



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

6/13/2019

Che Shadle  
OJD Engineering, LP  
2420 Lakeview Drive  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-42 Highland Park School Addition Unit No. 3 – ZB1901253  
Final Plat**

The City of Amarillo has approved the above Final Plat on 6/3/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0007148 on 6/4/2019. 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 [Bradley.Kiewiet@amarillo.gov](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

Brad Kiewiet  
Planner I



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

Property Information

Property ID: 1641622 Geo ID: 3585200100  
Legal Acres: 4.0700  
Legal Desc: HIGHLAND PARK SCHOOL # 2 LOT 003 BLOCK 0001  
Situs: 15220 E UH 60 AMARILLO, TX 79107-  
DBA:  
Exemptions: EX

Owner ID: 34243 100.00%  
HIGHLAND PARK ISD  
PO BOX 30430  
AMARILLO, TX 79120-0430

For Entities

AMA COLLEGE  
AMARILLO  
HIGHLAND PARK  
PANHANDLE WD  
POTTER COUNTY

Value Information

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 17,729  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 17,729

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: 04/15/2019

Total Due if paid by: 04/30/2019 0.00

Tax Certificate Issued for:	Taxes Paid in 2018	
POTTER COUNTY	0.00	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.
AMARILLO	0.00	
PANHANDLE WD	0.00	
AMA COLLEGE	0.00	
HIGHLAND PARK	0.00	

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: 04/15/2019  
Requested By: HIGHLAND PARK ISD  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office



# TAX CERTIFICATE

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

### Property Information

Property ID: 118822      Geo ID: 3585200001  
Legal Acres: 28.9500  
Legal Desc: HIGHLAND PARK SCHOOL # 1 LOT 001      BLOCK 0001  
Situs: 3801 N FM 1912 , 79107  
DBA:  
Exemptions: EX

**Owner ID:** 34243      100.00%  
HIGHLAND PARK ISD  
PO BOX 30430  
AMARILLO, TX 79120-0430

### For Entities

AMA COLLEGE  
AMARILLO  
HIGHLAND PARK  
PANHANDLE WD  
POTTER COUNTY

### Value Information

Improvement HS: 0  
Improvement NHS: 17,059,558  
Land HS: 0  
Land NHS: 126,094  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 17,185,652

### 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: 04/15/2019

Total Due if paid by: 04/30/2019      0.00

Tax Certificate Issued for:	Taxes Paid in 2018	
POTTER COUNTY	0.00	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.
AMARILLO	0.00	
PANHANDLE WD	0.00	
AMA COLLEGE	0.00	
HIGHLAND PARK	0.00	

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A tax certificate issued through fraud or collusion is void.

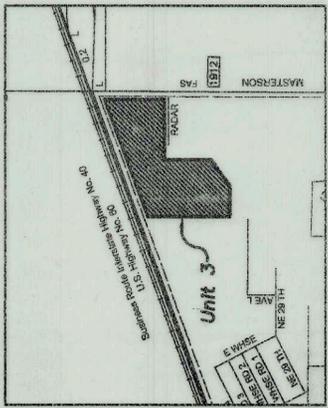
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/15/2019  
Requested By: HIGHLAND PARK ISD  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

