

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

March 11, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-71 Eastridge Unit No. 44, an addition to the City of Amarillo, being an unplatted tract of land in Section 104, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Heather St & E Ama Blvd)  
DEVELOPER: Matthias Baumueller

The Designated Official for the City of Amarillo approved the above-mentioned item on February 12, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1250983 on February 12, 2014. Please post your records accordingly.



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Kelley Shaw, Planning Director

CENSUS TRACT 149  
AP NO. RCTD

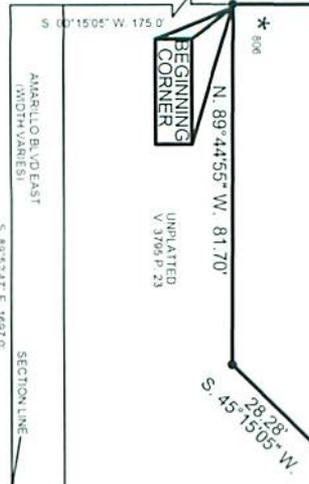
UNPLATTED  
V. 3795 P. 23  
20' UTILITY EASEMENT  
(NO FILING INFORMATION FOUND)

S. 89°44'55" E. 101.70'

HEATHER STREET  
60' ROW  
N. 00°15'05" E. 180.00'

LOT 1, BLOCK 64

S. 00°15'05" W. 160.00'  
UNPLATTED  
V. 3795 P. 23



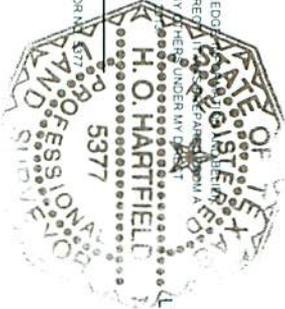
DESCRIPTION:

A 0.416 ACRE TRACT OF LAND IN SECTION 104, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS  
BEGINNING AT A 1/2 INCH REBAR SET WITH CAP STAMPED "H" SET FOR THE SOUTHWEST CORNER OF THIS TRACT IN THE EAST RIGHT-OF-WAY LINE OF HEATHER STREET 70 FEET WIDE; THENCE THE SOUTHEAST CORNER OF SECTION 104 BEARS S. 00°15'05" W. 175.00 FEET; THENCE S. 89°44'55" E. 101.70 FEET; THENCE N. 00°15'05" E. ALONG SAID EAST LINE OF HEATHER STREET A DISTANCE OF 180.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" FOR THE NORTHWEST CORNER OF THIS TRACT  
THENCE S. 89°44'55" E. 101.70 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" FOR THE NORTHEAST CORNER OF THIS TRACT  
THENCE S. 00°15'05" W. 160.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT  
THENCE S. 45°15'05" W. 28.28 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "H" FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT  
THENCE N. 89°44'55" W. 81.70 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE ABOVE SURVEY IS TRUE AND CORRECT THAT THE ABOVE SURVEY IS TRUE AND CORRECT SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 18th DAY OF OCTOBER, 2013.

*H. O. Hartfield*  
H. O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377  
STATE OF TEXAS



NOTE:

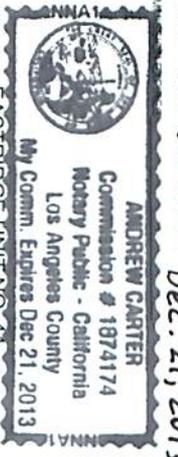
- 1) THIS PLAT IS NOT WITHIN THE REMAINDA ACCORDING TO FIRM PANEL NUMBER 4837500320 DATED JUNE 4, 2010
- 2) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 3) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3800 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT

DEDICATION:

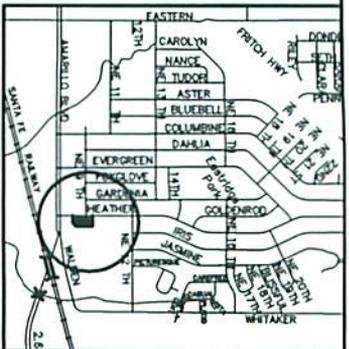
STATE OF TEXAS: X  
COUNTY OF POTTER: X  
KNOW ALL MEN BY THESE PRESENTS THAT MOBILE HOME COMMUNITIES OF AMARILLO, LP, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS EASTRIDGE UNIT NO. 44, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND TO BE DEED AS AN EASEMENT TO THE CITY OF AMARILLO, TEXAS AND TO BE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS  
EXECUTED THE 18 DAY OF September 2013  
*M. H. Baumbeller*  
MOBILE HOME COMMUNITIES OF AMARILLO, LP  
MATTHIAS BAUMBELLER PARTNER  
6503 E AMARILLO BOULEVARD  
AMARILLO TEXAS 79107

