

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 7, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-63 Fleet Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 58, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: I-40 & Pullman Rd)
DEVELOPER: Vinc Aulick

The Planning and Zoning Commission approved the above-mentioned item on January 28, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1250236 on January 29, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

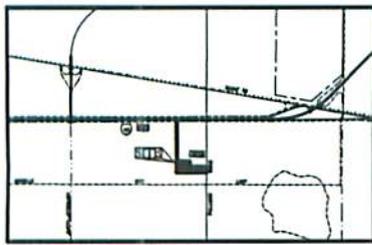
D-139

BLK 2 AB+M

SEC. 5B

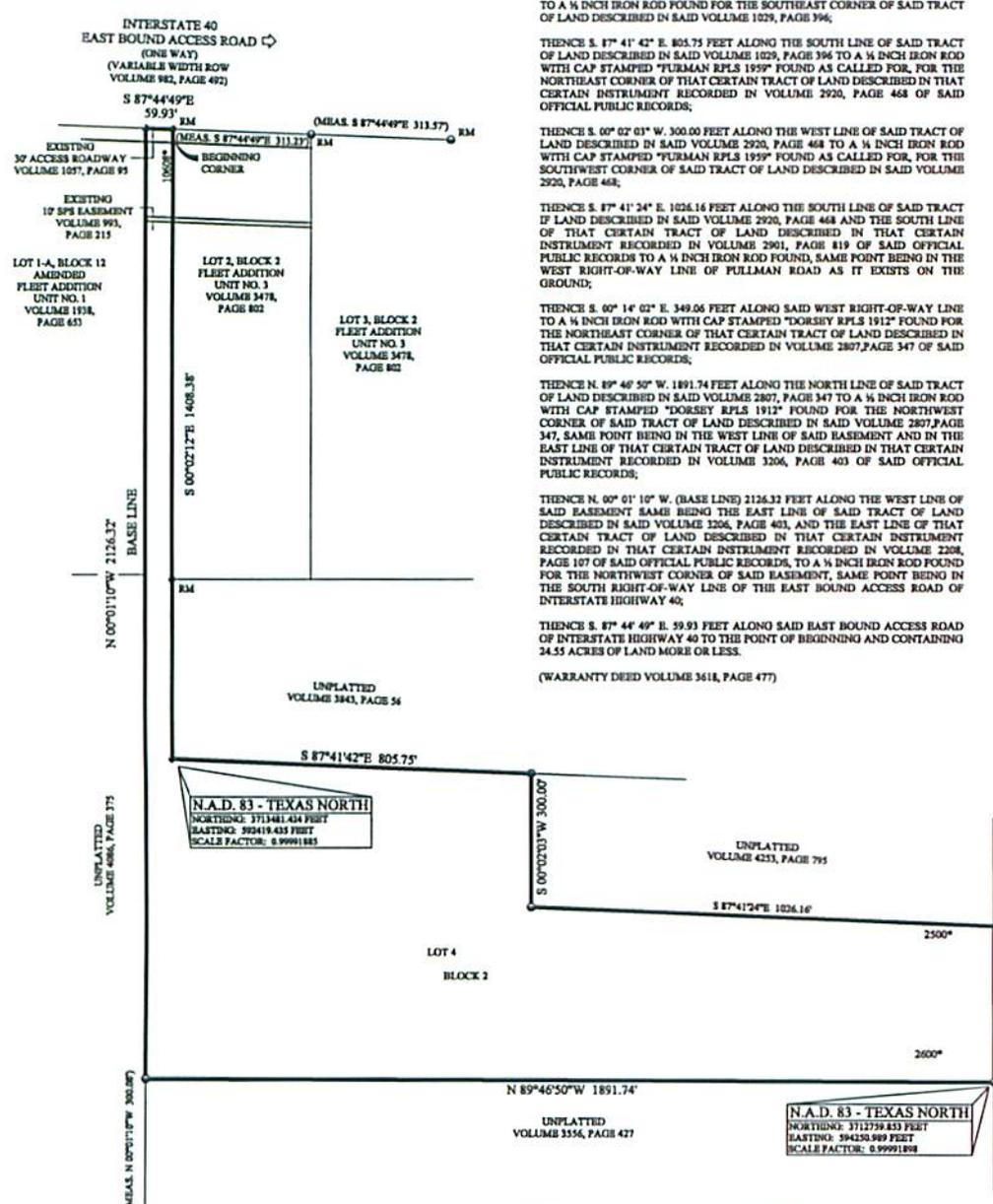
U-13

2010 CENSUS TRACT # 144.01 A.P. U-13



VICINITY MAP

NOT TO SCALE



DESCRIPTION

A 24.55+ ACRE TRACT OF LAND OUT OF SECTION 5B, BLOCK 2 A.B. & M. SURVEY, POTTER COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 1164, PAGE 31 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 1161 PAGE 390 OF SAID DEED RECORDS AND ALL OF THAT CERTAIN EASEMENT RECORDED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 1169 PAGE 663 OF SAID DEED RECORDS, SAID 24.55+ ACRE TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND BY FURMAN LAND SURVEYORS INC. ON JANUARY 5TH, 2005 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND AS CALLED FOR, FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 2 FLEET ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3478, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF SAID EASEMENT AND IN THE SOUTH RIGHT-OF-WAY LINE OF THE EAST BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 40;

THENCE S. 00° 02' 17" E. 1408.36 FEET ALONG THE EAST LINE OF SAID EASEMENT, SAME BEING THE WEST LINE OF SAID LOT 2, BLOCK 2 AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 1029, PAGE 396 OF SAID DEED RECORDS TO A 1/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 1029, PAGE 396;

THENCE S. 87° 41' 42" E. 805.75 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 1029, PAGE 396 TO A 1/4 INCH IRON ROD WITH CAP STAMPED "FURMAN RPLS 1959" FOUND AS CALLED FOR, FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 2920, PAGE 468 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S. 00° 02' 03" W. 300.00 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 2920, PAGE 468 AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID VOLUME 2920, PAGE 468;

THENCE S. 87° 41' 24" E. 1026.16 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 2901, PAGE 819 OF SAID OFFICIAL PUBLIC RECORDS TO A 1/4 INCH IRON ROD FOUND, SAME POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF PULLMAN ROAD AS IT EXISTS ON THE GROUND;

