



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

7/17/2019

Kevin Brown
Hagar, Brown, & Dorsey, LLC
4713 S. Western Street
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-61 Amended Westcliff Park Unit No. 54 – ZB1903318 Final Plat

The City of Amarillo has approved the above Final Plat on 6/28/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0008740 on 7/2/2019. 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 or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet, MBA
Planner I

DEBBIE LOPEZ BRISENO
 Notary Public, State of Texas
 Notary ID #1188282
 My Commission Expires 03-07-2019

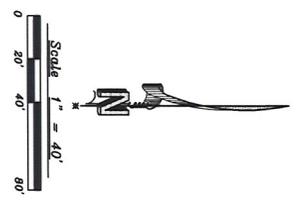
20190PR0008740 PLAT D-385
 07/02/2019 01:31 PM Total Pages: 4
 Julie Smith, County Clerk - Potter County, Texas

BLK 9 BS+F

SEC 24

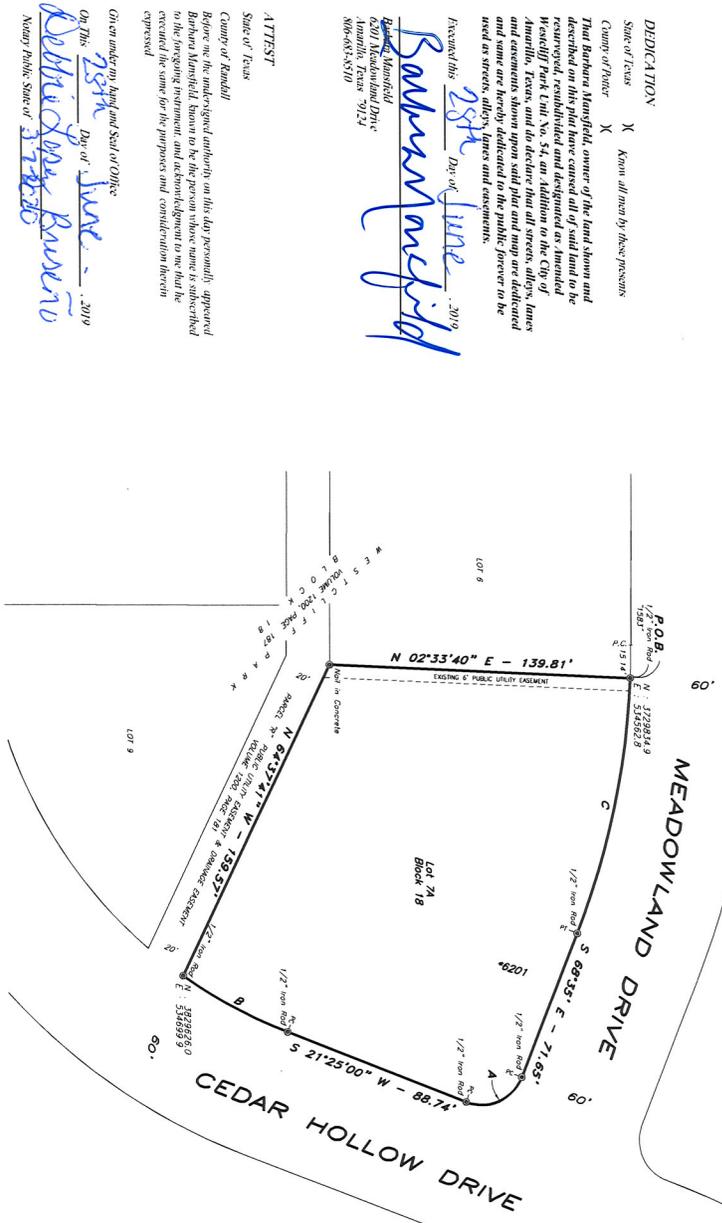
J-10

POTTER COUNTY, TEXAS
 CENSUS TRACT 13100
 APN MAP NO 1-10



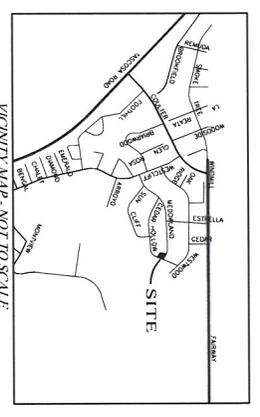
AMENDED WESTCLIFF PARK UNIT NO. 54

AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOT 7 AND LOT 8, BLOCK 18, WESTCLIFF PARK,
 IN SECTION 24, BLOCK 9, B.S. & F. SURVEY
 POTTER COUNTY, TEXAS
 (0.668 ACRES)



