THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

December 18, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-38 Westgate Village Addition Unit No. 3, an addition to the City of Amarillo, being a 17.385 acre tract of unplatted land out of Section 61, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: IH-40 & Soncy Rd)
DEVELOPER: Frank Pampalone

The Planning and Zoning Commission approved the above-mentioned item on November 10, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1265614 on November 14, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

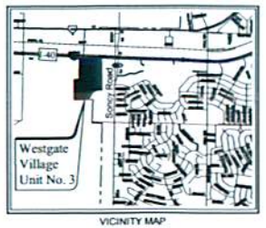
1265614 PLAT
11/14/2014 03:35 PM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas
D-164
BLK 9 B5+F
SEC 61
4-1-13
APP
P-14-38
JS

CENSUS TRACT: # 117.00
A.P. No: H-13

Westgate Village Addition Unit No. 3

AN ADDITION TO THE CITY OF AMARILLO

Being a 17.385 acre tract of unplatted land out of Section 61, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas.



VICINITY MAP
NOT TO SCALE

NOTES

The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(CORS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet.):

a) Convert to azimuth
b) Add the convergence angle of 0°15'24"
c) Convert azimuth to Grid bearing
d) Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99974472
e) Compute the Grid bearings with the Grid distances to obtain Grid area

2. This plat does not lie within the Amarillo E.T.J.
3. Previous recorded information in parenthesis.
4. This plat does not lie in a flood hazard zone per FEMA Map Panel No. 48375C0515C dated June 4, 2010.

DEDICATION

STATE OF TEXAS (

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL (

That **SAM'S REAL ESTATE BUSINESS TRUST**, **a Delaware statutory trust**, being the owner of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as **WESTGATE VILLAGE SUBDIVISION UNIT NO. 3**, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes, and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes, and easements.

EXECUTED THIS 1st DAY OF August, 2014.

Frank Pampalone
Director of Project Design and Management
2001 SE 10th St.
Bentonville, AR 72716

ATTEST

STATE OF ~~TEXAS~~ ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared, Frank Pampalone, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

1st DAY OF August, 2014.

Twana Hogue
NOTARY PUBLIC

"NOTARY SEAL"
TWANA HOGUE
State of Arkansas, Benton County
My Commission Expires 11/4/2015

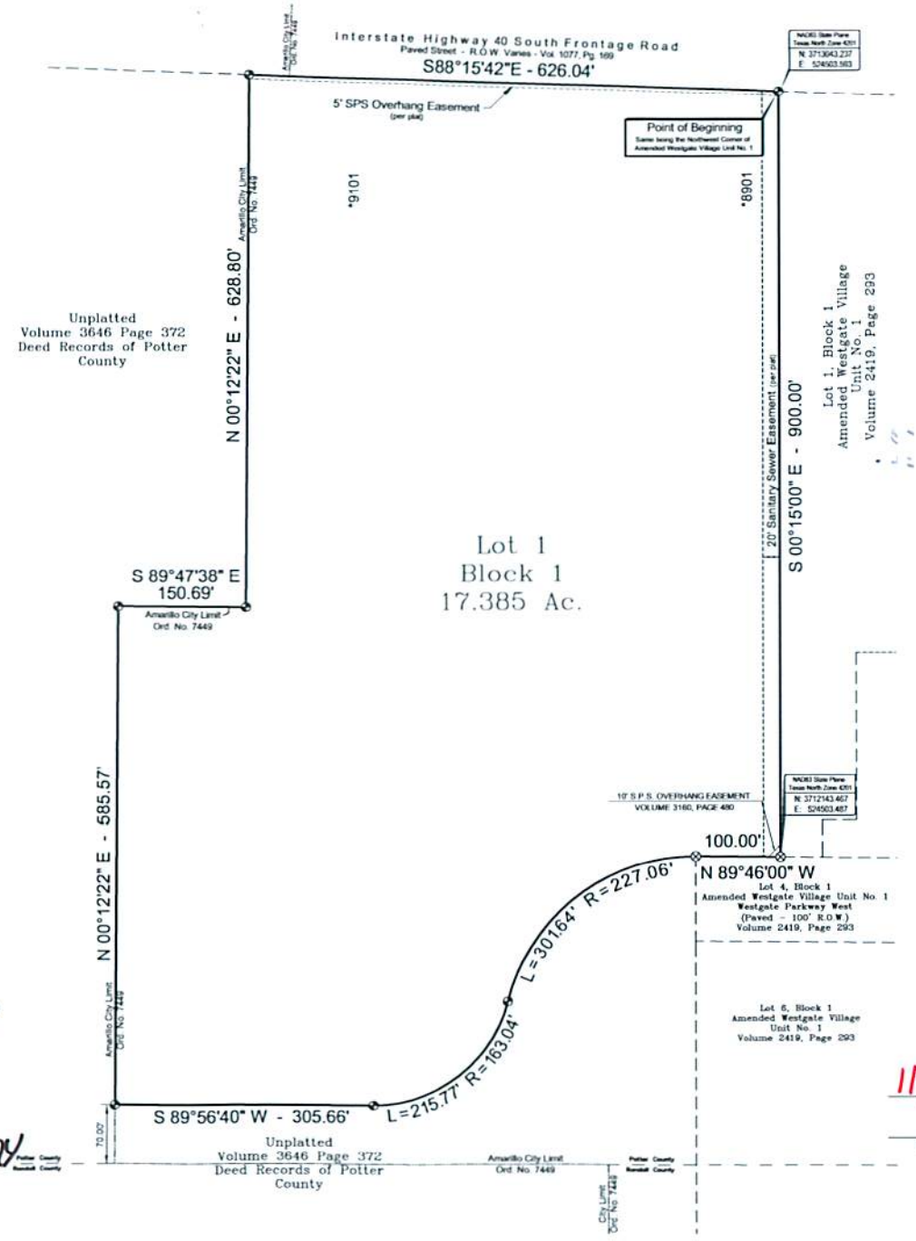
APPROVAL:

