



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

10/27/2017

Jeff Tidmore
57 Country Club Drive
Canyon, TX 79015

RE: Letter of Action: Approval – Westcliff Park Unit No. 18 – ZB1701668 Vacation

Mr. Tidmore,

The City of Amarillo has approved the above Vacation on 8/1/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0014634 on 10/2/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

RESOLUTION NO. 08-01-17-2

A RESOLUTION OF THE CITY COUNCIL OF AMARILLO,
TEXAS VACATING A DRAINAGE EASEMENT AND
PUBLIC UTILITY EASEMENT

WHEREAS, the Planning and Zoning Commission of the City of Amarillo has recommended to the City Council that there is no public necessity for the following-described DRAINAGE EASEMENT and PUBLIC UTILITY EASEMENT; and

WHEREAS, the City Council, having reviewed said recommendation and having considered all relevant information pertaining to the proposed vacation described below, is of the opinion that same is no longer needed for public purposes;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the herein-described DRAINAGE EASEMENT and PUBLIC UTILITY EASEMENT segment be vacated and abandoned for public purposes:

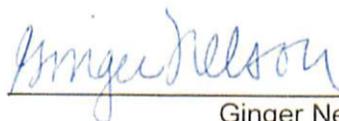
Vacation of a 22.775 Public Utility / Drainage Easement in Tract 2 of Westcliff Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas. See Exhibit 1 for further description.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this resolution are hereby repealed, to the extent of such conflict.

SECTION 3. In the event this resolution or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the resolution, and such remaining portions shall continue to be in full force and effect.

SECTION 4. That this Resolution contained herein shall be effective immediately upon passage and approval.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, this 1st day of August, 2017.



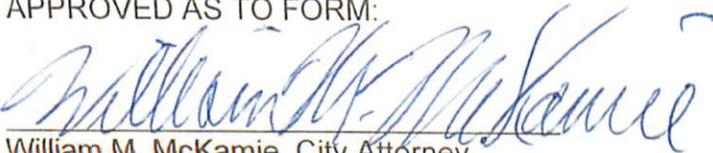
Ginger Nelson, Mayor

ATTEST:



Frances Hibbs, City Secretary

APPROVED AS TO FORM:



William M. McKamie, City Attorney

Return to:
FRANCES HIBBS
City Secretary, City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

FILED and RECORDED

Instrument Number: 2017OPR0014634

Filing and Recording Date: 10/02/2017 12:48:36 PM Pages: 2 Recording Fee: \$16.00

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 cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

