

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

December 11, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-53 Centerport Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Centerport Blvd & Apex Dr)
DEVELOPER: Richard David

The Designated Official for the City of Amarillo approved the above-mentioned item on November 26, 2012. The plat was filed of record in the Official Public Records of Potter County Instrument # 1226353 on November 27, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

CHRIS LYLES
 NOTARY PUBLIC,
 STATE OF TEXAS
 My Commission Expires 09-12-2013

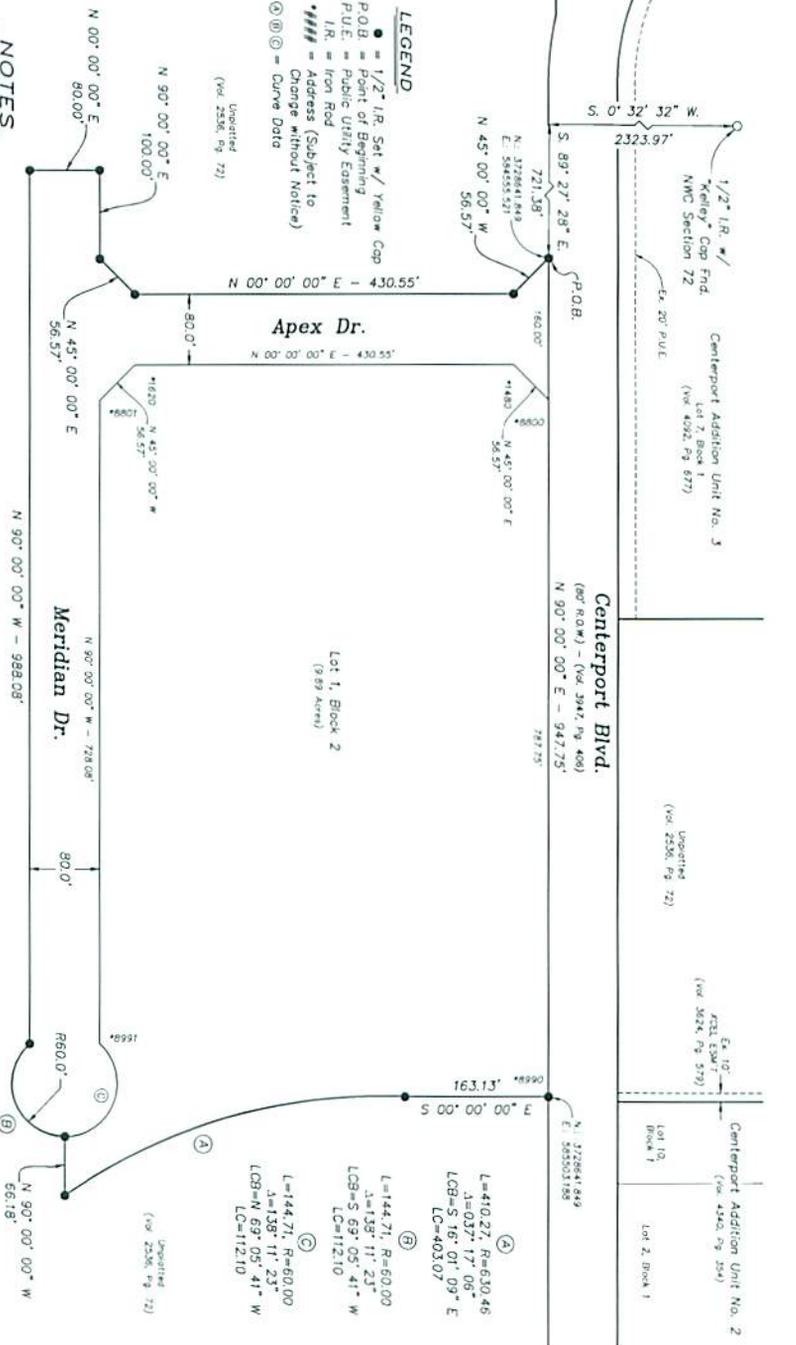
BLK 2 AB-M

SEC 72

T-10

CENSUS TRACT: #144.00
 GRANITE ADDRESS: CH. OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79102-1971

