

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

April 16, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-20 Wolflin Square Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land in Section 187, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: S Georgia St & Wolflin Ave)  
DEVELOPER: Randy Sharp

The Designated Official for the City of Amarillo approved the above-mentioned item on March 28, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1253503 on March 28, 2014. Please post your records accordingly.



---

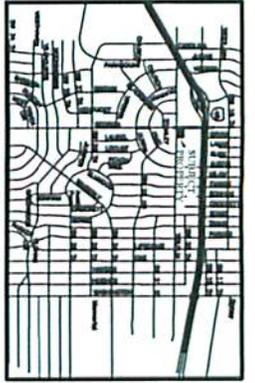
Kelley Shaw, Planning Director

D-142

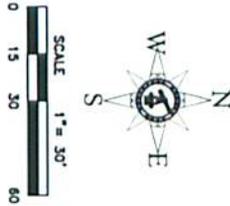
BLK 2 AB+m

SEC 187

M-12



VICINITY MAP  
NOT TO SCALE



**NOTES**

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS

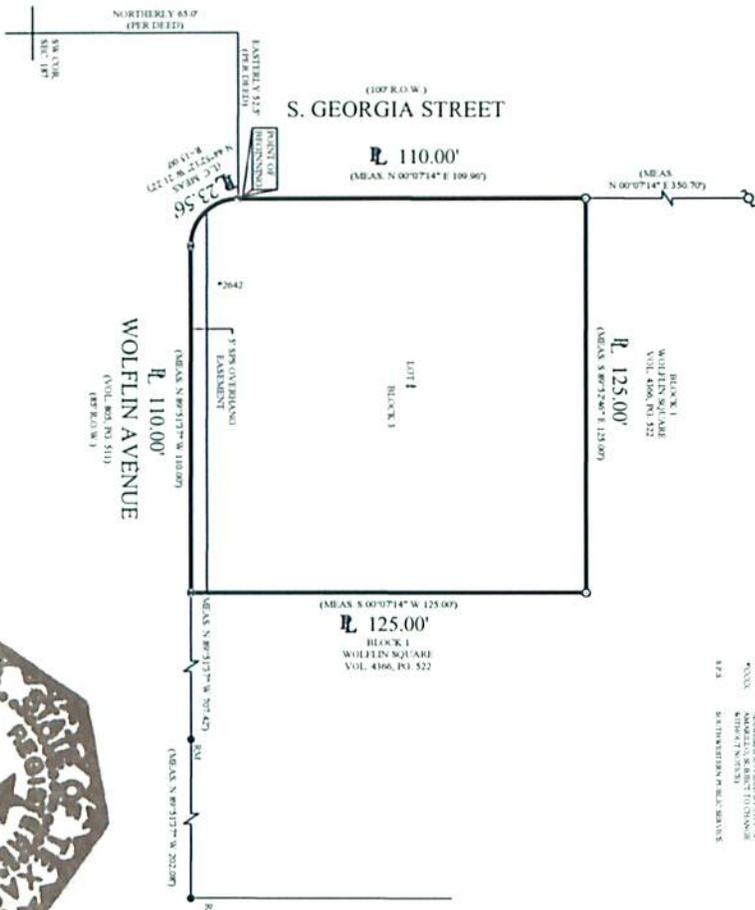
2) THIS PLAT DOES NOT BE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0300, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION (CHAPTER OF THE MUNICIPAL CODE USE OF FIRM MAPS MUST NOT BE CONSIDERED AS A SPECIFIC SET FLOOD ELEVATION BY THIS SURVEYOR.

3) INFORMATION IS PROVIDED FROM PRIVATE PLATS

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 9771  
AMARILLO, TEXAS 79109-9771

3-28-14 HELD FOR RECORD  
125,3503 (COUNTY)  
POTTER (CITY)

CLERK'S BOOK/TABLING NO.



**LEGEND**

- 1. 12" OR LARGER BOUNDARY
- 2. 6" BOUNDARY
- 3. 3" BOUNDARY
- 4. 1.5" BOUNDARY
- 5. 0.75" BOUNDARY
- 6. 0.375" BOUNDARY
- 7. 0.1875" BOUNDARY
- 8. 0.09375" BOUNDARY
- 9. 0.046875" BOUNDARY
- 10. 0.0234375" BOUNDARY
- 11. 0.01171875" BOUNDARY
- 12. 0.005859375" BOUNDARY
- 13. 0.0029296875" BOUNDARY
- 14. 0.00146484375" BOUNDARY
- 15. 0.000732421875" BOUNDARY
- 16. 0.0003662109375" BOUNDARY
- 17. 0.00018310546875" BOUNDARY
- 18. 0.000091552734375" BOUNDARY
- 19. 0.0000457763671875" BOUNDARY
- 20. 0.00002288818359375" BOUNDARY
- 21. 0.000011444091796875" BOUNDARY
- 22. 0.0000057220458984375" BOUNDARY
- 23. 0.00000286102294921875" BOUNDARY
- 24. 0.000001430511474609375" BOUNDARY
- 25. 0.0000007152557373046875" BOUNDARY
- 26. 0.00000035762786865234375" BOUNDARY
- 27. 0.000000178813934326171875" BOUNDARY
- 28. 0.0000000894069671630859375" BOUNDARY
- 29. 0.00000004470348358154296875" BOUNDARY
- 30. 0.00000002235174179077146484375" BOUNDARY
- 31. 0.0000000111758708953857221875" BOUNDARY
- 32. 0.000000005587935447692861109375" BOUNDARY
- 33. 0.000000002793967723846430546875" BOUNDARY
- 34. 0.0000000013969838619232152734375" BOUNDARY
- 35. 0.00000000069849193096160763671875" BOUNDARY
- 36. 0.000000000349245965480803818359375" BOUNDARY
- 37. 0.0000000001746229827404019091796875" BOUNDARY
- 38. 0.0000000000873114913702009546484375" BOUNDARY
- 39. 0.00000000004365574568510047727321875" BOUNDARY
- 40. 0.00000000002182787284255023863671875" BOUNDARY
- 41. 0.000000000010913936421275119318359375" BOUNDARY
- 42. 0.0000000000054569682106375596591796875" BOUNDARY
- 43. 0.00000000000272848410531877782946484375" BOUNDARY
- 44. 0.000000000001364242052659388914732321875" BOUNDARY
- 45. 0.000000000000682121026329694471616091796875" BOUNDARY
- 46. 0.00000000000034106051316484708080809591796875" BOUNDARY
- 47. 0.0000000000001705302565824235404040479591796875" BOUNDARY
- 48. 0.0000000000000852651282912217702020239591796875" BOUNDARY
- 49. 0.0000000000000426325641460885351010119591796875" BOUNDARY
- 50. 0.0000000000000213162820730404175505059591796875" BOUNDARY
- 51. 0.0000000000000106581410365202077752529591796875" BOUNDARY
- 52. 0.000000000000005329070518260138762629591796875" BOUNDARY
- 53. 0.00000000000000266453525913006938131479591796875" BOUNDARY
- 54. 0.00000000000000133226762956503469065739591796875" BOUNDARY
- 55. 0.00000000000000066613381478252534536879591796875" BOUNDARY
- 56. 0.00000000000000033306791479126267268439591796875" BOUNDARY
- 57. 0.00000000000000016653395739563133634219591796875" BOUNDARY
- 58. 0.00000000000000008326697869781666817109591796875" BOUNDARY
- 59. 0.000000000000000041633489348908334085549591796875" BOUNDARY
- 60. 0.0000000000000000208167446744541520427749591796875" BOUNDARY
- 61. 0.0000000000000000104083723372270760213639591796875" BOUNDARY
- 62. 0.000000000000000005204186168611352510669591796875" BOUNDARY
- 63. 0.00000000000000000260209308430567625533349591796875" BOUNDARY
- 64. 0.00000000000000000130104654215283812766669591796875" BOUNDARY
- 65. 0.000000000000000000650523271064406383333349591796875" BOUNDARY
- 66. 0.000000000000000000325261635532203191666669591796875" BOUNDARY
- 67. 0.0000000000000000001626308177661015933333349591796875" BOUNDARY
- 68. 0.000000000000000000081315408883825796666669591796875" BOUNDARY
- 69. 0.0000000000000000000406577044419178333333349591796875" BOUNDARY
- 70. 0.0000000000000000000203288522209593916666669591796875" BOUNDARY
- 71. 0.00000000000000000001016442611047968333333349591796875" BOUNDARY
- 72. 0.000000000000000000005082213058984166666669591796875" BOUNDARY
- 73. 0.00000000000000000000254110652949208333333349591796875" BOUNDARY
- 74. 0.000000000000000000001270553264746166666669591796875" BOUNDARY
- 75. 0.00000000000000000000063527663237308333333349591796875" BOUNDARY
- 76. 0.000000000000000000000317638316187166666669591796875" BOUNDARY
- 77. 0.00000000000000000000015881915809358333333349591796875" BOUNDARY
- 78. 0.0000000000000000000000794095790466666669591796875" BOUNDARY
- 79. 0.000000000000000000000039704789523333333349591796875" BOUNDARY
- 80. 0.00000000000000000000001985239476166666669591796875" BOUNDARY
- 81. 0.000000000000000000000009926197380833333349591796875" BOUNDARY
- 82. 0.00000000000000000000000496309869016666669591796875" BOUNDARY
- 83. 0.000000000000000000000002481549345083333349591796875" BOUNDARY
- 84. 0.000000000000000000000001240774672541666669591796875" BOUNDARY
- 85. 0.00000000000000000000000062038733627283333349591796875" BOUNDARY
- 86. 0.00000000000000000000000031019366813666669591796875" BOUNDARY
- 87. 0.0000000000000000000000001550968340683333349591796875" BOUNDARY
- 88. 0.000000000000000000000000077548417034166669591796875" BOUNDARY
- 89. 0.00000000000000000000000003877420851708333349591796875" BOUNDARY
- 90. 0.0000000000000000000000000193871042585166669591796875" BOUNDARY
- 91. 0.000000000000000000000000009693552129258333349591796875" BOUNDARY
- 92. 0.0000000000000000000000000048467760646266669591796875" BOUNDARY
- 93. 0.00000000000000000000000000242338803231333349591796875" BOUNDARY
- 94. 0.0000000000000000000000000012116940161566669591796875" BOUNDARY
- 95. 0.000000000000000000000000000605847008078333349591796875" BOUNDARY
- 96. 0.000000000000000000000000000302923504039166669591796875" BOUNDARY
- 97. 0.00000000000000000000000000015146175201958333349591796875" BOUNDARY
- 98. 0.00000000000000000000000000007573087600978333349591796875" BOUNDARY
- 99. 0.000000000000000000000000000037865438004866669591796875" BOUNDARY
- 100. 0.0000000000000000000000000000189327190024333349591796875" BOUNDARY