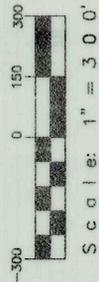
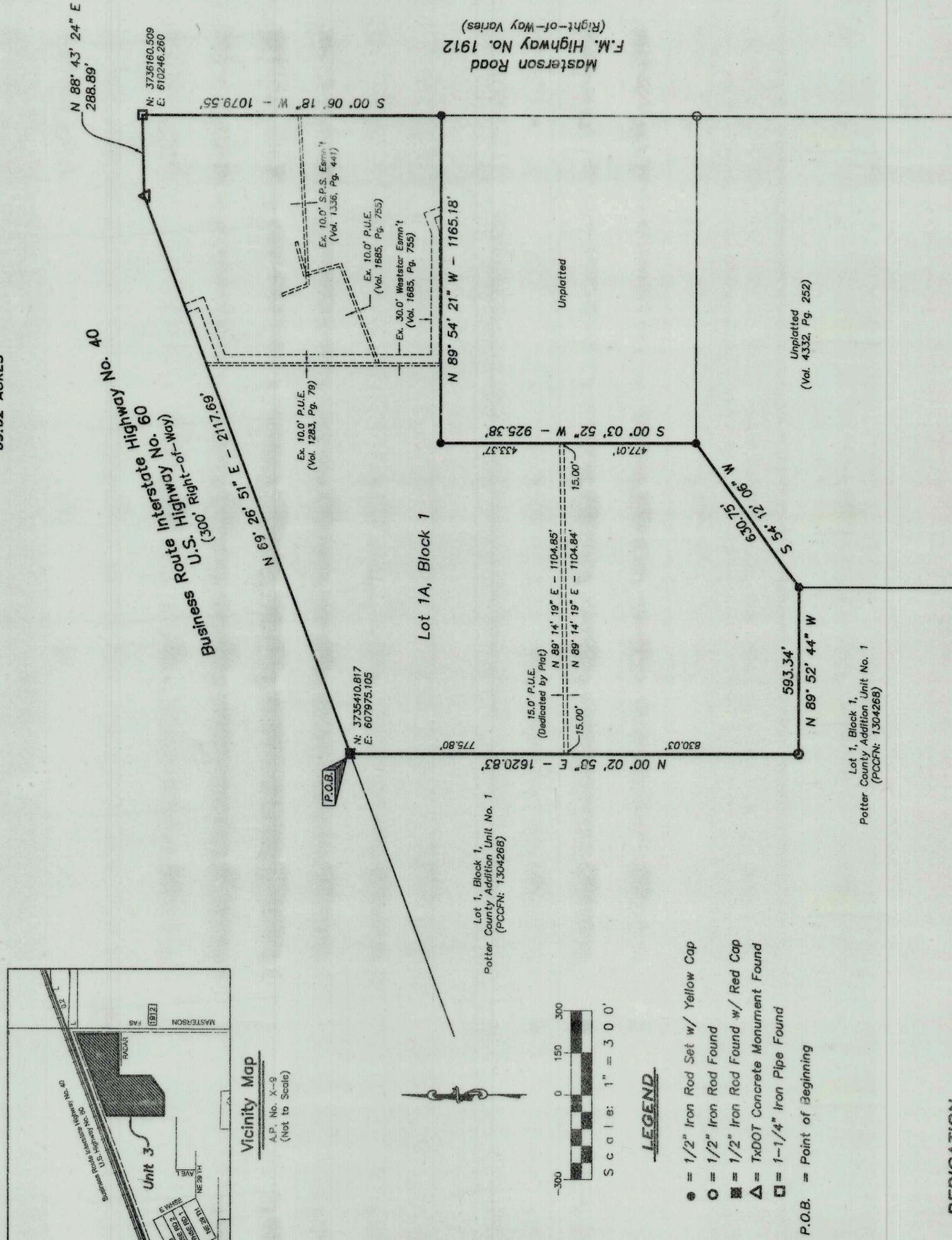
CENSUS TRACT: #144.01  
 GRANITEES ADDRESS: CITY OF AMARILLO  
 501 S. EICHMANN ST.  
 AMARILLO, TEXAS 79101



Vicinity Map  
 A.P. No. X-9  
 (Not to Scale)

# Highland Park School Addition Unit No. 3

An addition to the City of Amarillo, being a replat of Lot 1, Block 1, Highland Park School Addition Unit No. 2 and, an unplatted tract of land in Section 27, Block 2, A. B. & M. Survey, Potter County, Texas  
**69.62 ACRES**



### LEGEND

- = 1/2" Iron Rod Set w/ Yellow Cap
- = 1/2" Iron Rod Found
- = 1/2" Iron Rod Found w/ Red Cap
- △ = TxDOT Concrete Monument Found
- = 1-1/4" Iron Pipe Found
- P.O.B. = Point of Beginning

### DEDICATION

STATE OF TEXAS X  
 COUNTY OF POTTER X

KNOW ALL MEN BY THESE PRESENTS  
 THAT JIMMY HANNON, SUPERINTENDENT, HIGHLAND PARK I.S.D., 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 HIGHLAND PARK SCHOOL ADDITION UNIT NO. 3 AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 24th DAY OF May, 2019.

JIMMY HANNON, SUPERINTENDENT,  
 HIGHLAND PARK I.S.D.  
 P.O. BOX 30430  
 AMARILLO, TEXAS 79120

### ATTEST

STATE OF TEXAS  
 COUNTY OF POTTER

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 24 DAY OF May, 2019.

*Lisa Messner*  
 NOTARY PUBLIC : STATE OF TEXAS  
 Comm. Expires 10-6-2021



### FILED OF RECORD

DATE 6/4/19  
 Client's File No. 190PR0007198  
 Potter County

### NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0425C AND PANEL NO. 48375C0556C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,850 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

### LEGAL DESCRIPTION

FIELD NOTES for a 69.62 acre tract of land being a replat of Lot 1, Block 1, Highland Park School Addition Unit No. 1, a replat of Lots 2 thru 4, Block 1, Highland Park School Addition Unit No. 2, and, an unplatted tract of land in Section 27, 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 red cap on the south right-of-way line of Business Route Interstate Highway No. 40 at the northwest corner of said Lot 4 for the northwest corner of this tract.
- THENCE N. 89° 26' 51" E., along said south right-of-way line, a distance of 2117.69 feet to a Texas Department of Transportation concrete monument found on said south right-of-way line for a corner of this tract.
- THENCE N. 88° 43' 24" E., continuing along said south right-of-way line, a distance of 288.89 feet to a 1-1/4" iron pipe found at the intersection of said south right-of-way line and the west right-of-way line of Masterson Road for the northeast corner of this tract.
- THENCE S. 00° 06' 18" W., along said south right-of-way line, a distance of 1079.55 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line at the southeast corner of said Lot 1 for the most easterly southeast corner of this tract.
- THENCE N. 89° 54' 21" W. a distance of 1165.18 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.
- THENCE S. 00° 03' 52" W. a distance of 925.38 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.
- THENCE S. 54° 12' 06" W. a distance of 630.75 feet to a 1/2" iron rod set with a yellow cap for the most southerly southeast corner of this tract.
- THENCE N. 89° 52' 44" W. a distance of 593.34 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.
- THENCE N. 00° 02' 58" E. a distance of 1620.83 feet to the place of BEGINNING and containing 69.62 acres (3,032,561 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 24th DAY OF MAY, 2019.

