THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 21, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-47 Westover Park Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Coulter St & Arden Rd)
DEVELOPER: Brian Hooper

The Designated Official for the City of Amarillo approved the above-mentioned item on November 26, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014020793 on December 24, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

J-17

JS

2014020793 PLAT Total Pages: 4

SEC 31

P-14-47

BLK9 BS&F

APP

Westover Park Unit No. 25

AN ADDITION TO THE CITY OF AMARILLO

Being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, B.S.&F. Survey, Randall County, Texas.
4.911 Acres

N W E S

0 80' 160'

LEGEND

- 1/2" x 24" IRON ROD SET WITH 2" ALUMINUM CAP STAMPED "GRESHAM & ASSOCIATES, INC. PLS 1939"
- 1" IRON PIPE SET WITH 2" ALUMINUM CAP STAMPED "GRESHAM & ASSOCIATES, INC PLS 1939"
- IRON ROD FOUND WITH CAP STAMPED "DAVIS"
- IRON ROD FOUND WITH CAP STAMPED "KEYS"
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- CM CONTROL MONUMENT
- S.P.S. SOUTHWESTERN PUBLIC SERVICE CO.
- • ADDRESS RANGE (SUBJECT TO CHANGE WITHOUT NOTICE)

DEDICATION

STATE OF TEXAS (

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL (

That **WAL-MART 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 **WESTOVER PARK SUBDIVISION UNIT NO. 25**, 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 24 DAY OF November, 2014.

~~Brian Hooper~~ Teresa Hibbard
Wal-mart Real Estate Business Trust
2001 S.E. 10th Street
Bentonville, Arkansas 72716

ATTEST

STATE OF ~~TEXAS~~ Arkansas

COUNTY OF Benton

Before me, the undersigned authority, on this day personally appeared, ~~[illegible]~~ known 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

24th day of November, 2014.

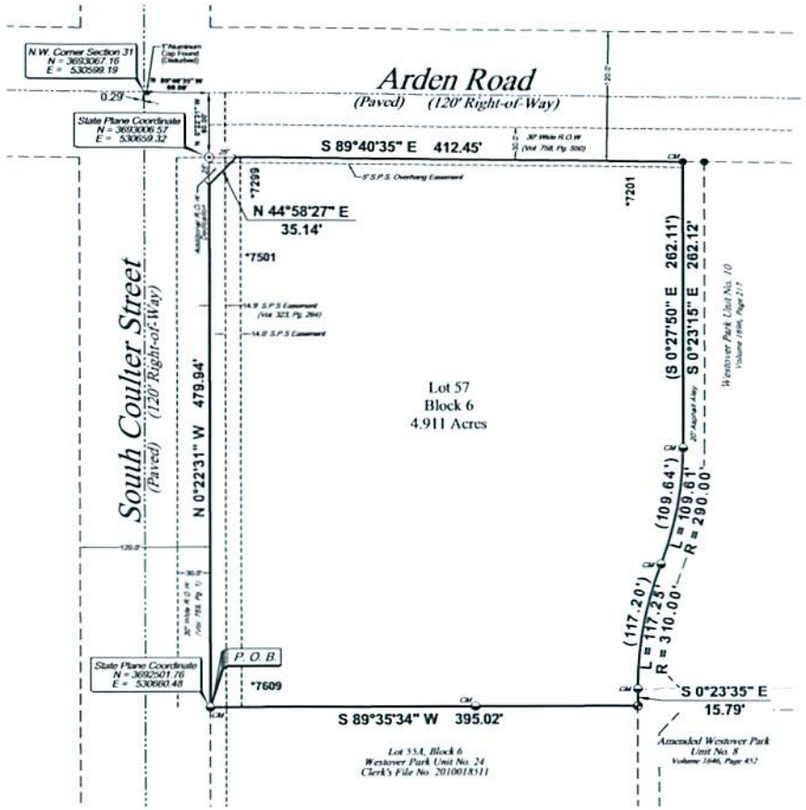
KIMBERLY GONZALES
Notary Public-Arkansas
Benton County
My Commission Expires
November 12, 2015

NOTARY PUBLIC

APPROVAL

Approved by [illegible], the designated official for the City of Amarillo, Texas, this 26 day of Nov, 2014.

