

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

October 2, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-53 Western-Air Addition Unit No. 21, an addition to the City of Amarillo, being a replat of a portion of Lot 2, Block 6, Western-Air Addition Unit No. 17, in Section 229, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Prairie Ave & Maverick St)
DEVELOPER: Daniel Bradley

The Planning and Zoning Commission approved the above-mentioned item on August 26, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013016695 on September 5, 2013. Please post your records accordingly.



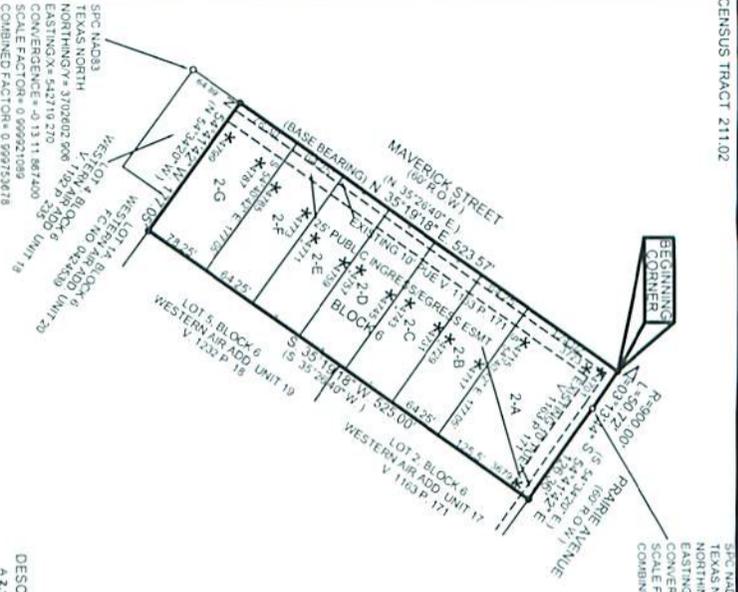
Kelley Shaw, Planning Director

BLK 2 AB+m

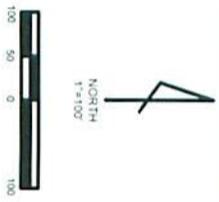
SEC 229

L-15

CENSUS TRACT 211.02



SPEC NOTES:
 TEXAS NORTH
 NAD 83
 EASTING X = 543103.888
 CONVERSION = -0.13 09 15002
 SCALE FACTOR = 0.99922991
 COMBINED FACTOR = 0.999753881



LEGEND:
 ● 1/2 INCH REBAR (SET WITH CAP)
 ○ 1/2 INCH REBAR (END)
 * IN CONCRETE (FND)
 ● POINT
 * ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
 ESMT EASEMENT

NOTE:
 1 THIS PLAT IS NOT WITHIN THE FEMA FLOOD HAZARD AREA ACCORDING TO FIRM 48350Z00C DATED 6/4/2010
 2 THIS PLAT IS NOT WITHIN THE AMARILLO ET J
 3 INFORMATION IN PARENTSIS IS FROM PREVIOUS PLAT
 4 BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION
 5 THERE WILL BE NO MORE THAN 2 TWO ACCESS DRIVES ALLOWED ON MAVERICK ST AND 1 ONE ACCESS DRIVE ALLOWED ON PRAIRIE AVE AND THEY SHALL COMPLY WITH CITY OF AMARILLO DRIVEWAY STANDARDS
 6 SQUARE FOOTAGE OF EASEMENT DEDICATED BY THIS PLAT 16,905 SQ FT

DESCRIPTION:

A 2.133 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 1163 PAGE 171 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "H" SET IN THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LOT 2, AND BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 27°04'34" W, 600.00 FEET
 THENCE EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AN ARC DISTANCE OF 59.72 FEET TO A 1/2 INCH REBAR FOUND.
 THENCE S 54°41'42" E, 177.08 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.
 THENCE S 35°19'18" W, 529.00 FEET TO AN "X" IN THE CONCRETE BASE OF AN EXISTING FENCE FOUND IN THE NORTH LINE OF LOT 1A, BLOCK 6 WESTERN-AIR ADDITION UNIT NO. 20 AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN CLERKS FILE NO. 04-24599 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

THENCE N 54°41'42" W, 177.08 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET AND THE WESTERLY LINE OF LOT 2, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 1162 PAGE 235 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.
 THENCE N 35°19'18" E, (BASE BEARING FROM GPS OBSERVATION) 523.97 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET TO THE PLACE OF BEGINNING.



