

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 10, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Tract 3, Tract 18, all of Tract 17, McKinstry, Gilvin & Williams Subdivision, and all of Lot 1B, Block 1, McKinstry, Gilvin & Williams Subdivision Unit No. 4, in Section 124, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: E Ama Blvd & Sanborn St)
DEVELOPER: Guion Hobbs

The Planning and Zoning Commission approved the above-mentioned item on August 25, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1261703 on August 28, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

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

Owner ID: 100126085 100.00%
EAST AMARILLO BLVD MKT LLC
7201 HILLSIDE RD STE 200
AMARILLO, TX 79109-7461

Property Information	
Property ID: 23405	Geo ID: 5235000030
Legal Acres: 17.4800	
Legal Desc: MCKIN GILVIN & WILMS SUB LOT	BLOCK 17.48
AC BEING PTNS OF 2 & 3 AND 18 & ALL OF TR 17 AND ALL OF LT 1B IN BLK 1 OF # 4 BEG APPRX 50FT S & 525FT W OF NE COR OF SECT	
Situs:	4720 E AMARILLO BLVD AMARILLO, TX 79107
DBA:	
Exemptions:	

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 13,666
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 153,635
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 167,301

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: 07/22/2014		Total Due if paid by: 07/31/2014			0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	1,060.73
AMARILLO	568.98
PANHANDLE WD	14.19
AMA COLLEGE	333.77
AMARILLO ISD	1,989.21

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: 07/22/2014
Requested By: EAST AMARILLO BLVD MKT LL
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1261703

Filing and Recording Date: 08/28/2014 02:38:15 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.



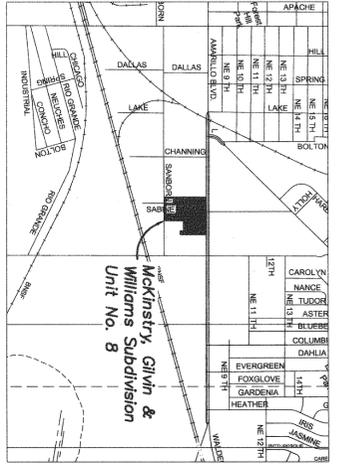
Julie Smith, County Clerk
Potter County, Texas

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

Instrument Number	1261703	Page	3	Recording Fee	\$35.00
Filing and Recording Date	08/28/2014 02:38:15 PM	Pages	3	Recording Fee	\$35.00
Instrument Type	Instrument	Page	3	Recording Fee	\$35.00
RECORDED IN	OFFICIAL PUBLIC RECORDS	Page	3	Recording Fee	\$35.00



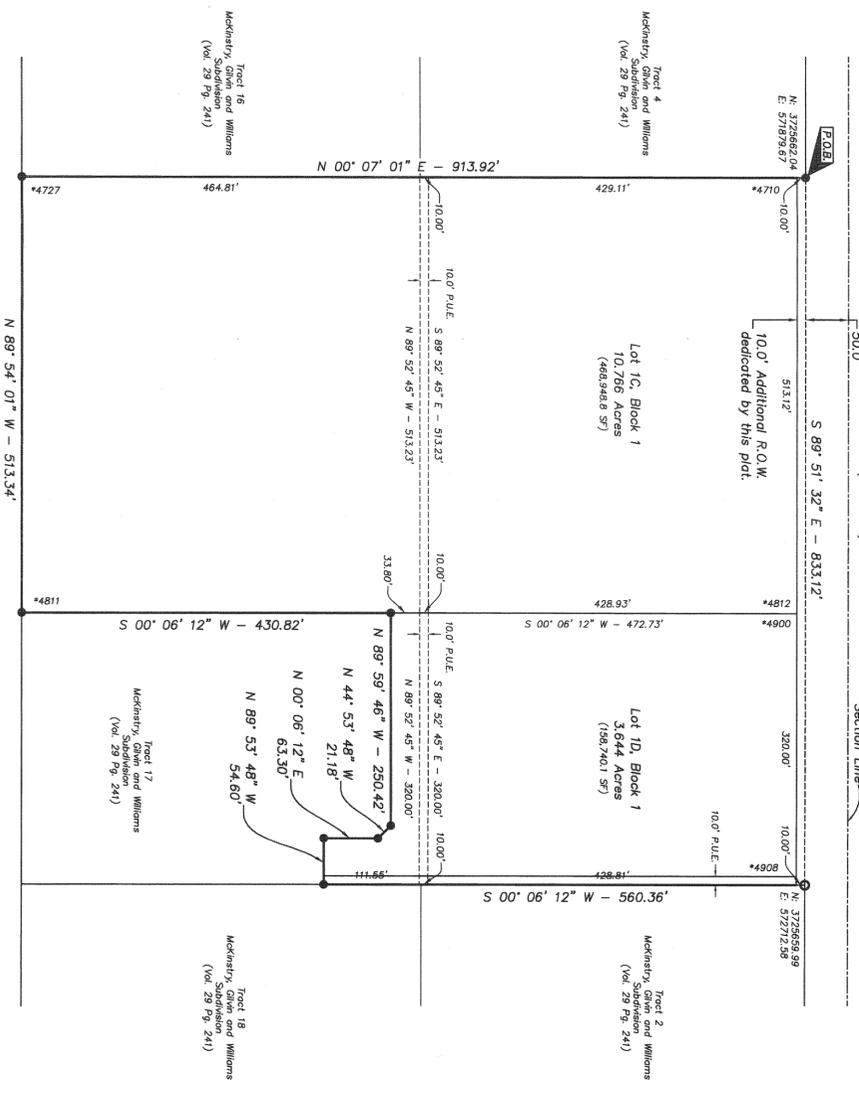
Faint printed text, possibly a date or time stamp.



