

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

November 6, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-55 The Woodlands of Amarillo Unit No. 14, an addition to the City of Amarillo, being an unplatted tract of land in Section 23, Block 9, BS&F Survey, Potter County Texas. (Vicinity: Coulter St & Basswood Ln)  
DEVELOPERS: Stephen Ferrin, Robert Ferrin & Artur Budzynski

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1244985 on October 16, 2013. 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: 126919      Geo ID: 37002305050  
Legal Acres: 94.0400  
Legal Desc: SECT 23 B S & F LOT      BLOCK 0009 IRREG TR  
ON E SIDE OF DEDICATED RD BEG APPRX 1360FT W  
OF NE COR OF SECT  
Situs: COULTER ST AMARILLO, TX  
DBA:  
Exemptions:

Owner ID: 100044978      100.00%  
CHAPMAN G R LIMITED  
PARTNERSHIP  
PO BOX 3212  
AMARILLO, TX 79116-3212

**For Entities      Value Information**  
AMA COLLEGE      Improvement HS: 0  
AMARILLO      Improvement NHS: 0  
AMARILLO ISD      Land HS: 0  
PANHANDLE WD      Land NHS: 0  
POTTER COUNTY      Productivity Market: 282,120  
Productivity Use: 3,173  
Assessed Value 3,173  
Property is receiving Ag Use

**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: 09/18/2013

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

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	19.89
AMARILLO	10.16
PANHANDLE WD	0.28
AMA COLLEGE	6.33
AMARILLO ISD	37.13

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: 09/18/2013  
Requested By: CHAPMAN G R LIMITED  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1244985

Filing and Recording Date: 10/16/2013 01:22:50 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

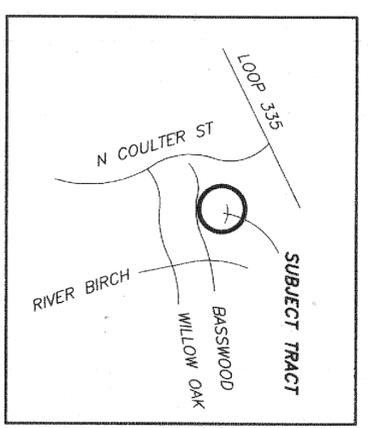
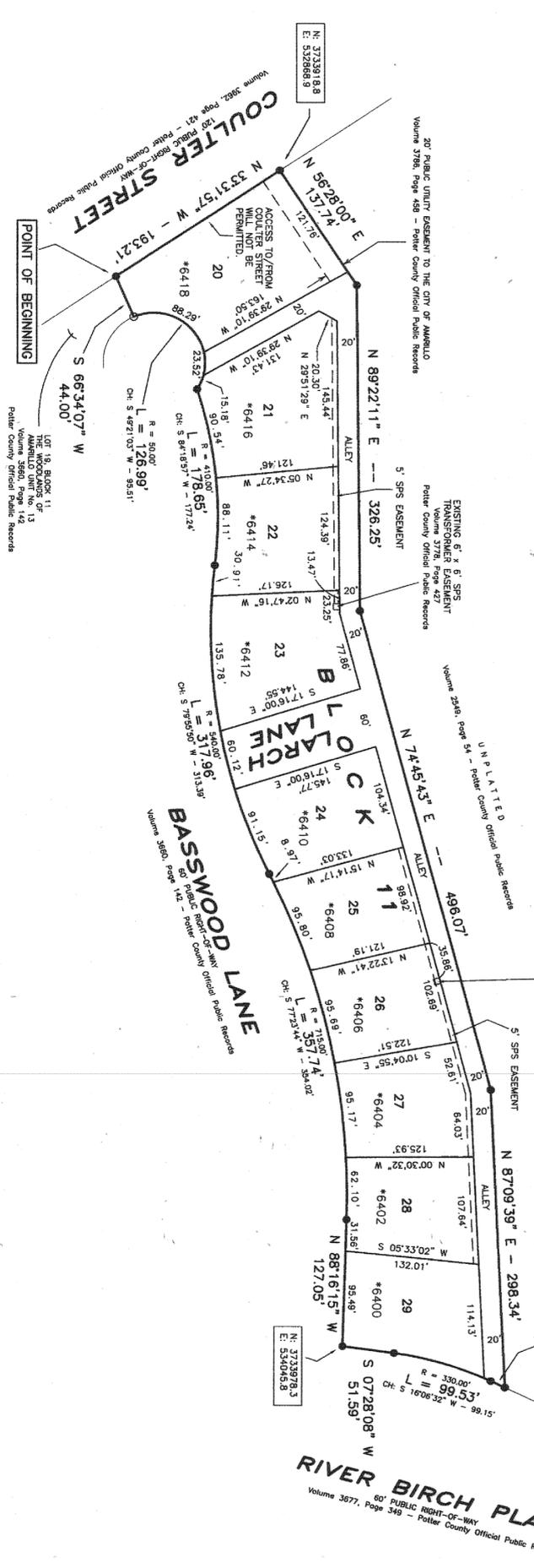
***DO NOT DESTROY - This document is part of the Official Public Record.***

