



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

5/23/2018

Jeff Tidmore
57 Country Club Dr.
Canyon, Texas 79015

RE: Letter of Action: Approval - Westcliff Park Unit No. 52 – ZB1801164 Final Plat

Mr. Tidmore,

The City of Amarillo has approved the above Final Plat on 5/10/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0006471 on 5/14/2018. 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

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
8779

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

Property Information	
Property ID: 122338	Geo ID: 8614804250
Legal Acres: 28.8800	
Legal Desc: WESTCLIFF PARK # 18 LOT BLOCK IRREG PTN OF TRS 1 & 2 BEG 1116.45FT S OF SW COR OF LOT 57 BLK 6 WESTCLIFF #25	
Situs:	WESTWOOD DR AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100121888 100.00%
TIDMORE JEFF
57 COUNTRY CLUB DR
CANYON, TX 79015-1829

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 43,320
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 43,320

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: 04/04/2018

Total Due if paid by: 04/30/2018

0.00

Tax Certificate Issued for:

POTTER COUNTY
AMARILLO
PANHANDLE WD
AMA COLLEGE
AMARILLO ISD

Taxes Paid in 2017

290.24
157.53
3.92
89.89
515.08

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 04/04/2018
Requested By: TIDMORE JEFF
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0006471

Filing and Recording Date: 05/14/2018 10:50:35 AM 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.



A handwritten signature in cursive script, appearing to read "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

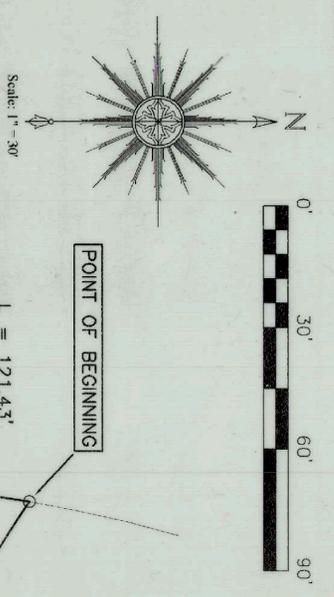
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

Re: 2018OPR0006471

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Handwritten initials or a mark, possibly "BX" or similar, written in a stylized, slanted font.

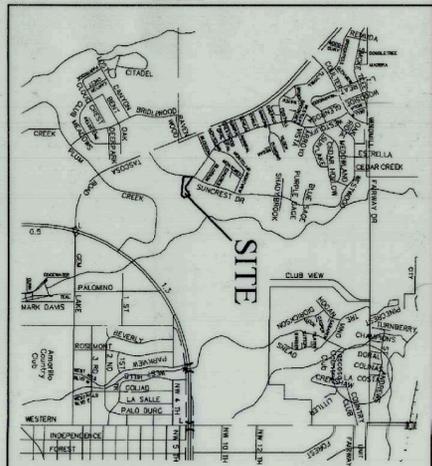
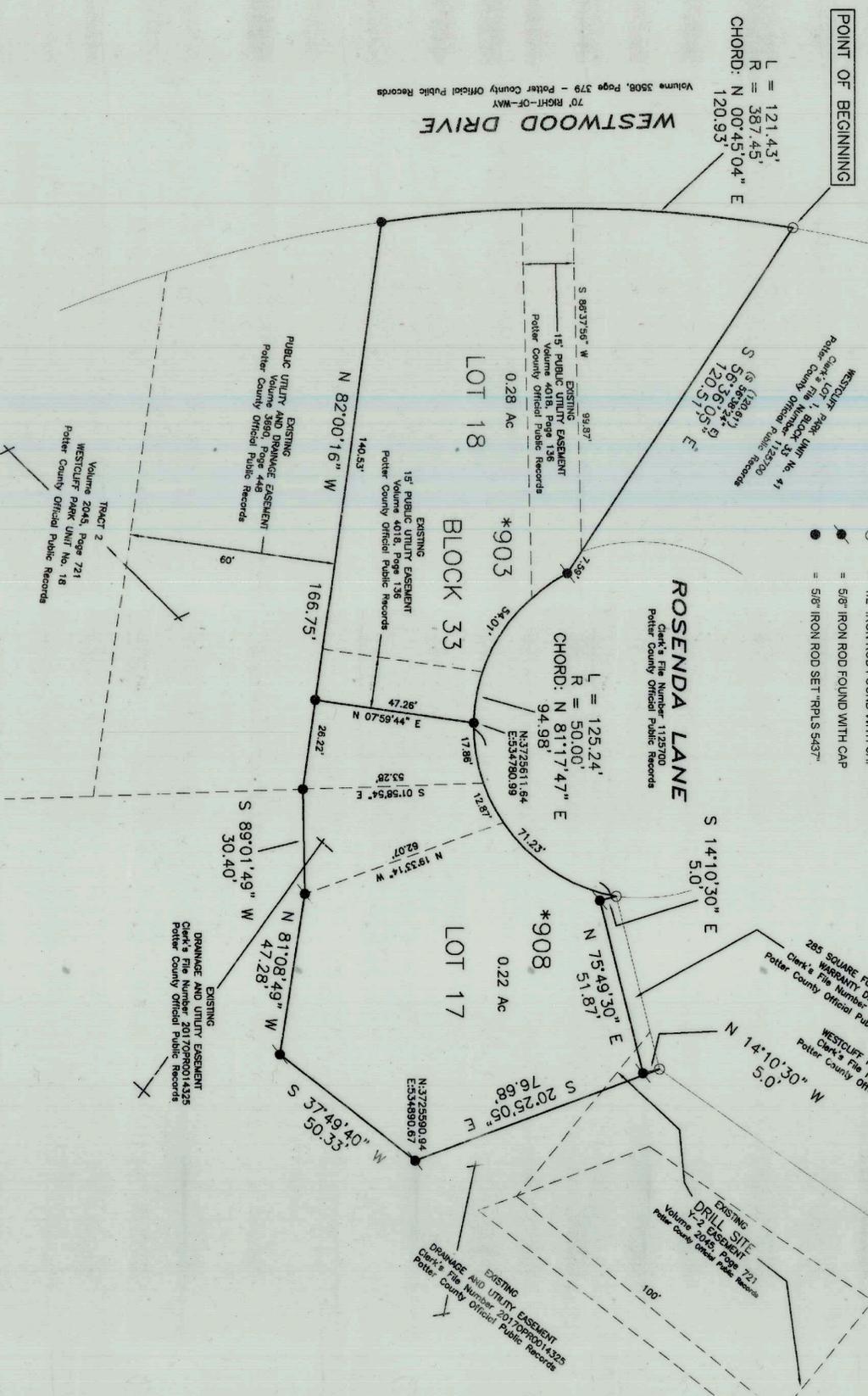