Mckinstry, Gilvin and Williams Subdivision Unit No. 8

An addition to the City of Amarillo, being a replat of a portion of Tract 2, Tract 3, Tract 4, Tract 17, Mckinstry, Gilvin and Williams Subdivision, and all of Lot 18, Block 1, Mckinstry, Gilvin and Williams Subdivision Unit No. 4, City of Amarillo, Potter County, Texas 14,410 ACRES

East Amarillo Boulevard (100' R.O.W.)



LEGAL DESCRIPTION

FIELD NOTES for a 14,410 acre tract of land being a replat of a portion of Tract 2, Tract 3, Tract 17, Mckinstry, Gilvin and Williams Subdivision, and all of Lot 18, Block 1, Mckinstry, Gilvin and Williams Subdivision Unit No. 4, City of Amarillo, Potter County, Texas, and more particularly described as follows:
 BEGINNING at a 1/2" iron rod set with a yellow cap on the south right-of-way line of East Amarillo Boulevard same being the northwest corner of said Lot 18 for the northwest corner of this tract.
 THENCE S. 89° 51' 32" E., along said south right-of-way line, a distance of 833.12 feet to a 1/2" iron rod found on said south right-of-way line for the northeast corner of this tract.
 THENCE S. 00° 06' 12" W. a distance of 560.36 feet to a 1/2" iron rod set with a yellow cap for the most easterly southeast corner of this tract.
 THENCE N. 89° 53' 48" W. a distance of 54.60 feet to a 1/2" iron rod set with a yellow cap for an ell corner of this tract.
 THENCE N. 00° 06' 12" E. a distance of 63.30 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.
 THENCE N. 44° 53' 48" W. a distance of 21.18 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.
 THENCE N. 89° 59' 46" W. a distance of 250.42 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.
 THENCE S. 00° 06' 12" W. a distance of 430.82 feet to a 1/2" iron rod set with a yellow cap on the north right-of-way line of Sanborn Street for the most southerly southeast corner of this tract.
 THENCE N. 89° 54' 01" W., along said north right-of-way line, a distance of 513.34 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line for the southwest corner of this tract.
 THENCE N. 00° 07' 01" E. a distance of 913.92 feet to the place of BEGINNING and containing 14,410 acres (627,088.9 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.
 THIS 18th DAY OF August 2014.



Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263

APPROVAL

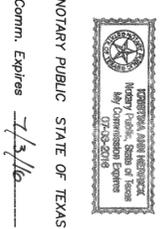
APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE
 CITY OF AMARILLO, TEXAS, THIS 25 DAY OF August 2014
 CHAIRMAN

FILED OF RECORD
 DATE 8-28-14
 COUNTY Potter

File No. 1261703

Mckinstry, Gilvin & Williams Sub. Unit No. 8
 on addition to the City of Amarillo

Scale: 1" = 100'
 DATE: June 2014
 FROM NO. 1008090
 DRAWN BY: TW/A
 FILE NAME:
 08-14-2014
 OJD Engineering, L.P.
 Consulting Engineers & Surveyors
 McKinstry, Texas 79085
 DRAWING NUMBER



NOTARY PUBLIC STATE OF TEXAS
 Comm. Expires 7/3/16

- LEGEND**
- = 1/2" iron rod set w/ a yellow cap (Unless Otherwise Noted)
 - = 1/2" iron rod found
 - * = Address Ranges (Subject to Change Without Notice)
 - P.O.B. = Point of Beginning
 - P.U.E. = Public Utility Easement
- NOTES**
- 1) Bearings shown are based on the U.S. State Plane Coordinate System of 1983 - Texas North Zone 4201 utilizing the City of Amarillo G.P.S. Control Network.
 - 2) Distances shown are ground distances. GHD to Ground Scale factor: 1.0002507.
 - 3) Coordinates shown are State Plane Coordinates.
 - 4) This plat does not lie within the ETJ of the City of Amarillo.
 - 5) According to the FEMA Flood Insurance Rate Map Community Panel No. 4837500531C & No. 4837500532C, Effective Date June 4, 2010, this property does not appear to be located in a Special Flood Hazard Area as shown on the F.E.M.A. Map upon which this opinion is based.
 - 6) Area of Right-of-Way dedicated by this plat: 8,331.2 Square Feet
 - 7) Area of Public Utility Easement dedicated by this plat: 5,503.6 Square Feet
 - 8) Access to/from Lot 1C, Block 1, to/from Sanborn St. will not be allowed.

DEDICATION
 STATE OF TEXAS)
 COUNTY OF POTTER)
 KNOW ALL MEN BY THESE PRESENTS
 THAT EAST AMARILLO BOULEVARD MARKET, L.L.C., BY ITS OWNER, QUION HOBBS, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS MCKINSTRY, GILVIN AND WILLIAMS SUBDIVISION UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THIS 18th DAY OF August 2014.

QUION HOBBS, OWNER
 EAST AMARILLO BOULEVARD MARKET, L.L.C.
 7201 HILLSIDE, STE. 200
 AMARILLO, TX 79109
 (806) 236-1046

ATTEST
 STATE OF TEXAS
 COUNTY OF Potter
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED QUION HOBBS, OWNER, EAST AMARILLO BOULEVARD MARKET, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY
 ON THIS 18th DAY OF August 2014.