

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

November 3, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-45 Westover Park Unit 24, an addition to the City of Amarillo, being a replat of Lot 55, Block 6, Westover Park Unit 22 and a portion of an unplatted tract of land in Section 31, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Arden Rd. & Coulter St.)

DEVELOPER: Joe Brogdon

The above-mentioned minor plat was approved on October 21, 2010. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2010018511 on October 26, 2010. Please post your records accordingly.



Kelley Shaw, Planning Director

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 =====	PROPERTY DESCRIPTION =====
NAME ..: PROFFITTS LAWN & LEISURE LTD	WESTOVER PARK # 22
ADDRESS: 2401 PARAMOUNT BLVD	LOT 055 BLOCK 0006
AMARILLO TX 79109	

PROPERTY ACCOUNT NUMBER: R 86 3582 1000.0	TAXES FOR 2010 ARE \$	20,340.36
Acres:	Randall County Market Value:	938,728
	2010 Taxes WITHOUT Exemptions \$	20,340.36

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 =====
2010	Randall County	\$ 3,462.97
2010	City of Amarillo	\$ 2,910.90
2010	Canyon ISD	\$ 12,109.59
2010	Amarillo JR College	\$ 1,783.21
2010	Hi Plains Water Dist	\$ 73.69
TOTAL Taxes Due		\$ 20,340.36

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

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2010
 TAX ASSESSOR/COLLECTOR

Christina M Murray ----- 10/ 4/2010 ----- FEE PAID \$ 10.00
 DEPUTY DATE OF TAX CERTIFICATE

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
ADDRESS: 3905 BELL ST
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====
SECT 31 B S & F
LOT BLOCK 0009
IRREG TR BEG 60FT E &
60FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0310 1005.0 TAXES FOR 2010 ARE \$ 17.93
Acres: 5.1400 Randall County Market Value: 671,496
2010 Taxes WITHOUT Exemptions \$ 14,549.97

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);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2010

