



DEVELOPMENT SERVICES

509 SE 7<sup>TH</sup> AVE  
PO BOX 1971  
AMARILLO TX 79105-1971  
(806) 378-5263

9/30/2015

Dickie Johnson  
2420 Lakeview Dr.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- Centerport Addition Unit No. 6 – ZB1501757 Final Plat**

Mr. Johnson,

The City of Amarillo has approved the above Final Plat on 9/14/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1281187 on 9/24/2015. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [cris.valverde@amarillo.gov](mailto:cris.valverde@amarillo.gov) or 806-378-4223.

Sincerely,

A handwritten signature in black ink that reads 'CRIS VALVERDE' followed by a stylized flourish.

Cris Valverde  
Senior Planner



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

Owner ID: 137835                      100.00%  
AMARILLO ECONOMIC DEV CORP  
801 S FILLMORE ST STE 205  
AMARILLO, TX 79101-3516

Property Information	
Property ID: 120116	Geo ID: 20007201100
Legal Acres: 67.7400	
Legal Desc: SECT 72 A B & M LOT	BLOCK 0002 IRREG TR
	BEG APPRX 2295FT E & 60FT S OF NW COR OF SECT
	REINVESTMENT ZONE # 7
Situs: N LOOP 335 EAST	, 79108-
DBA:	
Exemptions: EX	

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 338,700
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 338,700

**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: 07/27/2015			Total Due if paid by: 07/31/2015			0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	0.00
AMARILLO	0.00
PANHANDLE WD	0.00
AMA COLLEGE	0.00
HIGHLAND PARK	0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 07/27/2015  
Requested By: AMARILLO ECONOMIC DEV COR  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 120118	Geo ID: 20007202200
Legal Acres: 105.6200	
Legal Desc: SECT 72 A B & M LOT BLOCK 0002 E 2358FT OF SECT LYING N OF RR ROW LESS TR IN NE COR & LESS SPUR ROW REINVESTMENT ZONE # 7	
Situs:	.
DBA:	
Exemptions:	EX

Owner ID: 137835      100.00%  
AMARILLO ECONOMIC DEV CORP  
801 S FILLMORE ST STE 205  
AMARILLO, TX 79101-3516

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 528,100
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 528,100

**Current/Delinquent Taxes**

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POTTER COUNTY	0.00	
AMARILLO	0.00	
PANHANDLE WD	0.00	
AMA COLLEGE	0.00	
HIGHLAND PARK	0.00	

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Requested By: AMARILLO ECONOMIC DEV COR  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1281187

Filing and Recording Date: 09/24/2015 12:50:42 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.***

Iseaton

CITY AMARILLO PLANNING DEPT.  
PO BOX 1971  
AMARILLO, TX 79101

Re 1281187

CENSUS TRACT: #144.01  
 GRANTEE'S ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79105-1971

**Centerport Addition Unit No. 6**  
 an Addition to the City of Amarillo, being an unplatted tract  
 of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas.  
 48.00 ACRES

- LEGEND**
- P.O.B. = Point of Beginning
  - = 1/2" I.R. Set w/ Yellow Cap
  - = 1/2" I.R. Found w/ Yellow Cap
  - \*### = Address Ranges (Subject to Change without Notice)
  - SPS = Southwestern Public Service

- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
  2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4837500550, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
  3. BEARINGS ARE BASED ON GPS OBSERVATION.
  4. THIS PLAT IS SUBJECT TO AMATON HEIGHT RESTRICTIONS. THEREFORE, AN AMATON CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,755 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

