

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 15, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-68 Pullman Industrial Acres Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land in Section 53, Block 2 AB&M Survey, Potter County, Texas. (Vicinity: Pullman Rd & I-40)
DEVELOPER: Matthew Garrison

The Planning and Zoning Commission approved the above-mentioned item on December 16, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1248351 on December 17, 2013. Please post your records accordingly.

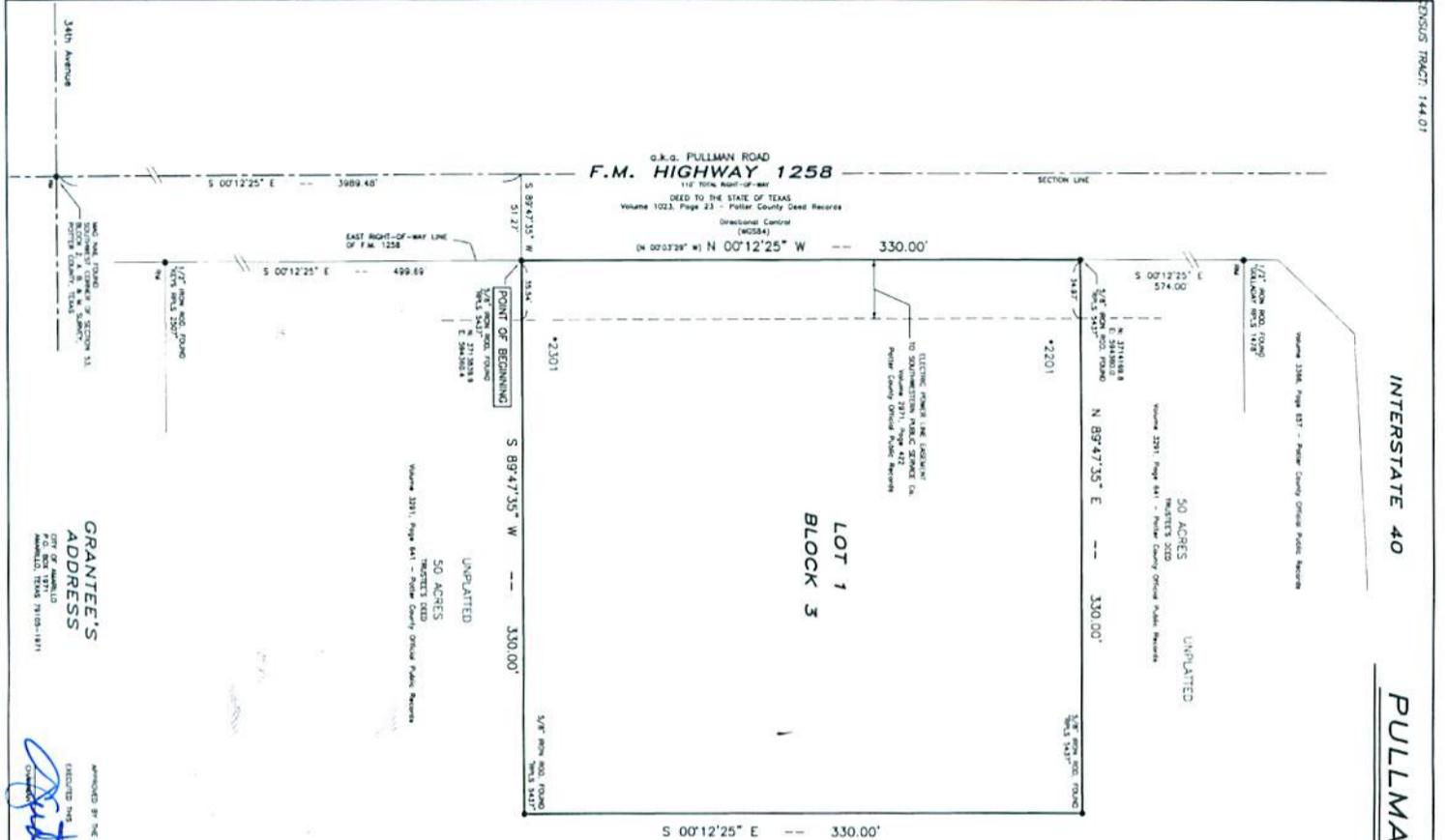


Kelley Shaw, Planning Director

BLK 2 AB+m

SEC 53

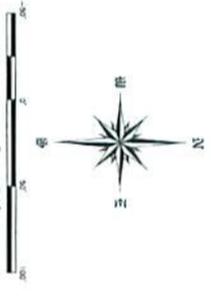
V-13



INTERSTATE 40

PULLMAN INDUSTRIAL ACRES UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTION 53, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS
 2,500 ACRES



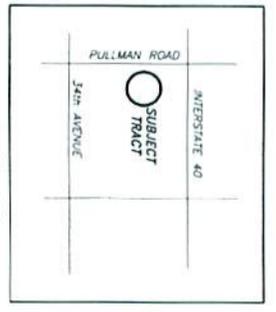
LEGEND
 • • • UNPLATTED TRACT AS NOTED
 • • • ACRES SHOWN ASSIGNED BY THE CITY OF AMARILLO
 (SUBJECT TO CHECK WITHOUT NOTICE)

DEDICATION

STATE OF Texas
 COUNTY OF Potter
 I, Donna Rolf, Notary Public, State of Texas, My Commission Expires 08/18/16
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS BEING DEDICATED TO THE CITY OF AMARILLO FOR THE PURPOSES OF A PULLMAN INDUSTRIAL ACRES UNIT NO. 4, BEING AN UNPLATTED TRACT OF LAND IN SECTION 53, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP AND AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, VOLUME 1023, PAGE 23, POTTER COUNTY DEED RECORDS.

ATTEST

STATE OF Texas
 COUNTY OF Potter
 I, Donna Rolf, Notary Public, State of Texas, My Commission Expires 08/18/16