APPROVAL:
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS
 DATE Blak13 Quddy Ray
 CHAIRMAN

GRANTEES' ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1571
 AMARILLO, TX 79105-1971

FILED OF RECORD
 DATE 9-5-13
 FILE CLERK NO. 2013016695
 CO. CLERK Randall



DEDICATION:
 STATE OF TEXAS X
 COUNTY OF RANDALL X
 KNOW ALL MEN BY THESE PRESENT

THAT AUTOPLEX REALTY, LP BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTERN-AIR ADDITION UNIT NO. 21, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 29, BLOCK 2, AB & M SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLINE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC OR TO ANY OTHER PARTY AND DO HEREBY DEDICATE TO THE PUBLIC OR TO ANY OTHER PARTY THE EASEMENTS

EXECUTED THIS 13th DAY OF Sept 2013
 DANIEL BRADLEY VICE PRESIDENT
 901 S. HILMORE ST SUITE 200
 AMARILLO, TEXAS 79101
 (806) 372-9600

ATTEST:
 STATE OF Texas
 COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL BRADLEY VICE PRESIDENT OF AUTOPLEX REALTY, LP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF Sept 2013.
Carter L. Ellis
 NOTARY PUBLIC FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 3-8-15

WESTERN-AIR ADDITION UNIT NO. 21

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 17, IN SECTION 229, BLOCK 2, AB & M SURVEY, RANDALL COUNTY, TEXAS (2.133 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 E-mail: tiengsur@thomasandisrael.com



APP

P-13-53

JS

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 92731

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
NAME ..: AUTOPLEX REALTY LP
ADDRESS: 901 S FILLMORE ST STE 200
AMARILLO TX 79101

PROPERTY DESCRIPTION
WESTERN-AIR ADDN # 17
LOT BLOCK 0006
2 LESS SE 263FT X
358FT

PROPERTY ACCOUNT NUMBER: R 86 3420 3505.0 TAXES FOR 2012 ARE \$ 7,323.99
Acres: Randall County Market Value: 351,873
2012 Taxes WITHOUT Exemptions \$ 7,323.99

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Total Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Christine Murray
DEPUTY

8/23/2013

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

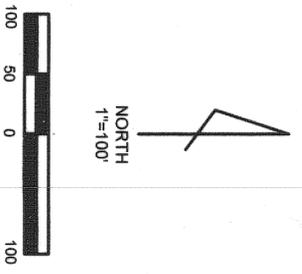
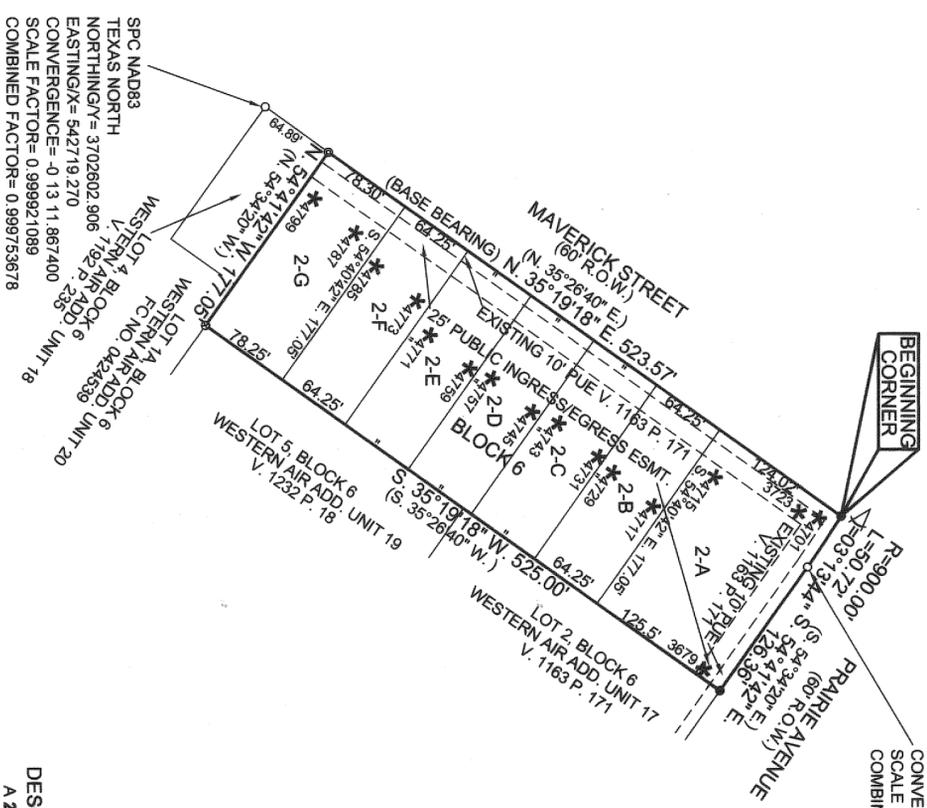
OFFICIAL PUBLIC RECORDS



