THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

October 2, 2013

TO: Final Distribution

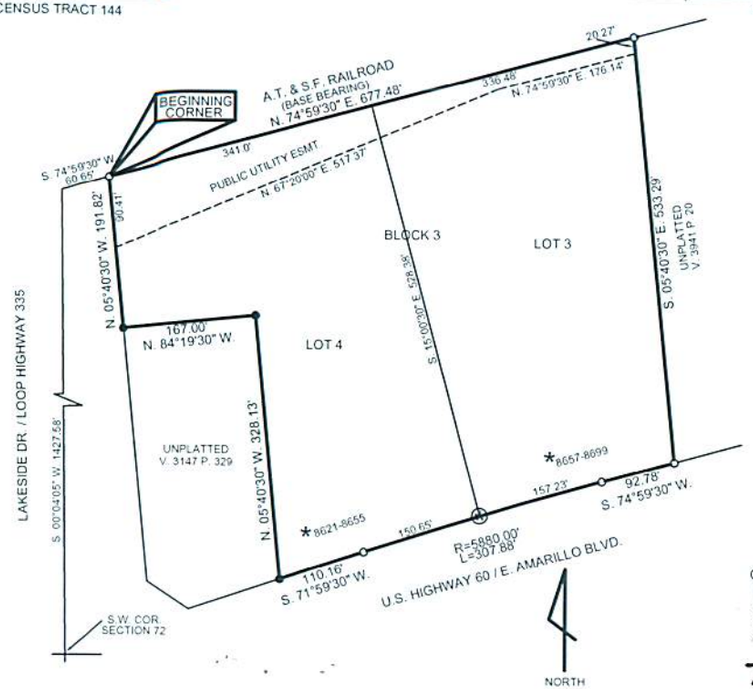
FROM: Planning Department

SUBJECT: P-13-46 R & B Industrial Park Unit No. 8, an addition to the City of Amarillo being an unplatted tract of land in Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Lakeside Dr/Loop 335 & US Hwy 60/Amarillo Blvd) DEVELOPER: Clauddell Wright

The Planning and Zoning Commission approved the above-mentioned item on September 23, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument # 1243980 on September 26, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

CENSUS TRACT 144



STATE PLANE COORDINATE 83 TEXAS (NORTH)

NORTHEAST CORNER:

NORTHING: 3727362.887
EASTING: 584801.815
CONVERGENCE: -0 08 18.54875
SCALE FACTOR: 0.999916419
COMBINED FACTOR: 0.999751958

SOUTHEAST CORNER:

NORTHING: 3726831.711
EASTING: 584853.043
CONVERGENCE: -0 08 18.18191
SCALE FACTOR: 0.999916504
COMBINED FACTOR: 0.999751995

LEGEND:

1) ● 1/2 INCH IRON ROD (HH SET)
2) O 1/2 INCH IRON ROD (FND)
3) P.U.E. PUBLIC UTILITY EASEMENT
4) SPS SOUTHWESTERN PUBLIC SERVICE
5) ESMT. EASEMENT
6) O.H. OVERHANG
7) SWBT SOUTHWESTERN BELL TELEPHONE
8) * ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
9) ⊛ SHARED ACCESS POINT

NOTE:

1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0555C DATED JUNE 4, 2010.
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. BEARING BASIS IS FROM GPS OBSERVATION MADE ON 6/13/07.
4. THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3755' MEAN SEA LEVEL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
5. PUBLIC UTILITY EASEMENT DEDICATION : 31,016 SQ. FT.

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

DESCRIPTION:

AP NO. T-10

A **6.974 ACRE** TRACT OF LAND BEING A PORTION OF A 32.656 ACRE TRACT FILED OF RECORD IN VOLUME 3147, PAGE 331, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS AND BEING SITUATED IN **SECTION 72, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS**. SAID 6.974 ACRE TRACT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD AND THE EAST LINE OF LOOP HIGHWAY 335, AT THE NORTHWEST CORNER OF THIS TRACT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 72 BEARS S 74°59'30" W(BASE BEARING), 60.65 FEET AND S 00°04'05" W, 1427.58 FEET;

THENCE N. 74°59'30" E., 677.48 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE NORTHWEST CORNER OF AN ADJOINING 3.00 ACRE TRACT FILED OF RECORD IN VOLUME 3941, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS MARKING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 05°40'30" E., 533.29 FEET, ALONG THE WEST LINE OF SAID 3.00 ACRE TRACT TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 60 MARKING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 74°59'30" W., 92.78 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 60 TO A ½ INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S. 15°00'30" E., 5880.00 FEET;