CURVE TABLE

ARC	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	PERCENT AREA
A	20.00	51.42	28.98	N 80°00'00" W	80.0000
B	20.00	51.42	28.98	S 80°00'00" W	80.0000
C	570.00	121.73	121.20	N 78°00'37" W	1.85114



PROPERTY DESCRIPTION:

A 0.668 acre tract of land being all of Lot 7 and Lot 8, Block 18, Westcliff Park, an addition to the City of Amarillo, Potter County, Texas, as recorded in Volume 1200, Page 181, Deed Records of Potter County, Texas, in Section 24 Block 9, B.S. & F. Survey, said 0.668 acre tract being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2" iron rod found for the Northwest corner of said Lot 7, a point on a curve to the right having a radius of 370.0 feet;
 THENCE Southwesterly along said curve to the right an arc distance of 121.75 feet (Chord bearing - South 78 degrees 00 minutes 37 seconds East, 121.20 feet) to a 1/2" iron rod found;
 THENCE South 68 degrees 35 minutes East, a distance of 71.65 feet to a 1/2" iron rod found for the beginning of a curve to the right having a radius of 20.0 feet;
 THENCE Southwesterly along said curve to the right an arc distance of 31.42 feet (Chord bearing - South 23 degrees 35 minutes East, 28.98 feet) to a 1/2" iron rod found;
 THENCE South 31 degrees 25 minutes 00 seconds West, a distance of 88.74 feet to a 1/2" iron rod found for the beginning of a curve to the right having a radius of 220.0 feet;
 THENCE Southwesterly along said curve to the right an arc distance of 55.0 feet (Chord bearing - South 38 degrees 34 minutes 40 seconds West, 54.85 feet) to a 1/2" iron rod found;
 THENCE North 64 degrees 37 minutes 41 seconds West, a distance of 158.57 feet to a 1/2" iron rod found;
 THENCE North 02 degrees 33 minutes 40 seconds East, a distance of 139.81 feet to the POINT OF BEGINNING of this tract.
 Said tract contains a computed area of 0.668 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 setback on the ground by me or by others under my direct supervision.

This 27 day of June, 2019
 K.C. Brown, RPLS
 Texas Reg. No. 4664



"FINAL PLAT"
 AMENDED WESTCLIFF PARK UNIT NO. 54
 AN ADDITION TO THE CITY OF AMARILLO

L E G E N D

- Cont'd Monument, found as noted
- 3/8" Iron Rod set with HBD cap
- Address ranges Subject to Change without Notice
- Right of Way

APPROVAL:

Approved by the City of Amarillo
 for the City of Amarillo, Texas
 [Signature]
 Designated Official

FILED/RECORD
 The 27 day of June, 2019
 20190PR0008740
 POTTER COUNTY
 CLERK'S OFFICE

HB
 Hagar, Brown & Dorsey, LLC
 4713 S. Western St.
 Amarillo, Texas 79109
 (800) 308-4084
 HEREFORD
 Hereford, Texas 79349
 (800) 308-4084
 SHAWNEE
 Shawnee, Oklahoma 74701
 (800) 308-4084

APP

D-19-61

HG

County of Potter

STATE OF TEXAS
SANTA FE BUILDING

TAX OFFICE
900 S. POLK, SUITE 106
PO BOX 2289
AMARILLO, TEXAS 79105-2289



PHONE: (806) 342-2600
FAX: (806) 342-2637
pcto@co.potter.tx.us

SHERRI AYLOR, PCC
TAX ASSESSOR-COLLECTO

July 1, 2019

After a preliminary check of the tax records of this office, the following property has no delinquent taxes.

Owner:	MANSFIELD JAY LYNDOL	Geo ID: R086-1490-8082
	MANSFIELD BARBARA LYNN	Legal Acres:
	6201 MEADOWLAND DR	Legal Desc: WESTCLIFF PARK LOT 008
	AMARILLO, TX 79124	BLOCK 0018
		Situs: 6201 MEADOWLAND DR
		Exemptions: HOMESTEAD

Taxes Paid in 2018:

PANHANDLE WD	\$22.05
POTTER COUNTY	\$1,668.32
AMARILLO	\$897.19
AMARILLO ISD	\$2,707.85
AMA COLLEGE	\$505.36

The taxes to be imposed by the above listed taxing units for the 2019 taxes have not been calculated.