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS BEING DEDICATED TO THE CITY OF AMARILLO FOR THE PURPOSES OF A PULLMAN INDUSTRIAL ACRES UNIT NO. 4, BEING AN UNPLATTED TRACT OF LAND IN SECTION 53, BLOCK 2, A, B, & M, SURVEY, POTTER COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP AND AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, VOLUME 1023, PAGE 23, POTTER COUNTY DEED RECORDS.



LEGAL DESCRIPTION

A 2,500 acre tract of land situated in Section 53, Block 2, A, B, & M, Survey, Potter County, Texas, being a portion of a 50 acre tract of land as conveyed in the certain Trustee's Deed of record in Volume 1023, Page 23 of the Deed Records of Potter County, Texas, said 2,500 acre tract of land being described by means and borders as follows:
 BEGINNING at a 5/8 inch non rod "RPLS 5437" found in the West line of said 50 acre tract of land, being in the East right-of-way line of F.M. Highway 1258, a.k.a. Pullman Road, as conveyed in Deed of record in Volume 1023, Page 23 of the Deed Records of Potter County, Texas, whence a mag nail found for the Southwest corner of said Section 53 bears South 89°47'35" West, a distance of 51.27 feet and South 00°12'25" East, a distance of 3089.48 feet, and thence a 1/2 inch non rod "KEYS RPLS 2507" found for the Southwest corner of said 50 acre tract of land bears South 00°12'25" East, a distance of 489.09 feet.
 THENCE North 00°12'25" West (directional control), along the East right-of-way line of F.M. Highway 1258, a distance of 330.00 feet to a 5/8 inch non rod "RPLS 5437" found for the North corner of this tract of land.
 THENCE North 89°47'35" East, a distance of 330.00 feet to a 5/8 inch non rod "RPLS 5437" found, the Northwest corner of this tract of land.
 THENCE South 00°12'25" East, a distance of 330.00 feet to a 5/8 inch non rod "RPLS 5437" found, the Southeast corner of this tract of land.
 THENCE South 89°47'35" West, a distance of 330.00 feet to the POINT OF BEGINNING.