*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 \_\_\_ DAY OF \_\_\_\_\_, 2019.

DESIGNATED OFFICIAL, DEVELOPMENT SERVICES

## Highland Park School Addition Unit No. 3

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 300'  
 DATE: April 2019  
 Firm No. 10060900  
 FILE NAME:

**OJD Engineering, L.P.**  
 Consulting Engineers & Surveyors

806-447-2503  
 P.O. BOX 543  
 WELLINGTON, TX 79095  
 DRAWING NUMBER

# FILED and RECORDED

Instrument Number: 2019OPR0007148

Filing and Recording Date: 06/04/2019 02:59:53 PM Pages: 7 Recording Fee: \$51.00

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".

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Julie Smith, County Clerk  
Potter County, Texas

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

lhinojosa

Re: 2019OPR0007148

CITY/PLANNING DEPT  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971



LSS 5/1/19

AVIATION CLEAR ZONE EASEMENT

THE STATE OF TEXAS    §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF POTTER     §

WHEREAS, Jimmy Hannon, hereinafter called “GRANTOR,” whether one or more, individual or corporate, partnership or association, is the owner in fee of that certain parcel or parcels of land being described as follows:

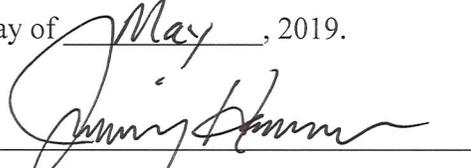
Aviation Clear Zone Easement, being 3,850 feet above mean sea level above the plat of Highland Park School Addition Unit No. 3, an addition to the City of Amarillo, being a replat of Lot 1, Block 1, Highland Park School Addition Unit No. 1, a replat of Lot 2 thru 4, Block 1, Highland Park School Addition, Unit No. 2, and an unplatted tract of land in Section 27, Block 2, AB&M Survey, Potter County, Texas.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does for himself, his successors and assigns, GRANT, BARGAIN, SELL AND CONVEY unto the City of Amarillo, Texas, hereinafter called GRANTEE, its successors and assigns, for the use and benefit of the public, and easement and right-of-way appurtenant to Rick Husband Amarillo International Airport for the unobstructed passage of all aircraft, “aircraft” being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air, by whomsoever owned or operated, in the airspace above GRANTOR’S above-described property; together with the right to cause in all airspace such noise, vibration, fumes, dust, fuel particulates and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at, on, over the above described property; and GRANTOR, his successors, executors, heirs or assigns, does hereby fully waive, remise and release any right, cause of action, and damage which it may now have or which it may have in the future against GRANTEE, its successors and assigns, due to such noise, vibrations, fumes, dust, fuel particulates and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating near or on Rick Husband Amarillo International Airport or over the described property.

GRANTOR, for itself, its successors and assigns, does hereby covenant and agree that it will not hereafter erect, or permit the erection or growth of, any structure, tree or other object on the above described property to any height in excess of 3,850 feet above mean sea level. GRANTOR does hereby GRANT and CONVEY to GRANTEE a continuing right of ingress and egress via passage easement on and across the above-described property for the purpose of taking any action necessary to remove any structure, tree or other object in the airspace to any

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall be binding upon the heirs, administrators, executors, successors and assigns of the GRANTOR and that these covenants and agreements shall run with the land, and that for the purposes of this instrument, this easement shall be considered the dominant estate on the above-referenced property.

IN WITNESS WHEREOF, the GRANTOR, whether one or more, individual or corporate, has hereunto set its hand on this the 24<sup>th</sup> day of May, 2019.



Jimmy Hannon, Superintendent of Highland Park I.S.D.

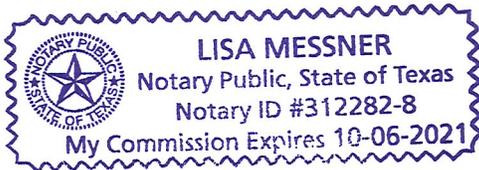
THE STATE OF TEXAS §

COUNTY OF POTTER §

This instrument was acknowledged before me on this the 24 day of May, 2019, by Jimmy Hannon.



Notary Public, State of Texas



# FILED and RECORDED

Instrument Number: 2019OPR0007147

Filing and Recording Date: 06/04/2019 02:59:53 PM Pages: 3 Recording Fee: \$20.00

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.**

lhinojosa



CITY/PLANNING DEPT  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

Re: 2019OPR0007148