THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

September 5, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-49 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 74, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: IH-40 E & Lakeside Dr)
DEVELOPERS: Christopher Britten & Michael Dudding

The Designated Official for the City of Amarillo approved the above-mentioned item on August 28, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1261702 on August 28, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

Census Tract No. 144.01
AP Map No. T-12

Notes

1.) This plat does not lie within the E.T.J. of the City of Amarillo.

2.) This plat does not lie within flood hazard area zone "AE" as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C 0553C, dated June 4, 2010, nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the municipal code. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zone "AE" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.

3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land S urveying General Rules of Proceedures and Practices regarding Precision (663.15).

4.) This plat is subject to Aviation Height Hazard Restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height of 3570 feet MSL has been filed in accordance wi th this plat.

5.) Dedicated Public Areas: 4,389 square feset of public easements are dedicated by this Plat.

Dedication

The State of Texas §
County of Potter §

Know all men by these presents:

That, ***Dudding Investments, Ltd.***, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as ***Freeman Subdivision Unit No. 4*** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 26TH day of August, 2014.

Michael J. Dudding
Michael J. Dudding, President of
Dudding Investments, Ltd.
7604 Southwood Drive
Amarillo, Texas 79119-6483
(806) 467-8453

Notary Attest

State of Texas §
County of Potter §

Before me, the undersigned authority on this day personally appeared ***Michael J. Dudding, President of Dudding Investments, Ltd.***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seall of office this 26TH day of Aug., 2014.

R E Keys
Notary Public in and For the State of Texas

My commission expires: 6-22-15

ROBERT ED KEYS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-22-2015

Dedication

The State of Texas §
County of Potter §

Know all men by these presents:

That, ***Christopher L. Britten***, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as ***Freeman Subdivision Unit No. 4*** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 26TH day of August, 2014.

Christopher L. Britten
Christopher L. Britten
7604 Southwood Drive
Amarillo, Texas 79119-6483
(806) 467-8453

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Notary Attest

State of Texas §
County of Potter §

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Notary Public in and For the State of Texas

My commission expires: _____

ROBERT ED KEYS
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My Commission Expires 06-22-2015

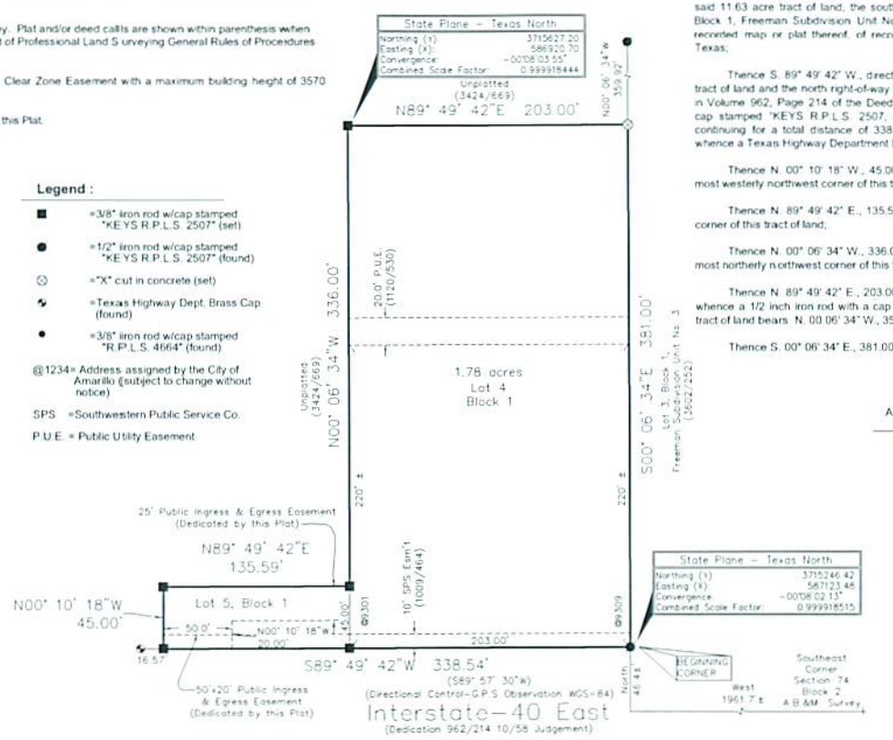
Legend :

