

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

August 31, 2010

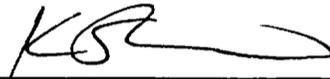
TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-22 Westover Village Unit No. 9, an addition to the City of Amarillo, being an unplatted tract of land in Section 38, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Pinnacle Dr. & Addison Dr.)

DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned plat on August 9, 2010. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2010014606 on August 24, 2010. Please post your records accordingly.



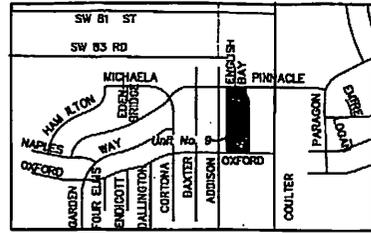
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Kelley Shaw, Planning Director

CENSUS TRACT: #216.07  
 GRANTEE'S ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79105-1971

# WESTOVER VILLAGE UNIT No. 9

an Addition to the City of Amarillo, being an unplatted tract of land situated in Section 38, Block 9, B. S. & F. Survey, Randall County, Texas  
 5.771 ACRES



VICINITY MAP  
 AP No. 1-17

### LEGEND

- = 1/2" IRON ROD W/ A YELLOW CAP SET
- = 1/2" IRON ROD W/ A YELLOW CAP FOUND
- ⊠ = 1/2" IRON ROD FOUND
- ⊞ = ALUMINUM CAP STAMPED "39/38 30/31" FOUND

\*### = ADDRESS (Subject to Change Without Notice)

SPS = SOUTHWESTERN PUBLIC SERVICE

SL = SUDDENLINK

■ = 6'X6' SPS & SL TRANSFORMER EASEMENT

— = ZERO LOT LINE AND 5' BUILDING MAINTENANCE, DRAINAGE AND ROOF OVERHANG EASEMENT. (Unless Noted Otherwise)

ROCFN = RANDALL COUNTY CLERK FILE NUMBER

POB = POINT OF BEGINNING

### NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480532 0050 B, EFFECTIVE DATE SEPT. 30, 1982, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS BASED ON U.S. STATE PLANE OF 1683 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK

### DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL X

THAT ROCKROSE DEVELOPMENT, INC., ACTING THROUGH ITS VICE PRESIDENT, MATT GRIFFIN, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS WESTOVER VILLAGE UNIT No. 9, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, LANES AND EASEMENTS.

EXECUTED THIS 25 DAY OF MAY 2010

*Matt Griffin*

Matt Griffin, Vice President  
 Rockrose Development, Inc.  
 3005 Bell St.  
 AMARILLO, TEXAS 79109  
 (806) 303-0081

### ATTEST

STATE OF TX  
 COUNTY OF RANDALL

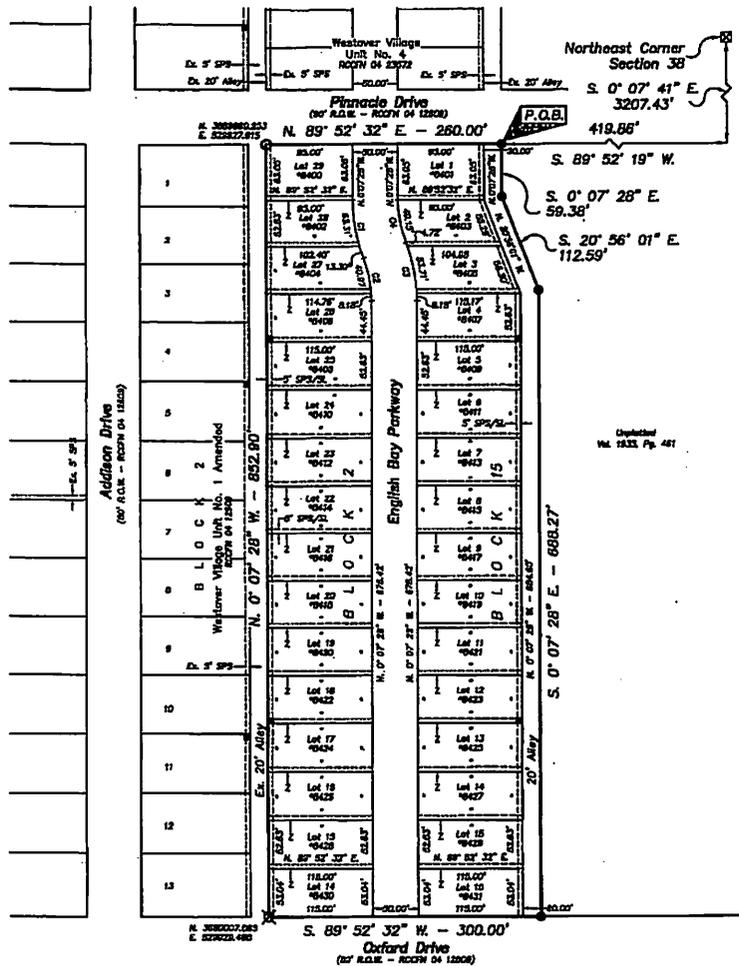
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Griffin, Vice President of Rockrose Development, Inc., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

EVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 ON THIS 27 DAY OF MAY 2010

*Dee M. Durham*

NOTARY PUBLIC STATE OF \_\_\_\_\_

Comm. Expires \_\_\_\_\_



### LEGAL DESCRIPTION

FIELD NOTES for a 5.771 acre tract of land out of Section 38, Block 9, B. S. & F. Survey, Randall County, Texas, and being a portion of a tract of land as conveyed in that certain Special Warranty Deed of record in Volume 1935, Page 401, of the Deed Records of Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap set on the south right-of-way line of Pinnacle Drive which bears S. 0° 07' 41" E. a distance of 3207.43 feet and S. 89° 52' 19" W. a distance of 419.86 feet from an aluminum cap stamped "39/38 30/31" found at the northeast corner of said Section 38 for the northeast corner of this tract.

THENCE S. 0° 07' 28" E. a distance of 59.36 feet to a 1/2" iron rod with a yellow cap set for an angle corner of this tract.

THENCE S. 20° 56' 01" E. a distance of 112.59 feet to a 1/2" iron rod with a yellow cap set for an angle corner of this tract.

THENCE S. 0° 07' 28" E. a distance of 682.27 feet to a 1/2" iron rod with a yellow cap set on the north right-of-way line of Oxford Drive for the southeast corner of this tract.

THENCE S. 89° 52' 32" W. along said north right-of-way line, a distance of 300.00 feet to a 1/2" iron rod found at the intersection of said north right-of-way line and the east line of an alley for the southwest corner of this tract.

THENCE N. 0° 07' 28" W. along said east alley line, a distance of 652.80 feet to a 1/2" iron rod with a yellow cap found at the intersection of said east alley line and said north right-of-way line of said Pinnacle Drive for the northwest corner of this tract.

THENCE N. 89° 52' 32" E. along said south right-of-way line, a distance of 260.00 feet to the place of BEGINNING and containing 5.771 acres 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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 25<sup>TH</sup> DAY OF MAY 2010.



*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263

### APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS, THIS 27<sup>TH</sup> DAY OF MAY 2010.

*[Signature]*

### FILED OF RECORD

DATE \_\_\_\_\_ COUNTY \_\_\_\_\_

Clerk's File No. \_\_\_\_\_

**WESTOVER VILLAGE UNIT No. 9**  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 03/22/10	FILE NAME:	
		806-447-2823 P.O. BOX 543 WASHINGTON, TX 79090
DRAWING NUMBER		



1 PG

PLAT 2010014606

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
P. O. BOX 997  
CANYON, TX 79015-0997

PROPERTY OWNER

=====  
NAME . . : ATTEBURY ELEVATORS LLC ETAL  
ADDRESS: 3905 BELL ST  
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====  
SECT 38 B S & F  
LOT BLOCK 0009  
A 852 FT N X 620 FT E  
TR BEG 59.8 FT W &  
3207 FT S OF NE COR  
OR SEC

PROPERTY ACCOUNT NUMBER: R 370 0380 2710.0      TAXES FOR 2009 ARE \$ 2,613.4  
Acres: 12.1400      Randall County Market Value: 121,400  
2009 Taxes WITHOUT Exemptions \$ 2,613.47

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S) =====	TAXING UNIT =====	TAXES, PENALTIES & INTEREST =====
TOTAL Taxes Due \$		.00

The taxes to be imposed by the above listed taxing units for the 2010 taxes have not been calculated.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

*Christina Murray*  
-----  
DEPUTY

6/11/2010

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

August 24, 2010 11:04:23 AM

2010014606

FEE: \$48.00

Renee Calhoun County Clerk

APPROVED

P-10-22

KW

BLK 9 BS & F

SECTION 38



1 PG

PLAT

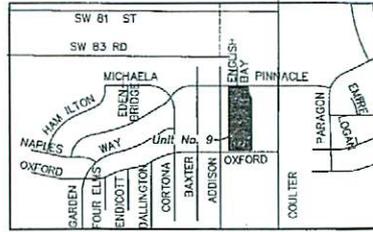
2010014606

E 17

CENSUS TRACT: #216.07  
GRANTEES ADDRESS: CITY OF AMARILLO  
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### NOTES

