

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

May 17, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-22 Pleasant Valley Unit No. 45, an addition to the City of Amarillo, being a replat of all of Pleasant Valley Unit No. 11 and the west 1.91 acres of Tract 111, Revised Pleasant Valley, in Section 159, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: River Rd. & Loop 335)  
DEVELOPER: Toot 'n Totum, Greg Mitchell

The Planning and Zoning Commission approved the above-mentioned item on April 25, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4314, Page 784 on April 27, 2011. Please post your records accordingly.



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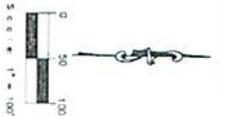
Kelley Shaw, Planning Director

BLK 2 AB+M

SEC 159

O-8

CENSUS TRACT: # 152  
GRANTEES ADDRESS: CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79103-1971



LEGEND

- = 1/2" iron rod w/ cap inscribed "PLS 4263" Found
- = 1/2" iron rod Found
- ⊙ = Toot Monument Found
- ⊕ = Public Utility Easement
- ⋆ = Address (Subject to Change Without Notice)
- D.R.P.C.T. = Deed Records Potter County, Texas
- SPS = Southwestern Public Service
- P.O.L. = POINT OF BEGINNING

NOTES

1. ACCORDING TO THE FELA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 483730000B, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A ZONE X SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FELA MAP UPON WHICH THIS OPINION IS BASED.
2. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE
3. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0000207.
4. THIS PROPERTY DOES NOT LIE IN THE CITY OF AMARILLO'S E.T.A.

DEDICATION

STATE OF TEXAS X

COUNTY OF POTTER X

KNOW ALL MEN BY THESE PRESENTS

THAT TOOT 'N' TOTUM FOOD STORES, L.L.C., ACTING THROUGH ITS PRESIDENT/CEO, GREG MITCHELL, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE HEREBY DEDICATED TO THE PUBLIC THE ROAD AND DRIVEWAY SHOWN ON THIS PLAT. ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAID ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED TO BE USED AS EASEMENTS.

EXECUTED THIS 4th DAY OF April 2011.

*Greg Mitchell*

GREG MITCHELL, PRESIDENT/CEO  
TOOT 'N' TOTUM FOOD STORES, L.L.C.  
1201 S. TAYLOR  
AMARILLO, TEXAS 79101  
(806) 373-4331



ATTEST

STATE OF TEXAS

COUNTY OF POTTER

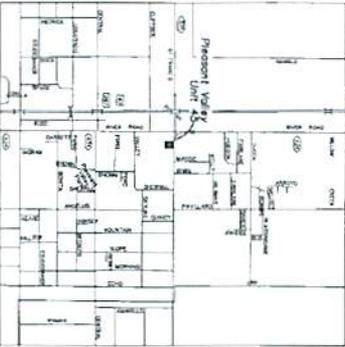
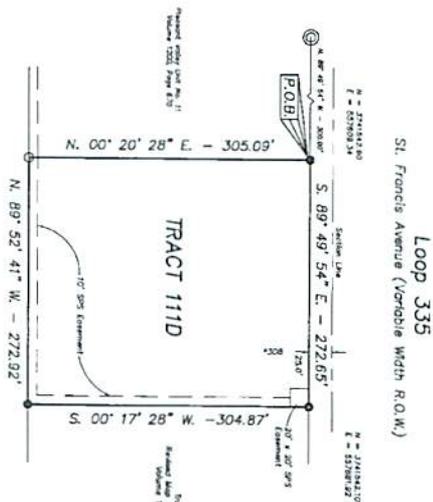
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG MITCHELL, PRESIDENT/CEO OF TOOT 'N' TOTUM L.L.C. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND KNOWLEDGE TO ME THAT HE IS THE SAME AS THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND CONSIDERATION HEREIN GIVEN UNDER MY HAND AND SEAL OF AUTHORITY.

ON THIS 8th DAY OF April 2011.