- ■ =3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- ● =1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- ⊗ ="X" cut in concrete (set)
- ∿ =Texas Highway Dept. Brass Cap (found)
- • =3/8" iron rod w/cap stamped "R.P.L.S. 4664" (found)

@1234= Address assigned by the City of Amarillo (subject to change without notice)

SPS =Southwestern Public Service Co.

P.U.E. = Public Utility Easement



Description

A 1.92 acre tract of land out of a 11.63 acre tract of land described in that certain warranty deed recorded in Volume 3424, Page 669 of the Official Public Records of Potter County, Texas, situated in Section 74, Block 2, A. B. & M. Survey, Amarillo, Potter County, Texas and being surveyed on the ground by Robert Keys & Associates on April 11, June 16, July 22, August 20th and 26th, 2014 and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said 11.63 acre tract of land, the southeast corner of this tract of land, and same being the southwest corner of Lot 3, Block 1, Freeman Subdivision Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3602, Page 252, of the Official Public Records of Potter County, Texas;

Thence S. 89° 49' 42" W., directional control G.P.S. observation WGS-84, along the south line of said 11.63 acre tract of land and the north right-of-way line of Interstate Highway No. 40, as described in that certain instrument recorded in Volume 962, Page 214 of the Deed Records of Potter County, Texas, at 203.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507, set at the southwest corner of a 1.78 acre tract of land, surveyed herewith, continuing for a total distance of 338.54 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507, set, from whence a Texas Highway Department Brass cap, found bears S. 89° 49' 42" W., 16.57 feet;

Thence N. 00° 10' 18" W., 45.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507, set at the most westerly northwest corner of this tract of lamd;

Thence N. 89° 49' 42" E., 135.59 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507, set at jog corner of this tract of land;

Thence N. 00° 06' 34" W., 336.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507, set at the most northerly northwest corner of this tract of la nd and same being the northwest corner of said 1.78 acre tract of land;

Thence N. 89° 49' 42" E., 203.00 feet to a "X" cut in concrete, set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said 11.63 acre tract of land bears N. 00 06' 34" W., 359.92 feet ;

Thence S. 00° 06' 34" E., 381.00 feet along the west line of said Lot 3 to **POINT OF BEGINNING**.

Approval

Approved by the Designated Official of Amarillo, Texas, this 28 day of Aug, 2014.

Designated Official

SCALE : 1" = 60'

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on April 11th, June 16th, July 22nd, August 20th and 26th, 2014.

R E Keys
Registered Professional Land Surveyor

STATE OF TEXAS
ROBERT E. KEYS
2507
REGISTERED PROFESSIONAL LAND SURVEYOR

Vicinity Map

Filed of Record :
8-28-14 date
Potter county
1261702
County Clerk File No.

Freeman Subdivision Unit No. 4

An addition to the City of Amarillo, being an unplatted tract of land out of Section 74, Block 2, A. B. & M. Survey, Potter County, Texas
1.92± Acres

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:info@rkeyssurveying.com
4423 S.W. 45th Avenue Amarillo, Texas 79109 5405
Firm No. 10034400 www.rkeyssurveying.com

1261702 PLAT
08/28/2014 02:27 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas
D-158

BLK 2 AB&M
SEC 74
T-12
P-14-49
APP
JS

Through Tax Year 2013	**TAX CERTIFICATE**	Certificate # 6077

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

Property Information

Property ID: 50228 Geo ID: 20007404500
Legal Acres: 11.6600
Legal Desc: SECT 74 A B & M LOT BLOCK 0002 IRREG TR
BEG 1961.99FT W & 85.93FT N OF SE COR OF SECT
Situs: 9201 E IH 40 AMARILLO, TX 79118-6908
DBA:
Exemptions:

