

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

October 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-58 Westcliff Park Unit No. 47, an addition to the City of Amarillo, being a replat of a portion of Lot 2-B, Block 27, Westcliff Park Unit No. 13 out of Section 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Plum Creek Dr & Tascosa Rd)  
DEVELOPER: Andy Carter

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1244987 on October 16, 2013. Please post your records accordingly.



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Kelley Shaw, Planning Director

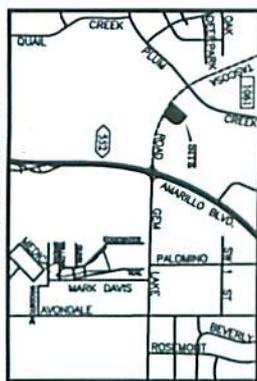
D-124

BLK 9 B.S.F

SEC 25

J-11

2000 CENSUS TRACT # 133 A.P. J-11



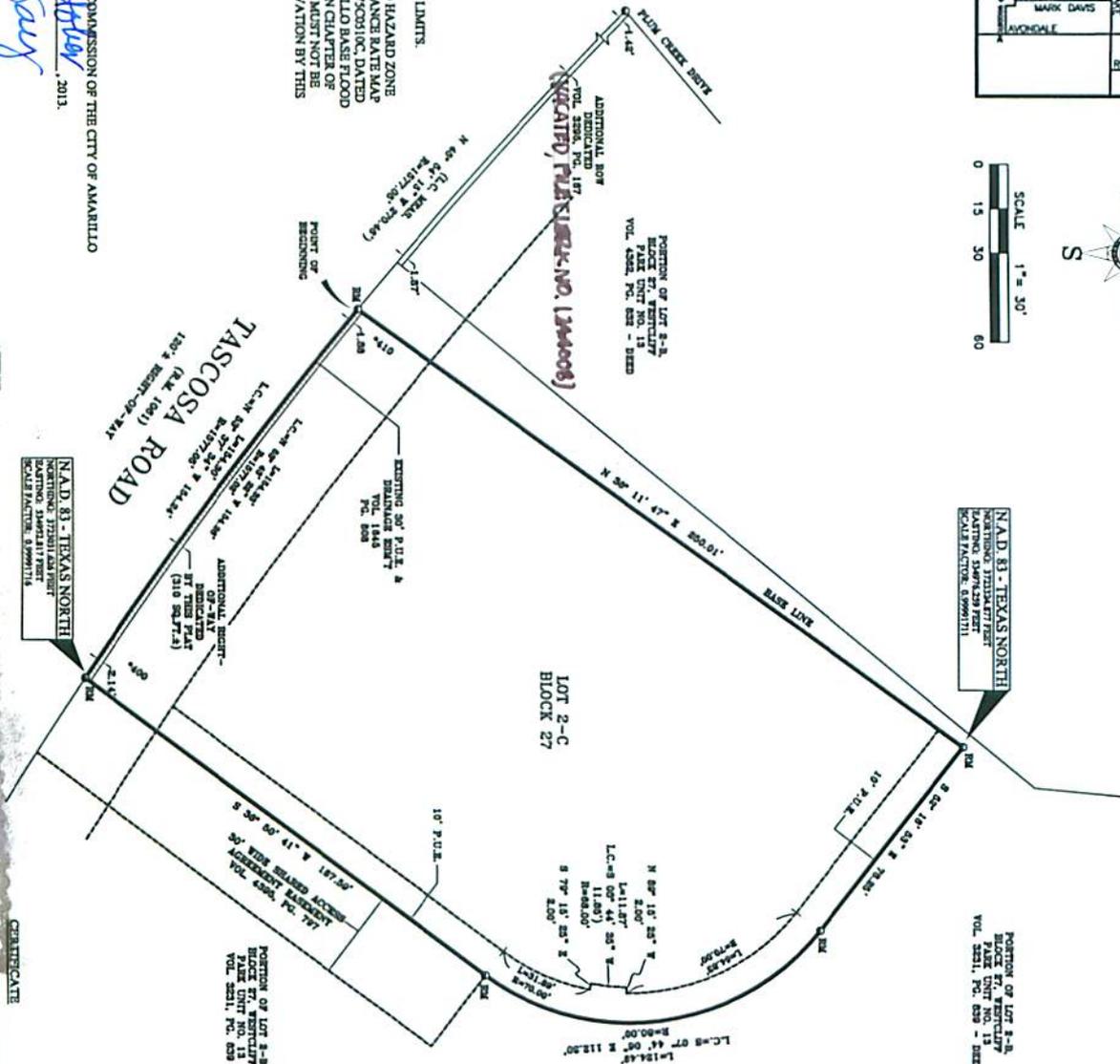
SCALE 1" = 30'  
 0 15 30 60

LEGEND:  
 0 1/2" SHOWN ROAD WIDTH  
 0 1/2" SHOWN ROAD WIDTH

NOTES:  
 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.  
 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 487503090C & 487503101C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHARTER OF THE MUNICIPAL CODE. USE OF F.I.S.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

APPROVAL  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 14 DAY OF October, 2013.  
 CHAIRMAN *[Signature]*  
 FILED OF RECORD 10-16-13 (DATE) Potter (COUNTY)  
1244987 (CLERK'S DOCUMENT NO.)

GRANTER'S ADDRESS:  
 CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79105-1971



N.A.D. 83 - TEXAS NORTH  
 NORTHING 715477 FEET  
 EASTING 509911 FEET  
 SCALE FACTOR: 0.9999111

PORTION OF LOT 2-B, BLOCK 27, WESTCLIFF PARK UNIT NO. 13  