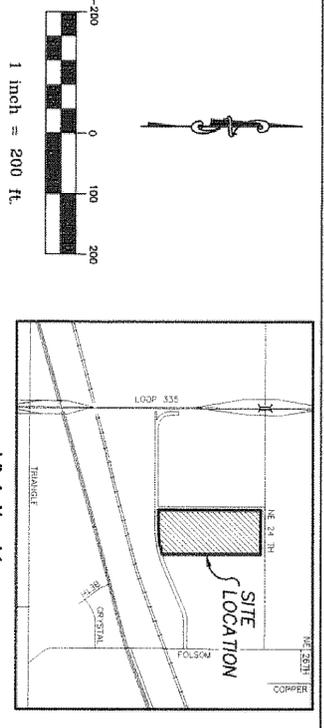
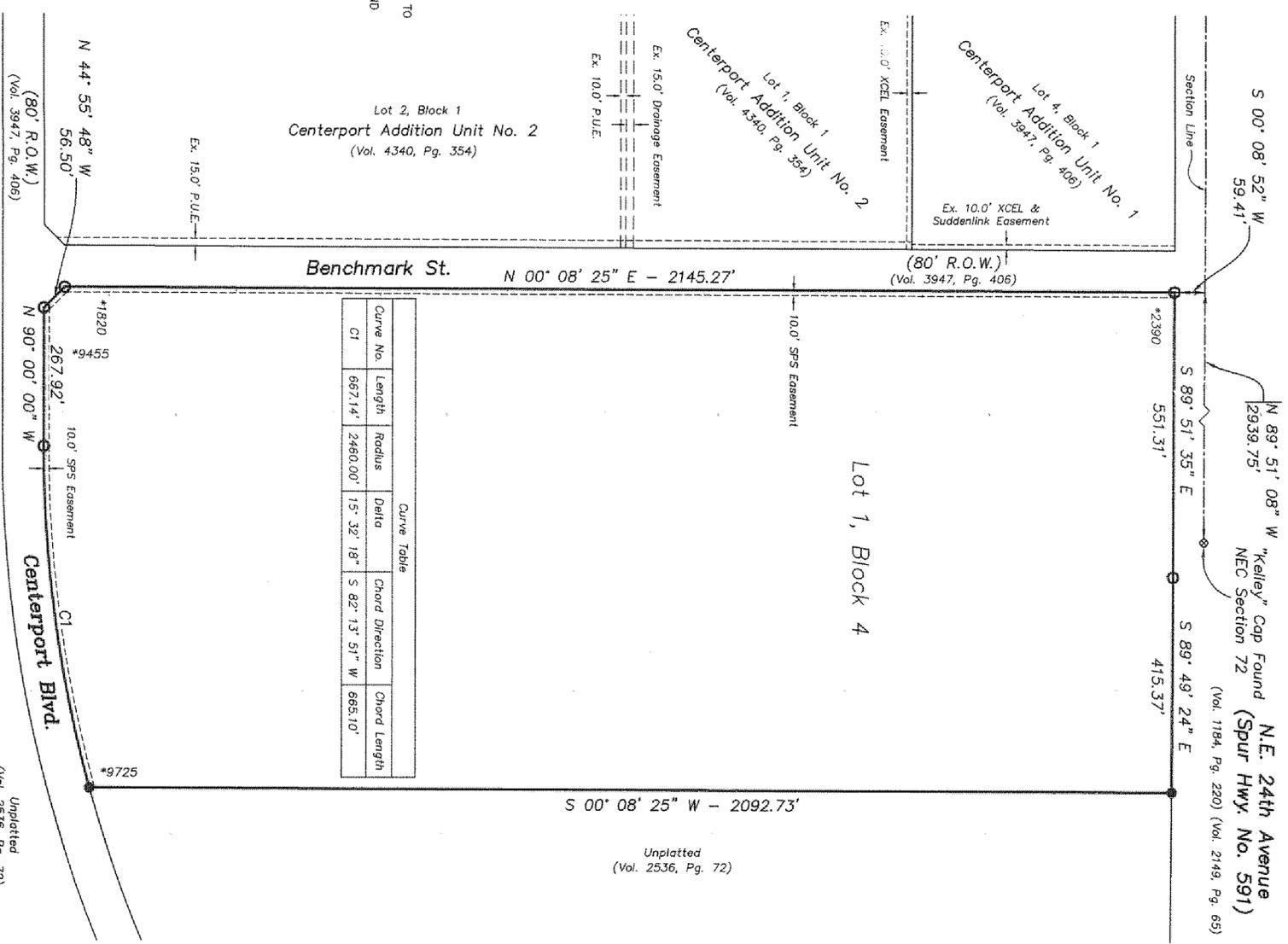
**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF POTTER )  
 KNOW ALL MEN BY THESE PRESENTS  
 AMARILLO ECONOMIC DEVELOPMENT CORP., ACTING THROUGH ITS PRESIDENT, RICHARD DAVID, 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 CENTERPORT ADDITION UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.  
 EXECUTED THIS 26 DAY OF August 2015.

*Richard David*  
 Richard David, President  
 Amarillo Economic Development Corp.  
 801 S. Filmore, Ste. 205  
 Amarillo, Texas 79101  
 (806) 379-6411

**ATTEST**

STATE OF TEXAS  
 COUNTY OF POTTER  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard David, President of the Amarillo Economic Development Corp., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 26 day of August, 2015.  
*Shirley J. Jones*  
 Notary Public State of Texas  
 Comm. Expires Sept. 12, 2017



**LEGAL DESCRIPTION**

FIELD NOTES for a 48.00 acre tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:  
 BEGINNING at a 1/2" iron rod found with a yellow cap at the intersection of the south right-of-way line of N.E. 24th Avenue (Spur Highway No. 591) and the east right-of-way line of Benchmark Street which bears N. 89° 51' 08" W. a distance of 2939.75 feet and S. 00° 08' 52" W. a distance of 59.41 feet from a "Kelley" Cap found at the northeast corner of said Section 72 for the northwest corner of this tract.  
 THENCE S. 89° 51' 35" E., along said south right-of-way line, a distance of 551.31 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line angle corner of this tract.  
 THENCE S. 89° 49' 24" E., continuing along said right-of-way line, a distance of 415.37 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line for the northeast corner of this tract.  
 THENCE S. 00° 08' 25" W. a distance of 2092.73 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line of Centerport Boulevard for the southeast corner of this tract.  
 THENCE in a southeasterly direction along said north right-of-way line and along a curve to the right with a radius equal to 2460.00 feet, a long chord bearing of S. 82° 13' 51" W. and a long chord distance of 665.10 feet, a curve length of 667.14 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line at the end of said curve for a corner of this tract.  
 THENCE N. 90° 00' 00" W., continuing along said north right-of-way line, a distance of 267.92 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line for the most southerly southwest corner of this tract.  
 THENCE N. 44° 55' 48" W. a distance of 56.50 feet to a 1/2" iron rod found with a yellow cap on the east right-of-way line of Benchmark Street for the most westerly southwest corner of this tract.  
 THENCE N. 00° 08' 25" E., along said east right-of-way line, a distance of 2145.27 feet to the place of BEGINNING and containing 48.00 acres (2,090,879 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 26<sup>th</sup> DAY OF AUGUST 2015.



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

**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 17<sup>th</sup> DAY OF September 2015.

*[Signature]*  
 DESIGNATED OFFICIAL

**FILED OF RECORD**

DATE 9-24-15 COUNTY POTTER

FILE NO. 1281107

**Centerport Addition Unit No. 6**

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 200'  
 DATE: 07/27/15  
 FIRM NO.: 10090900  
 DRAWN BY: JA  
 FILE NAME:  
**JD** OJD Engineering, L.P.  
 Consulting Engineers & Surveyors  
 806-447-2503  
 804 East Ave.  
 Wellington, Texas 79095  
 DRAWING NUMBER