**WOLFLIN SQUARE ADDITION UNIT NO. 3**

AS ADDITION TO THE CITY OF AMARILLO BEING AN ENLARGED TRACT OF LAND IN SECTION 187, BLOCK 2, ABAM SURVEY POTTER COUNTY, TEXAS 0.1588 ACRES

**APPROVED**

APPROVED BY THE DISQUALIFIED OFFICIAL FOR THE CITY OF AMARILLO TEXAS ON THIS 28 DAY OF MARCH, 2014

ASSISTANT CITY CLERK/COMPLIMENT SERVICES

**CERTIFICATE**

I, DAN R. FURMAN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERMITS SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERMITS CORNERS ON THIS 5TH DAY OF MARCH, 2014.

**OWNER'S ACKNOWLEDGEMENT**

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, WOLFLIN SQUARE SHOPPING CENTER, A TEXAS GENERAL PARTNERSHIP, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED IN THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED AND PLatted and the plat is hereby published for the purpose of adding to the public records of the City of Amarillo, Texas and so declare that all of the street, alley, lanes and easements shown upon such map and plat are dedicated to the public forever to be used as such.

EXECUTED THIS 28 DAY OF MARCH, 2014

DAN R. FURMAN, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS

**DESCRIPTION**

0.1588 ACRES TRACT IN SOUTHWEST ONE-FOURTH (SW 1/4) OF SECTION ONE HUNDRED EIGHTY-SEVEN (187), BLOCK TWO (2), ABAM SURVEY, POTTER COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION NO. 187;

THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 65 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 52.5 FEET TO A POINT, THE BEGINNING POINT OF THE TRACT BEING DESCRIBED;

THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 110 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 125 FEET TO A POINT;

THENCE IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 125 FEET TO A POINT;

THENCE IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 110 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 15 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE A DISTANCE OF 21.56 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12576.72 SQUARE FEET WHEREIN 0.158 ACRES MORE OR LESS (DESCRIPTION AS PROVIDED IN INSTRUMENT RECORDED IN VOLUME 2019, PAGE 175, OFFICIAL PUBLIC RECORDS, POTTER COUNTY, TEXAS)

DAN R. FURMAN, R.P.L.S. 5774  
REGISTERED PROFESSIONAL LAND SURVEYOR

**FURMAN LAND SURVEYORS, INC.**

1000 W. 11TH STREET, SUITE 100, AMARILLO, TEXAS 79109

TEL: 806.335.1111 FAX: 806.335.1112

WWW.FURMANLANDSURVEYORS.COM



APP

P-14-20

JS

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

**Property Information**  
Property ID: 41446      Geo ID: 20018701010  
Legal Acres: 0.3600  
Legal Desc: SECT 187 A B & M LOT      BLOCK 0002 125FT E X  
125FT S BEG 52.5FT E & 175FT N OF SW COR OF  
SECT LESS SW 15FT TRI OF ST ROW  
Situs: 1845 S GEORGIA ST AMARILLO, TX 79101  
DBA:  
Exemptions:

Owner ID: 100044748      100.00%  
BOSTON & MAYS LLC  
914 S TYLER ST  
AMARILLO, TX 79101-3430

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	8,958
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	42,658
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	51,616

**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: 03/28/2014

Total Due if paid by: 03/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	327.26
AMARILLO	175.54
PANHANDLE WD	4.38
AMA COLLEGE	102.97
AMARILLO ISD	613.71

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 03/28/2014  
Requested By: BOSTON & MAYS LLC  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1253503

Filing and Recording Date: 03/28/2014 03:38:45 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.**

msmith

Ret  
to:

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

Re 1253503