NOTES

- This plat does not let within the contemplation, jurisdiction or the City of Amarillo, Texas.
- According to the F.M.A. RECORD, RECORDED BUT NOT CONVEYED, PLAT, THE UNPLATTED TRACT OF LAND IS BEING DEDICATED TO THE CITY OF AMARILLO, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP AND AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, VOLUME 1023, PAGE 23, POTTER COUNTY DEED RECORDS.
- PERSONS RECEIVING INTERESTS IN THIS TRACT.
- CONVEYANCES SHOWN AND RELATIVE TO THE LOCAL TRACT MAPS.
- THIS PLAT IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, AND ENCUMBRANCES WHICH MAY AFFECT SAID TRACT AS SHOWN ON THE ATTACHED SURVEY MAP AND AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, VOLUME 1023, PAGE 23, POTTER COUNTY DEED RECORDS.



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO
 EXECUTED THIS 12th DAY OF December, 2013
Donna Rolf, Notary Public, State of Texas, My Commission Expires 08/18/16

FILED OF RECORD

DATE 12-17-13 PLAT NO. 1248351

CERTIFICATE

1. I, THE COUNTY CLERK, HAVE THIS PLAT AS FILED AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 2. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 3. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 4. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 5. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 6. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 7. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 8. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 9. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.
 10. I HAVE REVIEWED THE PLAT AND BELIEVE IT TO BE CORRECT AND COMPLETE.

APP
 TITUS Land Surveying, Inc.
 David M. Relfs, Registered Professional Surveyor No. 5121

P-13-68

JS

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

| Property Information | |
|----------------------|---|
| Property ID: | 50069 Geo ID: 20005307500 |
| Legal Acres: | 50.0000 |
| Legal Desc: | SECT 53 A B & M LOT BLOCK 0002 IRREG TR BEG 3487.36FT N & 50FT E OF SW COR OF SECT |
| Situs: | 11200 E IH 40 AMARILLO, TX 79118- |
| DBA: | |
| Exemptions: | |

Owner ID: 168410 100.00%
NORTON JACK T
7811 LINDSEY LN
AMARILLO, TX 79121-1931

| For Entities | Value Information |
|---------------|------------------------------|
| AMA COLLEGE | Improvement HS: 0 |
| AMARILLO | Improvement NHS: 0 |
| HIGHLAND PARK | Land HS: 0 |
| PANHANDLE WD | Land NHS: 0 |
| POTTER COUNTY | Productivity Market: 325,000 |
| | Productivity Use: 7,800 |
| | Assessed Value 7,800 |

Property is receiving Ag Use

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: 09/26/2013

Total Due if paid by: 09/30/2013

0.00

Tax Certificate Issued for:
POTTER COUNTY
AMARILLO
PANHANDLE WD
AMA COLLEGE
HIGHLAND PARK

Taxes Paid in 2012
48.92
24.97
0.69
15.56
91.06

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

Date of Issue: 09/26/2013
Requested By: NORTON JACK T
Fee Amount: 10.00
Reference #: R200 0530 7500


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1248351

Filing and Recording Date: 12/17/2013 04:09:42 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".

Julie Smith, County Clerk
Potter County, Texas

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

Handwritten initials "Ret" in a cursive script, with a long horizontal stroke extending to the right.

lhinojosa

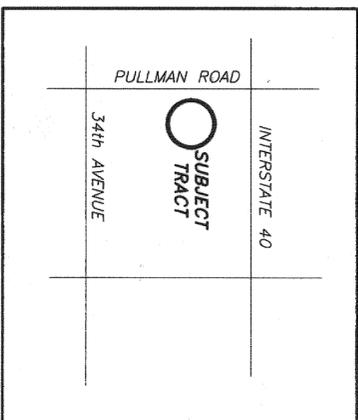
PLANNING DEPT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re 1248351

INTERSTATE 40

PULLMAN INDUSTRIAL ACRES UNIT NO. 4

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 53, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
2.500 ACRES



