

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

June 20, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-31 Washington Center Addition Unit No. 2, an addition to the City of Amarillo, being a replat of a portion of Lots 13 and 19 and all of Lots 14, 15, 16, 17, and 18, Block 4, Washington Center Addition, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Washington St & IH-40)
DEVELOPER: Rice Horkey

The Designated Official for the City of Amarillo approved the above-mentioned item on May 30, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1257974 on June 16, 2014. 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: 37315 Geo ID: 8611001320
Legal Acres: 0.0000
Legal Desc: WASHINGTON CENTER ADDN LOT BLOCK 0004
16 THRU 19 LESS E-WAY ON 19 & ALL LESS W 10FT
ROW
Situs: 1901 S WASHINGTON ST AMARILLO, TX 79109-2412
DBA:
Exemptions:

Owner ID: 100133907 100.00%
HORKEY INVESTMENTS LLC
1001 E SLATON RD UNIT A
LUBBOCK, TX 79404-5817

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	112,675
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	112,675

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: 05/23/2014

Total Due if paid by: 05/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	714.38
AMARILLO	383.20
PANHANDLE WD	9.55
AMA COLLEGE	224.78
AMARILLO ISD	1,339.71

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:	05/23/2014
Requested By:	HORKEY INVESTMENTS LLC
Fee Amount:	10.00
Reference #:	37315



Signature of Authorized Officer of Collecting Office

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

Property Information

Property ID: 37314 Geo ID: 8611001280
Legal Acres: 0.3900
Legal Desc: WASHINGTON CENTER ADDN LOT BLOCK 0004
 N 29.5FT OF 13 & ALL OF 14 & 15 LESS W 10FT ROW
Situs: 1915 S WASHINGTON ST AMARILLO, TX 79109
DBA:
Exemptions:

Owner ID: 100135185 100.00%
HORKEY INVESTMENTS LLC
1001 E SLATON RD UNIT A
LUBBOCK, TX 79404-5817

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	96,603
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	84,306
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	180,909

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: 05/23/2014

Total Due if paid by: 05/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	1,146.99
AMARILLO	615.26
PANHANDLE WD	15.34
AMA COLLEGE	360.91
AMARILLO ISD	2,151.01

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/23/2014
Requested By: HORKEY INVESTMENTS LLC
Fee Amount: 10.00
Reference #: 37315



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1257974

Filing and Recording Date: 06/16/2014 04:11:25 PM Pages: 4 Recording Fee: \$39.00

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 black ink that reads "Julie Smith". The signature is written in a cursive style.

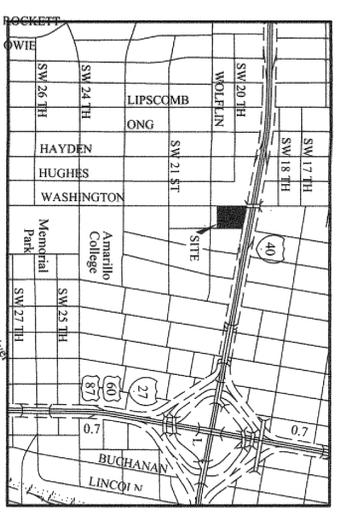
Julie Smith, County Clerk
Potter County, Texas

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

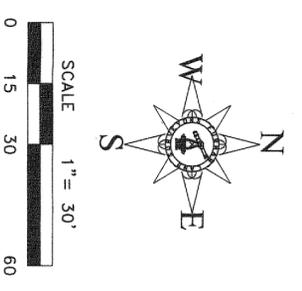
lseaton

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

Re - 1257974



- LEGEND:**
- ① 1/2" IRON ROD SET W/ CAP STAMPED "FURMAN R.R.S."
 - 1/2" IRON ROD W/ CAP PND
 - 1/2" IRON ROD PND
 - 1/2" IRON PIPE PND
 - ⊙ 1/2" IN CONCRETE PND
 - ⊙ MAG NAIL SET
 - ESMT EMBLEMNT
 - RM RECORD MONUMENT
 - CM CONTROL MONUMENT
 - *XXXX ADDRESS RANGE PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE



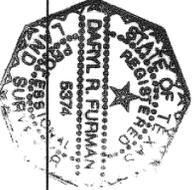
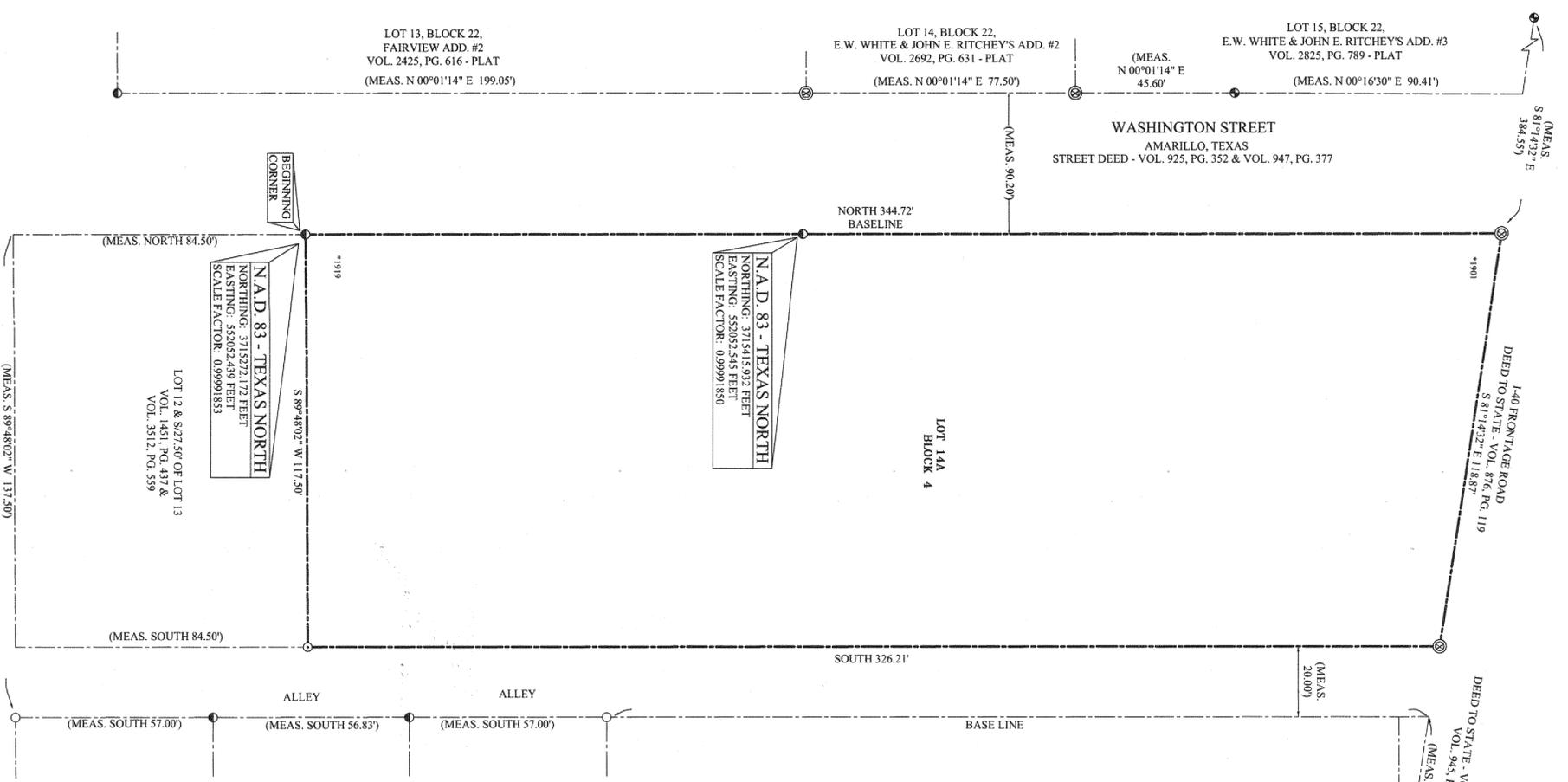
NOTES:

- 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. 480529-0530-C, 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.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

APPROVAL
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 13th DAY OF MAY, 2014.
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

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

FILED OF RECORD: 6/16/2014
CLERK'S DOCUMENT NO.: 1257974



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 28TH DAY OF JANUARY, 2014.

