

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

July 14, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-81 E. W. Raef Unit No. 14, an addition to the City of Amarillo, being an unplatted tract of land all within Section 125, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Fritch Hwy & E Ama Blvd)  
DEVELOPER: Dwayne Hoving

The Planning and Zoning Commission approved the above-mentioned item on June 23, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1258582 on June 26, 2014. Please post your records accordingly.



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Kelley Shaw, Planning Director

BLK 2 AB-M

SEC 125

Q-10

GENESIS TRACT #140  
 GRANTEE ADDRESS: 0717 W. AMARILLO  
 P.O. BOX 1471  
 AMARILLO, TEXAS 79103-1471



- LEGEND**
- 1/2" per rod set w/ a public cop (Unless Otherwise Noted)
  - 1/2" per rod w/ a 3/4" cap found
  - Brass Cap Concrete Monument Found
  - Address Changes (Subject to Change Without Notice)
  - P.O.B. = Point of Beginning
  - P.U.E. = Public Utility Easement
  - S.P.S. = Southwestern Public Service
  - S.R.C. = Southwestern Rail Company

**NOTES**

- 1) Bearings are based on the Town North Zone - 4201
- 2) Distances shown are ground distances. Grid to Ground Scale Factor: 1.0002007
- 3) This plat does not fit within the ETJ of the City of Amarillo.
- 4) According to the F.E.M.A. Flood Insurance Rate Map Community Flood No. 4837502301C & No. 4837502302C, Emergency Data June 4, 2010, this property does not appear to be located in a Special Flood Hazard Area or within a Flood Insurance Study. The plat is not subject to the Flood Insurance Act of the F.E.M.A. Map upon which this plat is based.

**OPERATION:**  
 STATE OF TEXAS X  
 COUNTY OF POTTER X  
 KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID CADE REICHELTER, LTR, BY HIS PRESENT, DAVID HOANG, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF THE SURVEY TO BE RECORDED AND DESIGNATED AS E.W. RAEF UNIT NO. 14, IN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND TO DECLARE THAT ALL EASMENTS SHOWN UPON SAID PLAT AND MAP ARE DEPOSITED TO THE PUBLIC RECORDS OF THE COUNTY OF POTTER.

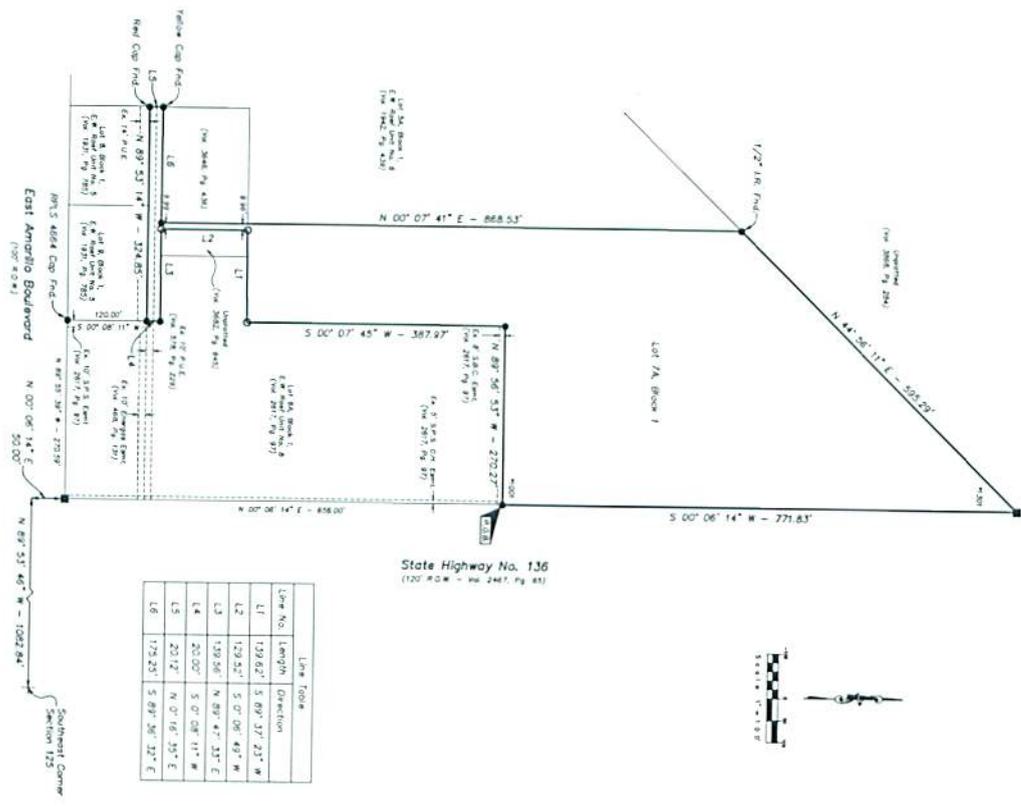
RECORDED THIS 19TH DAY OF JUNE 2014  
 DAVID HOANG, AGENT  
 DAVID CADE REICHELTER, LTR  
 2407 S. DING ST.  
 AMARILLO, TX 79109  
 (806) 236-1048