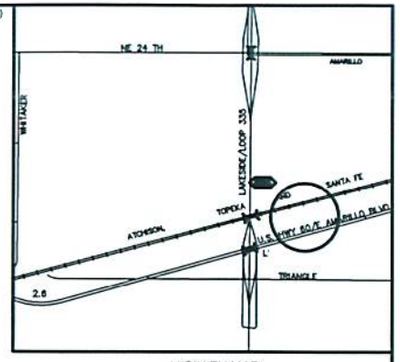
THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE 00°00'00" AN ARC DISTANCE OF 307.88 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S. 71°59'30" W., 110.16 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE N. 05°40'30" W., 328.13 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET FOR AN INTERIOR CORNER;

THENCE S. 84°19'30" W., 167.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN THE EAST LINE OF SAID LOOP HIGHWAY 335;

THENCE N. 05°40'30" W., 191.82 FEET TO **THE PLACE OF BEGINNING**.



VICINITY MAP
NTS

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A SURVEY MONUMENTED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON THE 6TH DAY OF JULY, 2013.

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

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

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTER)(

THAT CLAUDDELL WRIGHT BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS , R & B INDUSTRIAL PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 72, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 10th DAY OF September, 2013.

Claudell Wright

CLAUDDELL WRIGHT
4219 W. FARMERS AVENUE
AMARILLO, TEXAS 79110-4107
(806) 671-3311

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAUDDELL WRIGHT, 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.

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
Comm. Expires 04-29-2015

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF Sept 2013.

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES 4/29/15

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS.

DATE: 9/23/13 CHAIRMAN

FILED OF RECORD

9-26-13 Potter
DATE COUNTY

1243980
VOLUME PAGE

R & B INDUSTRIAL PARK UNIT NO. 8

AN ADDITION TO THE CITY OF AMARILLO BEING
AN UNPLATTED TRACT OF LAND IN SECTION 72,
BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS
(6.974 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 12715 E-mail tiengsur@thomasandisrael.com

1243980 PLAT P-121
09/26/2013 09:27 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

APP
P-13-Hb
SLS
BLK 2 ABM
SEC 72
T-10

Through Tax Year: 2012

TAX CERTIFICATE

Certificate #: 5327

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

Property Information

Property ID: 127623 Geo ID: 6518101100
Legal Acres: 4.1900
Legal Desc: R & B INDUSTRIAL PARK # 6 LOT 001 BLOCK 0003
Situs: ,
DBA:
Exemptions:

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

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
HIGHLAND PARK	Land HS:	0
PANHANDLE WD	Land NHS:	12,770
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	12,770

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: 09/04/2013 Total Due if paid by: 09/30/2013 0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	80.08
AMARILLO	40.88
PANHANDLE WD	1.13
AMA COLLEGE	25.48
HIGHLAND PARK	149.08

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 TAXES HAVE NOT BEEN CALCULATED.

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: 09/04/2013
Requested By: WRIGHT CLAUDDELL
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation, Inc

FILED and RECORDED

Instrument Number: 1243980

Filing and Recording Date: 09/26/2013 09:27:59 AM 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.