Owner ID: 247788 100.00%
DUDDING INVESTMENTS LTD
BRITTEN CHRISTOPHER L
7306 SW 34TH AVE STE 1
AMARILLO, TX 79121-1440

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
HIGHLAND PARK	Land HS:	0
PANHANDLE WD	Land NHS:	152,453
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	152,453

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: 08/19/2014 Total Due if paid by: 08/31/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	966.58
AMARILLO	518.48
PANHANDLE WD	12.93
AMA COLLEGE	304.14
HIGHLAND PARK	1,779.89

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 08/19/2014
Requested By: DUDDING INVESTMENTS LTD
Fee Amount: 10.00
Reference #:

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1261702

Filing and Recording Date: 08/28/2014 02:27:55 PM 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.

Julie Smith, County Clerk
Potter County, Texas

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

lseaton

Census Tract No. 144.01
AP Map No. T-12

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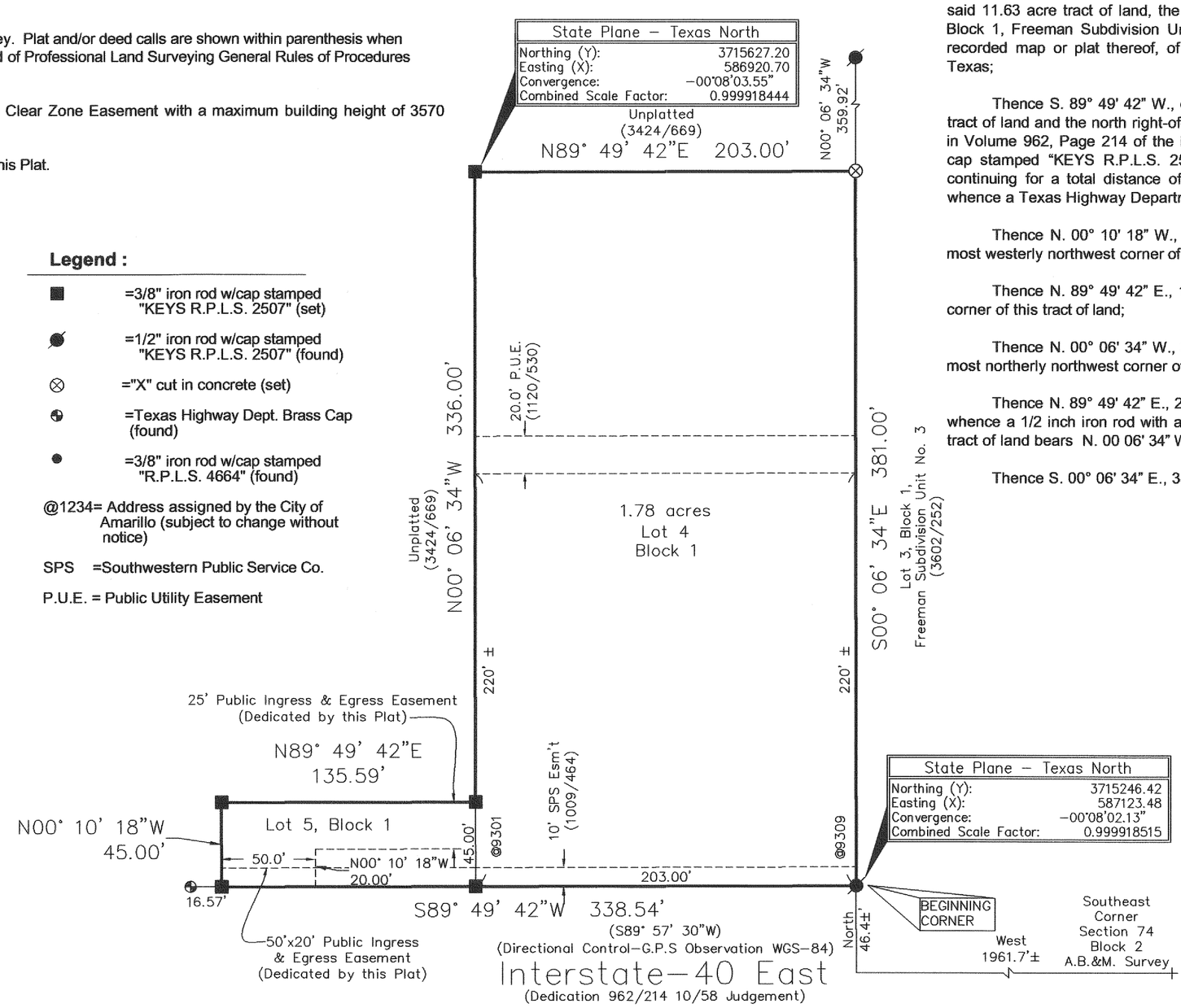