**ATTEST:**  
 STATE OF TEXAS  
 COUNTY OF POTTER  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID CADE REICHELTER, LTR, AND DAVID HOANG, AGENT, BOTH OF WHOM THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT KNOWS TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

ON THIS 19th DAY OF June 2014  
 Kristina Ann Hestrick  
 NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 7/3/16

**E.W. RAEF UNIT NO. 14**  
 An addition to the City of Amarillo, being an undivided tract of land sit within Section 125, Block 2, A. B. & M. Survey, Potter County, Texas, 6.818 ACRES



**APPROVAL:**  
 APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 23rd DAY OF JUNE 2014

Chairman  
 [Signature]

**LEGAL DESCRIPTION**

FIELD NOTES for an undivided tract of land in Section 125, Block 2, A. B. & M. Survey, City of Amarillo, Potter County, Texas, and more particularly described as follows:  
 BEGINNING at a 1/2" iron rod set with a public cap on the east right-of-way line of State Highway No. 136, with bearings N 89° 51' 46" W a distance of 1062.24 feet and N 07° 06' 14" E a distance of 178.00 feet to the southeast corner of said Section 125, the most easterly, westerly corner of said tract;  
 THENCE N 89° 36' 33" E a distance of 175.25 feet to a 1/2" iron rod set with a public cap on the east corner of this tract;  
 THENCE S 07° 06' 49" W a distance of 129.52 feet to an iron rod found with a brass stamped "349" for an old corner of this tract;  
 THENCE S 07° 08' 11" W a distance of 20.00 feet to an iron rod found with a brass stamped "349" for an old corner of this tract;  
 THENCE N 07° 16' 55" E a distance of 20.12 feet to an iron rod found with a public cap for the southeast corner of this tract;  
 THENCE N 89° 47' 33" E a distance of 139.56 feet to a 1/2" iron rod set with a public cap for the northeast corner of this tract;  
 THENCE S 89° 36' 33" E a distance of 175.25 feet to an iron rod found with a public cap for the east corner of this tract;  
 THENCE N 07° 06' 14" E a distance of 178.00 feet to the southeast corner of this tract;  
 THENCE S 07° 06' 14" W a distance of 1062.24 feet to an iron rod found with a public cap for the northwest corner of this tract;  
 THENCE N 89° 51' 46" W a distance of 1062.24 feet to the northeast corner of this tract;  
 BEING 6.818 ACRES, more or less, as shown on the plat hereof.

**CERTIFICATION**

I, RICHARD E. JENKINSON, 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 MEASUREMENT SURVEY AND STAMPS ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.  
 THIS 19TH DAY OF JUNE 2014

[Signature]  
 RICHARD E. JENKINSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 42931

FILED OF RECORD  
 6-26-14 POTTER  
 COUNTY  
 1258582

E.W. Raef Unit No. 14  
 AN ADDITION TO THE CITY OF AMARILLO  
 SCALE: 1" = 200'  
 DATE: 06/26/2014  
 TIME: 10:47 AM  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 0 QAD Engineering, LP.  
 800-441-1001  
 1000 W. 10th St., Suite 100  
 Amarillo, TX 79109  
 County: Potter  
 Plat No.: 1258582

APP

P-13-81

JS

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

**Owner ID:** 100059750      100.00%  
ENVIRO CARE RECYCLERS LTD  
106 RENDEZVOUS TRL  
AMARILLO, TX 79108-1328

Property Information	
Property ID: 41164	Geo ID: 20012500312
Legal Acres: 0.1600	
Legal Desc: SECT 125 A B & M LOT	BLOCK 0002 20FT N X 325FT W BEG 1352.84FT W & 190FT N OF SE COR OF SECT
Situs:	,
DBA:	
Exemptions:	

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 325
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 325

**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
<b>Totals:</b>			0.00	0.00	0.00	0.00
Effective Date: 06/23/2014			Total Due if paid by: 06/30/2014			0.00

Tax Certificate Issued for:	Taxes Paid in 2013	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	2.06	
AMARILLO	1.11	
PANHANDLE WD	0.03	
AMA COLLEGE	0.64	
AMARILLO ISD	3.86	

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: 06/23/2014  
Requested By: ENVIRO CARE RECYCLERS LTD  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1258582

Filing and Recording Date: 06/26/2014 10:47:03 AM Pages: 8 Recording Fee: \$55.00