*Katry S. Knight*  
NOTARY PUBLIC STATE OF TEXAS  
Comm. Expires 5/4/2012

PLEASANT VALLEY UNIT NO. 45

An Addition to the City of Amarillo, Being a replat of the west 1.91 acres of Tract 1111, Revised Plat of Pleasant Valley, in Section 159, Block 2, A. B. & M. Survey, Potter County, Texas, 1.91 ACRES.



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 23rd DAY OF April 2011.

*Blair*  
CHAIRMAN

LEGAL DESCRIPTION

FIELD NOTES for a 1.91 acre tract of land out of the west half of Tract 111, Revised Map of Pleasant Valley as recorded in Volume 136, page 170, Deed Records of Potter County, Texas.

BEGINNING of a 1/2" iron rod with a yellow cap inscribed "PLS 4263" found hereafter referred to as an O.D. cap, at the northeast corner of Pleasant Valley Unit 11, as found in Volume 1200, Page 670, Deed Records of Potter County, Texas, northwest corner of this tract, from whence a right-of-way monument bears N. 89° 49' 54" W. a distance of 300.00 feet.

THENCE S. 89° 49' 54" E. a distance of 272.65 feet to an O.D. cap found at the northeast corner of this tract.

THENCE S. 00° 17' 28" W. a distance of 304.87 feet to an O.D. cap found in the south line of said tract 111 for the southwest corner of this tract.

THENCE N. 89° 52' 41" W. along said south line, a distance of 272.92 feet to a 1/2" iron rod found at the southeast center of said Pleasant Valley Unit 11 for the southwest corner of this tract.

THENCE N. 00° 20' 28" E. a distance of 305.09 feet to the place of BEGINNING and containing 1.91 acres 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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 4th DAY OF April 2011.



*Richard E. Johnson*  
RICHARD E. JOHNSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4253

PLEASANT VALLEY UNIT NO. 45

on addition to the City of Amarillo

FILED OF RECORD  
DATE 4-27-11  
COUNTY Potter  
PAGE 784

OLD Engineering, L.P.  
Consulting Engineers & Surveyors  
200 S. 44th Street  
Amarillo, Texas 79109  
DRAWING NUMBER

APP

P-11-22

JW

COUNTY CLERK'S MEMO  
Portions of this document not legible and/or reproducible when received for recording.

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

Property Information	
Property ID: 27790	Geo ID: 6504006400
Legal Acres: 0.0000	
Legal Desc: PLEASANT VALLEY REV LOT	BLOCK W 277.63 FT
	OF E 372.63FT OF W/2 OF TR 111
Situs: E ST FRANCIS AVE	AMARILLO, TX
DBA:	
Exemptions:	

VOL. 4314 PAGE 783

Owner ID: 100090699 100.00%  
JAMAL ENTERPRISES LP  
1201 S TAYLOR ST  
AMARILLO, TX 79101-4313

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 13,050
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 13,050

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 04/13/2011			Total Due if paid by: 04/30/2011			0.00

Tax Certificate Issued for:	Taxes Paid in 2010
POTTER COUNTY	78.19
AMARILLO	40.46
PANHANDLE WD	1.16
AMA COLLEGE	24.79
AMARILLO ISD	152.69

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2011 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 04/13/2011  
Requested By: JAMAL ENTERPRISES LP  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Apr 27, 2011 at 02:39P

Receipt# - 156795

Document Number 01194425:  
Amount 20.00

Julie Smith  
County Clerk, Potter County

by lae Deputy

Ret to:  
Amarillo City  
Planning Dept  
PO Box 1971  
Amarillo TX 79105

STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
in the volume and page as shown.



Julie Smith, County Clerk  
Potter County

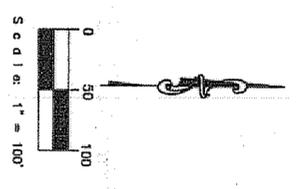
By Spette Seaton Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.

**COUNTY CLERK'S MEMO**

Portions of this document may  
not be legible and/or reproducible  
when received for recording.