Accepted by the Zoning Commission of the City of Amarillo.

Chairman

Nov. 10, 2014
Date

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



LEGEND

- ⊕ 1" IRON PIPE SET WITH 2" ALUMINUM CAP STAMPED "GRESHAM & ASSOCIATES, INC. PLS 1939"
- ⊗ STEEL FENCE POST
- *9101 ADDRESSES (SUBJECT TO CHANGE WITHOUT NOTICE)

LEGAL DESCRIPTION:

A 17.385 acre tract of land out of the Easterly portion of Section 61, Block 9, B.S. & F. Survey, Potter County, Texas, being further described by metes-and-bounds as follows:

BEGINNING at a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates, Inc. PLS 1939", for the Northwest corner of Lot 1, Block 1, Amended Westgate Village Unit No. 1, an Addition to the City of Amarillo being recorded in Volume 2419, Page 293 of the Deed Records of Potter County, Texas, the **POINT OF BEGINNING** of this tract;

THENCE S 0°15'00" E, along the West line of said Lot 1, Block 1, Amended Westgate Village Unit No. 1, a distance of 900.00 feet to a steel fence post found for the Southwest corner of said Lot 1, Block 1, Amended Westgate Village Unit No. 1, same being in the North line of Lot 4, Block 1, Amended Westgate Village Unit No. 1;

THENCE N 89°46'00" W, along the North line of said Lot 4, Block 1, Amended Westgate Village Unit No. 1, a distance of 100.00 feet to a steel fence post found for the Northwest corner of said Lot 4, Block 1, Amended Westgate Village Unit No. 1, the beginning of a curve to the left whose center bears S 0°14'00" W a distance of 227.06 feet;

THENCE Southwesterly, along said curve to the left, an arc distance of 301.64 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939", point of reverse curve whose center bears N 75°52'57" W a distance of 163.04 feet;

THENCE Southwesterly, along said reverse curve to the right, an arc distance of 215.77 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939",

THENCE S 89°56'40" W, parallel to the Potter/Randall County line, a distance of 305.66 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939", (as surveyed on the Great Arc of Latitude);

THENCE N 0°12'22" E, a distance of 585.57 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939";

THENCE S 89°47'38" E, a distance of 150.69 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939";

THENCE N 0°12'22" E, a distance of 628.80 feet to a 1" iron pipe set with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939", in the South right-of-way line of Interstate 40;

THENCE S 88°15'42" E, along said South right-of-way line of Interstate 40, a distance of 626.04 feet to the **POINT OF BEGINNING** of this tract;

Said tract contains a computed area of 17.385 acres.