levans

Resolution No. 08-01-17-2

EXHIBIT 1

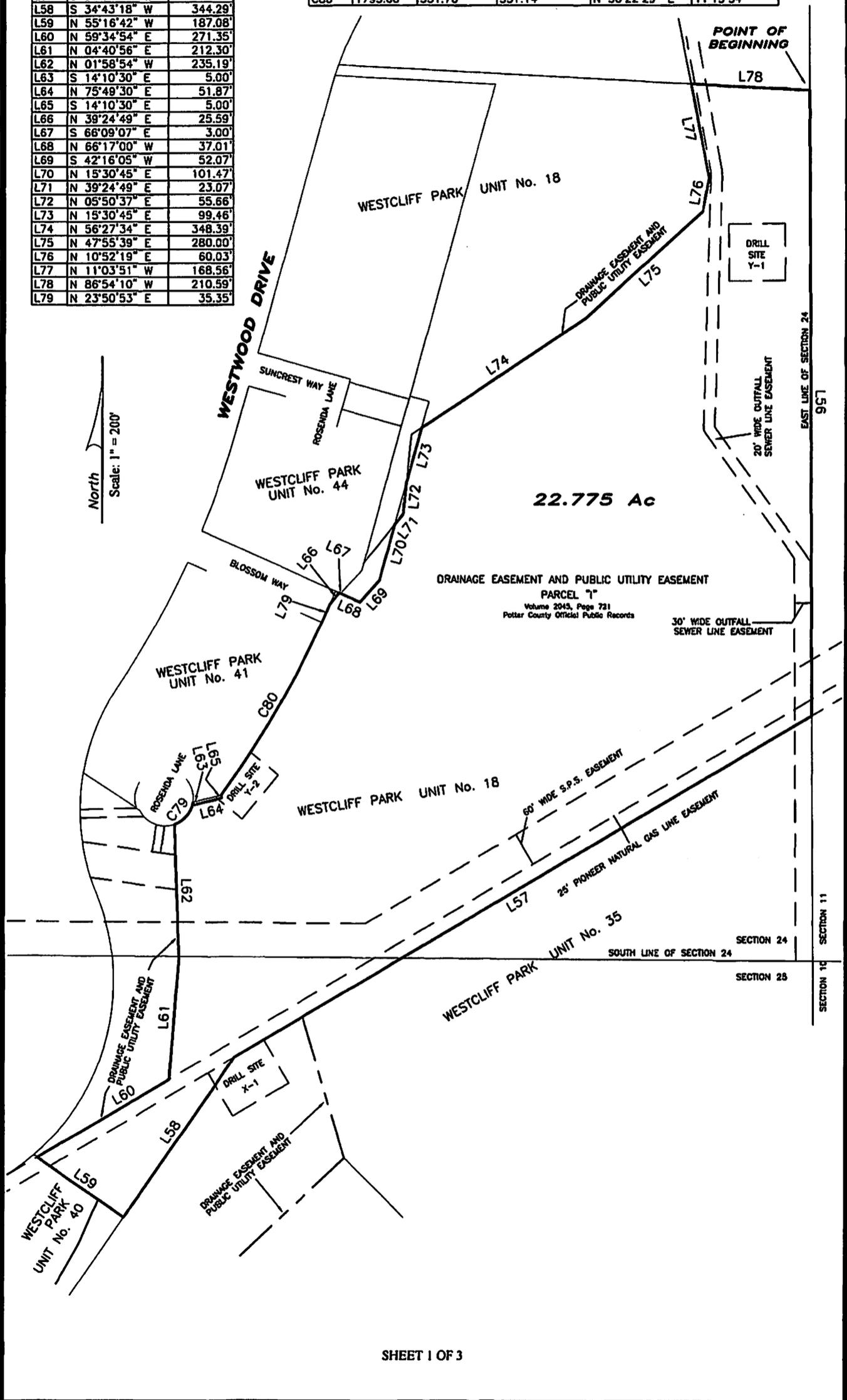
V-17-04

VACATION

EXHIBIT

LINE	BEARING	DISTANCE
L56	S 00°18'07" E	1095.74'
L57	S 59°34'54" W	1186.81'
L58	S 34°43'18" W	344.29'
L59	N 55°16'42" W	187.08'
L60	N 59°34'54" E	271.35'
L61	N 04°40'56" E	212.30'
L62	N 01°58'54" W	235.19'
L63	S 14°10'30" E	5.00'
L64	N 75°49'30" E	51.87'
L65	S 14°10'30" E	5.00'
L66	N 39°24'49" E	25.59'
L67	S 68°09'07" E	3.00'
L68	N 66°17'00" W	37.01'
L69	S 42°16'05" W	52.07'
L70	N 15°30'45" E	101.47'
L71	N 39°24'49" E	23.07'
L72	N 05°50'37" E	55.66'
L73	N 15°30'45" E	99.46'
L74	N 56°27'34" E	348.39'
L75	N 47°55'39" E	280.00'
L76	N 10°52'19" E	60.03'
L77	N 11°03'51" W	168.56'
L78	N 86°54'10" W	210.59'
L79	N 23°50'53" E	35.35'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C79	50.00'	53.38'	50.88'	N 40°07'07" E	61°09'50"
C80	1795.00'	351.70'	351.14'	N 30°22'29" E	11°13'34"