LEGAL DESCRIPTION

A 2.500 acre tract of land situated in Section 53, Block 2, A. B. & M. Survey, Potter County, Texas, being a portion of a 50 acre tract of land as conveyed in that certain Trustee's Deed of record in Volume 3291, Page 641, of the Deed Records of Potter County, Texas, said 2.500 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod "RPLS 5437" found in the West line of said 50 acre tract of land, being in the East right-of-way line of F.M. Highway 1258, a.k.a. Pullman Road, as conveyed in Deed of record in Volume 1023, Page 23 of the Deed Records of Potter County, Texas, whence a mag nail found for the Southwest corner of said Section 53 bears South 89°47'35" West, a distance of 51.27 feet and South 00°12'25" East, a distance of 3989.48 feet, and whence a 1/2 inch iron rod "KEYS RPLS 2507" found for the Southwest corner of said 50 acre tract of land bears South 00°12'25" East, a distance of 499.69 feet;

THENCE North 00°12'25" West (directional control), along the East right-of-way line of F.M. Highway 1258 a distance of 330.00 feet to a 5/8 inch iron rod "RPLS 5437" found, the Northwest corner of this tract of land, whence a 1/2 inch iron rod "GOLLADAY RPLS 1478" found for the Northwest corner of said 50 acre tract of land bears North 00°12'25" West, a distance of 574.00 feet;

THENCE North 89°47'35" East, a distance of 330.00 feet to a 5/8 inch iron rod "RPLS 5437" found, the Northeast corner of this tract of land;

THENCE South 00°12'25" East, a distance of 330.00 feet to a 5/8 inch iron rod "RPLS 5437" found, the Southeast corner of this tract of land;

THENCE South 89°47'35" West, a distance of 330.00 feet to the POINT OF BEGINNING.

NOTES

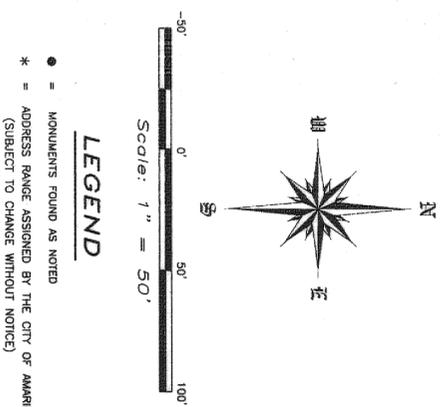
- 1) THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 483750554C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A CHARTERED OR UNINCORPORATED AREA AS SHOWN THEREON. DESIGNATED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3) PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
4) COORDINATES SHOWN ARE RELATIVE TO SPc NAD83 TEXAS NORTH.
5) THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS. THEREFORE, AN AVIATION HEIGHT SURVEY AND REPORT OF 3,750 MILES SEA LEVEL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 27th DAY OF SEPTEMBER, 2013.

Titus Land Surveying, Inc.

P.O. Box 137 • Amarillo, Texas 79105
321 SW 7th Avenue • Amarillo, Texas • 79101
806-318-3477 • Titus.com
Firm Registration No. 10193938
David Miller, R.P.L.S.
Registration No. 5437