APPROVAL:

APPROVED BY VICIN GOVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS  
*M. H. Baumbeller*  
VICIN GOVEY  
DATE 2-13-14



ATTEST:  
STATE OF California  
COUNTY OF Los Angeles  
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MATTHEW BAUMBELLER, PARTNER OF MOBILE HOME COMMUNITIES OF AMARILLO, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I ACKNOWLEDGED TO BE THE EXERCISE OF THE DUTY OF THE NOTARY PUBLIC AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 18 DAY OF Nov. 2013  
*Andrew Carter*  
NOTARY PUBLIC AND FOR THE STATE OF California  
Dec. 21, 2013



AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 104, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS.  
(0.416 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS  
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916  
517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806)358-4829 FAX (806)358-4820  
JOE. NO. 12869 E-mail: tiengsur@thomasandisrael.com

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

Owner ID: 100046391 100.00%  
MOBILE HOME COMMUNITIES  
OF AMARILLO LP  
PO BOX 7217  
NORTHRIDGE, CA 91327-7217

Property Information

Property ID: 41086 Geo ID: 20010401500  
Legal Acres: 26.2800  
Legal Desc: SECT 104 A B & M LOT BLOCK 0002 IRREG TR  
BEG 402.5FT N & 30FT W OF SE COR OF SECT  
Situs: 6503 E AMARILLO BLVD AMARILLO, TX 79107  
DBA:  
Exemptions:

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	143,553
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	57,238
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	200,791

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: 02/11/2014

Total Due if paid by: 02/28/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	1,273.06
AMARILLO	682.87
PANHANDLE WD	17.03
AMA COLLEGE	400.58
AMARILLO ISD	2,387.40

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 02/11/2014  
Requested By: MOBILE HOME COMMUNITIES  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1250983

Filing and Recording Date: 02/12/2014 11:34:51 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".

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Julie Smith, County Clerk  
Potter County, Texas

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

Iseaton

PLANNING DEPT ESCROW ACCT  
CITY OF AMARILLO  
PO BOX 1  
AMARILLO, TX 79105-1971

Re 1250983

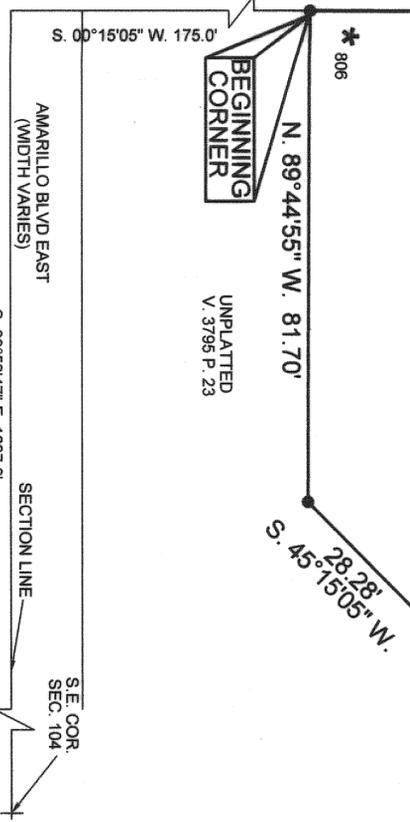
UNPLATTED  
V. 3795 P. 23

20' UTILITY ESMT.  
(NO FILING INFORMATION FOUND)  
S. 89°44'55" E. 101.70'

HEATHER STREET  
60' R.O.W.  
N. 00°15'05" E. 180.00'

LOT 1, BLOCK 64

UNPLATTED  
V. 3795 P. 23  
S. 00°15'05" W. 160.00'



**DESCRIPTION:**

A 0.416 ACRE TRACT OF LAND IN SECTION 104, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT IN THE EAST RIGHT-OF-WAY LINE OF HEATHER STREET FROM WHENCE THE SOUTHEAST CORNER OF SECTION 104 BEARS S. 00°15'05" W. 175.00 FEET, THENCE S. 89°52'47" E., 1697.00 FEET;  
 THENCE N. 00°15'05" E., ALONG SAID EAST LINE OF HEATHER STREET A DISTANCE OF 180.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHWEST CORNER OF THIS TRACT;  
 THENCE S. 89°44'55" E., 101.70 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHEAST CORNER OF THIS TRACT;  
 THENCE S. 00°15'05" W., 160.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;  
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 THENCE N. 89°44'55" W., 81.70 FEET TO THE PLACE OF BEGINNING.