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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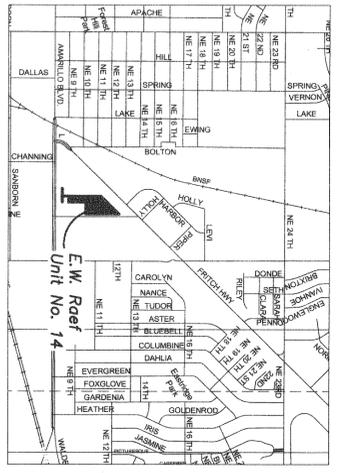
Julie Smith, County Clerk  
Potter County, Texas

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

Iseaton

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

Re 1258582



**E.W. RAEF UNIT NO. 14**  
 An addition to the City of Amarillo, being an unplatted tract of land all within  
 Section 125, Block 2, A. B. & M. Survey, Potter County, Texas  
 6.916 ACRES

- LEGEND**
- = 1/2" iron rod set w/ a yellow cap  
 (Unless Otherwise Noted)
  - = 1/2" iron rod w/ a "Keys" cap found
  - = Brass Cap Concrete Monument Found
  - \* = Address Ranges (Subject to Change Without Notice)
  - P.O.B. = Point of Beginning
  - P.U.E. = Public Utility Easement
  - S.P.S. = Southwestern Public Service
  - S.B.C. = Southwestern Bell Company

- NOTES**
- 1.) Bearings are based on the Texas North Zone - 4201
  - 2.) Distances shown are ground distances. Grid to Ground Scale factor: 1.0002507.
  - 3.) This plot does not lie within the ETJ of the City of Amarillo.
  - 4.) According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 4801C00331C & No. 4817C00332C, Effective Date June 4, 2010, this property does not appear to be located in a Special Flood Hazard Area as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. Map upon which this opinion is based.

**DEDICATION**  
 STATE OF TEXAS )  
 COUNTY OF POTTER )

KNOW ALL MEN BY THESE PRESENTS

THAT ENVIRO CARE RECYCLERS, LTD. BY ITS PRESIDENT, DWYANE HOWING, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED AS E.W. RAEF UNIT NO. 14, IN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 19<sup>TH</sup> DAY OF JUNE 2014.

DWYANE HOWING, PRESIDENT  
 ENVIRO CARE RECYCLERS, LTD.  
 2807 S. ONG ST.  
 AMARILLO, TX 79109  
 (806) 236-1046

**ATTEST**  
 STATE OF TEXAS

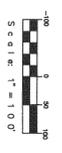
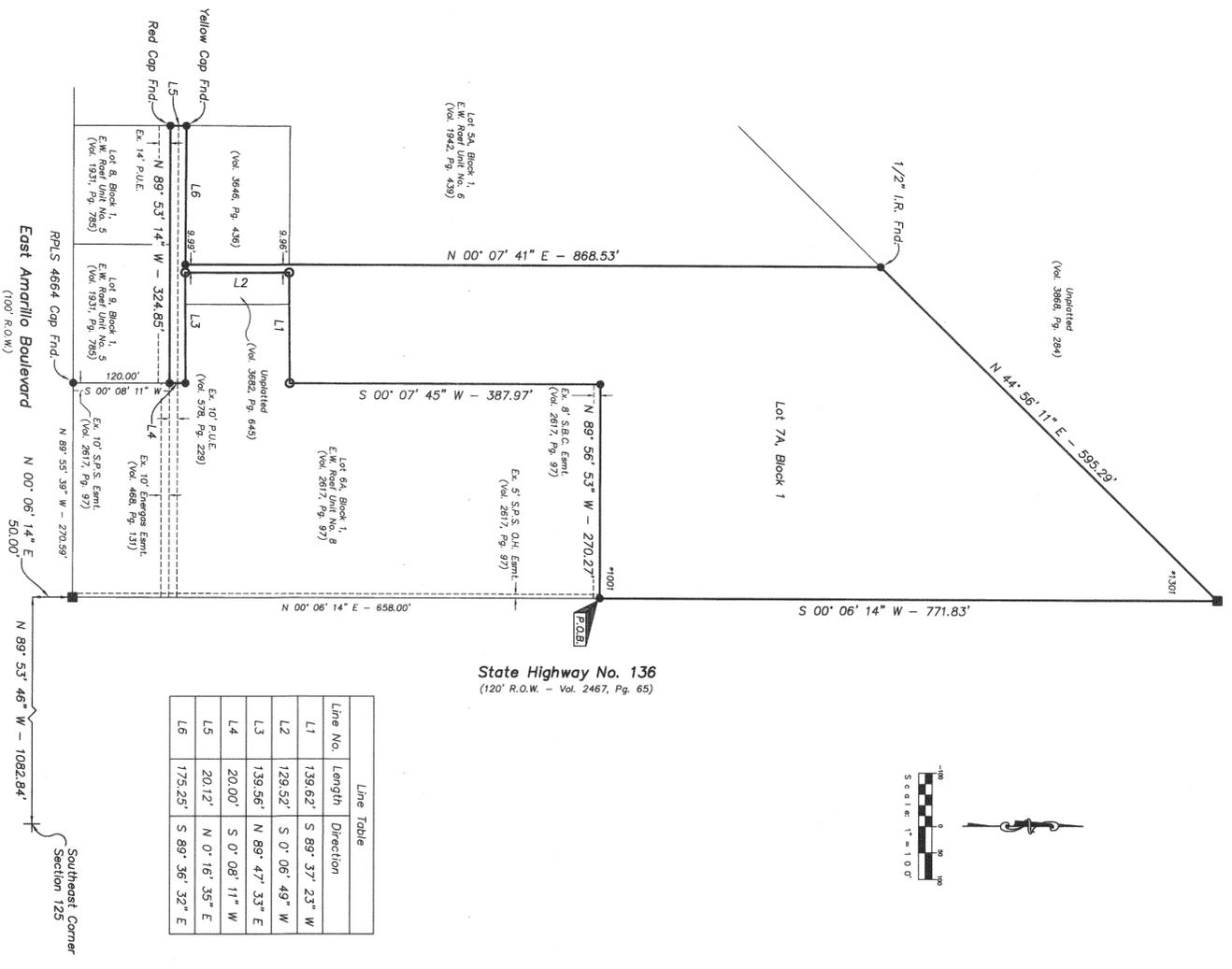
COUNTY OF Potter  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DWYANE HOWING, PRESIDENT, ENVIRO CARE RECYCLERS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 19<sup>TH</sup> DAY OF JUNE 2014.

NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 7/3/16



APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 23 DAY OF JUNE 2014.



**LEGAL DESCRIPTION**

FIELD NOTES for an unplatted tract of land in Section 125, Block 2, A. B. & M. Survey, City of Amarillo, Potter County, Texas, and more particularly described as follows:  
 BEGINNING at a 1/2" iron rod set with a yellow cap on the west right-of-way line of State Highway No. 136, a distance of 1082.84 feet and N. 00° 06' 14" E, a distance of 658.00 feet to the southeast corner of said Section 125 for the most easterly southeast corner of this tract.  
 THENCE N. 89° 56' 53" W, a distance of 270.27 feet to a 1/2" iron rod set with a yellow cap for an all corner of this tract.  
 THENCE S. 00° 07' 49" W, a distance of 387.97 feet to an iron rod found with a cap stamped "Keys" for an all corner of this tract.  
 THENCE S. 89° 37' 23" W, a distance of 139.62 feet to an iron rod found with a cap stamped "Keys" for an all corner of this tract.  
 THENCE S. 0° 06' 49" W, a distance of 129.52 feet to an iron rod found with a cap stamped "Keys" for an all corner of this tract.  
 THENCE N. 89° 47' 33" E, a distance of 139.56 feet to a 1/2" iron rod set with a yellow cap for an all corner of this tract.  
 THENCE S. 0° 08' 11" W, a distance of 20.00 feet to a 1/2" iron rod set with a yellow cap for the most southerly southwest corner of this tract.  
 THENCE N. 89° 53' 14" W, a distance of 324.85 feet to an iron rod found with a red cap for the southwest corner of this tract.  
 THENCE N. 0° 16' 35" E, a distance of 20.12 feet to an iron rod found with a yellow cap for an all corner of this tract.  
 THENCE S. 89° 36' 32" E, a distance of 175.25 feet to a 1/2" iron rod set with a yellow cap for an all corner of this tract.  
 THENCE N. 00° 07' 41" E, a distance of 868.53 feet to a 1/2" iron rod found for the northwest corner of this tract.  
 THENCE N. 44° 56' 11" E, a distance of 595.29 feet to a brass cap concrete monument found on said west right-of-way line of said State Highway No. 136 for the northeast corner of this tract.  
 THENCE S. 00° 06' 14" W, along said west right-of-way line, a distance of 771.83 feet to the place of BEGINNING and containing 6.916 acres (301,237.4 square feet) 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 19<sup>TH</sup> DAY OF JUNE 2014.



RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263

**FILED OF RECORD**

6-26-14 DATE  
 Potter COUNTY  
 125858-2 File No.

**E.W. Raef Unit No. 14**  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'  
 DATE: June 2014  
 FILE NO.: 125858-2

PREPARED BY: **QED Engineering, L.P.**  
 Consulting Engineers & Surveyors  
 606-447-2003  
 Midland, Texas 79703

PLANNING NUMBER: 1008000  
 DRAWING BY: TW/AL  
 FILE NAME: 606-447-2003  
 Midland, Texas 79703