This letter is for Plat purposes only. Once the tax system is functional, a tax certificate will be printed and sent to the Potter County Clerk's office for filing.

for Sherri Aylor
for
Sherri Aylor
Tax Assessor/Collector, PCC

County of Potter

STATE OF TEXAS
SANTA FE BUILDING

TAX OFFICE
900 S. POLK, SUITE 106
PO BOX 2289
AMARILLO, TEXAS 79105-2289



PHONE: (806) 342-2600
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TAX ASSESSOR-COLLECTOR

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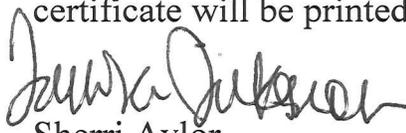
Owner:	MANSFIELD JAY LYNDOL	Geo ID: R086-1490-8081
	MANSFIELD BARBARA LYNN	Legal Acres:
	6201 MEADOWLAND DR	Legal Desc: WESTCLIFF PARK LOT 007
	AMARILLO, TX 79124	BLOCK 0018
		Situs: 6205 MEADOWLAND DR
		Exemptions:

Taxes Paid in 2018:

PANHANDLE WD	\$1.22
POTTER COUNTY	\$92.64
AMARILLO	\$49.82
AMARILLO ISD	\$167.56
AMA COLLEGE	\$28.06

The taxes to be imposed by the above listed taxing units for the 2019 taxes have not been calculated.

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for Sherri Aylor
Tax Assessor/Collector, PCC

FILED and RECORDED

Instrument Number: 2019OPR0008740

Filing and Recording Date: 07/02/2019 01:31:31 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 cursive script that reads "Julie Smith".

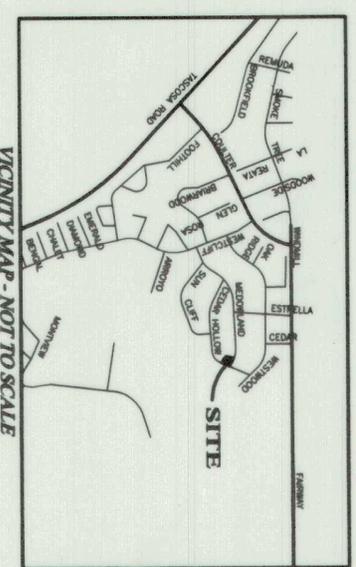
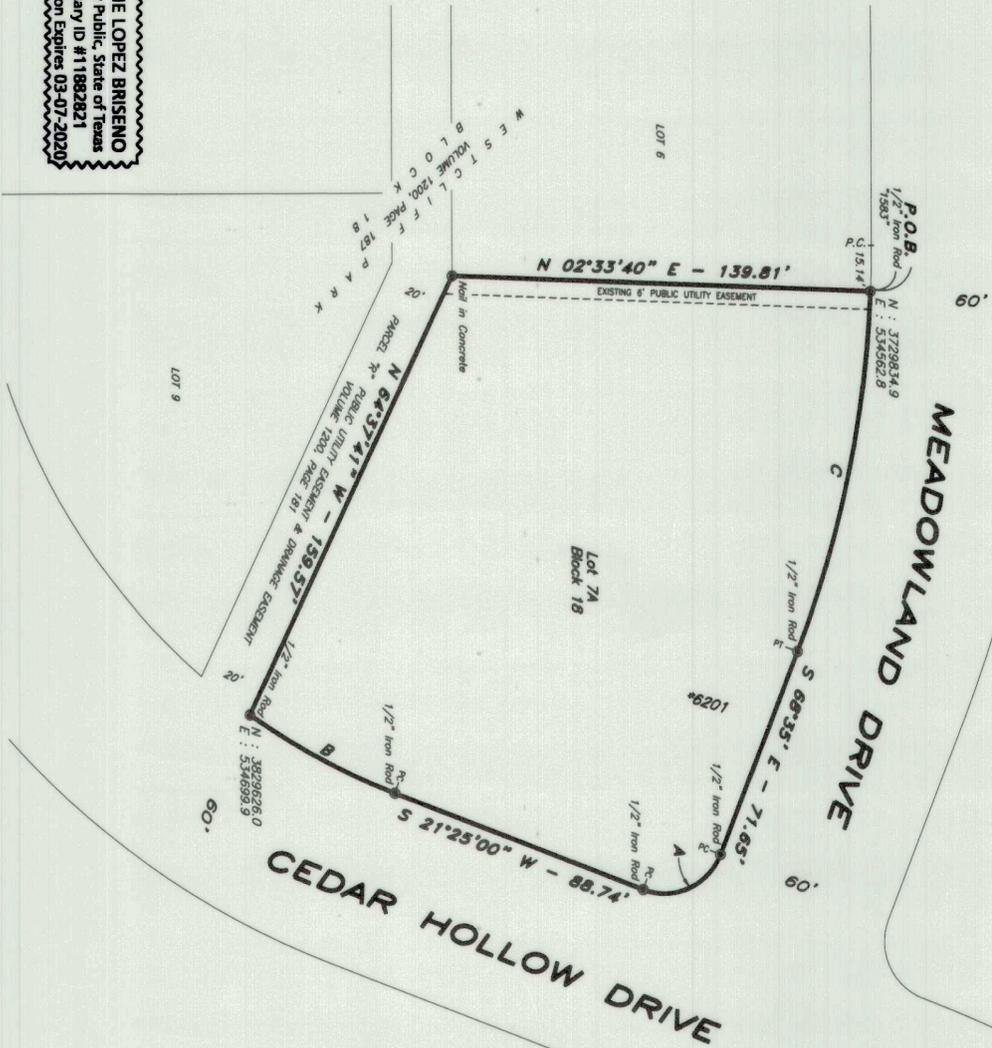
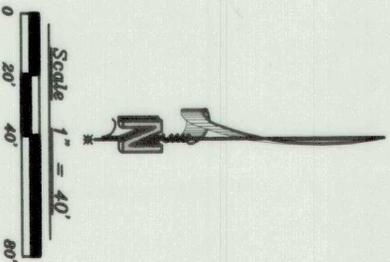
Julie Smith, County Clerk
Potter County, Texas