Centerport Addition Unit No. 4
 an Addition to the City of Amarillo, being an unplatted tract
 of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas.
 12.96 ACRES



LEGEND

- = 1/2" I.R. Set w/ Yellow Cap
- POB = Point of Beginning
- PULE = Public Utility Easement
- I.R. = Iron Rod
- *### = Address (Subject to Change without Notice)
- ⊙⊙⊙ = Curve Data

NOTES

1. THIS PLAT DOES NOT LE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4832500355, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE PROPERTY IS NOT SUBJECT TO ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.
4. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.
5. IRON RODS ARE BASED ON GPS OBSERVATION.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 KNOWN ALL MEN BY THESE PRESENTS

ATTEST

STATE OF Texas
 COUNTY OF Potter

APPROVAL

APPROVED BY LOCAL GOVT. THE REQUESTED ORIGINAL FOR THE CITY OF AMARILLO, TEXAS, ON THE 26 DAY OF NOV 2012

Vicki Covey
 Viall Clerk

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 26th DAY OF November 2012.

Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263

FILED OF RECORD

DATE: 11-27-12 COUNTY: Potter
 VOLUME: 1226353 PAGE: 1

APP

LEGAL DESCRIPTION

FIELD NOTES for a 12.96 acre tract of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGNNING at a 1/2" iron rod set with a yellow cap on the south right-of-way line of Centerport Boulevard which bears S. 0° 32' 32" W. a distance of 2323.97 feet to a 1/2" iron rod set with a yellow cap on the northwest corner of said Section 72 for the northeast corner of this tract.

THENCE N. 90° 00' 00" E. along said south right-of-way line, a distance of 947.75 feet to a 1/2" iron rod set with a yellow cap on solid south right-of-way line for the northeast corner of this tract.

THENCE S. 00° 00' 00" E. a distance of 163.13 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the left for a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 630.46 feet, a long chord bearing of S. 16° 01' 09" E. and a long chord distance of 403.07 feet, a curve length of 410.27 feet to a 1/2" iron rod set with a yellow cap on solid curve for the southwest corner of this tract.

THENCE N. 90° 00' 00" W. a distance of 68.18 feet to a 1/2" iron rod set with a yellow cap on a curve for an angle corner of this tract.

THENCE in a southeasterly direction along said curve to the left with a radius equal to 60.00 feet, a long chord bearing of S. 69° 05' 41" W. and a long chord distance of 112.10 feet, a curve length of 144.71 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.

THENCE N. 90° 00' 00" W. a distance of 988.08 feet to a 1/2" iron rod set with a yellow cap for the southwest corner of this tract.

THENCE N. 00° 00' 00" E. a distance of 80.00 feet to a 1/2" iron rod set with a yellow cap on an all corner of this tract.

THENCE N. 90° 00' 00" E. a distance of 100.00 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 45° 00' 00" E. a distance of 56.57 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 00° 00' 00" E. a distance of 430.55 feet to a 1/2" iron rod set with a yellow cap for an angle corner of this tract.

THENCE N. 45° 00' 00" W. a distance of 56.57 feet to the place of BEGINNING and containing 12.96 acres of land.

VELOCITY MAP

FILED OF RECORD

DATE: 11-27-12 COUNTY: Potter
 VOLUME: 1226353 PAGE: 1

P-12-53

Richard Dand, President
 Amarillo Economic Development Corp.
 801 S. Finney, Ste. 209
 Amarillo, Texas 79101
 (806) 319-4411

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APP

JS

FILED and RECORDED

Instrument Number: 1226353

Filing and Recording Date: 11/27/2012 10:30:05 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 that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

ojohnson

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

Re 1226353

A handwritten signature in cursive script that reads "Ret".

Centerport Addition Unit No. 4

an Addition to the City of Amarillo, being an unplatted tract
 of land out of Section 72, Block 2, A. B. & M. Survey, Potter County, Texas.
 12.96 ACRES

1/2" I.R. w/
 "Kelley" Cap Frd.
 NWC Section 72
 Centerport Addition Unit No. 3
 Lot 7, Block 1
 (Vol. 4092, Pg. 677)
 Ex. 20' P.U.E.