EXHIBIT

Description:

A 22.775 acre tract of land being part of Drainage Easement and Public Utility Easement Parcel "I", the remaining portion of Drill Site Easement "Y-2", a portion of Drill Site Easement "X-1" and all of Drill Site Easement "Y-1", being in of Tract 2, of Westcliff Park Unit No. 18, an Addition to the City of Amarillo, Section 24, Block 9, B. S. & F. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2045, Page 721 of the Official Public Records of Potter County, Texas, same being a portion of a 17.846 acre (called Tract 1) and a 11.297 acre (called Tract 2), as conveyed to Jeff Tidmore (Tidmore Tract) in that certain Special Warranty Deed of record in Volume 4429, Page 609 of the Official Public Records of Potter County, Texas, said 22.775 acre tract of land being described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Tidmore Tract, being in the East line of said Section 24, same being the East line of said Drainage Easement and Public Utility Easement Parcel "I", whence the Southeast corner of said Section 24 based of said plat of Westcliff Park Unit No. 18 bears South 00 degrees 18 minutes 07 seconds East (base bearing), a distance of 1526.06 feet;

THENCE South 00 degrees 18 minutes 07 seconds East, along the the East line of said Section 24, same being the East line of said Drainage Easement and Public Utility Easement Parcel "I", a distance of 1095.74 feet to the Northeast corner of Westcliff Park Unit No. 35, recorded in Volume 3231, Page 468 of the Official Public Records of Potter County, Texas;

THENCE South 59 degrees 34 minutes 54 seconds West, along the Northwesterly line of said Westcliff Park Unit No. 35, a distance of 1046.60 feet pass the North Northwest corner of said Westcliff Park Unit No. 35, continue for a total distance of 1186.81 feet to an exterior corner of said Tidmore Tract;

THENCE South 34 degrees 43 minutes 18 seconds West, a distance of 344.29 feet to the East Northeast corner of Lot 3, Block 2 of Westcliff Park Unit No. 40, recorded in Volume 3911, Page 831 of the Official Public Records of Potter County, Texas;

THENCE North 55 degrees 16 minutes 42 seconds West, along the Northeasterly line of said Lot 3, Block 2 of Westcliff Park Unit No. 40, a distance of 187.08 feet to a point;

THENCE North 59 degrees 34 minutes 54 seconds East, along the Northwesterly line of said Drainage Easement and Public Utility Easement, a distance 271.35 feet to a point;

THENCE North 04 degrees 40 minutes 56 seconds East, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance 212.30 feet to a point;

THENCE North 01 degrees 58 minutes 54 seconds West, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance 235.19 feet to the Southerly Right-of-Way of Rosenda Lane as dedicated by plat of Westcliff Park Unit No. 41, recorded under Clerk's File Number 1125700 of the Official Public Records of Potter County, Texas, being in a curve to the left whose radius bears North 19 degrees 17 minutes 58 seconds West, a distance of 50.00 feet;

THENCE Northeasterly along said curve to the left, an arc length of 53.38 feet with a chord bearing and distance of North 40 degrees 07 minutes 07 seconds East, 50.88 feet to the South Southwest corner of Lot 16, Block 33 of said Westcliff Park Unit No. 41, same being the Northwest corner of a tract of land as conveyed from Jeff R. Tidmore to Darryl J. Hunt (Hunt Tract) in that certain Warranty Deed of record under Clerk's File Number 1234842 of the Official Public Records of Potter County, Texas;

THENCE South 14 degrees 10 minutes 30 seconds East, a distance of 5.00 feet to the Southwest corner of said Hunt Tract;

THENCE North 75 degrees 49 minutes 30 seconds East, perpendicular and parallel with the monumented South line of said Lot 16, Block 33 of said Westcliff Park Unit No. 41, a distance of 51.87 feet to the Southeast corner of said Hunt Tract;