Brenda Davis
DEPUTY

10/13/2010
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

October 26, 2010 01:55:42 PM

2010018511

FEE: \$50.00

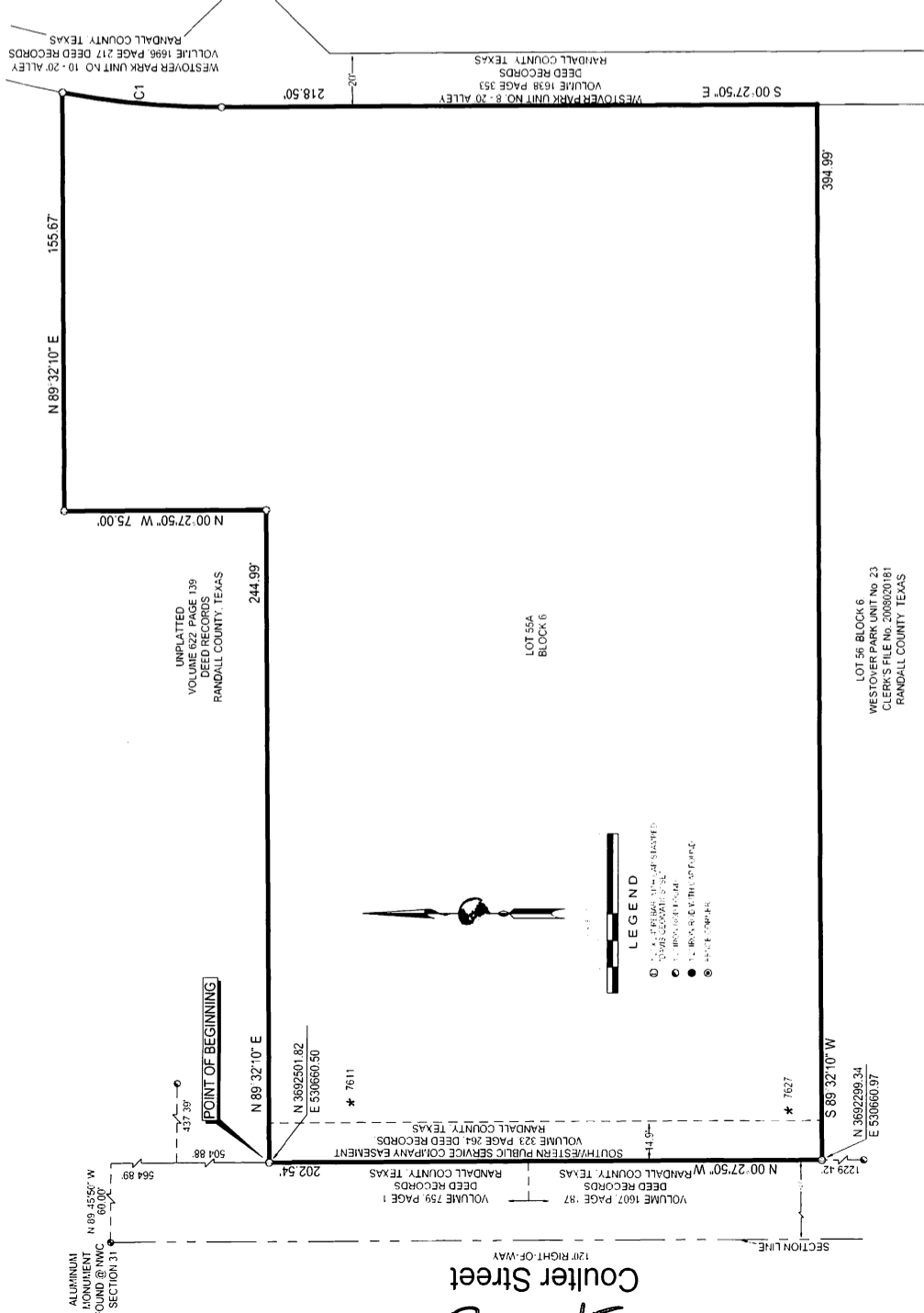
Renee Calhoun County Clerk
Randall County TEXAS

WESTOVER PARK UNIT 24

AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF LOT 55, BLOCK 6, WESTOVER PARK UNIT 22 &
 A PORTION OF AN UNPLATTED TRACT OF LAND IN SECTION 31, BLOCK 9,
 B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
 2.097 ACRE

CURVE	CHORD	CHORD BEARING	DELTA	RADIUS	LENGTH
C1	59.31	S05°01'32"W	10°38'45"	310.00	59.40

CENSUS TRACT No. 216.07
 MAP No. J17



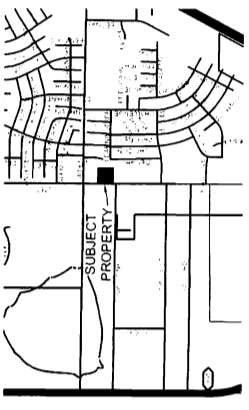
BUK 9 BSAF

SECTION 31

PLAT 2010018511
 1 PG



J17



LEGAL DESCRIPTION

A 2.097 acre (91,361 square foot) tract of land out of Section 31, Block 9, B.S. & F. Survey, Randall County, Texas, being all of Lot 55, Block 6, Westover Park Unit No. 22, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof of record under Clerk's File Number 2005027188 of the Official Public Records of Randall County, Texas and being a portion of a 375.87 acre tract of land as described in Volume 622, Page 139 of the Deed Records of Randall County, Texas, said 2.097 acre (91,361 square foot) tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the East right-of-way line of Coulter Street as described in a Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas, whence a 1" aluminum cap found at the Northwest corner of said Section 31 bears N 00° 27' 50" W, 564.89 feet and N 89° 45' 50" W, 60.00 feet.

THENCE N 89° 32' 10" E for a distance of 244.99 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set.

THENCE N 00° 27' 50" W for a distance of 75.00 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set.

THENCE N 89° 32' 10" E for a distance of 155.67 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the West right-of-way line of a 20' wide alley, same being the West line of Westover Park Unit No. 10, an Addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof of record in Volume 1638, Page 217 of the Deed Records of Randall County, Texas and being a point on a curve to the left.