 PLAT UNIT NO. 13  
 VOL. 5211, P. 639 - BEED

ATTEST  
 THE STATE OF TEXAS  
 COUNTY OF Potter  
 I, Heather Lynn Leons, Notary Public in and for the County of Potter, State of Texas, do hereby certify that the within and foregoing plat was duly and lawfully recorded before me by Andy Carter as President for Matador, Inc. on this 14 DAY OF October, 2013.  
 My Comm. Exp. 01-07-2014



HEATHER LYNN LEONS, R.P., S. 5712  
 REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.  
 10001 S. FURMAN, SUITE 200  
 DALLAS, TEXAS 75243  
 (972) 241-4444  
 (972) 241-4444  
 (972) 241-4444  
 (972) 241-4444  
 (972) 241-4444

WESTCLIFF PARK  
 UNIT NO. 47  
 AN ADDITION TO  
 THE CITY OF AMARILLO  
 BEING A REPLAT OF A PORTION  
 OF LOT 2-B, BLOCK 27  
 WESTCLIFF PARK UNIT NO. 13  
 OF SECTION 25, BLOCK 9, B.S. & F. SURVEY  
 POTTER COUNTY, TEXAS  
 0.864 ACRE

OWNERS AGENT/ENDORSEMENT  
 THE STATE OF TEXAS  
 COUNTY OF POTTER  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT THE UNDERSIGNED, MATADOR, INC., A TEXAS CORPORATION DDA CHICKEN EXPRESS, HAVE CAUSED ALL OF SAID PLATS TO BE RECORDED, SUBMITTED, PLATTED AND FILED WITH THE PUBLIC RECORDS OF THE COUNTY OF POTTER, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEY, LANE AND EASEMENTS SHOWN UNLESS OTHERWISE NOTED AND PLAT ARE DEDICATED TO THE PUBLIC HIGHWAY TO BE USED AS SUCH.  
 SIGNED THIS 14 DAY OF October, 2013.  
 MATADOR, INC. A TEXAS CORPORATION  
 DDA CHICKEN EXPRESS  
 BY: ANDY CARTER - PRESIDENT  
 21 FARWAY DRIVE  
 CANTON, TX 76013