-CERTIFICATE-

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 13th day of October, 20 13

STATE OF TEXAS
REGISTERED
DWAYNE R. GRESHAM
1939
PROFESSIONAL
LAND SURVEYOR

Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

FILED OF RECORD:
11-14-14 DATE
POTTER COUNTY
1265614 VOLUME / PAGE

GAI
SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC
Lic.# 10074800

Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

7120 I-40 West, Suite 150 Amarillo, Texas 79106
Phone: (806) 359-9648 www.gresurv.com Fax: (806) 359-9717

Project No.: 100-10-13D

Westgate Village Unit No. 3

Drawn By: CA Beery

Through Tax Year 2014	**TAX CERTIFICATE**	Certificate # 6213

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

Property Information

Property ID: 54262 Geo ID: 37006102501
Legal Acres: 142.1500
Legal Desc: SECT 61 B S & F LOT BLOCK 0009 IRREG TR S OF I-40 THAT LIES IN POTTER COUNTY
Situs: W IH 40 AMARILLO, TX
DBA:
Exemptions:

Owner ID: 54336 100.00%
OBRIEN EMELINE BUSH ESTATE
500 S TAYLOR ST UNIT 248
AMARILLO, TX 79101-2446

For Entities	Value Information	
AMARILLO ISD	Improvement HS:	0
HIGH PLAINS WATER	Improvement NHS:	0
POTTER COUNTY	Land HS:	0
	Land NHS:	0
	Productivity Market:	4,014,988
	Productivity Use:	14,499
	Assessed Value	14,499

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: 11/10/2014 Total Due if paid by: 11/30/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	91.93
HIGH PLAINS WATER	1.16
AMARILLO ISD	172.39

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 11/10/2014
Requested By: OBRIEN EMELINE BUSH ESTAT
Fee Amount: 10.00
Reference #: R370-0610-2501

True Automation, Inc

Through Tax Year	TAX CERTIFICATE	Certificate #
2014		6214

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

Property Information

Property ID: 53043 Geo ID: 37006102540
Legal Acres: 4.3200
Legal Desc: SECT 61 B S & F LOT BLOCK 0009 IRREG TR IN CITY LIMITS BEG ON COUNTY LINE
Situs: W IH 40 AMARILLO, TX
DBA:
Exemptions:

Owner ID: 54336 100.00%
OBRIEN EMELINE BUSH ESTATE
500 S TAYLOR ST UNIT 248
AMARILLO, TX 79101-2446

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
HIGH PLAINS WATER	Land NHS:	0
POTTER COUNTY	Productivity Market:	160,440
	Productivity Use:	441
	Assessed Value	441

Property is receiving Ag Use

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Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 11/10/2014 Total Due if paid by: 11/30/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	2.80
AMARILLO	1.52
HIGH PLAINS WATER	0.04
AMA COLLEGE	0.92
AMARILLO ISD	5.24

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)].

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Signature of Authorized Officer of Collecting Office

Date of Issue: 11/10/2014
Requested By: OBRIEN EMELINE BUSH ESTAT
Fee Amount: 10.00
Reference #: R370-0610-2540

True Automation, Inc

FILED and RECORDED

Instrument Number: 1265614

Filing and Recording Date: 11/14/2014 03:35:57 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.

Julie Smith, County Clerk
Potter County, Texas

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

msmith

Re 1265614

CITY OF AMARILLO
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79105

CENSUS TRACT: # 117.00
A.P. No: H-13

Westgate Village Addition Unit No. 3

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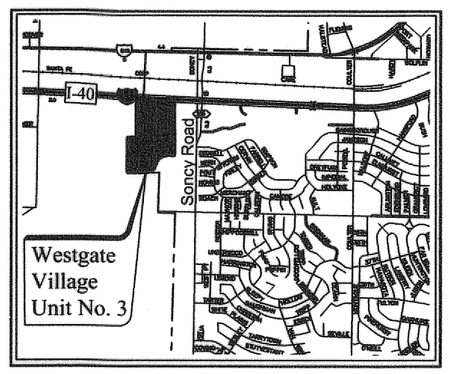

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COUNTY OF RANDALL (

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EXECUTED THIS 1st DAY OF _____, 2014.

Frank Pampalone
Director of Project Design and Management
2001 SE 10th St.
Bentonville, AR 72716

ATTEST

STATE OF ~~TEXAS~~ ARKANSAS

COUNTY OF Benton

Before me, the undersigned authority, on this day personally appeared, Frank Pampalone, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

1st DAY OF August, 2014.