Renee Calhoun

2013016695
09/05/2013 11:16 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

SPC NAD83
TEXAS NORTH
NORTHING= 3703053.439
EASTING= 543103.858
CONVERGENCE= -0.13 09.19502
SCALE FACTOR= 0.999920991
COMBINED FACTOR= 0.999753581



LEGEND:

- 1/2 INCH REBAR (SET WITH CAP)
- 1/2 INCH REBAR (FND)
- ⊗ "X" IN CONCRETE (FND)
- ⊙ POINT
- * ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
- ESMT. EASEMENT

NOTE:

1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375CO520C DATED 6/4/2010.
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT.
4. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.
5. THERE WILL BE NO MORE THAN 2 (TWO) ACCESS DRIVES ALLOWED ON MAVERICK ST. AND 1 (ONE) ACCESS DRIVE ALLOWED ON PRAIRIE AVE. AND THEY SHALL COMPLY WITH CITY OF AMARILLO DRIVEWAY STANDARDS.
6. SQUARE FOOTAGE OF EASEMENT DEDICATED BY THIS PLAT: 16,905 SQ. FT.

DESCRIPTION:

A 2.133 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 21, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 1163, PAGE 171 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET AND THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AT THE NORTHWEST CORNER OF THIS TRACT AND OF SAID LOT 2 AND BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 32°04'34" W, 900.00 FEET;
- THENCE** EASTERLY ALONG SAID CURVE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AN ARC DISTANCE OF 50.72 FEET TO A 1/2 INCH REBAR FOUND;
- THENCE** S 54°41'42" E, 126.36 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE AVENUE TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** S 35°19'18" W, 525.00 FEET TO AN "X" IN THE CONCRETE BASE OF AN EXISTING FENCE FOUND IN THE NORTH LINE OF LOT 1A, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN CLERKS FILE NO. 04 24639 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;
- THENCE** N 54°41'42" W, 177.05 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET AT THE SOUTHWEST CORNER OF THIS TRACT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 6, WESTERN-AIR ADDITION UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN VOLUME 1192, PAGE 235 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS;
- THENCE** N 35°19'18" E, (BASE BEARING FROM GPS OBSERVATION) 523.57 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAVERICK STREET TO THE PLACE OF BEGINNING.



CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 12TH DAY OF JULY, 2013.



APPROVAL:
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE: 9-5-13
CHAIRMAN

GRANTEES ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

FILED OF RECORD
DATE 9-5-13
COUNTY Randall
FILE CLERK NO. 2013 016645

DEDICATION:

STATE OF TEXAS)
COUNTY OF RANDALL) KNOW ALL MEN BY THESE PRESENT

THAT AUTOPLEX REALTY, LP BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTERN-AIR ADDITION UNIT NO. 21, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 29, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS DAY OF 23 August 2013
AUTOPLEX REALTY, LP
DANIEL BRADLEY, VICE PRESIDENT
901 S. FILLMORE ST. SUITE 200
AMARILLO, TEXAS 79101
(806) 372-9600

ATTEST:
STATE OF Texas
COUNTY OF Palmer

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL BRADLEY, VICE PRESIDENT OF AUTOPLEX REALTY, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2013.



WESTERN-AIR ADDITION UNIT NO. 21

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 6, WESTERN-AIR ADDITION UNIT NO 17, IN SECTION 229, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS (2.133 ACRES)