DESCRIPTION  
 A 0.86 acre tract of land out of Lot 2-B, Block 27, Westcliff Park Unit No. 13, an Addition to the City of Amarillo, Potter County, Texas, according to the plat of record of said Lot 2-B, Block 27, Westcliff Park Unit No. 13, as shown on the Official Public Records of Potter County, Texas, Volume 5442, Page 808 of the Official Public Records of Potter County, Texas, and 0.86 acre tract of land being described by name and bounds as follows:  
 BEGINNING at a 1/2 inch iron rod set with a yellow cap on the platbed north right-of-way of Tascosa Road which bears S. 45° 34' 18" E., a distance of 270.46 feet from a 1/2" iron rod found with a yellow cap at the intersection of said north right-of-way and the east right-of-way line of Plum Creek Drive across being the southwest corner of Lot 2-F, Block 27, Westcliff Park Unit No. 34, for the southwest corner of this tract.  
 THENCE N. 36° 11' 47" E., a distance of 250.01 feet to a 1/2" iron rod set with a yellow cap for the northeast corner of this tract.  
 THENCE S. 57° 18' 47" E., a distance of 71.25 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for the most westerly southeast corner of this tract.  
 THENCE in a southeasterly direction along said curve with a radius equal to 80.00 feet, a long chord bearing of S. 07° 44' 08" E., and a long chord distance of 112.20 feet, a curve length of 134.49 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for the most westerly southeast corner of this tract.  
 THENCE S. 36° 59' 41" W., a distance of 167.59 feet to a 1/2" iron rod set with a yellow cap in a curve on said platbed north right-of-way line of said Tascosa Road for the southeast corner of this tract.  
 THENCE in a southeasterly direction along said platbed north right-of-way line and along said curve with a radius equal to 1377.03 feet, a long chord bearing of N. 57° 37' 37" W., and a long chord distance of 154.24 feet, a curve length of 154.30 feet to the PLACE OF BEGINNING and containing 0.86 acres (07,500 square feet) of land, more or less.

APP

P-13-58

JS

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

Property Information

Property ID: 136962      Geo ID: 8614804069  
Legal Acres: 0.8600  
Legal Desc: WESTCLIFF PARK # 13 LOT      BLOCK 0027 .86  
AC TR OF 2-B BEG 270.46FT SE OF INTERSECT OF  
PLUM CREEK DR & TASCOSA RD  
Situs: TASCOSA RD AMARILLO, TX  
DBA:  
Exemptions:

Owner ID: 100126705      100.00%  
MATADOR INC  
DBA CHICKEN EXPRESS  
2 FAIRWAY DR  
CANYON, TX 79015-1810

For Entities

Value Information

|               |                      |         |
|---------------|----------------------|---------|
| AMA COLLEGE   | Improvement HS:      | 0       |
| AMARILLO      | Improvement NHS:     | 0       |
| AMARILLO ISD  | Land HS:             | 0       |
| PANHANDLE WD  | Land NHS:            | 225,000 |
| POTTER COUNTY | Productivity Market: | 0       |
|               | Productivity Use:    | 0       |
|               | Assessed Value       | 225,000 |

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: 10/11/2013

Total Due if paid by: 10/31/2013

0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 TAXES HAVE NOT BEEN CALCULATED.

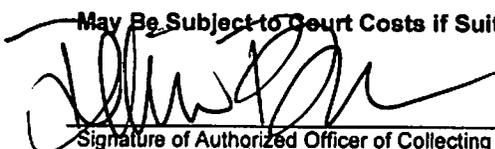
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/11/2013  
Requested By: MATADOR INC  
Fee Amount: 10.00  
Reference #:

# FILED and RECORDED

Instrument Number: 1244987

Filing and Recording Date: 10/16/2013 01:22:50 PM 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".

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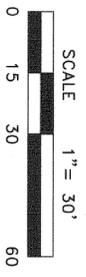
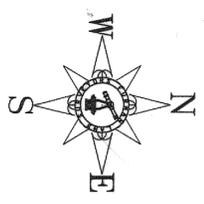
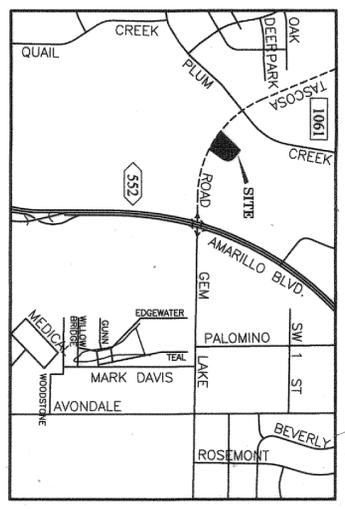
Julie Smith, County Clerk  
Potter County, Texas