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



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A 4.911 acre tract of land out of the Section 31, Block 9, B.S. & F. Survey, Randall County, Texas, being further described by metes-and-bounds as follows:

Beginning at an iron rod with cap stamped "Davis" found for the Northwest corner of Westover Park Unit No. 24 as described in Clerk's File No. 2010018511 of the Official Public Records of Randall County, Texas, the **POINT OF BEGINNING** of this tract;

THENCE N 0°22'31" W, along said East right-of-way line of South Coulter Street, 479.94 feet to a point, from whence the Northwest corner of said Section 31 bears N 0°22'31" W, a distance of 85.00 feet and N 89°40'35" W, a distance of 60.00 feet;

THENCE N 44°58'27" E, a distance of 35.14 feet to a point in the South right-of-way line of Arden Road;

THENCE S 89°40'35" E, along said South right-of-way line of Arden Road, a distance of 412.45 feet to an iron rod with cap stamped "Keys" found for the Northeast corner of this tract, same being the Northwest corner of Westover Park Unit No. 10 as recorded in Volume 1696, Page 217 of the Official Public Records of Randall County, Texas;

THENCE S 0°23'15" E, along the West line of said Westover Park Unit No. 10, a distance of 262.12 feet to an iron rod found with cap stamped "Davis", the beginning of a curve to the right whose center bears S 89°39'52" W a distance of 290.00 feet;

THENCE along said West line of Westover Park Unit No. 10, same being a curve to the right, an arc distance of 109.61 feet to an iron rod found with cap stamped "Davis", point of reverse curve to the left whose center bears S 68°41'59" E, a distance of 310.00 feet;

THENCE along said West line of Westover Park Unit No. 10, same being a curve to the left, an arc distance of 117.25 feet to an iron rod with cap stamped "Davis" found for the Northwest corner of Westover Park Unit No. 8 Amended as recorded in Volume 1646, Page 452 of the Official Public Records, Randall County, Texas, end of said curve;

THENCE S 0°23'35" E, along the West line of said Westover Park Unit No. 8, a distance of 15.79 feet to a 1/2" x 24" rebar with 2" aluminum cap stamped "Gresham & Associates. Inc, PLS 1939" set for the Southeast corner of this tract;

THENCE S 89°35'34" W, at 149.99 feet pass an iron rod with cap stamped "Davis" found for an interior corner of said Westover Park Unit No. 24, continue along the North line of said Westover Park Unit No. 24 a total distance of 395.02 feet to the **POINT OF BEGINNING**;

Said tract contains a computed area of 213,930 square feet, 4.911 acres.

FILED OF RECORD:

12-24-14 RANDALL
DATE COUNTY

2014020793
CLERK'S FILE NUMBER

NOTES

1. **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°14'37.6"**
   - **c) Convert azimuth to Grid bearing**
   - **d) Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0. 999750240**
   - **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. 48381C0070E dated June 4, 2010.

-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 21st day of March, 20 14

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

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

GAI
SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC
T.B.P.E.L.S. 10070000

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

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

Project No.: 030-03-14

Westover Park Unit No. 25

Drawn By: CA Berry

CANYON
GRESHAM & ASSOCIATES **T A X C E R T I F I C A T E** NO. 93913

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: ATTEBURY ELEVATORS LLC
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
SECT 31 B S & F
LOT BLOCK 0009
IRREG TR BEG 60FT E &
60FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0310 1005.0 **TAXES FOR 2014 ARE $** 9.88
Acres: 4.8800 **Randall County Market Value:** 637,413
2014 Taxes WITHOUT Exemptions $ 13,862.14

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ .00

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Lori Looney
DEPUTY

11/26/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

CANYON
GRESHAM & ASSOCIATES **T A X C E R T I F I C A T E** NO. 93912

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: PROFFITTS LAWN & LEISURE LTD
ADDRESS: 7611 S COULTER ST
AMARILLO TX 79119

PROPERTY DESCRIPTION
==========
WESTOVER PARK # 24
LOT 055A BLOCK 0006

PROPERTY ACCOUNT NUMBER: R 86 3582 1005.0 **TAXES FOR 2014 ARE $** 21,887.64
Acres: 2.0970 **Randall County Market Value:** 1,006,444
2014 Taxes WITHOUT Exemptions $ 21,887.64

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ **.00**

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Lucie Looney
DEPUTY

11/26/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2014020793
12/24/2014 09:45 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: # 216.08
A.P. No: J-17

Westover Park Unit No. 25

AN ADDITION TO THE CITY OF AMARILLO

Being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, B.S.&F. Survey, Randall County, Texas.
4.911 Acres