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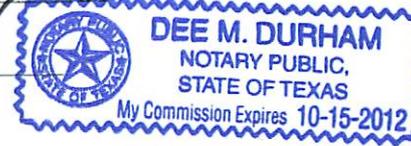
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EXECUTED THIS 29 DAY OF MAY 2010

*Matt Griffith*  
Matt Griffith, Vice President  
Rockrose Development, Inc.  
3905 Bell St.  
AMARILLO, TEXAS 79109  
(806) 353-8881



### ATTEST

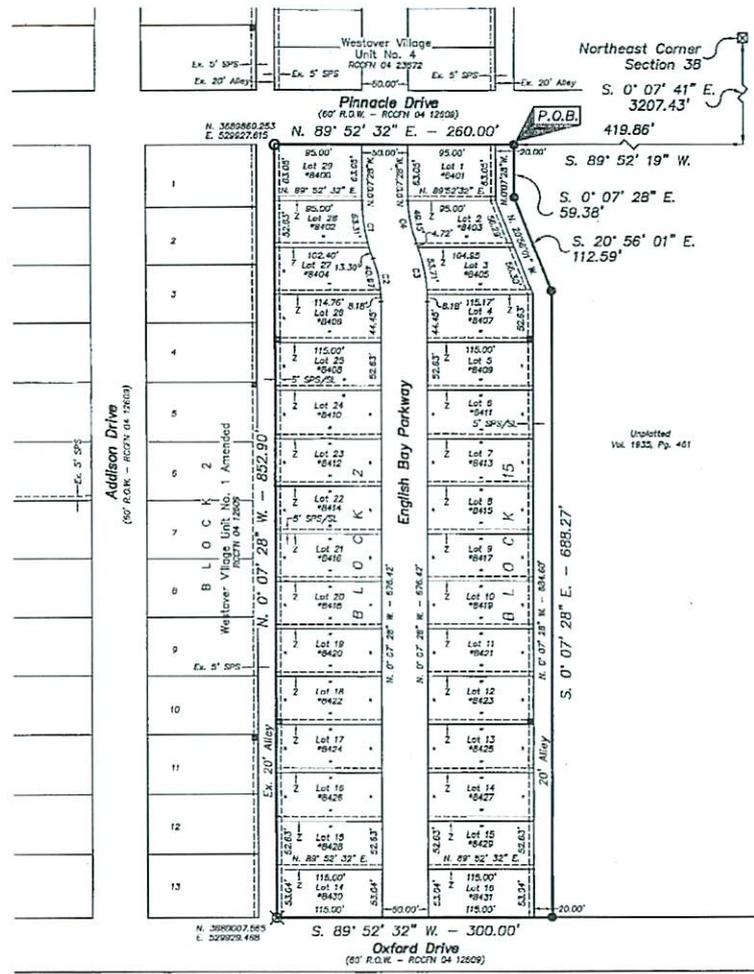
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REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4263

### APPROVAL

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*[Signature]*  
CHAIRMAN

FILED OF RECORD  
DATE 03/22/10  
COUNTY RANDALL  
2010014606  
Clerk's File No.

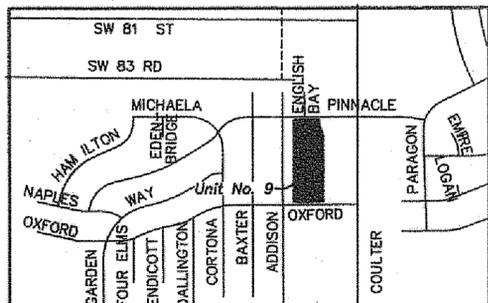
**WESTOVER VILLAGE UNIT No. 9**  
AN ADDITION TO THE CITY OF AMARILLO

SCALE 1" = 100' APPROVED BY: DRAWN BY: JA  
DATE: 03/22/10 FILE NAME:  
**OJD Engineering, Inc.** 808-447-2503  
Consulting Engineers & Surveyors P.O. BOX 543  
WELLINGTON, TX 79095 DRAWING NUMBER