THENCE along said curve to the left, having a radius of 310.00 feet, a long chord bearing of S05°01'32"W and a long chord length of 59.40 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the East right-of-way line of said alley, same being the Northwest corner of Westover Park Unit No. 8, an Addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof of record in Volume 1638, Page 353 of the Deed Records of Randall County, Texas.

THENCE S 00° 27' 50" E along the West right-of-way line of said 20' wide alley for a distance of 218.50 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set.

THENCE S 89° 32' 10" W for a distance of 394.99 feet to a 1/2" x 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the East right-of-way line of said Coulter Street, whence a 1/2" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the East right-of-way line of East Avenue and the East right-of-way line of said Coulter Street bears S 00° 27' 50" E, 123.92 feet.

THENCE N 00° 27' 50" W, base bearing from Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas, for a distance of 202.54 feet to the **POINT OF BEGINNING** of this tract of land.

Said tract contains a computed area of 2.097 acres (91,361 square feet) of land as described.

NOTES

1) Bearing and distance along property lines are shown as measured. Bearings are relative to the East right-of-way line of Coulter Street according to a Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas.

2) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 483810070E, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale FEMA maps) and should not be construed as a flood elevation study by this firm. Flood areas are subject to flooding but are not necessarily in flood hazard area zones. As shown on the relevant F.E.M.A. (FIRM) Community Panel.

3) This plat does not lie within the Amarillo ETJ.

4) Coordinates hereon are Texas State Plane North Zone NAD 83 coordinates as determined using OPUS solutions.

STATE OF TEXAS \$
 COUNTY OF RANDALL \$

STATE OF TEXAS \$
 COUNTY OF RANDALL \$

APPROVAL
 APPROVED BY THE VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS
 THIS 21st DAY OF October 2010

THAT PROFIT'S LAWN AND LEISURE LTD., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS WESTOVER PARK UNIT NO. 24, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND WAIVE ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS

EXECUTED THIS 20th DAY OF October 2010

Joe Blough
 Joe Blough (PROFFIT'S LAWN & LEISURE LTD.)
 2101 Fairmount
 Amarillo, Texas 79109

APPROVED BY THE VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE
 CITY OF AMARILLO, TEXAS
 THIS 21st DAY OF October 2010

Vicki Covey
 VICKI COVEY

FILED OF RECORD
 DATE 10/26/10
 RANDALL COUNTY

2010018511
 CLERK'S FILE NUMBER

GRANTEES ADDRESS
 CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79105-1971

DAVIS GEOMATICS, LLC
 PROFESSIONAL GEOMATIC CONSULTANTS
 PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
 COLORADO - KANSAS - OKLAHOMA - TEXAS
 P.O. BOX 140017, EAST AVENUE, PHOENIX, ARIZONA 85014-0017