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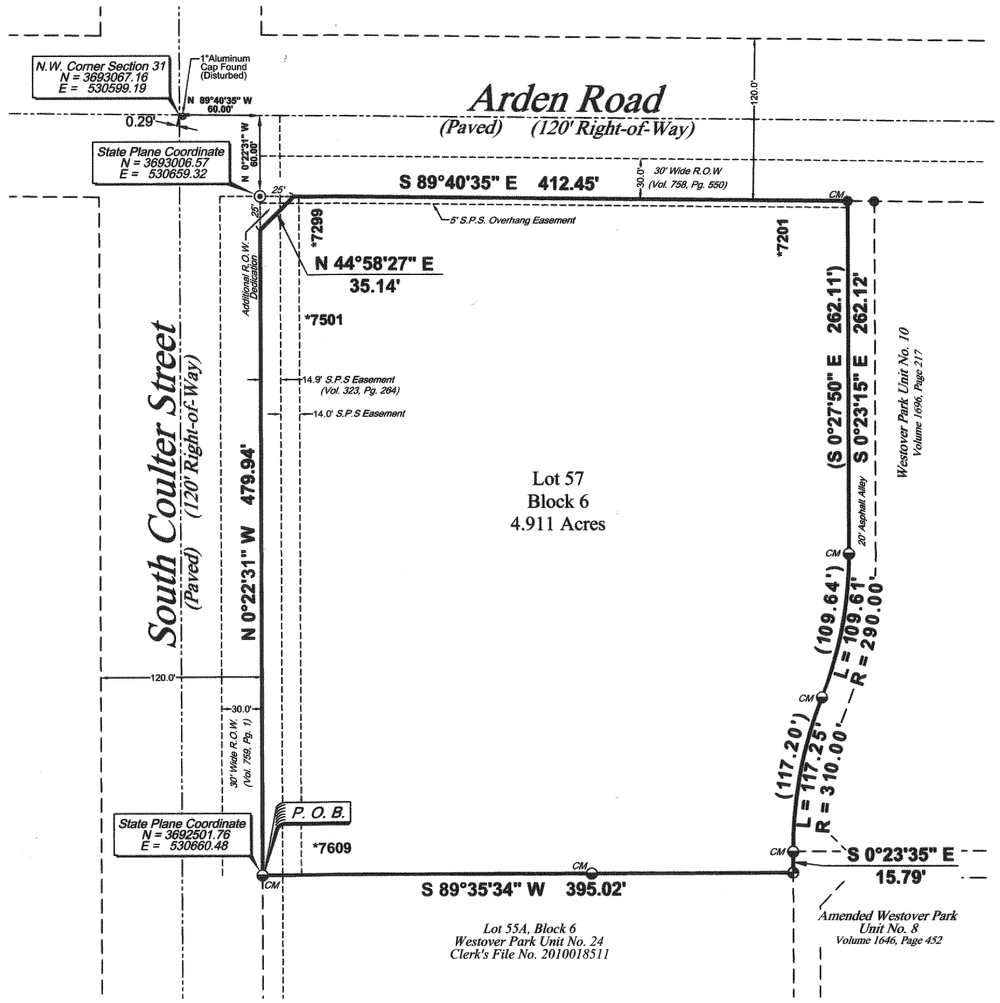
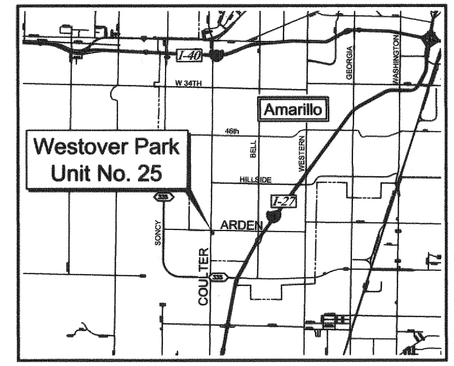
- *CM* CONTROL MONUMENT
- S.P.S. SOUTHWESTERN PUBLIC SERVICE CO.
- * ADDRESS RANGE (SUBJECT TO CHANGE WITHOUT NOTICE)





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DEDICATION

STATE OF TEXAS (

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL (

That **WAL-MART 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 **WESTOVER PARK SUBDIVISION UNIT NO. 25**, 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 24th DAY OF November, 2014.

~~Brian Hooper~~ Teresa Hildebrand
Wal-mart Real Estate Business Trust
2001 S.E. 10th Street
Bentonville, Arkansas 72716

ATTEST

STATE OF ~~TEXAS~~ Arkansas

COUNTY OF Benton

Before me, the undersigned authority, on this day personally appeared, ~~Brian Hooper~~ Teresa Hildebrand, 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

24th DAY OF November, 2014.

KIMBERLY GONZALES
Notary Public-Arkansas
Benton County
My Commission Expires
November 01, 2015

NOTARY PUBLIC

APPROVAL:

Approved by _____, the designated official for the City of Amarillo, Texas, this 26 day of November, 2014.

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

NOTES

1. **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**
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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. 48381C0070E dated June 4, 2010.

-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.

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

Dated this 21st day of March, 20 14

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

FILED OF RECORD:

12-24-14 Randall
DATE COUNTY

2014020793
CLERK'S FILE NUMBER

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
Phone: (806) 359-9648
www.gresurv.com
Amarillo, Texas 79106
Fax: (806) 359-9717

Project No.: 030-03-14

Westover Park Unit No. 25

Drawn By: CA Beery