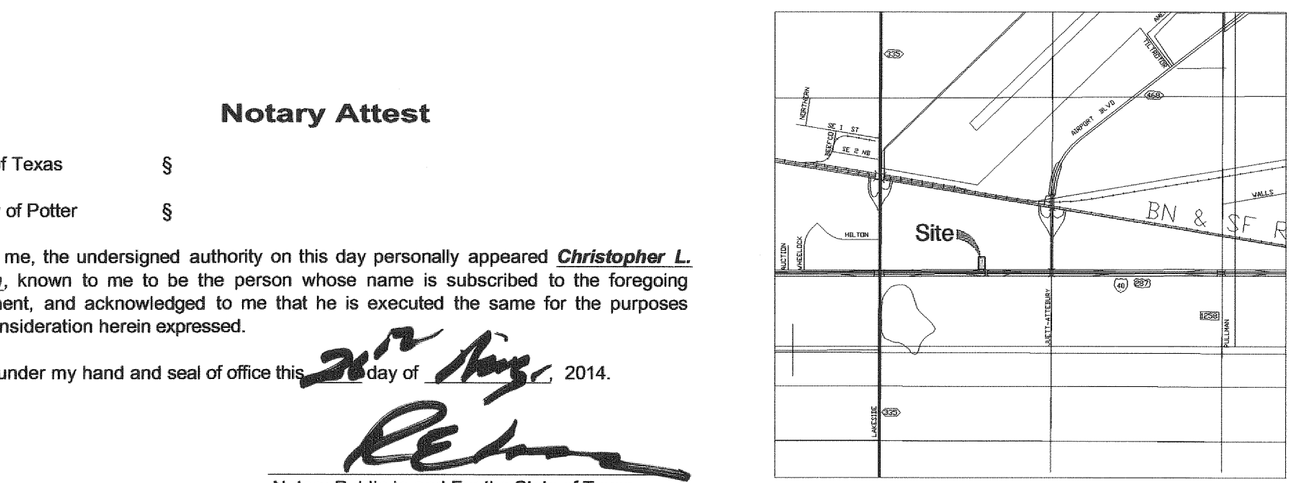

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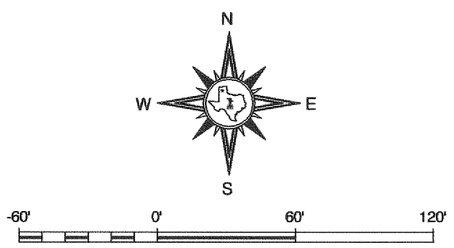

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STATE OF TEXAS
REGISTERED
ROBERT E. KEYS
2507
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

Freeman Subdivision Unit No. 4

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1.92± Acres

Filed of Record :

8/28/14 date

Potter county

1261702 County Clerk File No.

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

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