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

levans

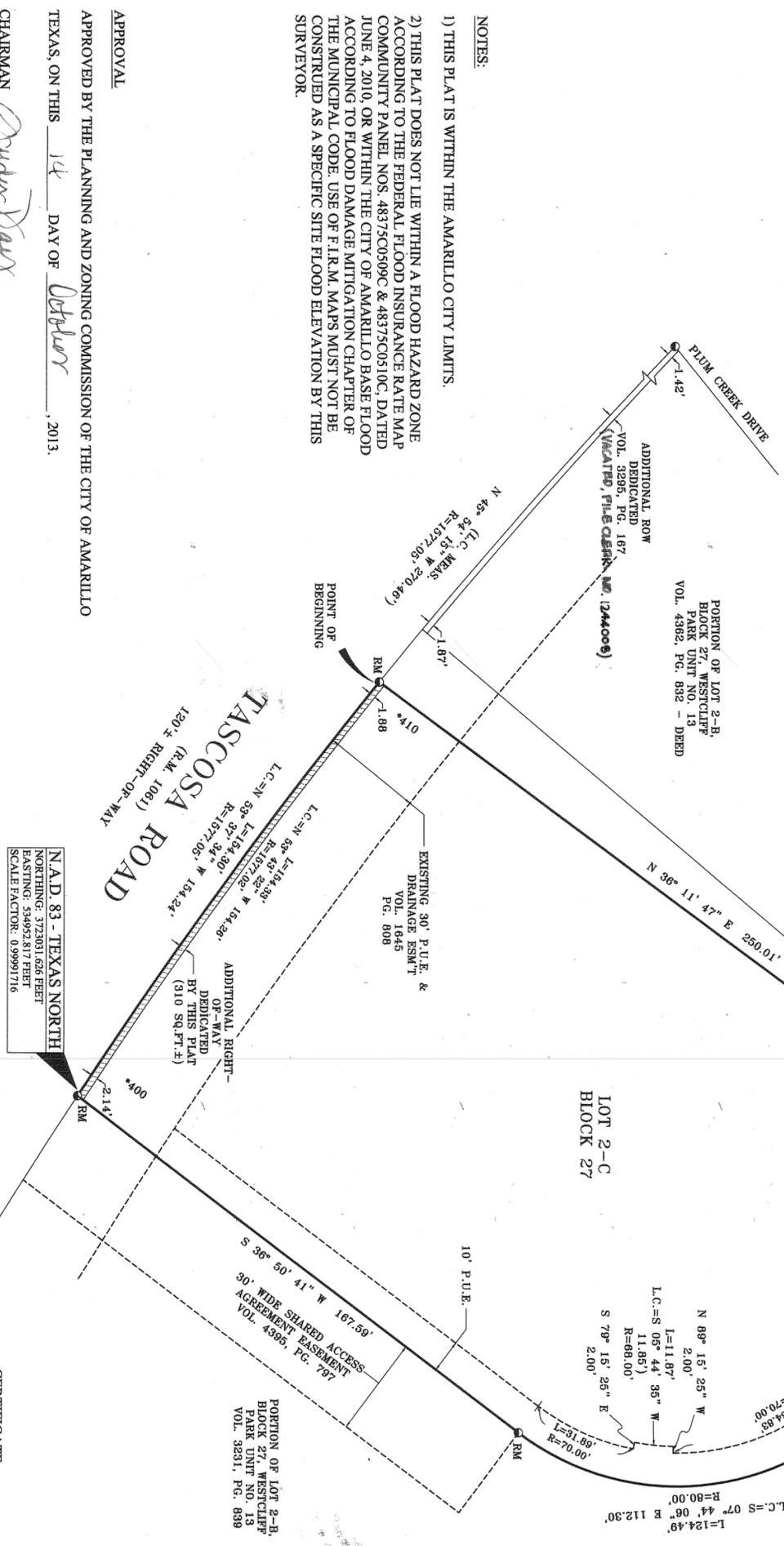
Re: 1244988

CITY OF AMARILLO  
PLANNING DEPARTMENT  
PO BOX 1971  
AMARILLO, TX 79105



LEGEND:

- 1/2" IRON ROD WITH FURMAN CAP END
- ESMT. EASEMENT
- RM. RECORD MONUMENT
- XXXX ADDRESS PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE
- S.P.S. SOUTHWESTERN PUBLIC SERVICE



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 48375C0509C & 48375C0510C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS, ON THIS 14 DAY OF October, 2013.

CHAIRMAN *Andy Davis*

FILED OF RECORD

(DATE) 10/16/13  
(COUNTY) Potter  
1244987  
CLERK'S DOCUMENT NO.

