

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

January 31, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-57 Point West Business Campus Unit No. 5, an addition to the City of Amarillo, being an unplatted tract of land out of Section 43, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Point West Pkwy. & Amarillo Blvd. West)  
DEVELOPER: Parkwest Corporate Center

The Designated Official for the City of Amarillo approved the above-mentioned item on January 9, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4383, Page 139 on January 10, 2012. Please post your records accordingly.



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Kelley Shaw, Planning Director



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

Property Information	
Property ID:	128392 Geo ID: 37004304930
Legal Acres:	4.5300
Legal Desc:	SECT 43 B S & F LOT BLOCK 0009 IRREG TR BEG APPRX 2712FT E & 525FT N OF SW COR OF SECT
Situs:	WALLACE BLVD AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 223401 100.00%  
PARKWEST CORPORATE CTR LTD  
199 FIGUEROA ST FL 3  
VENTURA, CA 93001-2757

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
PANHANDLE WD	Land HS: 0
POTTER COUNTY	Land NHS: 591,972
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 591,972

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Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 01/05/2012			Total Due if paid by: 01/31/2012			0.00

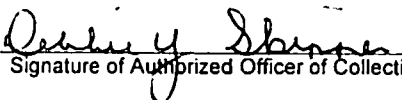
Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	3,750.14
AMARILLO	1,894.84
PANHANDLE WD	54.17
AMA COLLEGE	1,121.08

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 01/05/2012  
Requested By: KEYS ROBERT  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office



Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Jan 10, 2012 at 03:15P

Receipt# - 166952

Document Number 01208511:

Amount 20.00

Julie Smith  
County Clerk, Potter County

by     DS    , Deputy

RETURN TO:

PLANNING DEPT.  
CITY OF AMARILLO  
P. O. BOX 1971  
AMARILLO, TX 79105

STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
in the volume and page as shown.



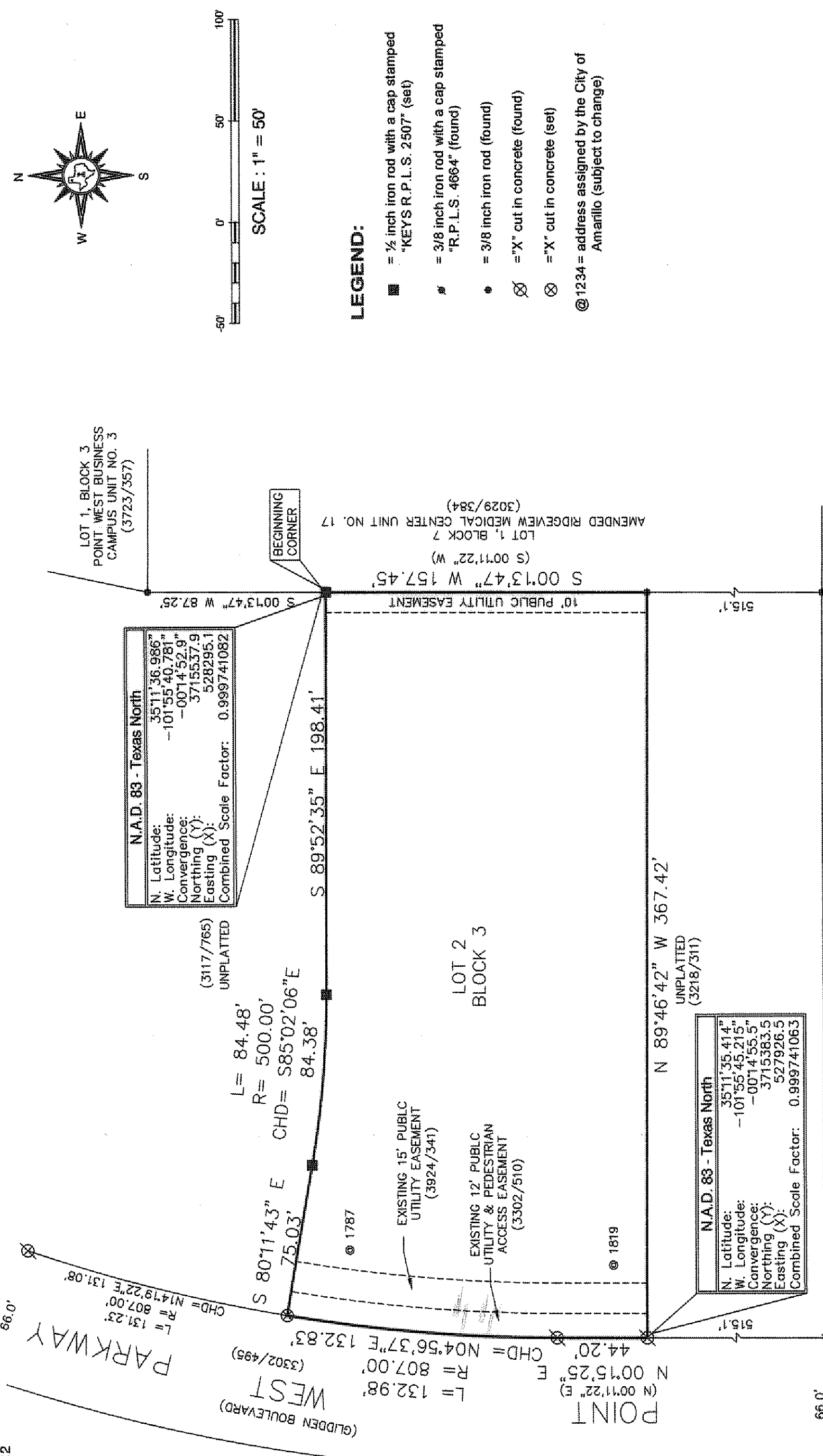
Julie Smith, County Clerk  
Potter County