Twana Hogue
NOTARY PUBLIC

NOTARY SEAL
TWANA HOGUE
State of Arkansas, Benton County
My Commission Expires 11/1/2015

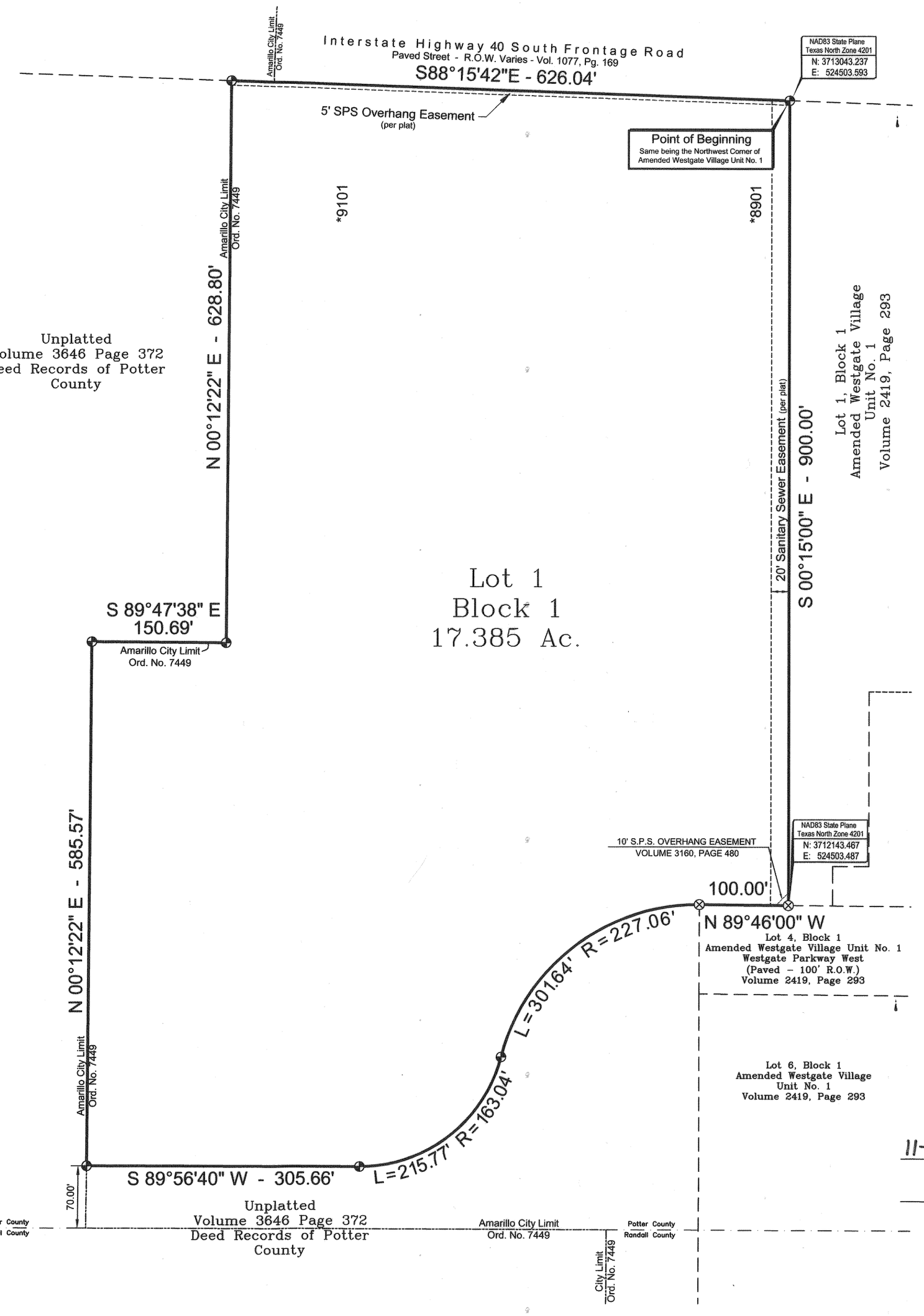
APPROVAL:

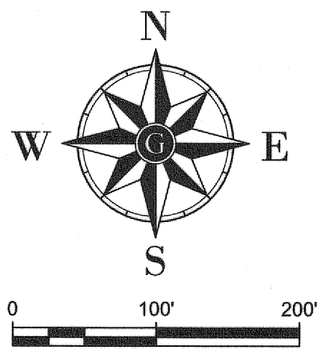
Approved by the Planning and Zoning Commission of the City of Amarillo.

Chairman

Nov 10, 2014
Date

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





LEGEND

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- ⊗ STEEL FENCE POST
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Dated this 13th day of October, 20 13

STATE OF TEXAS
REGISTERED
DWAYNE R. GRESHAM
1939
PROFESSIONAL
LAND SURVEYOR

Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

FILED OF RECORD:

11-14-14 DATE
Potter COUNTY
12-5614 VOLUME / PAGE

GAI
SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC
Lic.# 10074800
Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 I-40 West, Suite 150
Amarillo, Texas 79106
Phone: (806) 359-9648
www.gresurv.com
Fax: (806) 359-9717

Project No.: 100-10-13D

Westgate Village Unit No. 3

Drawn By: CA Beery