Centerport Blvd.
 (80' R.O.W.) - (Vol. 3947, Pg. 406)
 N 90° 00' 00" E - 947.75'

Unplatted
 (Vol. 2536, Pg. 72)

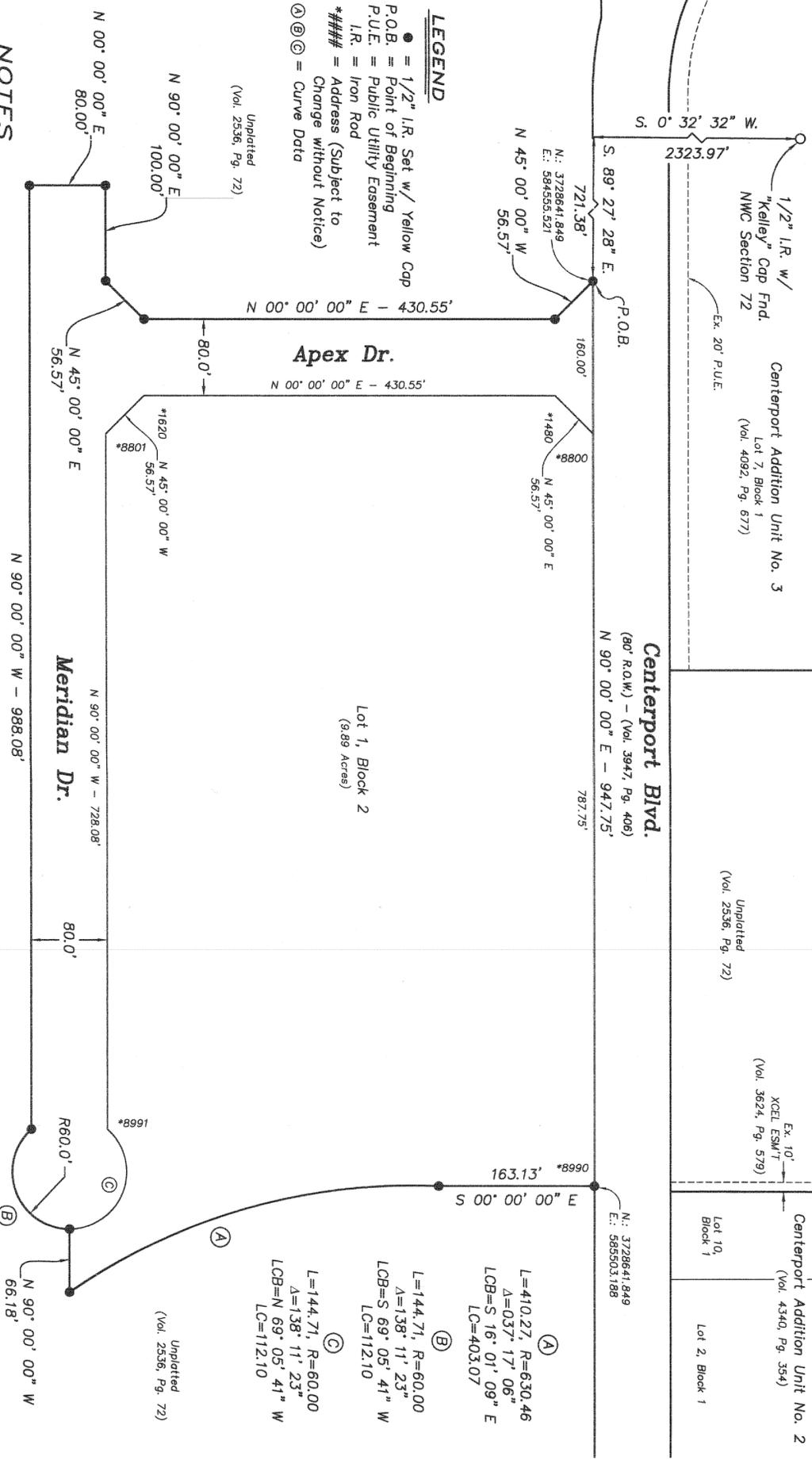
Centerport Addition Unit No. 2
 (Vol. 4340, Pg. 354)
 Lot 10, Block 1
 Lot 2, Block 1
 XCEL ESM/T
 (Vol. 3624, Pg. 579)
 Ex. 10'