CENSUS TRACT: # 152  
 GRANTEE ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79105-1971



**LEGEND**

- = 1/2" iron rod w/cap inscribed "RPLS 4263" Found
- = 1/2" iron rod Found
- ⊙ = TxDOT Monument Found
- PUE = Public Utility Easement
- \* = Address (Subject to Change Without Notice)
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- SPS = Southwestern Public Service
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**NOTES**

1. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375003B9C, EFFECTIVE DATE JUNE 4 2010, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A ZONE X SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.
2. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
3. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002807.
4. THIS PROPERTY DOES NOT LIE IN THE CITY OF AMARILLO'S E.T.U.

**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF POTTER )  
 KNOW ALL MEN BY THESE PRESENTS

THAT TOOT 'n TOTUM FOOD STORES, L.L.C., ACTING THROUGH ITS PRESIDENT/CEO, GREG MITCHELL, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEILED, SUBDIVIDED AND DESIGNATED AS PLEASANT VALLEY UNIT NO. 45, 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 TO BE USED AS EASEMENTS.

EXECUTED THIS 8 DAY OF April 2011.  
 \_\_\_\_\_  
 GREG MITCHELL, PRESIDENT/CEO  
 TOOT 'n TOTUM FOOD STORES, L.L.C.  
 1201 S. TAYLOR  
 AMARILLO, TEXAS 79101  
 (806) 373-4351

**ATTEST**



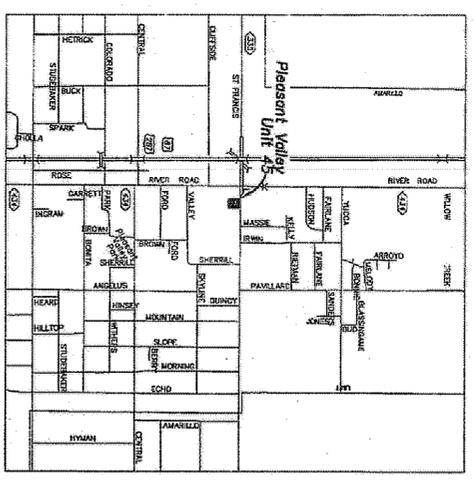
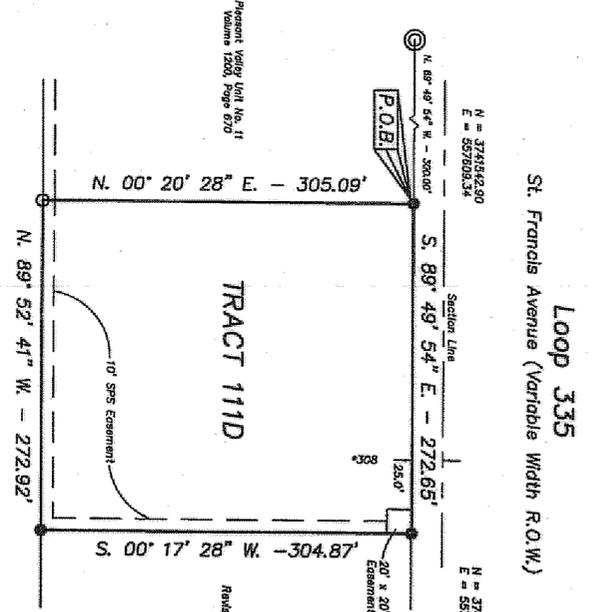
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GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 8th DAY OF April 2011.

Notary Public: State of Texas  
 \_\_\_\_\_  
 Comm. Expires May 04, 2013

**PLEASANT VALLEY UNIT NO. 45**  
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 Being a replat of the tract of 1.91 acres of Tract 111, Revised Plat  
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 Survey, Potter County, Texas,  
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THIS 4th DAY OF April 2011.



\_\_\_\_\_  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263

**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 25 DAY OF April 2011.

\_\_\_\_\_  
 CHAIRMAN

**FILED OF RECORD**

DATE 4/27/11 COUNTY Potter  
 VOL. 4314 Pg. 782

**PLEASANT VALLEY UNIT NO. 45**  
 an addition to the City of Amarillo

SCALE: 1" = 100'	DRAWN BY: TV
DATE: Feb. 17, 2011	FILE NAME:
<b>OEI</b> Consulting Engineers & Surveyors	
806-447-2503 P.O. Box 543 Wallington, Texas 79085	
DRAWING NUMBER	