NOTARY PUBLIC IN THE STATE OF TEXAS
 My Comm. Exp. 01-10-13

Anna E. Davis
 Anna E. Davis
 Notary Public,
 State of Texas

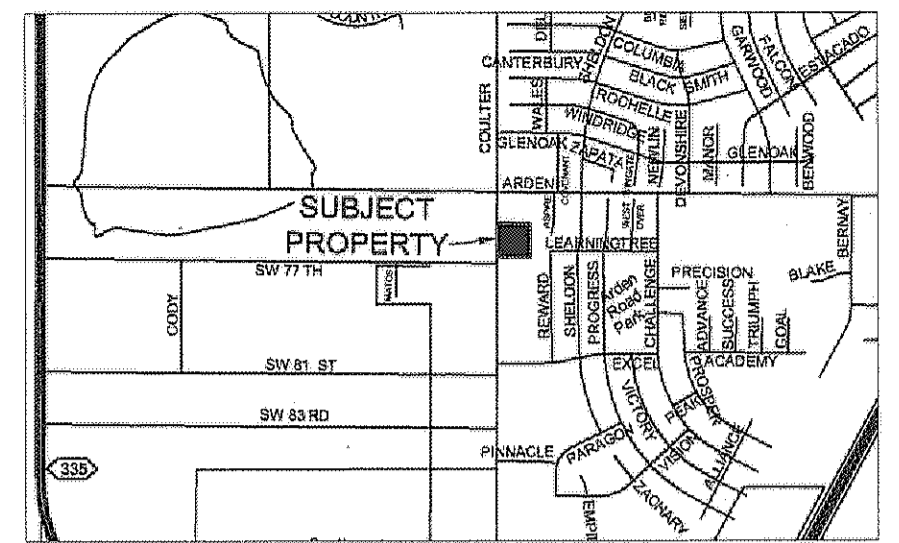
APPROVED

P-10 45

RW

WESTOVER PARK UNIT 24

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOT 55, BLOCK 6, WESTOVER PARK UNIT 22 &
A PORTION OF AN UNPLATTED TRACT OF LAND IN SECTION 31, BLOCK 9,
B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
2.097 ACRE



VICINITY MAP - NOT TO SCALE
LEGAL DESCRIPTION

A 2.097 acre (91,361 square foot) tract of land out of Section 31, Block 9, B.S. & F. Survey, Randall County, Texas being all of Lot 55, Block 6, Westover Park Unit No. 22, an addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record under Clerk's File Number 2005027188 of the Official Public Records of Randall County, Texas and being a portion of a 375.87 acre tract of land as described in Volume 622, Page 139 of the Deed Records of Randall County, Texas, said 2.097 acre (91,361 square foot) tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the East right-of-way line of Coulter Street as described in a Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas, whence a 1" aluminum cap found at the Northwest corner of said Section 31 bears N 00°27'50" W, 564.89 feet and N 89°45'50" W, 60.00 feet;

THENCE N 89°32'10" E for a distance of 244.99 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set;

THENCE N 00°27'50" W for a distance of 75.00 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set;

THENCE N 89°32'10" E for a distance of 155.67 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set on the West right-of-way line of a 20' wide alley same being the West line of Westover Park Unit No. 10, an Addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 1696, Page 217 of the Deed Records of Randall County, Texas and being a point on a curve to the left;

THENCE along said curve to the left, having a radius 310.00 feet, a long chord bearing of S05°01'32"W and a long chord length of 59.31 feet, for an arc length of 59.40 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" set at the end of said curve to the left, same being the Northwest corner of Westover Park Unit No. 8, an Addition to the City of Amarillo, Randall County, Texas according to the recorded map or plat thereof, of record in Volume 1638, Page 353 of the Deed Records of Randall County, Texas;

THENCE S 00°27'50" E along the West right-of-way line of said 20' wide alley for a distance of 218.50 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS GEOMATICS" found;

THENCE S 89°32'10" W for a distance of 394.99 feet to a 1/2" X 24" rebar with a plastic cap stamped "DAVIS RPLS 5626" set on the East right-of-way line of said Coulter Street whence a 1/2" rebar with a plastic cap found at the intersection of the North right-of-way line of Excel Avenue and the East right-of-way line of said Coulter Street bears S 00°27'50" E, 1229.42 feet;

THENCE N 00°27'50" W - base bearing from Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas - for a distance of 202.54 feet to the **POINT OF BEGINNING** of this tract of land;

Said tract contains a computed area of 2.097 acres (91,361 square feet) of land as described.

NOTES

1) Bearing and distance along property lines are shown as measured. Bearings are relative to the East right-of-way line of Coulter Street according to a Corporate Street Deed recorded in Volume 759, Page 1 of the Deed Records of Randall County, Texas.

2) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48381C0070E, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "A" as shown on the referred F.E.M.A./F.I.R.M. Community Panel.

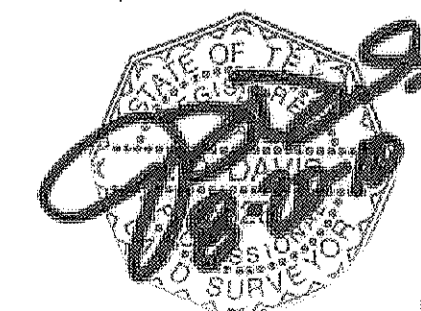
3) This plat does not lie within the Amarillo ETJ.