THENCE North 14 degrees 10 minutes 30 seconds West, a distance of 5.00 feet to the Southeast corner of said Lot 16, Block 33 of said Westcliff Park Unit No. 41, being the beginning of a curve to the left whose radius bears North 54 degrees 00 minutes 44 seconds West, a distance of 1795.00 feet;

THENCE Northeasterly along said curve to the left, same being the East line of said Westcliff Park Unit No. 41, an arc length of 351.70 feet with a chord bearing and distance of North 30 degrees 22 minutes 29 seconds East, 351.14 feet to the Northeast corner of Lot 10, Block 33 of said Westcliff Park Unit No. 41, same being the Southeast corner of Blossom Way as shown on said Westcliff Park Unit No. 41;

THENCE North 23 degrees 50 minutes 53 seconds East, along the East line of said Blossom Way, a distance of 35.35 feet to a point;

THENCE North 39 degrees 24 minutes 49 seconds East, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance of 25.59 feet to the South line of Lot 9, Block 34 of Westcliff Park Unit No. 44, recorded in Volume 4306, Page 831 of the Official Public Records of Potter County, Texas;

THENCE South 66 degrees 09 minutes 07 seconds East, along the South line of said Lot 9, a distance of 3.00 feet to the Southeast corner of said Lot 9, Block 34 of Westcliff Park Unit No. 44, same being the Southwest corner of a 0.301 acre tract of land as conveyed to Jeff Tidmore in that certain Warranty Deed of record under Clerk's File Number 1234294 of the Official Public Records of Potter County, Texas;

THENCE South 66 degrees 17 minutes 00 seconds East, along the South line of said 0.301 acre tract of land, a distance of 37.01 feet to the Southeast corner of said 0.301 acre tract of land;

THENCE North 42 degrees 16 minutes 05 seconds East, along the East line of said 0.301 acre tract of land, a distance of 52.07 feet to a point;

EXHIBIT

Description:

THENCE North 15 minutes 30 minutes 45 seconds East, along the East line of said 0.301 acre tract of land, a distance of 101.47 feet to a point;

THENCE North 39 degrees 24 minutes 49 seconds East, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance of 23.07 feet to a point;

THENCE North 05 degrees 50 minutes 37 seconds East, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance of 55.88 feet to the East line of said 0.301 acre tract of land;

THENCE North 15 degrees 30 minutes 45 seconds East, along the East line of said 0.301 acre tract of land, a distance of 99.48 feet to a point;

THENCE North 56 degrees 27 minutes 34 seconds East, along the Northwesterly line of said Drainage Easement and Public Utility Easement, a distance of 348.39 feet to a point;

