 606,355 SQ. FT.
2. 6 FOOT PEDESTRIAN ACCESS EASEMENT: 89,085 SQ. FT.
3. PUBLIC ALLEY: 29,293 SQ. FT.
4. PUBLIC STREET: 33,386 SQ. FT.
5. EXISTING SPS ESMT: 24,140 SQ. FT.

LINE DATA

MARK	BEARING	DISTANCE
L-1	N. 00°09'28" W.	100.31'
L-2	N. 00°09'28" W.	123.15'

TOWN SQUARE UNIT NO. 1

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN SECTION 63,
BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS.
(69.48 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 11937 E-mail tiengsur@thomasandisrael.com

SHEET 1 OF 2

P-12-04

JS

APP

BLK 9 BS+F

CENSUS TRACT 216.08

DESCRIPTION:

A **69.48 ACRE** TRACT OF LAND IN **SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS**, BEING A PORTION OF A 517.63 ACRE TRACT OF LAND RECORDED IN COUNTY CLERKS' FILE NO. 2007 06250 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD, AND FROM WHENCE THE SOUTHEAST CORNER OF SECTION 63 BEARS S. 00°09'28" E., 50.00 FEET AND S. 89°43'53" E., 760.52 FEET;

THENCE N. 89°43'53" W., ALONG SAID HILLSIDE ROAD, 1207.03 FEET TO A ½ INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°09'28" W., 307.75 FEET TO A ½ INCH REBAR FOUND WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER;

THENCE N. 89°43'53" W., 727.02 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH";

THENCE N. 00°09'28" W., 846.09 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH";

THENCE N. 89°50'32" E., 140.00 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH";

THENCE N. 00°09'28" W.,560.00 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89°50'32" E., 1794.00 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°09'28" E., 1728.24 FEET TO **THE PLACE OF BEGINNING**.

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LTD. AND MICHAEL BUCCOLA, MANAGER OF FBR LAND CO. LLC, BEING THE OWNERS OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS TOWN SQUARE UNIT NO 1, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, LANES, ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES, ALLEYS AND EASEMENTS (UNLESS OTHERWISE NOTED).

EXECUTED THIS 11th DAY OF June 2012

P DUB INVESTMENTS LTD.
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

FBR LAND CO. LLC.
MICHAEL BUCCOLA, MANAGER
118 N. LAMAR STREET
AMARILLO, TEXAS 79106
(806) 373-2134

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

ATTEST:

STATE OF TEXAS
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LTD., 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 11th DAY OF June 2012

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4/29/15

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 24TH DAY OF APRIL, 2012.

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

STATE OF TEXAS
REGISTERED
H. O. HARTFIELD
5377
PROFESSIONAL
LAND SURVEYOR

P-12-04

APPROVAL:

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

9-24-2012 Howard Smith
DATE CHAIRMAN

ATTEST:

STATE OF TEXAS
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BUCCOLA, MANAGER OF FBR LAND CO. LLC., 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.

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MY COMMISSION EXPIRES

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

SEC 63

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1839
CANYON, TEXAS 79015

FILED OF RECORD
9-28-12 Randall
DATE COUNTY
2012017713
FILE CLERK NO.

TOWN SQUARE UNIT NO. 1

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN SECTION 63,
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(806)358-4829 FAX (806)358-4820
JOB NO. 11937 E-mail: terrysur@thomasandisrael.com

JS

H-15

ANNEX
P DUB INVESTMENTS **T A X C E R T I F I C A T E** NO. 91578

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 ..: P DUB INVESTMENTS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION
==========
SECT 63 B S & F
LOT BLOCK 0009
ENTIRE SECT LESS PLATTED
AREA & LESS LOOP ROW & RD
ROW & ANNEXED AREA & LESS
VARIOUS TRACTS ON E,W & S LINES

PROPERTY ACCOUNT NUMBER: R 370 0630 0001.0 **TAXES FOR 2011 ARE $** 1,078.43
Acres: 505.1300 **Randall County Market Value:** 5,051,300
2011 Taxes WITHOUT Exemptions $ 84,640.59

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 2012 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2011
TAX ASSESSOR/COLLECTOR