THENCE S. 00° 14' 02" E. 349.06 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 1/4 INCH IRON ROD WITH CAP STAMPED "DORSEY RPLS 1912" FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 2807, PAGE 347 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N. 89° 46' 50" W. 1891.74 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 2807, PAGE 347 TO A 1/4 INCH IRON ROD WITH CAP STAMPED "FURMAN RPLS 1959" FOUND AS CALLED FOR, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 347, SAME POINT BEING IN THE WEST LINE OF SAID EASEMENT AND IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 3206, PAGE 403 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N. 00° 01' 10" W. (BASE LINE) 2126.32 FEET ALONG THE WEST LINE OF SAID EASEMENT SAME BEING THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN SAID VOLUME 3206, PAGE 403, AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN THAT CERTAIN INSTRUMENT RECORDED IN VOLUME 2208, PAGE 107 OF SAID OFFICIAL PUBLIC RECORDS, TO A 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID EASEMENT, SAME POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF THE EAST BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 40;

THENCE S. 87° 44' 49" E. 59.93 FEET ALONG SAID EAST BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 40 TO THE POINT OF BEGINNING AND CONTAINING 24.55 ACRES OF LAND MORE OR LESS.

(WARRANTY DEED VOLUME 3618, PAGE 477)

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4831C 115E, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.L.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3,755 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

OWNERS ACKNOWLEDGMENT

THE STATE OF NE KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF Scotts Bluff

THAT THE UNDERSIGNED, HVS LLP, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS FLEET ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 11 DAY OF Dec, 2013.

Vinc Aulick

HVS LLP
 BY: VINC AULICK - PARTNER
 305 9TH AVE
 SCOTTSBLUFF, NE 69361-3566

ATTEST

THE STATE OF NE KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF Scotts Bluff

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VINC AULICK ON BEHALF OF HVS LLP.

THIS 11 DAY OF DEC, 2013.

James E. Greenwalt
 NOTARY PUBLIC, STATE OF TEXAS



SCALE 1" = 200'

LEGEND:

- 1/2" IRON ROD W/CAP PND
- ⊕ 1/2" IRON ROD PND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *xxxx ADDRESS RANGES (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.P.S. SOUTHWESTERN PUBLIC SERVICE

APPROVAL
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 28 DAY OF Jan, 2014
Howard Smith
 CHAIRMAN

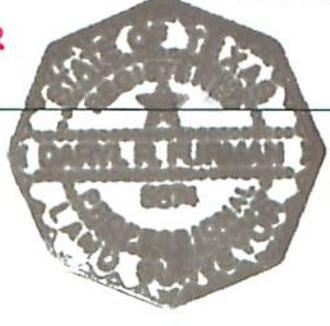
FILED OF RECORD
1-29-14 (DATE)
POTTER (COUNTY)
1250236 (VOLUME)
PAGE (PAGE)

GRANTER'S ADDRESS:
 CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79105-1971

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 19TH DAY OF SEPTEMBER, 2007.