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

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AMENDED WESTCLIFF PARK UNIT NO. 54

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BEING A REPLAT OF LOT 7 AND LOT 8, BLOCK 18, WESTCLIFF PARK,
IN SECTION 24, BLOCK 9, B.S. & F. SURVEY
POTTER COUNTY, TEXAS
(0.668 ACRES)



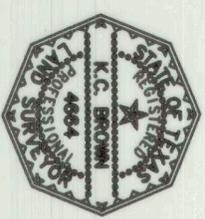
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THENCE Southeastery along said curve to the right an arc distance of 31.42 feet (Chord bearing - South 23 degrees 35 minutes East, 28.28 feet) to a 1/2" iron rod found;
THENCE South 21 degrees 25 minutes 00 seconds West, a distance of 88.74 feet to a 1/2" iron rod found for the beginning of a curve to the right having a radius of 220.0 feet;
THENCE Southwesterly along said curve to the right an arc distance of 55.0 feet (Chord bearing - South 28 degrees 34 minutes 40 seconds West, 54.85 feet) to a 1/2" iron rod;
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CERTIFICATION:

I, K.C. Brown, 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 27th Day of June, 2019
K.C. Brown, RPLS
Texas Reg. No. 4664



"FINAL PLAT" AMENDED WESTCLIFF PARK UNIT NO. 54 AN ADDITION TO THE CITY OF AMARILLO

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
A	20.00	31.42	28.28	S 23°35'00" E	90°00'00"
B	220.00	54.99	54.85	S 28°34'40" W	1°41'9.71"
C	370.00	121.75	121.20	N 78°00'37" W	18°51'14"

APPROVAL:

Approved by the Designated Official
for the City of Amarillo, Texas
[Signature]
Designated Official
Date: 6/28/2019

FILED OF RECORD

Date: 7/2/19 County: POTTER
2019080808710
Clerk's File No.



Hagar, Brown & Dorsey, L.L.C.
L A N D S U R V E Y O R S
AMARILLO
4715 S. Western St.
Amarillo, Texas 79100
(800) 262-1007
Texas Reg. No. 1067800
hbd@hbdadvs.com
HERBERT
236 E. 5th St.
Amarillo, Texas 79105
(800) 364-0064
Texas Reg. No. 1067700

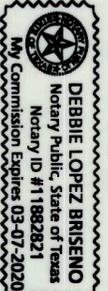
DEDICATION
State of Texas X Know all men by these presents
County of Potter X

That Barbara Mansfield, owner of the land shown and described on this plat have caused all of said land to be reserved, resubdivided and designated as Amended Westcliff Park Unit No. 54, an addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 28th Day of June, 2019
[Signature]
Barbara Mansfield
6201 Meadowland Drive
Amarillo, Texas 79124
806-683-6510

ATTEST
State of Texas
County of Randall
Before me the undersigned authority on this day personally appeared Barbara Mansfield, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 28th Day of June, 2019
[Signature]
Debbie Lopez Brisenio
Notary Public, State of Texas
My Commission Expires 03-07-2020



- NOTES:**
- This plat does not lie within the E.T.J. of the City of Amarillo.
 - According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0510C, effective date June 4th, 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood 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.
 - Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"
 - The purpose of this amended plat is to combine two lots into one.

LEGEND

- Control Monument, found as noted
- 3/8" Iron Rod set with HBD cap
- * Address ranges Subject to Change without Notice
- ROW = Right of Way