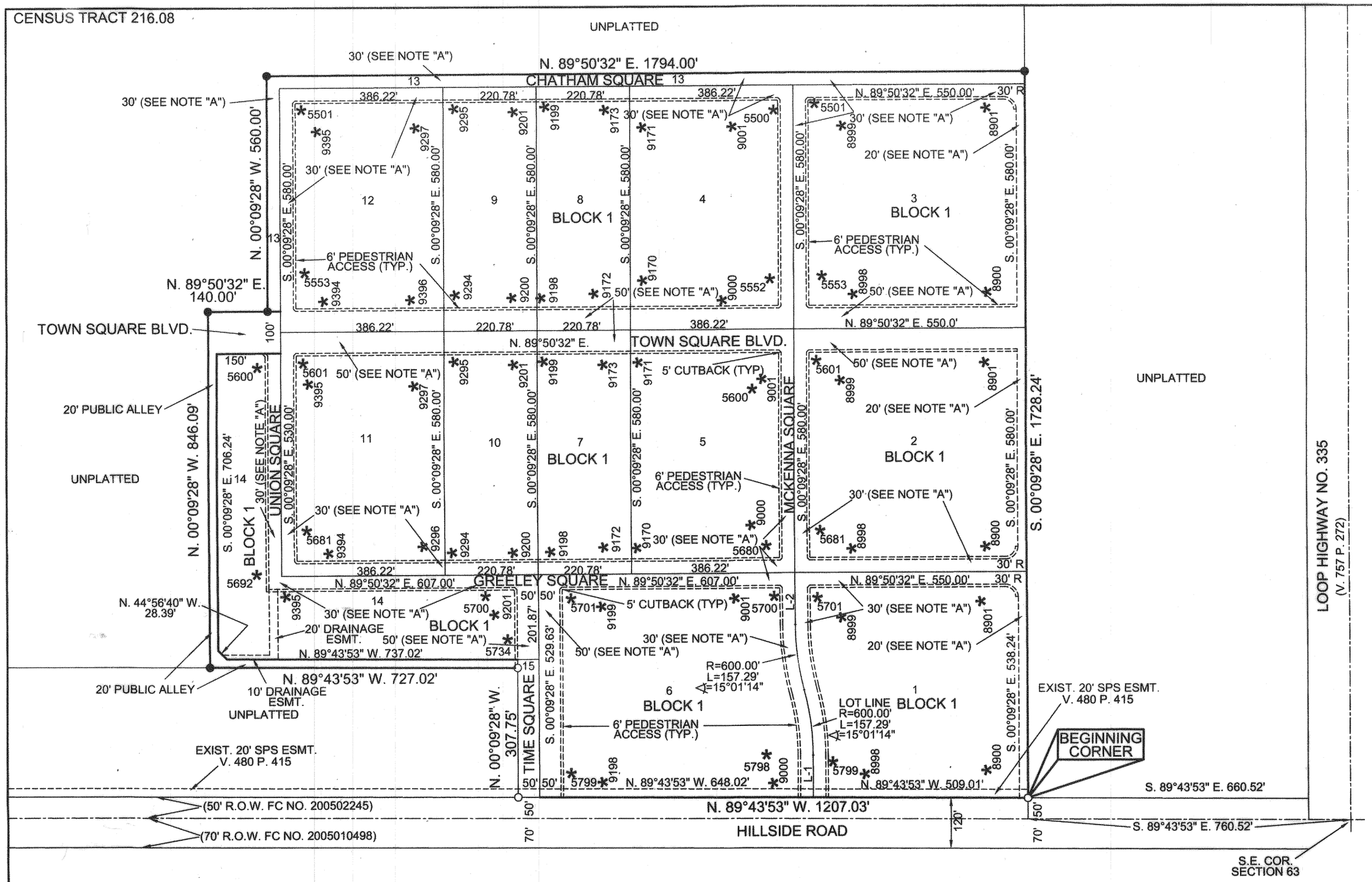
Christina McMurray 9/10/2012 FEE PAID $ 10.00
DEPUTY DATE OF TAX CERTIFICATE

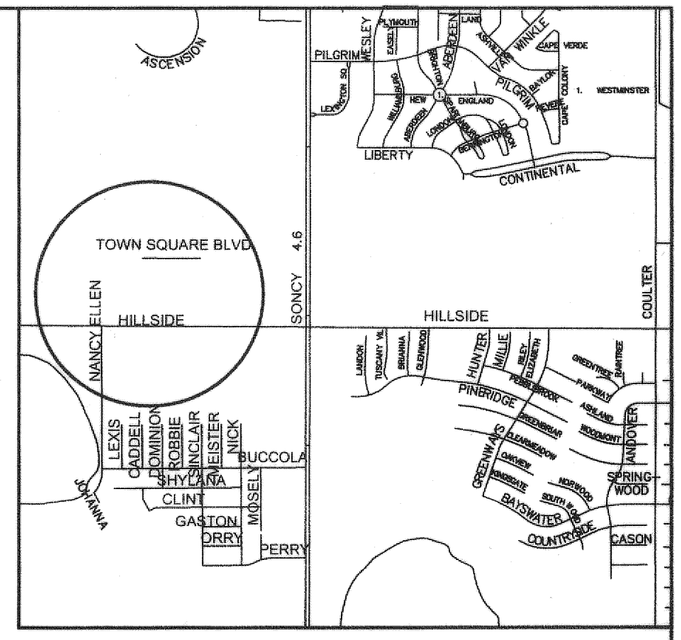
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012017713
09/28/2012 10:17 AM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT





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(69.48 ACRES)

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CERTIFICATE:

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H.O. Hartfield

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

STATE OF TEXAS REGISTERED H. O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

APPROVAL:

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

9-24-2012 — DATE

Howard Smith — CHAIRMAN

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1839
CANYON, TEXAS 79015

FILED OF RECORD

9-25-12 — DATE

Randall — COUNTY

2012017713

FILE CLERK NO.

DEDICATION:

STATE OF TEXAS }
} KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL }

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LTD.,AND MICHAEL BUCCOLA, MANAGER OF FBR LAND CO. LLC, BEING THE OWNERS OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS TOWN SQUARE UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, LANES, ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES, ALLEYS AND EASEMENTS (UNLESS OTHERWISE NOTED).

EXECUTED THIS 11th DAY OF June, 2012.

Perry Williams

P DUB INVESTMENTS LTD.
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

FBR LAND CO. LLC,
MICHAEL BUCCOLA, MANAGER
118 N. LAMAR STREET
AMARILLO, TEXAS 79106
(806) 373-2134

ATTEST:

STATE OF TEXAS

COUNTY OF Potter

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NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

ATTEST:

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COUNTY OF Potter

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NOTARY PUBLIC,
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My Commission Expires 04-29-2015

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