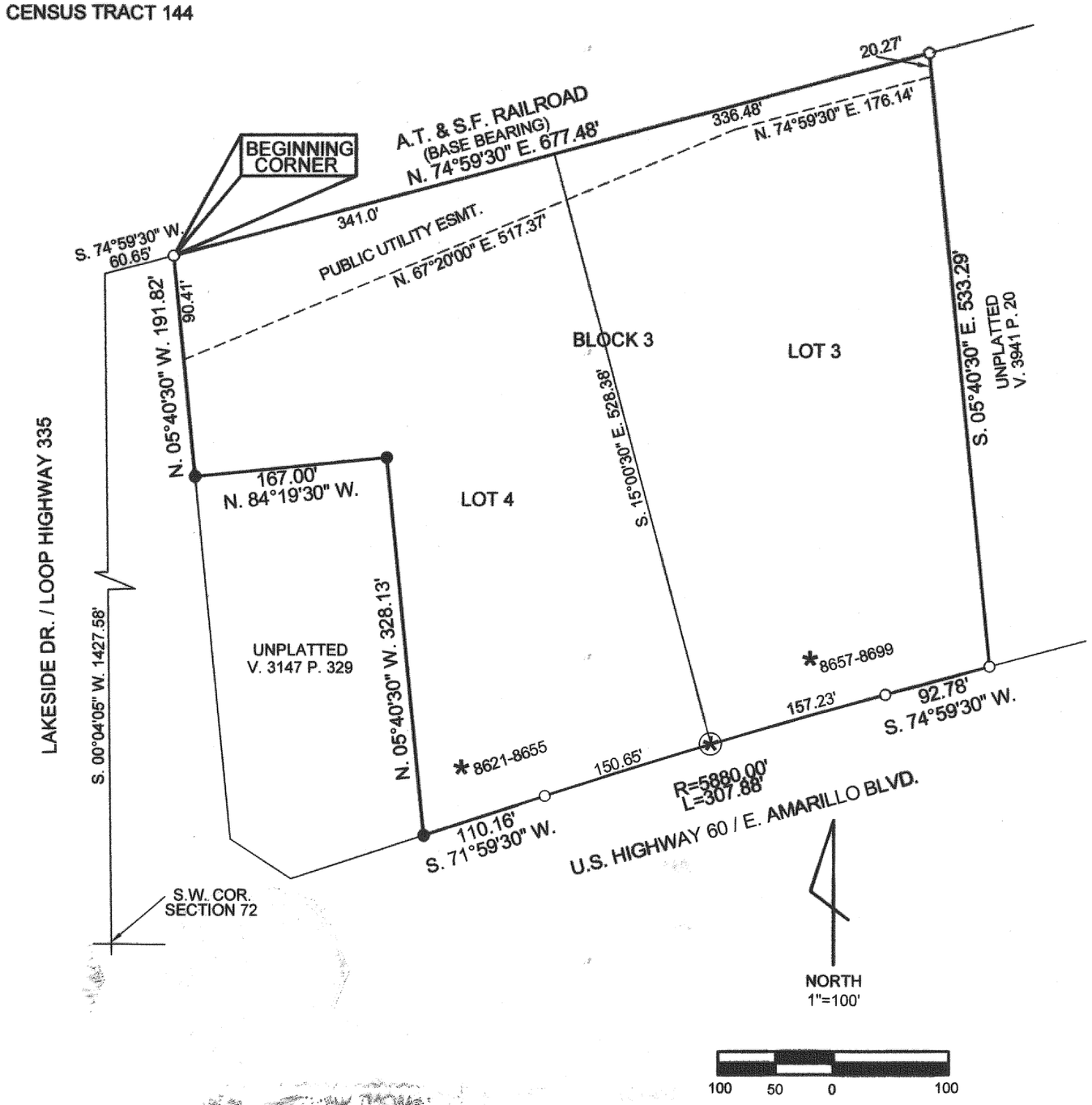
bsnell

Return

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

Re: 1243980

CENSUS TRACT 144



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APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS

DATE: 9/23/2013 Carey Wilson
CHAIRMAN

FILED OF RECORD

9/26/13 DATE — Potter COUNTY

1243980 VOLUME — PAGE

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AP NO. T-10

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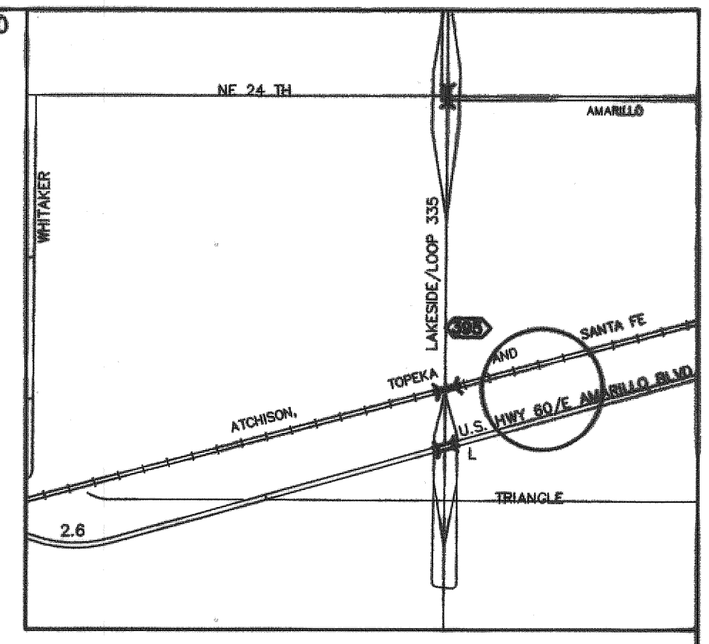

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H.O. Hartfield
H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

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

DEDICATION:

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)(KNOW ALL MEN BY THESE PRESENT
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CLAUDDELL WRIGHT
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NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

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

MY COMMISSION EXPIRES: 4/29/15

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