WESTCLIFF PARK UNIT No. 52

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 2 AND PARCEL "I", WESTCLIFF PARK UNIT No. 18,
SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

0.496 ACRES

- LEGEND
- * ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
 - 1/2" IRON ROD FOUND WITH CAP
 - 5/8" IRON ROD FOUND WITH CAP
 - 5/8" IRON ROD SET "PLS 5437"



DESCRIPTION

0.496 ACRES BEING A PORTION OF TRACT 2 AND PARCEL "I", WESTCLIFF PARK UNIT No. 18, AN ADDITION TO THE CITY OF AMARILLO, RECORDED IN VOLUME 2045, PAGE 721 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, ALL BEING IN SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS, SAID 0.496 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A CAP FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 33 OF WESTCLIFF PARK UNIT No. 41, AN ADDITION TO THE CITY OF AMARILLO RECORDED IN CLERK'S FILE NUMBER 1125700 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS;

THENCE SOUTH 36 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.51 FEET TO A 5/8 INCH IRON ROD FOUND, THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 63 DEGREES 03 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.0 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 125.24 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 17 MINUTES 47 SECONDS EAST, 94.98 FEET TO A 1/2 INCH IRON ROD FOUND, THE MOST SOUTHERLY CORNER OF LOT 16 OF SAID WESTCLIFF PARK UNIT No. 41, BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED IN 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 5.0 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND;

THENCE NORTH 75 DEGREES 49 MINUTES 30 SECONDS EAST, A DISTANCE OF 51.87 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND;

THENCE NORTH 14 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.0 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, THE SOUTHEAST CORNER OF SAID LOT 16;

THENCE SOUTH 20 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 76.68 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP;

THENCE SOUTH 37 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.33 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP;

THENCE NORTH 81 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 47.28 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP;

THENCE SOUTH 89 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 30.40 FEET TO A 5/8 INCH IRON ROD "PLS 5437" SET;

THENCE NORTH 82 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 166.75 FEET TO A 5/8 INCH IRON ROD "PLS 5437" SET, BEING IN THE EASTERLY RIGHT-OF-WAY OF WESTWOOD DRIVE AS DEDICATED BY PLAT OF WESTCLIFF PARK UNIT No. 28, RECORDED IN VOLUME 3808, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, BEING IN A CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 81 DEGREES 46 MINUTES 22 SECONDS EAST, A DISTANCE OF 387.45 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 121.43 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 45 MINUTES 04 SECONDS EAST, 120.93 FEET TO THE POINT OF BEGINNING.

NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 483750507C AND 48375050910C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. COORDINATES SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, MAD 1983. SITE C.S.F. = 1.00025

ATTEST

STATE OF Texas
COUNTY OF Barnet KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF TIMORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 2 DAY OF May, 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 03/29/2020



OWNER'S ACKNOWLEDGEMENT

THAT THE UNDERSIGNED, JEFF TIMORE, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTCLIFF PARK UNIT No. 52, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 2 DAY OF May, 2018.

JEFF TIMORE
57 COUNTRY CLUB DRIVE
CAMPA, TEXAS 79015
(806) 236-4001

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS
THIS 10th DAY OF May, 2018

OFFICIAL [Signature]

FILED OF RECORD

DATE 5/14/2018 COUNTY POTTER
COUNTY CLERK FILE NUMBER 2018 CPR 0006471

WESTCLIFF PARK UNIT No. 52

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 2 AND PARCEL "I", WESTCLIFF PARK UNIT No. 18,
SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

0.496 ACRES

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED BY A FIRM REGISTERED UNDER THE SURVEYORS ACT OF TEXAS, AND THAT THE SURVEY STAKES ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 28th DAY OF MARCH, 2018.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR



Atlas Land Surveying, LLC
4903 SW 15th Avenue • Amarillo, Texas • 79106
806-654-0298
Firm Registration No. 101912422

GRANTEE'S ADDRESS
CITY OF AMARILLO
P. O. BOX 1871
AMARILLO, TEXAS 79105-1871