4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined using OPUS solutions.

CERTIFICATE

The undersigned does hereby certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by me or by others under my direct supervision.

J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas



DAVIS GEOMATICS, LLC

PROFESSIONAL GEOMATIC CONSULTANTS
PROFESSIONAL LAND SURVEYORS • CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4081, AMARILLO, TEXAS 79118 • 816 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX: 806.359.0588
www.geopro.us • email: info@geopro.us

GRANTEES ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

DRAWN BY: G. Oler DATE: 8-20-2010 FILE NO.: 10-08-075
SCALE: 1" = 30' GF NO.: N/A

CURVE TABLE					
CURVE	CHORD	CHORD BEARING	DELTA	RADIUS	LENGTH
C1	59.31	S05°01'32"W	10°58'45"	310.00	59.40

CENSUS TRACT No. 216.07
A.P. No. J-17

ALUMINUM MONUMENT FOUND @ NWC SECTION 31

N 89°45'50" W 60.00'

POINT OF BEGINNING

N 89°32'10" E 244.99'

N 3692501.82
E 530660.50

* 7611

VOLUME 759, PAGE 1
DEED RECORDS
RANDALL COUNTY, TEXAS

Coulter Street
120' RIGHT-OF-WAY

VOLUME 1607, PAGE 187
DEED RECORDS
RANDALL COUNTY, TEXAS

VOLUME 1607, PAGE 187
DEED RECORDS
RANDALL COUNTY, TEXAS

S 89°32'10" W 394.99'

N 3692299.34
E 530660.97

* 7627

APPROVAL

APPROVED BY THE VICKI COVEY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS.

THIS 21st DAY OF October, 2010

Vicki Covey
VICKI COVEY

FILED OF RECORD

10/26/10
DATE

RANDALL
COUNTY

2010018511
CLERK'S FILE NUMBER

DEDICATION

STATE OF TEXAS §
COUNTY OF RANDALL §
KNOW ALL MEN BY THESE PRESENTS

THAT PROFFITT'S LAWN AND LEISURE LTD., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS WESTOVER PARK UNIT NO. 24, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS

EXECUTED THIS 20th DAY OF October, 2010

Joe Brogdon (PROFFITT'S LAWN & LEISURE, LTD.)
2401 Paramount
Amarillo, Texas 79109

ATTEST

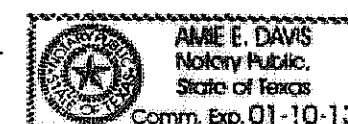
STATE OF TEXAS §
COUNTY OF RANDALL §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE BROGDON, 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 AUTHORITY

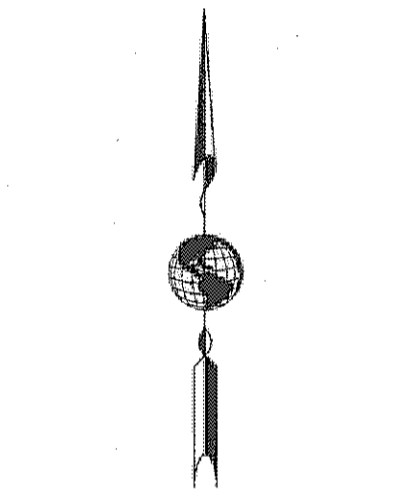
THIS 20th DAY OF October, 2010

Amie E. Dow
NOTARY PUBLIC IN THE STATE OF TEXAS



LOT 55A
BLOCK 6

LOT 56, BLOCK 6,
WESTOVER PARK UNIT No. 23,
CLERK'S FILE No. 2008020181
RANDALL COUNTY, TEXAS



LEGEND

- ① 1/2" X 24" REBAR WITH CAP STAMPED "DAVIS GEOMATICS" SET
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP FOUND
- FENCE CORNER