

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 25, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-08 R & B Industrial Park Unit No. 7, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. E. & Lakeside Dr.)
DEVELOPER: Nord Sorensen

The Planning and Zoning Commission approved the above-mentioned item on December 17, 2012. The plat was filed of record in the Official Public Records of Potter County Instrument # 1228033 on December 27, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

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

Property Information

Property ID: 101448 Geo ID: 20007202510
Legal Acres: 16.1300
Legal Desc: SECT 72 A B & M LOT BLOCK 0002 APPRX 16.13
AC TR BEG ON S/L OF RR ROW 1045FT E & 225 FT N
OF INTSECT OF LAKESIDE DR & RR ROW
Situs: 8601 E AMARILLO BLVD AMARILLO, TX 79111
DBA:
Exemptions:

Owner ID: 82292 100.00%
WRIGHT CLAUDELL
DBA WRIGHT CONSTRUCTION
4219 W FARMERS AVE
AMARILLO, TX 79110-4107

For Entities

AMA COLLEGE
AMARILLO
HIGHLAND PARK
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 35,131
Productivity Market: 0
Productivity Use: 0
Assessed Value 35,131

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: 12/13/2012

Total Due if paid by: 12/31/2012

0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	220.29
AMARILLO	112.45
PANHANDLE WD	3.12
AMA COLLEGE	70.09
HIGHLAND PARK	410.13

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: 12/13/2012
Requested By: OJD ENGINEERING INC
Fee Amount: 10.00
Reference #: R200 0720 2510


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1228033

Filing and Recording Date: 12/27/2012 12:26:02 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.



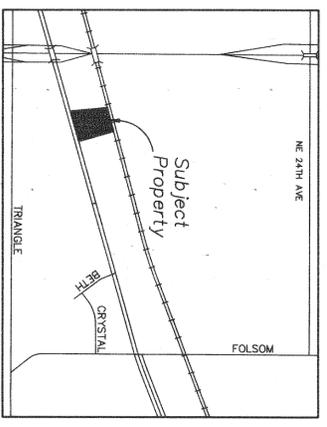
A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

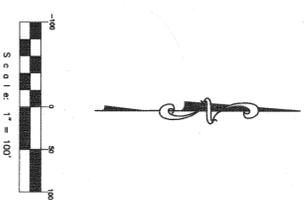
DO NOT DESTROY - This document is part of the Official Public Record.