Centerport Blvd.
 (80' R.O.W.) - (Vol. 3947, Pg. 406)
 N 90° 00' 00" E - 947.75'

N: 3728641.849
 E: 583503.188

LEGEND

- = 1/2" I.R. Set w/ Yellow Cap
- P.O.B. = Point of Beginning
- P.U.E. = Public Utility Easement
- I.R. = Iron Rod
- #### = Address (Subject to Change without Notice)
- Ⓐ Ⓑ Ⓒ = Curve Data



NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0555G, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. 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 ARE BASED ON GPS OBSERVATION.
4. THIS PLAT IS SUBJECT TO AVIATION HEIGHT RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3,795 FEET M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
5. AREA OF DEDICATED RIGHT-OF-WAY: 3.07 ACRES.

DEDICATION

STATE OF TEXAS)
 COUNTY OF POTTER)
 KNOW ALL MEN BY THESE PRESENTS
 AMARILLO ECONOMIC DEVELOPMENT CORP., ACTING THROUGH ITS PRESIDENT, RICHARD DAVID, 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 CENTERPORT ADDITION UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THIS 8th DAY OF November, 2012.

Richard David
 Richard David, President
 Amarillo Economic Development Corp.
 801 S. Fillmore, Ste. 205
 Amarillo, Texas 79101
 (806) 379-6411

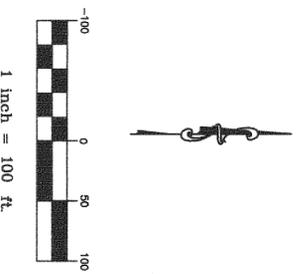
ATTEST

STATE OF Texas
 COUNTY OF Potter
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 Richard David, President of the Amarillo Economic Development Corp., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY
 ON THIS 8th DAY OF November, 2012.

Chris Lyles
 NOTARY PUBLIC STATE OF Texas
 Comm. Expires 9/12/13

APPROVAL

APPROVED BY VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS, THIS 26 DAY OF November, 2012.
Vicki Covey
 Vicki Covey



LEGAL DESCRIPTION

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 BEGINNING at a 1/2" iron rod set with a yellow cap on the south right-of-way line of Centerport Boulevard which bears S. 0° 32' 32" W. a distance of 2323.97 feet and S. 89° 27' 28" E. a distance of 721.38 feet from a 1/2" iron rod found with a cap stamped "Kelley" at the northwest corner of said Section 72 for the northwest corner of this tract.
 THENCE N. 90° 00' 00" E., along said south right-of-way line, a distance of 947.75 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line for the northeast corner of this tract.
 THENCE S. 00° 00' 00" E. a distance of 163.13 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the left for a corner of this tract.
 THENCE in a southeasterly direction along said curve with a radius equal to 630.46 feet, a long chord bearing of S. 16° 01' 09" E. and a long chord distance of 403.07 feet, a curve length of 410.27 feet to a 1/2" iron rod set with a yellow cap on said curve for the southeast corner of this tract.
 THENCE N. 90° 00' 00" W. a distance of 66.18 feet to a 1/2" iron rod set with a yellow cap on a curve for an angle corner of this tract.
 THENCE in a southwesterly direction along said curve to the left with a radius equal to 60.00 feet, a long chord bearing of S. 69° 05' 41" W. and a long chord distance of 112.10 feet, a curve length of 144.71 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.
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Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4263

Centerport Addition Unit No. 4

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 08/31/12		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 804 East Ave. Wellington, Texas 79085
VOLUME	PAGE	DRAWING NUMBER
1226353	3	

FILED OF RECORD

11-27-12
 9/12/13
 1226353