**CERTIFICATE:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY PERSONAL SUPERVISION ON THE 3RD DAY OF OCTOBER 2013.

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



**NOTE:**

- 1.) THIS PLAT IS NOT WITHIN THE FEMALFA ACCORDING TO FIRM PANEL NUMBER 48375C0532C DATED JUNE 4, 2010.
- 2.) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 3.) THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT OF 3800 MSL WILL BE FILED IN ACCORDANCE WITH THIS PLAT.

**DEDICATION:**

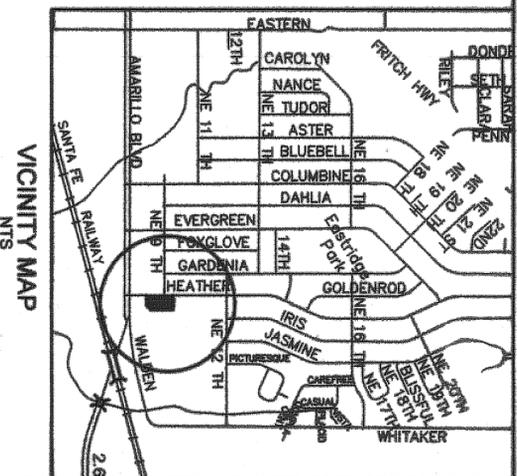
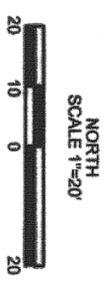
STATE OF TEXAS  KNOW ALL MEN BY THESE PRESENT  
 COUNTY OF POTTER

THAT MOBILE HOME COMMUNITIES OF AMARILLO LP, 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 EASTRIDGE UNIT NO. 44, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.  
 EXECUTED THE 18 DAY OF November 2013.  
 H. B. Carter  
 MOBILE HOME COMMUNITIES OF AMARILLO LP  
 MATTHIAS BAUMUELLER, PARTNER  
 6503 E. AMARILLO BOULEVARD  
 AMARILLO, TEXAS 79107

**APPROVAL:**

APPROVED BY VICKI COVER, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

DATE 2-12-14  
 VICKI COVER



**LEGEND:**

- 1/2 INCH REBAR (SET)
- ESMT. EASEMENT
- \* ADDRESS RANGE ASSIGNED BY CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

**SPC NAD83 TEXAS NORTH**

N.E. CORNER PLAT  
 NORTHING=N= 3728046.33  
 EASTING=E= 576802.701  
 CONVERGENCE= -0.09 14.407495  
 SCALE FACTOR= 0.9999166534  
 COMBINED FACTOR= 0.9997468861  
 S.E. CORNER PLAT  
 NORTHING=N= 3725866.093  
 EASTING=E= 576801.846  
 CONVERGENCE= -0.09 14.407495  
 SCALE FACTOR= 0.999916653  
 COMBINED FACTOR= 0.9997468890

**ATTEST:**

STATE OF California  
 COUNTY OF Los Angeles  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MATTHEW BAUMUELLER, PARTNER OF MOBILE HOME COMMUNITIES OF AMARILLO LP 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 AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 18 DAY OF November 2013.  
 Andrew Carter  
 NOTARY PUBLIC IN AND FOR THE STATE OF California  
 MY COMMISSION EXPIRES Dec. 21, 2013  
 Andrew Carter

\* SEE RECORDABLE COPY FOR NOTARY SEAL

EASTRIDGE UNIT NO. 44

GRANTEE'S ADDRESS IS:  
 CITY OF AMARILLO  
 509 S.E. 7TH AVENUE  
 AMARILLO, TEXAS 79105

FILED OF RECORD

DATE 2-12-14  
 COUNTY Potter  
 VOLUME 125 0193  
 PAGE

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 104, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS.  
 (0.416 ACRES)

**THOMAS-ISRAEL CONSULTING ENGINEERS**  
 TEXAS REGISTERED ENGINEERING FIRM NO. F-2916  
 517 N. POLK STREET, AMARILLO, TEXAS 79107  
 (806)358-4829 FAX (806)358-4820  
 JOB. NO. 12869 E-mail tiengsur@thomasandisrael.com