

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 16, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-75 Whitaker's Subdivision Unit No. 2, an addition to the City of Amarillo being a replat of a portion of tracts 42 and 43, Whitaker's Subdivision, in Section 92, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: E Amarillo Blvd & Triangle Dr)
DEVELOPER: Felipe & Alberto Ramirez

The Designated Official for the City of Amarillo approved the above-mentioned item on December 12, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1248347 on December 17, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

FILED and RECORDED

Instrument Number: 1248347

Filing and Recording Date: 12/17/2013 04:01:52 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.



Julie Smith

Julie Smith, County Clerk
Potter County, Texas

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

lhinojosa

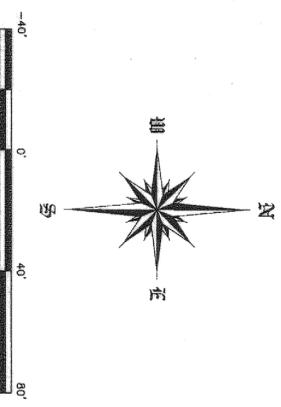
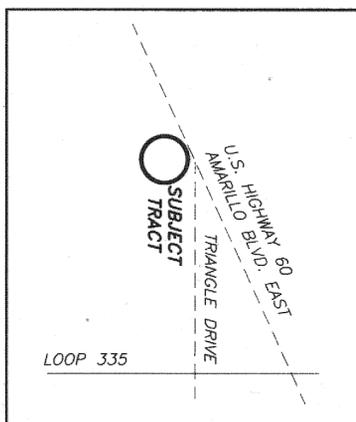
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PLANNING DEPT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re 1248347

WHITAKER'S SUBDIVISION UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF TRACTS 42 AND 43, WHITAKER'S SUBDIVISION,
IN SECTION 92, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
0.763 ACRES



LEGEND

- = MONUMENTS FOUND AS NOTED
- * = ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- P.U.E. = PUBLIC UTILITY EASEMENT

DEDICATION

STATE OF Texas § KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF Potter §

THAT FELIPE RAMIREZ AND ALBERTO RAMIREZ, BEING THE OWNERS OF THE SUBJECT TRACT SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED SUCH LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATED AND REASSIGNED AS WHITAKER'S SUBDIVISION UNIT NO. 2, IN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND HAS CAUSED THE SAME TO BE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED "EXISTING" WITH RECORRING INFORMATION DESIGNATED.

LEGAL DESCRIPTION

A 0.763 acre tract of land being a portion of Tract Nos. 42 and 43, of Whitaker's Subdivision of 85.23 acres out of the North part of Section No. 92, Block 2, A. B. & M. Survey, Potter County, Texas, recorded in Volume 151, Page 389 of the Deed Records of Potter County, Texas, said 0.763 acre tract of land being described by metes and bounds as follows:

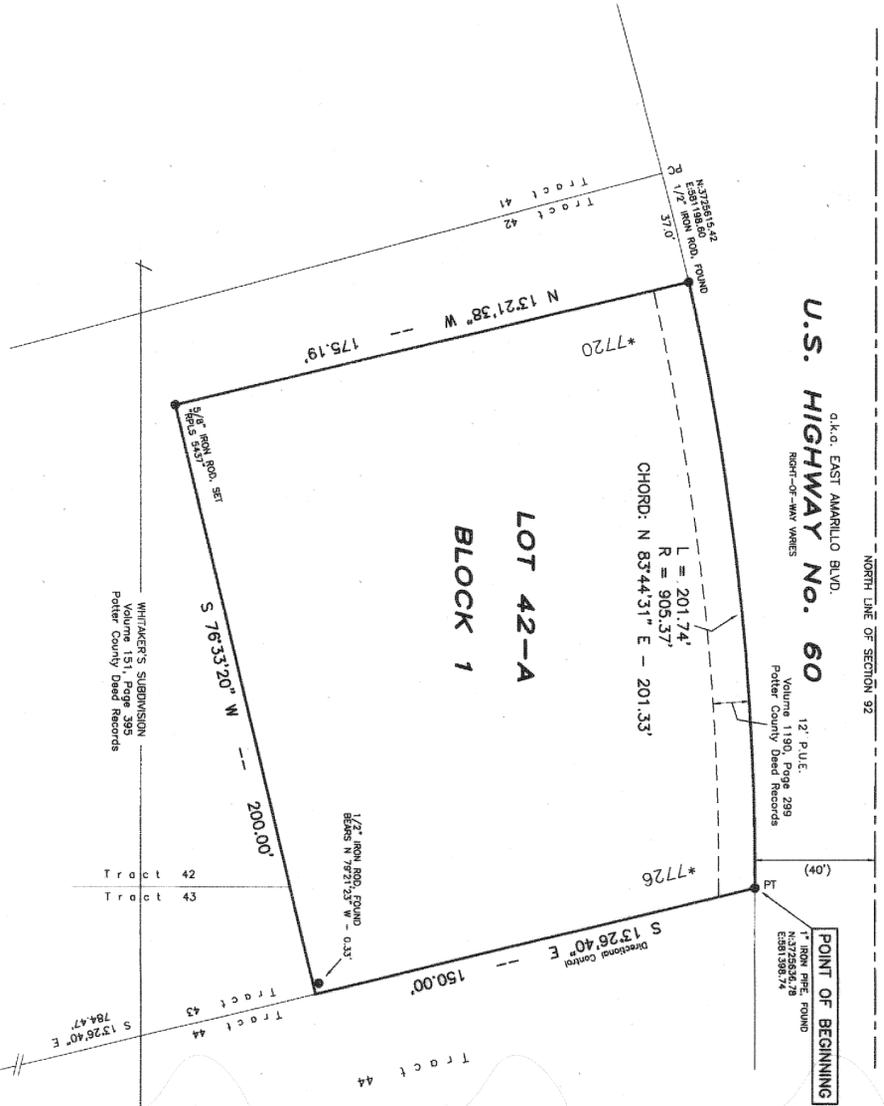
BEGINNING at a 1 inch iron pipe found for the Northeast corner of said Tract 42 and the North corner of said Tract 43;

THENCE South 13°26'40" East (directional control), along the East line of said Tract 43, a distance of 150.00 feet to the Southeast corner of this tract of land, whence a 1/2 inch iron rod found bears North 79°2'123" West, a distance of 0.33 feet;

THENCE South 76°33'20" West, a distance of 200.00 feet to a 5/8 inch iron rod "RPLS 5437" set, the Southwest corner of this tract of land;

THENCE North 13°21'38" West, a distance of 175.19 feet to a 1/2 inch iron rod found in the North line of said Tract 42, the Northwest corner of this tract of land, being in a curve to the right whose radius bears South 12°38'30" East, a distance of 905.37 feet;

THENCE Northeastly along said curve to the right, an arc length of 201.74 feet with a chord bearing and distance of North 83°44'31" East, 201.33 feet to the POINT OF BEGINNING.



ATTEST

STATE OF Texas §
COUNTY OF Potter §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIPE RAMIREZ, 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.

STATE OF Texas §
COUNTY OF Potter §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERTO RAMIREZ, 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.

EXECUTED THIS 3 DAY OF December, 2013.

Felipe Ramirez
FELIPE RAMIREZ
1315 IRONDOIS AVE.
AMARILLO, TEXAS 79107

EXECUTED THIS 3 DAY OF December, 2013.

Alberto Ramirez
ALBERTO RAMIREZ
1315 IRONDOIS AVE.
AMARILLO, TEXAS 79107

NOTES

- 1.) THIS PLAT DOES NOT LIE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2.) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 44123C0010, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHARTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
- 3.) PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
- 4.) COORDINATES SHOWN ARE RELATIVE TO SPG NAD83 TEXAS NORTH.
- 5.) THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS, THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3,600 FEET MEAN SEA LEVEL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

ATTEST

NOTARY PUBLIC IN THE STATE OF TEXAS §
STATE OF Texas §
COUNTY OF Potter §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERTO RAMIREZ, 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.

NOTARY PUBLIC IN THE STATE OF TEXAS §
STATE OF Texas §
COUNTY OF Potter §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIPE RAMIREZ, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3 DAY OF December, 2013.

Justina Nelson
NOTARY PUBLIC IN THE STATE OF TEXAS §
JUSTINA NELSON
My Commission Expires 09/15/2014

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3 DAY OF December, 2013.

Justina Nelson
NOTARY PUBLIC IN THE STATE OF TEXAS §
JUSTINA NELSON
My Commission Expires 09/15/2014

APPROVAL

APPROVED BY WICKI COVER, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS
EXECUTED THIS 12th DAY OF December, 2013.

Wicki Cover
WICKI COVER

FILED OF RECORD

DATE 12-17-13 POTTER COUNTY
FILE NUMBER 1248347

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SAME HAS BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE F.E.M.A. MAP AND APPROVED BY THE DESIGNATED SUPERVISOR ON THIS 1st DAY OF OCTOBER, 2013.

Titus Land Surveying, Inc.

P.O. Box 173 • Amarillo, Texas • 79105
321 SW 7th Street, Suite 477 • Amarillo, Texas • 79101
Titus Land Surveying, Inc. Registration No. 5437
Form Registration No. 1019398

GRANTEE'S ADDRESS
CITY OF AMARILLO
AMARILLO, TEXAS 79105-1971