CENSUS TRACT: #216.07  
 GRANTEE'S ADDRESS: CITY OF AMARILLO  
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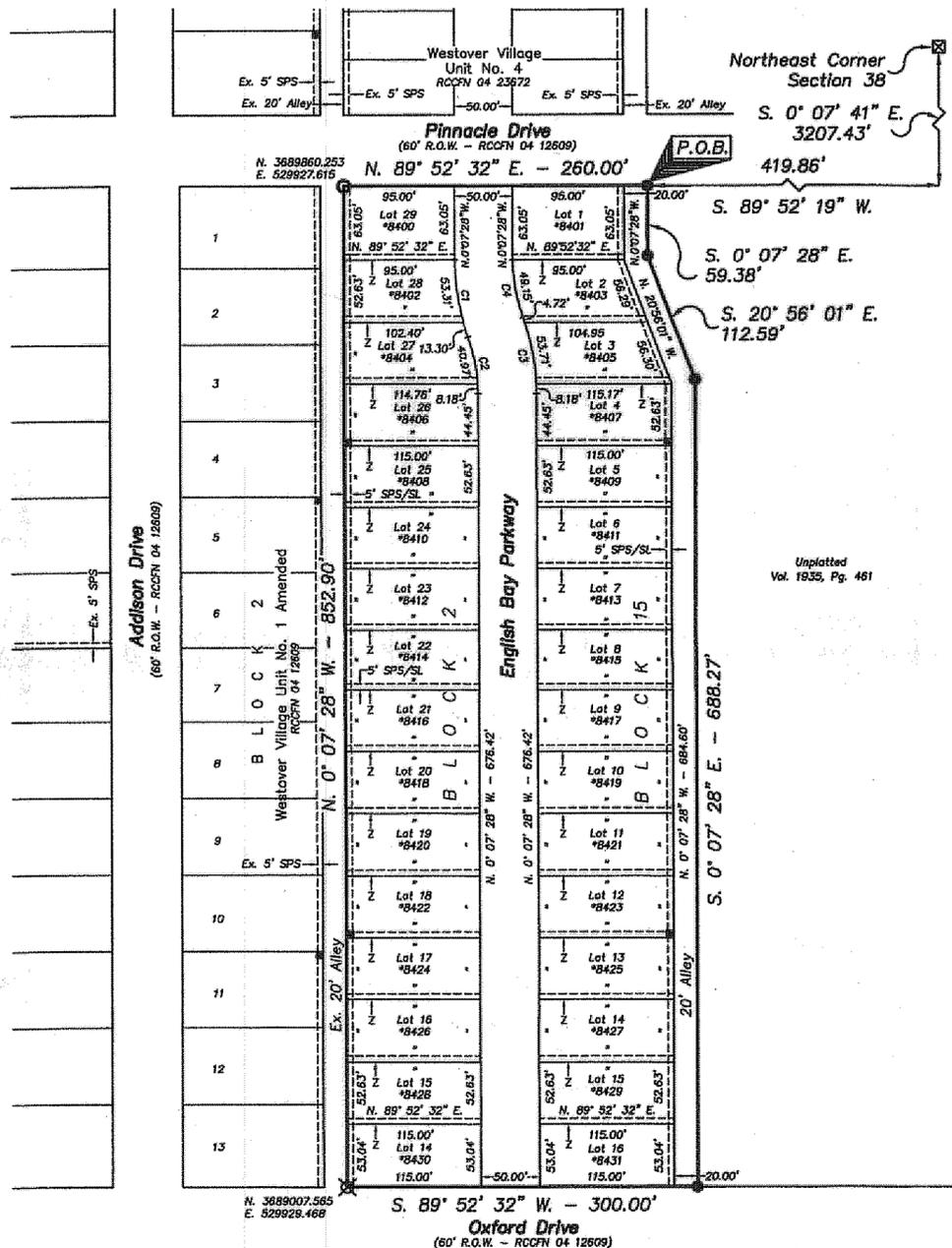
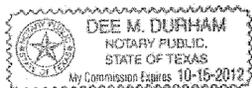
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 EXECUTED THIS 28 DAY OF MAY, 2010.

*Matt Griffith*  
 Matt Griffith, Vice President  
 Rockrose Development, Inc.  
 1905 Bell St.  
 AMARILLO, TEXAS 79109  
 (806) 353-8881



NUMBER	DELTA ANGLE	RADIUS	CURVE LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20° 00' 00"	190.82'	66.61'	N. 10° 07' 28" W.	66.27'
C2	20° 00' 00"	140.62'	48.15'	N. 10° 07' 28" W.	48.91'
C3	20° 00' 00"	190.82'	66.61'	N. 10° 07' 28" W.	66.27'
C4	20° 00' 00"	140.62'	48.15'	N. 10° 07' 28" W.	48.91'

### ATTEST

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 COUNTY OF RANDALL  
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NOTARY PUBLIC STATE OF \_\_\_\_\_  
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### APPROVAL

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*[Signature]*  
 CHAIRMAN

### FILED OF RECORD

8/24/10 Randall  
 DATE COUNTY  
2010014606  
 Clerk's File No.

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AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 03/22/10		FILE NAME:
<b>OJD Engineering, Inc.</b> Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER