

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 14, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-43 Lawrence Place Unit No. 33, an addition to the City of Amarillo, being a replat of Lot 12-B, Block 5, Lawrence Place Unit No. 28, Lot 3, Block 5, Lawrence Place Unit No. 2, and the remaining portions of Lots 2 and 4, Block 5, Lawrence Place Unit No. 2, in Section 227, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Wolflin Ave & Hobbs Rd)
DEVELOPER: HP McAlister Amarillo LP

The Designated Official for the City of Amarillo approved the above-mentioned item on August 6, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1260682 on August 7, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

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

Property Information

Property ID: 19142 Geo ID: 4450002460
Legal Acres: 0.0000
Legal Desc: LAWRENCE PLACE ADDN # 2 LOT BLOCK 0005 S
25.8FT OF 2 & ALL OF 3 & N 42FT OF 4 PLUS VACATED
ALLEY
Situs: 4000 W IH 40 AMARILLO, TX 79102
DBA:
Exemptions:

Owner ID: 100137010 100.00%
HP MCALISTER AMARILLO LP
8235 DOUGLAS AVE STE 1300
DALLAS, TX 75225-6013

For Entities

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 229,266
Land HS: 0
Land NHS: 202,500
Productivity Market: 0
Productivity Use: 0
Assessed Value 431,766

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: 06/18/2014

Total Due if paid by: 06/30/2014 0.00

Tax Certificate Issued for:	Taxes Paid In 2013
POTTER COUNTY	2,737.48
AMARILLO	1,468.39
PANHANDLE WD	36.61
AMA COLLEGE	861.37
AMARILLO ISD	5,133.69

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)].

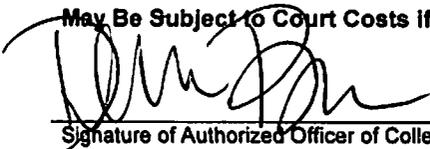
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 06/18/2014
Requested By: HP MCALISTER AMARILLO LP
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

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

Property Information

Property ID: 95890 Geo ID: 4450002490
Legal Acres: 0.0000
Legal Desc: LAWRENCE PLACE # 28 LOT 012B BLOCK 0005
Situs: 4101 WOLFLIN AVE AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100137263 100.00%
HP MCALISTER AMARILLO LP
8235 DOUGLAS AVE STE 1300
DALLAS, TX 75225-6013

For Entities

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 4,641
Land HS: 0
Land NHS: 107,019
Productivity Market: 0
Productivity Use: 0
Assessed Value 111,660

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: 06/18/2014

Total Due if paid by: 06/30/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	707.95
AMARILLO	379.75
PANHANDLE WD	9.47
AMA COLLEGE	222.76
AMARILLO ISD	1,327.64

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)].

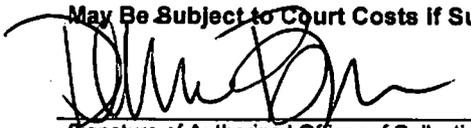
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Date of Issue: 06/18/2014
Requested By: HP MCALISTER AMARILLO LP
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1260682

Filing and Recording Date: 08/07/2014 11:47:14 AM Pages: 4 Recording Fee: \$39.00

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, appearing to read "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

lseaton

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

Re 1260682

APPROX. LOCATION
SECTION LINE

WOLFEN AVENUE
(A CALLED 80' WIDE RIGHT-OF-WAY)

PLACE OF BEGINNING

S89°56'20"E 149.84'

1/2" IRF
CUT FOUND (CM)
N: 3,715,163.31'
E: 542,108.77'

LOT 12-A, BLOCK 5
LAWRENCE PLACE UNIT No. 28
VOL. 2876, PG. 651
O.P.R.P.C.T.

LOT 13, BLOCK 5
1.061 ACRES
(46,200 SQUARE FEET)

20' ALLEY VACATED BY
CITY OF AMARILLO
ORDINANCE NO. 3450
VOL. 942, PG. 400
D.R.P.C.T.

20' EASEMENT
VOL. 695, PG. 77
D.R.P.C.T.
ABANDONED BY
THIS PLAT

5' SOUTHWESTERN PUBLIC
SERVICE OVERHANG ESMT
VOL. 2876, PG. 651
O.P.R.P.C.T.

1/2" IRF
RPLS 4864'
(CM)
N: 3,714,856.43'
E: 541,959.87'

STATE OF TEXAS
VOL. 877, PG. 131
D.R.P.C.T.

INTERSTATE HIGHWAY No. 40
(A CALLED 300' WIDE RIGHT-OF-WAY)
TYDOT PROJECT NO. 140-(15)067
FEBRUARY 17, 1962

STATE OF TEXAS
VOL. 878, PG. 497
D.R.P.C.T.

N89°06'36"W 147.29'
L=43.24'
R=300.00'
D=875'28"
CH=S03°51'00"W
CL=43.20'

HOBBS ROAD
(A CALLED 60' WIDE RIGHT-OF-WAY)
VOL. 695, PG. 77
D.R.P.C.T.

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

*** LEGEND ***

LI	LINE IDENTIFIED IN LINE TABLE
CI	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
1/2" IRF	1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC"
BL	BUILDING SETBACK LINE
*	ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)



*** DESCRIPTION ***

BEING A TRACT OF LAND LOCATED IN SECTION 227, BLOCK 2, ADAMS, BEATY & MOULTON SURVEY, ABSTRACT NO. 971, POTTER COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED IN DEEDS TO HP MCALISTER AMARILLO, LP, RECORDED IN INSTRUMENT NUMBERS 1253235 AND 1253236, OFFICIAL PUBLIC RECORDS, POTTER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING ALL OF LOT 12-B, BLOCK 5, LAWRENCE PLACE UNIT NO. 28, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS (P.R.P.C.T.), A PORTION OF LOT 2, ALL OF LOT 3 AND A PORTION OF LOT 4, BLOCK 5, LAWRENCE PLACE ADDITION UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS (P.R.P.C.T.), AND A PORTION OF LOT 2, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS (P.R.P.C.T.), AS DESCRIBED IN VOLUME 695, PAGE 77, P.R.P.C.T., SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE FOUND, BEING THE NORTHEAST CORNER OF SAID LOT 12-B AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WOLFEN AVENUE (A CALLED 80'-FOOT WIDE RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF HOBBS ROAD (A CALLED 60'-FOOT WIDE RIGHT-OF-WAY);

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOBBS ROAD AS FOLLOWS:
(1) S 00°21'06" E, ALONG THE EAST LINE OF SAID LOT 12-B, 158.15 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4864"; SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 12-B AND IN THE EAST LINE OF SAID LOT 2;

(2) S 00°08'18" E, ALONG THE EAST LINES OF SAID LOTS 2 AND 3, A DISTANCE OF 108.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4864", BEING THE BEGINNING OF A CURVE TO THE RIGHT, THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 4;

(3) SOUTHERLY, AN ARC LENGTH OF 43.24 FEET, ALONG THE EAST LINE OF SAID LOT 4 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°15'28", AND A CHORD BEARING S 03°51'00" W, 43.20 FEET TO A 1/2" IRON ROD FOUND, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HOBBS ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (A CALLED 300'-FOOT WIDE RIGHT-OF-WAY);

THENCE N 89°06'36" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 40, A DISTANCE OF 147.29 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4864", BEING THE SOUTHEAST CORNER OF LOT 12-A, BLOCK 5 OF SAID LAWRENCE PLACE UNIT NO. 28;

THENCE N 00°02'41" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 40, ALONG THE EAST LINE OF SAID LOT 12-A AND THE WEST LINES OF SAID LOTS 2, 3 AND 4, A DISTANCE OF 149.97 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRESHAM PLS 1939", BEING THE SOUTHWEST CORNER OF SAID LOT 12-B;

THENCE N 00°17'16" W, CONTINUING ALONG THE EAST LINE OF SAID LOT 12-A AND ALONG THE WEST LINE OF SAID LOT 12-B, 157.15 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID LOT 12-A, THE NORTHEAST CORNER OF SAID LOT 12-B AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WOLFEN AVENUE;

THENCE S 89°56'20" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WOLFEN AVENUE AND THE NORTH LINE OF SAID LOT 12-B, 149.84 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.061 ACRES (46,200 SQUARE FEET) OF LAND, MORE OR LESS.

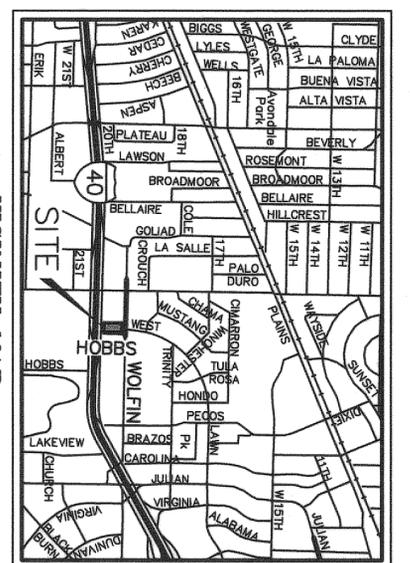
*** NOTES ***
1. THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48379C05096, EFFECTIVE DATE JUNE 4, 2010, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED ON SAID MAP.
3. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS. ALL COORDINATES SHOWN ARE GRID COORDINATES. ALL DISTANCES SHOWN ARE GROUND BASED ON A COMBINED SCALE FACTOR OF 0.99974915.
4. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE.

*** CERTIFICATE ***
I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERIMETER CORNERS.
SURVEYED ON THE GROUND
MAY 1ST, 2014
6/19/14



AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronL@WierAssociates.com

*** APPROVAL ***
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS
ON THIS 10th DAY OF JULY 2014.



*** DEDICATION ***
STATE OF TEXAS X
COUNTY OF POTTER X

KNOW ALL MEN BY THESE PRESENTS
THAT HP MCALISTER AMARILLO, LP, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS LOT 13, BLOCK 5, LAWRENCE PLACE UNIT NO. 33, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS.
EXECUTED THIS 19th DAY OF JUNE 2014.

HP MCALISTER AMARILLO, LP
8235 DOUGLAS AVENUE, SUITE 1300
DALLAS, TEXAS 75225-6013
(214) 380-9600
BY: *Dee Williams*

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMARILLO, 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 HEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF AUTHORITY
ON THIS 19th DAY OF June 2014.

BECKA M. WALKER
Notary Public, State of Texas
My August 09, 2014

LAWRENCE PLACE UNIT NO. 33

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 12-B, BLOCK 5,
LAWRENCE PLACE UNIT NO. 28,
LOT 3, BLOCK 5, LAWRENCE PLACE UNIT NO. 2,
AND THE REMAINING PORTIONS OF LOTS 2 AND 4, BLOCK 5,
LAWRENCE PLACE UNIT NO. 2,
IN SECTION 227, BLOCK 2,
ADAMS, BEATY, & MOULTON SURVEY, ABSTRACT NO. 971,
CITY OF AMARILLO, POTTER COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 RULINGTON, TEXAS 79015 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 100333000
SHEET 1 OF 1
DATE: 6/19/2014
W.A. No. 14044