Don
 DARYL R. FURMAN R.P.L.S. 3374
 REGISTERED PROFESSIONAL LAND SURVEYOR



FLEET ADDITION UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 5B, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 24.55+ ACRES

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
 DONALD R. FURMAN, RPLS
 HEATHER LYNN LEMONS, RPLS
 P.O. BOX 4246
 AMARILLO, TX 79105

DANIEL R. FURMAN, RPLS
 CASSY A. MANN, RPLS
 LANDON M. STOKES, RPLS
 (806)54-1405
 P.O. BOX 404
 DUMAS, TEXAS 79029

PROJECT NO. 131408-FLEET ADDITION UNIT NO. 4 FILE NO. U-13
 DRAWING NO. 2-SUB 19POTTER-U-131408-FLEET ADDITION UNIT NO. 4

APP

P-13-63

JS

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

| Property Information | |
|----------------------|--|
| Property ID: | 50086 Geo ID: 20005801050 |
| Legal Acres: | 24.4500 |
| Legal Desc: | SECT 58 A B & M LOT BLOCK 0002 IRREG TR BEG 2053.4FT S & 50FT W OF SE COR OF SECT |
| Situs: | 2520 S PULLMAN RD AMARILLO, TX |
| DBA: | |
| Exemptions: | |

Owner ID: 100131775 100.00%
HVS LLP
305 9TH AVE
SCOTTSBLUFF, NE 69361-3566

| For Entities | Value Information |
|---------------|------------------------|
| AMA COLLEGE | Improvement HS: 0 |
| AMARILLO | Improvement NHS: 0 |
| HIGHLAND PARK | Land HS: 0 |
| PANHANDLE WD | Land NHS: 97,800 |
| POTTER COUNTY | Productivity Market: 0 |
| | Productivity Use: 0 |
| | Assessed Value 97,800 |

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: 01/27/2014

Total Due if paid by: 01/31/2014

0.00

| Tax Certificate Issued for: | Taxes Paid in 2013 |
|-----------------------------|--------------------|
| POTTER COUNTY | 620.07 |
| AMARILLO | 332.61 |
| PANHANDLE WD | 8.29 |
| AMA COLLEGE | 195.12 |
| HIGHLAND PARK | 1,141.82 |

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: 01/27/2014
Requested By: HVS LLP
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1250236

Filing and Recording Date: 01/29/2014 11:22:54 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.



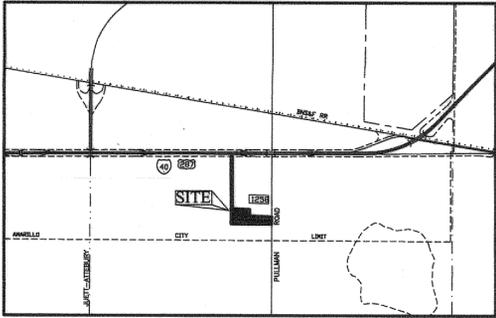
A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

msmith

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



VICINITY MAP

NOT TO SCALE

DESCRIPTION

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(WARRANTY DEED VOLUME 3618, PAGE 477)

NOTES:

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OWNERS ACKNOWLEDGMENT

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COUNTY OF **Scotts Bluff**

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EXECUTED THIS **11** DAY OF **DEC**, 2013.