DEDICATION

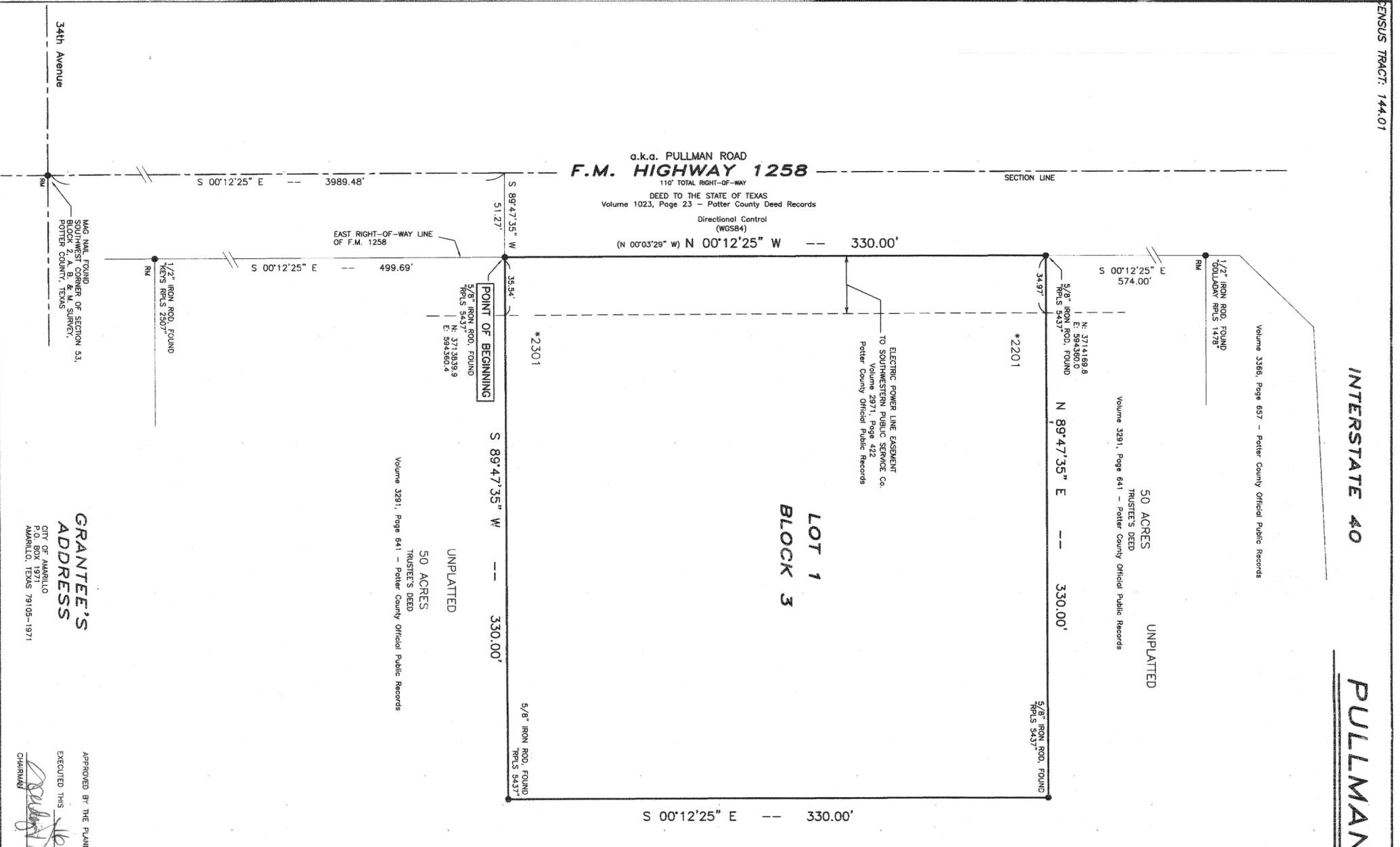
STATE OF Texas §
COUNTY OF Potter §
KNOWN ALL MEN BY THESE PRESENTS

EXECUTED THIS 14th DAY OF Nov, 2013.
MATTHEW G. GARRISON
PULLMAN PARTNERS, LLC
SOUTH STREET CAPITAL
770 NORTH HALSTED, SUITE 101
CHICAGO, IL 60642

ATTEST

STATE OF Illinois §
COUNTY OF Cook §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW G. GARRISON, 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14th DAY OF Nov, 2013.

Notary Public in the State of Illinois
Blair Reed



GRANTEE'S ADDRESS
CITY OF AMARILLO
AMARILLO, TEXAS 79105-1971

APPROVAL
EXECUTED THIS DAY OF December, 2013.

FILED OF RECORD
DATE 12-17-13
POTTER COUNTY
FILE NUMBER 1248351