levans

# THE WOODLANDS OF AMARILLO UNIT NO. 14

AN ADDITION TO THE CITY OF AMARILLO  
BEING AN UNPLATTED TRACT OF LAND IN SECTION 23, BLOCK 9, B. S. & F. SURVEY  
POTTER COUNTY, TEXAS  
4.165 ACRES

- LEGEND**
- MONUMENTS FOUND AS NOTED
  - ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
  - 5/8 INCH IRON ROD "RPL'S 5437" SET
  - 1/2 INCH IRON ROD "KEY'S RPL'S 2507" FOUND
  - S/S = SOUTHWESTERN PUBLIC SERVICE COMPANY



### LEGAL DESCRIPTION

A 4.165 acre tract of land situated in Section 23, Block 9, B. S. & F. Survey, Potter County, Texas, and being a portion of a tract of land as conveyed in that certain Special Warranty Deed of record in Volume 2549, Page 54 of the Official Public Records of Potter County, Texas, said 4.165 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod "RPL'S 5437" set, the most West Northwest corner of Lot 19, Block 11 of The Woodlands of Amarillo Unit No. 13, recorded in Volume 3677, Page 142 of the Official Public Records of Potter County, Texas, being in the East line of Coulter Street;

**THENCE** North 33°31'57" West, along the East line of Coulter Street, a distance of 193.21 feet to a 5/8 inch iron rod "RPL'S 5437" set, the Northwest corner of this tract of land;

**THENCE** North 56°28'00" East, a distance of 137.74 feet to a 5/8 inch iron rod "RPL'S 5437" set;

**THENCE** North 89°22'11" East, a distance of 326.23 feet to a 5/8 inch iron rod "RPL'S 5437" set;

**THENCE** North 74°45'43" East, a distance of 496.07 feet to a 5/8 inch iron rod "RPL'S 5437" set;

**THENCE** North 87°09'39" East, a distance of 298.34 feet to a 5/8 inch iron rod "RPL'S 5437" set, the Northeast corner of this tract of land, being in the West line of River Birch Place per plat of The Woodlands of Amarillo Unit No. 12, recorded in Volume 3677, Page 349 of the Official Public Records of Potter County, Texas;

**THENCE** South 33°31'57" West, along the East line of Coulter Street, a distance of 193.21 feet to a 5/8 inch iron rod "RPL'S 5437" set, the beginning of a curve to the left whose radius bears South 65°15'04" East, a distance of 330.00 feet;

**THENCE** South 24°44'56" West, along the West line of said River Birch Place, a distance of 15.42 feet to a 5/8 inch iron rod "RPL'S 5437" set, the beginning of a curve to the left whose radius bears South 65°15'04" East, a distance of 330.00 feet;

**THENCE** Southwesterly along said curve to the left and the West line of said River Birch Place, an arc length of 99.53 feet with a chord bearing and distance of South 16°06'32" West, 99.15 feet to a 5/8 inch iron rod "RPL'S 5437" set, the end of said curve;

**THENCE** South 07°28'08" West, along the West line of said River Birch Place, a distance of 51.59 feet to a 5/8 inch iron rod "RPL'S 5437" set, the Southeast corner of this tract of land, being in the North line of said The Woodlands of Amarillo Unit No. 13;

**THENCE** South 07°28'08" West, along the North line of said The Woodlands of Amarillo Unit No. 13, a distance of 127.05 feet to a 3/8 inch iron rod "RPL'S 5437" set, the beginning of a curve to the left whose radius bears South 01°43'45" West, a distance of 715.00 feet;