ATTEST

THE STATE OF TEXAS
 COUNTY OF Potter
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICE HORKEY FOR HORKEY INVESTMENTS, LLC.
 THIS 13th DAY OF MAY, 2014.
 NOTARY PUBLIC, STATE OF TEXAS



RICE HORKEY
 HORKEY INVESTMENTS, LLC
 1001 E SLATON ROAD UNIT A
 LUBBOCK, TEXAS 79404
 (806) 799-8885

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF POTTER
 KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, RICE HORKEY OF HORKEY INVESTMENTS, LLC, 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 WASHINGTON CENTER ADDITION UNIT NO. 2, AND ADDED TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET ALLEYS, LANES AND EASEMENTS SHOWN ON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 13th DAY OF MAY, 2014.

DESCRIPTION

A 0.90+ acre tract of land being the North 29.5 feet of Lot 13, all of Lots 14, 15, 16, 17, 18 and a portion of Lot 19, less the West 10 feet of right-of-way as deeded to the City of Amarillo by instrument recorded in Volume 925, Page 552, Deed Records, Potter County, Texas, all in Block 4, Washington Center, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 215, Deed Records of Potter County, Texas, and being the same tracts of land as described in those certain instruments of conveyance recorded in Volume 4149, Page 809 and under Clerk's File No. 1246884 of the Official Public Records of Potter County, Texas, said 0.90+ acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 28, 2014 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "KEYS R.P.L.S. 2507" found in the East monumented right-of-way line of Washington Street, at the Southwest corner of a tract of land described as the South 27.50 feet of Lot 13, except the West 10 feet thereof for street right-of-way in said Block 4 in that certain instrument of conveyance recorded in Volume 3512, Page 559, Official Public Records of Potter County, Texas;

THENCE North (base line), 344.72 feet along the East monumented right-of-way line of said Washington Street to an "X" cut in concrete found in the Southerly monumented right-of-way line of Interstate Highway 40 (Volume 876, Page 119) at the Northwest corner of this tract of land;

THENCE South 81° 14' 32" East, 118.87 feet along the Southerly monumented right-of-way line of said Interstate Highway 40 to an "X" cut in concrete found at the Northeast corner of this tract of land;

THENCE South, along the East line of said Lots 13 thru 19, same being the West line of a 20 foot wide dedicated alley, a distance of 326.21 feet to a mag nail set at the Southeast corner of this tract of land, same being the Northeast corner of said tract of land described in Volume 3512, Page 559, Official Public Records, Potter County, Texas;

THENCE South 89° 48' 02" West, 117.50 feet to the PLACE OF BEGINNING and containing a computed area of 0.90 acre of land, more or less.

FURMAN LAND SURVEYORS, INC.
 SURVEYING - MAPPING - CONSULTING
 TEXAS - OKLAHOMA - NEW MEXICO
 KANSAS - COLORADO

DARRYL R. FURMAN, R.P.L.S. 5374
 DANIEL R. FURMAN, R.P.L.S. 5374
 HEATHER LYNN EMMONS, R.P.L.S. 5374
 CASBY A. MANN, R.P.L.S. 5374
 TEXAS FROM #1092980 & #1092981

WASHINGTON CENTER ADDITION UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION OF LOTS 13 AND 19 AND ALL OF LOTS 14, 15, 16, 17 & 18, BLOCK 4, WASHINGTON CENTER ADDITION IN SECTION 170, BLOCK 2, A.B.&M. SURVEY POTTER COUNTY, TEXAS
 0.90+ ACRE

E.O. BOX 1418 - AMARILLO, TEXAS 79105 - (806) 374-4246 FAX (806) 374-4248
 P.O. BOX 464 - Dumas, TEXAS 79029 - (806) 924-1405 FAX (806) 924-1482
 PROJECT NO. 1415561-PLAT FILE NO. N-12
 DRAWING NO. U:\SUB 1415561-12\1415561\1415561-PLAT