GRANTEES ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

N.A.D. 83 - TEXAS NORTH  
NORTHING: 372324.877 FEET  
EASTING: 534976.239 FEET  
SCALE FACTOR: 0.99991711

PORTION OF LOT 2-B,  
BLOCK 27, WESTCLIFF  
PARK UNIT NO. 13  
VOL. 3231, PG. 839 - DEED

30' WIDE SHARED ACCESS  
AGREEMENT EASEMENT  
VOL. 4395, PG. 797

PORTION OF LOT 2-B,  
BLOCK 27, WESTCLIFF  
PARK UNIT NO. 13  
VOL. 3231, PG. 839

N.A.D. 83 - TEXAS NORTH  
NORTHING: 372301.626 FEET  
EASTING: 534952.817 FEET  
SCALE FACTOR: 0.99991716

ATTEST

THE STATE OF TEXAS  
COUNTY OF potter  
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANDY CARTER AS PRESIDENT FOR MATADOR, INC. THIS 14th DAY OF October, 2013.

NOTARY PUBLIC, STATE OF TEXAS



A 0.86 acre tract of land out of Lot 2-B, Block 27, Westcliff Park Unit No. 13, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 1643, page 808 of the Official Public Records of Potter County, Texas and being the same property as described in certain instrument of conveyance recorded in Volume 4395, Page 774 of the Official Public Records of Potter County, Texas, said 0.86 acre tract of land being described by metes and bounds as follows:  
BEGINNING at a 1/2" iron rod set with a yellow cap on the platted north right-of-way of Tascosa Road which bears S. 45° 54' 18" E., a distance of 270.46 feet from a 1/2" iron rod found with a yellow cap at the intersection of said north right-of-way and the east right-of-way line of Plum Creek Drive same being the southwest corner of Lot 2-F, Block 27, Westcliff Park Unit No. 36, for the southwest corner of this tract;  
THENCE N. 36° 11' 47" E. a distance of 250.01 feet to a 1/2" iron rod set with a yellow cap for the northwest corner of this tract;  
THENCE S. 52° 18' 53" E. a distance of 78.25 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for the most northerly northeast corner of this tract;  
THENCE in a southeasterly direction along said curve with a radius equal to 80.00 feet, a long chord bearing of S. 07° 44' 06" E. and a long chord distance of 112.30 feet, a curve length of 124.49 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for the most easterly northeast corner of this tract;  
THENCE S. 36° 50' 41" W. a distance of 167.59 feet to a 1/2" iron rod set with a yellow cap in a curve on said platted north right-of-way line of said Tascosa Road for the southeast corner of this tract;  
THENCE in a northwesterly direction along said platted north right-of-way line and along said curve with a radius equal to 1577.05 feet, a long chord bearing of N. 53° 37' 37" W. and a long chord distance of 154.24 feet, a curve length of 154.30 feet to the PLACE OF BEGINNING and containing 0.86 acres (37,500 square feet) of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MATADOR, INC., A TEXAS CORPORATION DBA CHICKEN EXPRESS, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS WESTCLIFF PARK UNIT NO. 47, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 14th DAY OF October, 2013.

*Andy Carter*  
MATADOR, INC., A TEXAS CORPORATION  
DBA CHICKEN EXPRESS  
BY: ANDY CARTER - PRESIDENT  
2 FAIRWAY DRIVE  
CANYON, TX 79015

WESTCLIFF PARK UNIT NO. 47

AN ADDITION TO  
THE CITY OF AMARILLO  
BEING A REPLAT OF A PORTION  
OF LOT 2-B, BLOCK 27  
WESTCLIFF PARK UNIT NO. 13  
POTTER COUNTY, TEXAS  
0.86± ACRE

FURMAN LAND SURVEYORS, INC.

DARVI R. FURMAN, RPLS  
DONALD R. FURMAN, RPLS  
HEATHER LYNN LEMONS, RPLS  
CASEY A. MANN, RPLS  
LANNON M. STOKES, RPLS  
P.O. BOX 1416  
AMARILLO, TX 79105  
DUMAS TEXAS 79029  
PROJECT NO. 1314789PLAT  
DRAWING NO. C:\SUB13\POTTER\J-11\1314789PLAT  
FILE NO. J-11