**THENCE** Southwesterly along said curve to the left, an arc length of 357.74 feet with a chord bearing and distance of South 77°23'34" West, 354.02 feet to a 5/8 inch iron rod "RPL'S 5437" set, the beginning of a reverse curve to the right whose radius bears North 26°56'16" West, a distance of 540.00 feet;

**THENCE** Southwesterly along said curve to the right, an arc length of 317.96 feet with a chord bearing and distance of South 79°55'50" West, 313.39 feet to a 5/8 inch iron rod "RPL'S 5437" set, the beginning of a reverse curve to the left whose radius bears South 06°47'56" West, a distance of 410.00 feet;

**THENCE** Southwesterly along said curve to the left, an arc length of 178.65 feet with a chord bearing and distance of South 84°18'57" West, 177.24 feet to a 5/8 inch iron rod "RPL'S 5437" set, the beginning of a compound curve to the left whose radius bears South 32°06'49" West, a distance of 50.00 feet;

**THENCE** Southwesterly along said curve to the left, an arc length of 126.99 feet with a chord bearing and distance of South 49°21'03" West, 95.51 feet to a 1/2 inch iron rod "KEY'S RPL'S 2507" found, the end of said curve, being the North Northeast corner of said Lot 19;

**THENCE** South 66°34'07" West, along the North line of said Lot 19, a distance of 44.00 feet to the POINT OF BEGINNING.

### DEDICATION

STATE OF TEXAS  
COUNTY OF POTTER  
I, Stephen Ferrin, being the owner of the subject tract shown and described on this plat, do hereby dedicate to the City of Amarillo, Texas, the public right-of-way shown on this plat, 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 existing with recording information designated.

### DEDICATION

STATE OF TEXAS  
COUNTY OF POTTER  
I, Arthur Budzinski, being the owner of the subject tract shown and described on this plat, do hereby dedicate to the City of Amarillo, Texas, the public right-of-way shown on this plat, 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 existing with recording information designated.

### DEDICATION

STATE OF TEXAS  
COUNTY OF POTTER  
I, Arthur Budzinski, being the owner of the subject tract shown and described on this plat, do hereby dedicate to the City of Amarillo, Texas, the public right-of-way shown on this plat, 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 existing with recording information designated.

### ATTEST

STEPHEN FERRIN  
P.O. BOX 3488  
AMARILLO, TEXAS 79116

EXECUTED THIS 16 DAY OF September, 2013.

STATE OF TEXAS  
COUNTY OF POTTER

### ATTEST

ROBERT FERRIN  
P.O. BOX 3488  
AMARILLO, TEXAS 79116

EXECUTED THIS 16 DAY OF September, 2013.

STATE OF TEXAS  
COUNTY OF POTTER

### ATTEST

ARTHUR BUDZINSKI  
P.O. BOX 3488  
AMARILLO, TEXAS 79116

EXECUTED THIS 17 DAY OF September, 2013.

STATE OF TEXAS  
COUNTY OF POTTER

### NOTES

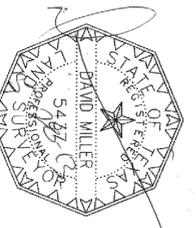
- THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 43370D, THE SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE PREVENTION ACT OF 1968. THE FLOOD HAZARD INFORMATION IS SHOWN ON THE UNDESIGNED SURVEY DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS SURVEY IS BASED.
- COMPANIES SHOWN ARE RELATIVE TO SPD NAD83 TEXAS NORTH.
- ACCESS TO AND FROM LOT 20, BLOCK 11 TO AND FROM COULTER STREET WILL NOT BE ALLOWED.
- PUBLIC EASEMENT = 2451.6 SQUARE FEET
- PUBLIC RIGHT-OF-WAY = 34,407.7 SQUARE FEET

### 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 RECONSTRUCTED SURVEY STAKED ON THE GROUND BY ME OR BY AN ASSISTANT UNDER MY DIRECT SUPERVISION ON THIS 28TH DAY OF MAY, 2013.

Titus Land Surveying, Inc.

P.O. Box 173 • Amarillo, Texas • 79105  
231 SW 7th Avenue • Amarillo, Texas • 79101  
806-318-5477 • titus.com



### APPROVAL

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

EXECUTED THIS 14 DAY OF October, 2013.

CHAIRMAN Andy Poy



### FILED OF RECORD

DATE 10-16-13  
FILE NUMBER 12-44985  
POTTER COUNTY

### GRANTEE'S ADDRESS

CITY OF AMARILLO  
AMARILLO, TEXAS 79106-1971