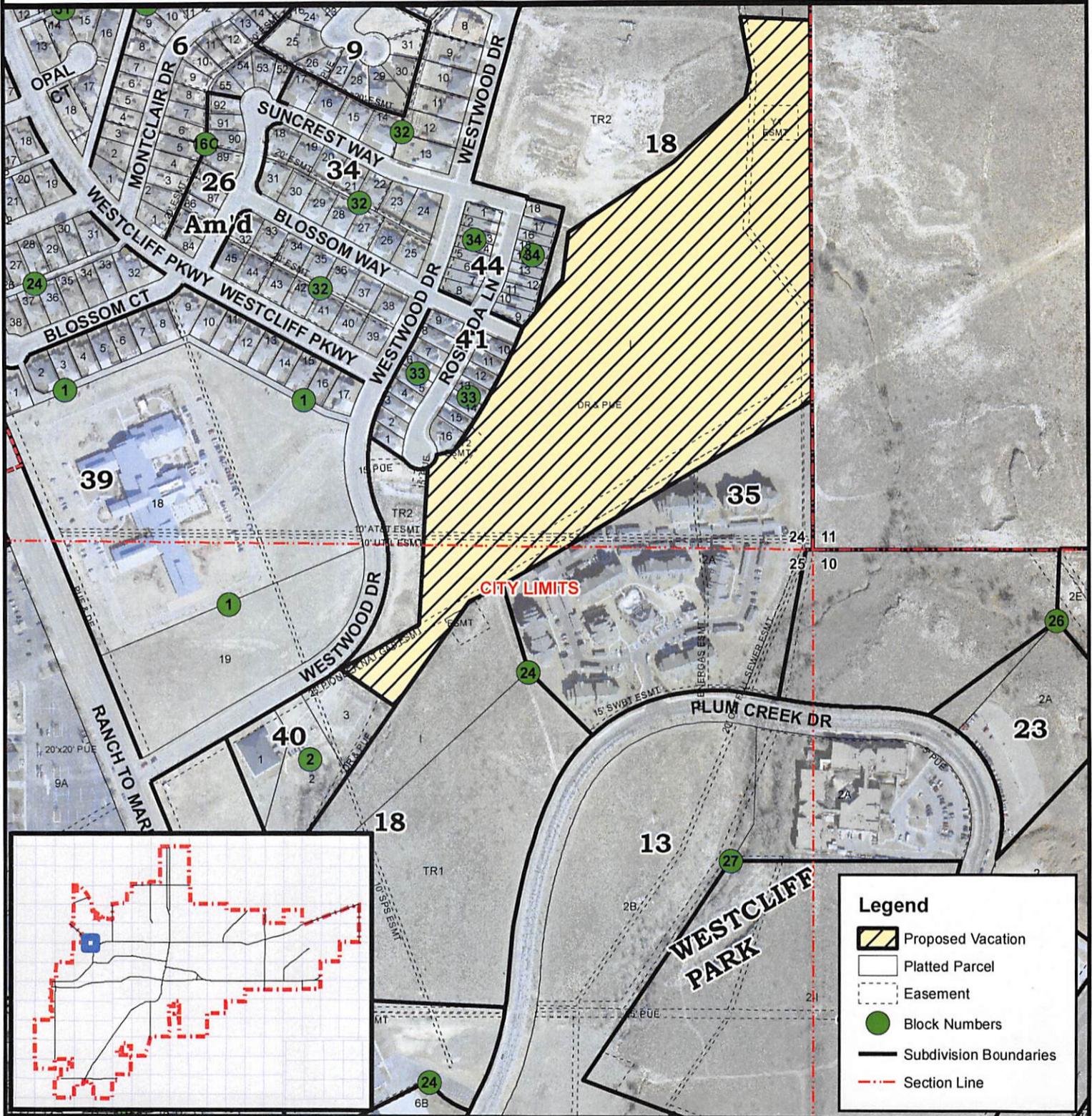
THENCE North 47 degrees 55 minutes 39 seconds East, along the Northwesterly line of said Drainage Easement and Public Utility Easement, a distance of 280.00 feet to a point;

THENCE North 10 degrees 52 minutes 19 seconds East, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance of 60.03 feet to a point;

THENCE North 11 degrees 03 minutes 51 seconds West, along the Westerly line of said Drainage Easement and Public Utility Easement, a distance of 168.56 feet to the North line of said Tidmore Tract;

THENCE South 86 degrees 54 minutes 10 seconds East, along the North line of said Tidmore Tract, a distance of 210.59 feet to the POINT OF BEGINNING.

**CASE V-17-04
VACATION OF PUBLIC UTILITY / DRAINAGE EASEMENTS**



Legend

- Proposed Vacation
- Platted Parcel
- Easement
- Block Numbers
- Subdivision Boundaries
- Section Line

**CITY OF AMARILLO
PLANNING DEPARTMENT**

Vacation of 22.775 acres to Public Utility / Drainage Easements in Tract 2 of Westcliff Unit No. 18, an addition to the City of Amarillo, in Section 24, Block 9, BS&F Survey, Potter County, Texas.

Applicant: Jeff Tidmore

Vicinity: Westwood Dr. & Blossom Way

Scale: 1 inch = 400 feet
Date: 7/18/2017



DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.