Vinc Aulick
HVS LLP
BY: VINC AULICK - PARTNER
305 9TH AVE
SCOTTSBLUFF, NE 69361-3566

ATTEST

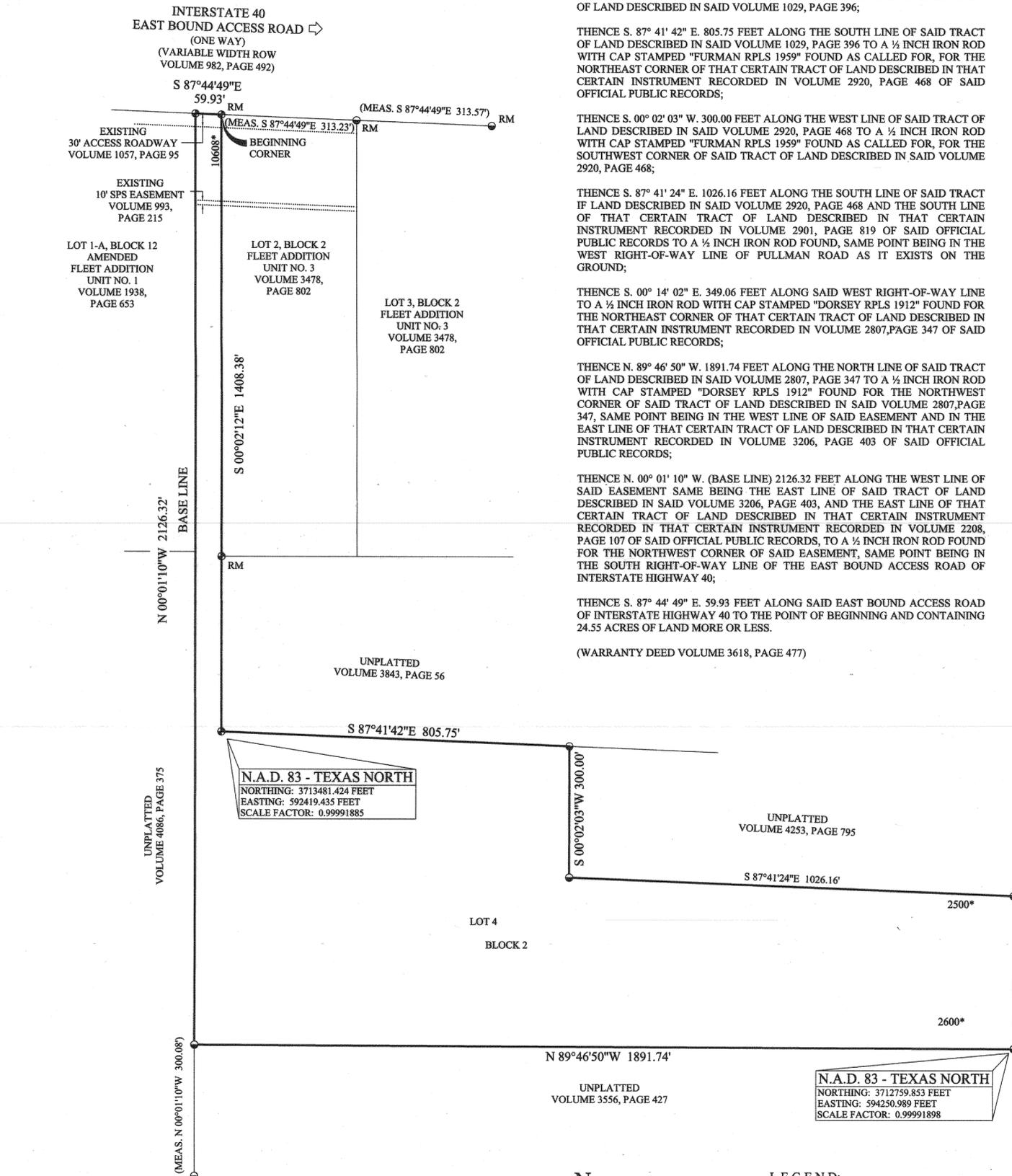
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COUNTY OF **Scotts Bluff**

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THIS **11** DAY OF **DEC**, 2013.

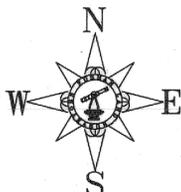
Quinn L. Sheerwalt
NOTARY PUBLIC, STATE OF TEXAS
NE

S. PULLMAN ROAD
(100' RIGHT-OF-WAY)
(VOLUME 1027, PAGE 351)



LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *xxxx ADDRESS RANGES (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.P.S. SOUTHWESTERN PUBLIC SERVICE



APPROVAL

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

TEXAS, ON THIS **18th** DAY OF **Jan**, **2014**

Howard Smith
CHAIRMAN

FILED OF RECORD

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

1-29-14
(DATE)
1250236
(VOLUME)

Potter
(COUNTY)

(PAGE)



CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 19TH DAY OF SEPTEMBER, 2007.

Daryl R. Furman
DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FLEET ADDITION
UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT
OF LAND OUT OF SECTION 58,
BLOCK 2, A.B. & M. SURVEY,
POTTER COUNTY, TEXAS
24.55 ± ACRES



DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
(806)374-4246
P.O. BOX 1416
AMARILLO, TX. 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LONDON M. STOKES, RPLS
(806)934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1314808-FLEET ADDITION UNIT NO 4 FILE NO. U-13
DRAWING NO. 2/SUB 13/POTTER/U-13/1314808-FLEET ADDITION UNIT NO