Ref to: levans

CITY OF AMARILLO PLANNING DEPARTMENT ^{Re 1228033}
PO BOX 1971
AMARILLO, TX 79105

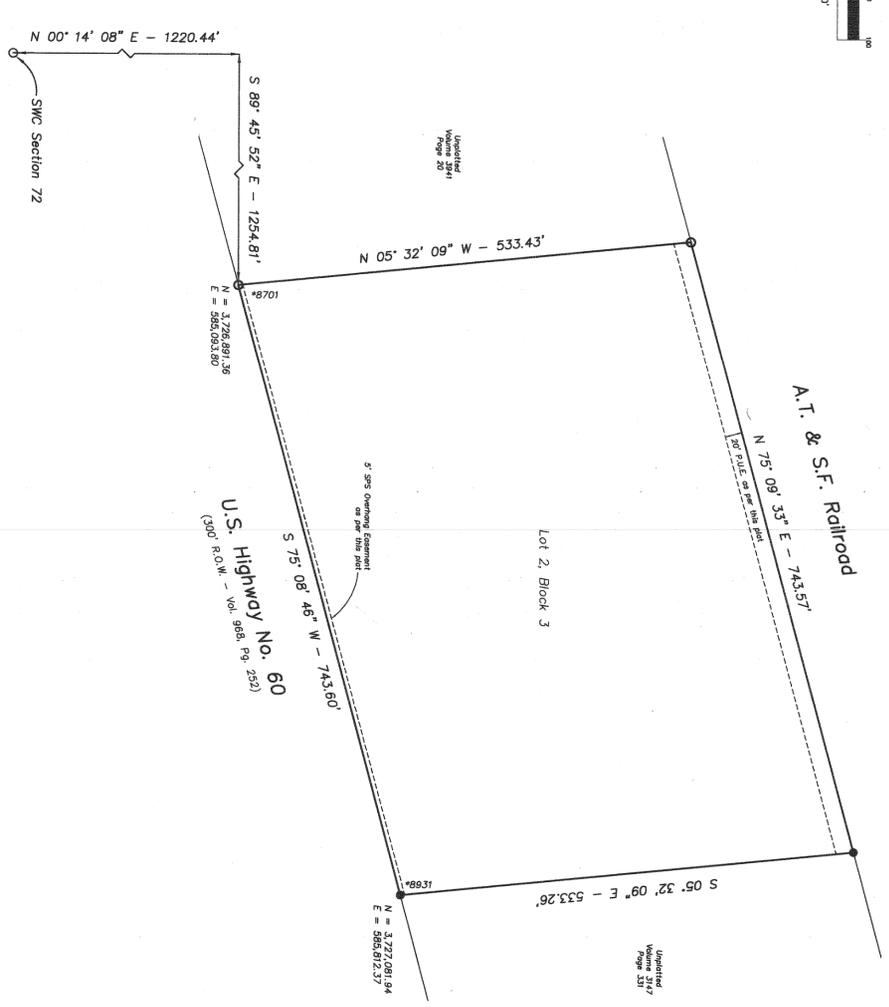


Vicinity Map
 A.P. No. T-10



**R & B INDUSTRIAL PARK
 UNIT NO. 7**
 an addition to the City of Amarillo, being an unplatted tract of land situated
 in Section 72, Block 2, A. B. & M. Survey, Potter County, Texas
 8.98 ACRES

- LEGEND**
- = 1/2" IRON ROD SET W/ YELLOW CAP
 - = 1/2" IRON ROD FOUND W/ YELLOW CAP
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - * = ADDRESS (Subject to Change Without Notice)
 - S.P.S. = SOUTHWESTERN PUBLIC SERVICE
- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
 2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 483750355C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON ANY FLOOD INSURANCE RATE MAP PREPARED OR SUPERSEDED BY THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
 3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE GRID TO GROUND SCALE FACTOR: 1.0002507
 4. THIS PLAT IS SUBJECT TO AVATON HEIGHTS HAZARD RESTRICTIONS. THEREFORE, AN AVATON CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3795 ABOVE MEAN SEA LEVEL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
 5. AREA OF LAND IN P.L.L.E.: 14,871.5 SQUARE FEET



LEGAL DESCRIPTION

FIELD NOTES for a 8.98 acre tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:
 BEGINNING at a 1/2" iron rod found with a yellow cap on the north right-of-way line of U.S. Highway No. 60 which bears N. 00° 14' 08" E. a distance of 1220.44 feet and S. 89° 45' 52" E. a distance of 1254.81 feet from the southwest corner of said Section 72 for the southwest corner of this tract.
 THENCE N. 05° 32' 09" W. a distance of 533.43 feet to a 1/2" iron rod found with a yellow cap on the south right-of-way line of this tract.
 THENCE N. 05° 32' 09" W. a distance of 533.43 feet to a 1/2" iron rod found with a yellow cap on the south right-of-way line of this tract.
 THENCE N. 75° 09' 33" E. along said south right-of-way line a distance of 743.57 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line for the northeast corner of this tract.
 THENCE S. 05° 32' 09" E. a distance of 533.26 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line of said U.S. Highway No. 60 for the southwest corner of this tract.
 THENCE S. 75° 09' 46" W. along said north right-of-way line, a distance of 743.60 feet to the place of BEGINNING and containing 8.98 acres of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 22nd DAY OF JUNE 2012.



Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE
 CITY OF AMARILLO, TEXAS THIS ___ DAY OF _____ 2012.

CHAIRMAN

DEDICATION

STATE OF TEXAS)
 COUNTY OF POTTER)
 KNOW ALL MEN BY THESE PRESENTS
 THAT CLAUDELL WRIGHT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS R & B INDUSTRIAL PARK UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THIS 22nd DAY OF JUNE 2012.

ClaudeLL Wright
 CLAUDELL WRIGHT
 4219 W. FARMERS AVE.
 AMARILLO, TEXAS 79110
 (806) 353-0374

ATTEST

STATE OF Texas)
 COUNTY OF Potter)
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAUDELL WRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY
 ON THIS 15th DAY OF November 2012.

Kristine Howard
 NOTARY PUBLIC STATE OF TEXAS

Comm. Expires 7-3-16



FILED OF RECORD

DATE 12-27-12
 COUNTY POTTER
 Volume 1228033
 Page

R & B INDUSTRIAL PARK UNIT NO. 7
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY:	TM
DATE: Dec. 20, 2011			

OD Engineering, L.P.
 Consulting Engineers & Surveyors
 808-447-2803
 P.O. Box 543
 Wellington, Texas 79005
 DRAWING NUMBER