By     Lydia Smith    , Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.

**COUNTY CLERK'S MEMO**

Portions of this document may  
not be legible and/or reproducible  
when received for recording.



**NOTES**

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zones "A", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C.0510C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter.
- 3.) 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. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 4.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 5.) The Public Utility Easement dedicated by this plat contains 1574 square feet +/-.

**DESCRIPTION**

A 1.35 acre tract of land out of 166.20 acre tract of land described in that certain instrument recorded in Volume 3117, Page 765 of the Official Public Records of Potter County, Texas, all situated in Section 43, Block 9, B.S. & F. Survey, Potter County, Texas and said tract of land being further described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod, found at the northwest corner of Lot 1, Block 7 of Amended Ridgeview Medical Center Unit No. 17, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3029, Page 384 of the Official Public Records of Potter County, Texas and the southwest corner of Lot 1, Block 3 of Point West Business Campus Unit No. 3, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3723, Page 357 of the Official Public Records of Potter County, Texas;

Thence S. 00° 13' 47" W., directional control G.P.S. Observation WGS84, 87.25, feet along the west line of said Lot 1, Block 7, to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast and BEGINNING CORNER of this tract of land;

Thence S. 00° 13' 47" W., 157.45 feet, along the west line of said Lot 1, Block 7, to a 3/8 inch iron rod, found at the southeast corner of this tract of land and the northeast corner of a 1.81 acre tract of land described in that certain instrument recorded in Volume 3218, Page 311 of the Official Public Records of Potter County, Texas, from whence a 3/8 inch iron rod, found at the southwest corner of said Lot 1, Block 7 bears S. 00° 13' 47" W., 515.10 feet;

Thence N. 89° 46' 42" W., 367.42 to an "X" cut in concrete, found at the southwest corner of this tract of land and the northwest corner of said 1.81 acre tract of land and being in the east right-of-way line of Point West Parkway (Gildenden Boulevard) as described in that certain instrument recorded in Volume 3302, Page 495 of the Official Public Records of Potter County, Texas;

Thence N. 00° 15' 25" E., 44.20 feet along the east right-of-way line of said Point West Parkway to an "X" cut in concrete, found at the beginning of a curve to the right with a radius of 807.00 feet;

Thence Northeasterly, along said curve and easterly right-of-way line of said Point West Parkway, an arc distance of 132.98 feet with a chord of N. 04° 56' 37" E., 132.83 feet to an "X" cut in concrete, set at the northwest corner of this tract of land, from whence an "X" cut in concrete, found at the end of said curve bears an arc distance of 131.23 feet with a chord of N. 14° 19' 22" E., 131.08 feet;

Thence S. 80° 11' 43" E., 75.03 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 500.00 feet;

Thence Southeasterly, along said curve, an arc distance of 84.48 feet with a chord of S. 85° 02' 06" E., 84.38 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 89° 52' 35" E., 198.41 feet to the POINT OF BEGINNING.

**DEDICATION**

The State of Texas \$ Know all men by these presents:  
County of Potter \$

That, Partwest Corporate Center, LTD, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Point West Business Campus Unit No. 3, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements unless noted "existing" with recorded information designated.

Executed this 4th day of January, 2014.

*Richard L. Fausset, Jr.*  
Richard L. Fausset, Jr.  
General Partner  
Parkwest Corporate Center, LTD  
189 Figueroa Street, 3rd Floor  
Ventura, CA 93001  
Phone: 808-643-9358 x13

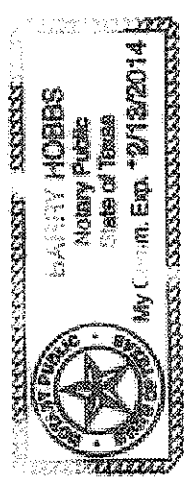
**NOTARY ATTEST**

State of TEXAS \$  
County of DALLAS \$

Before me, the undersigned authority on this day personally appeared Richard L. Fausset, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 4th day of January, 2014.

*Richard L. Fausset, Jr.*  
Notary Public in and For the State of Texas  
My commission expires: \_\_\_\_\_

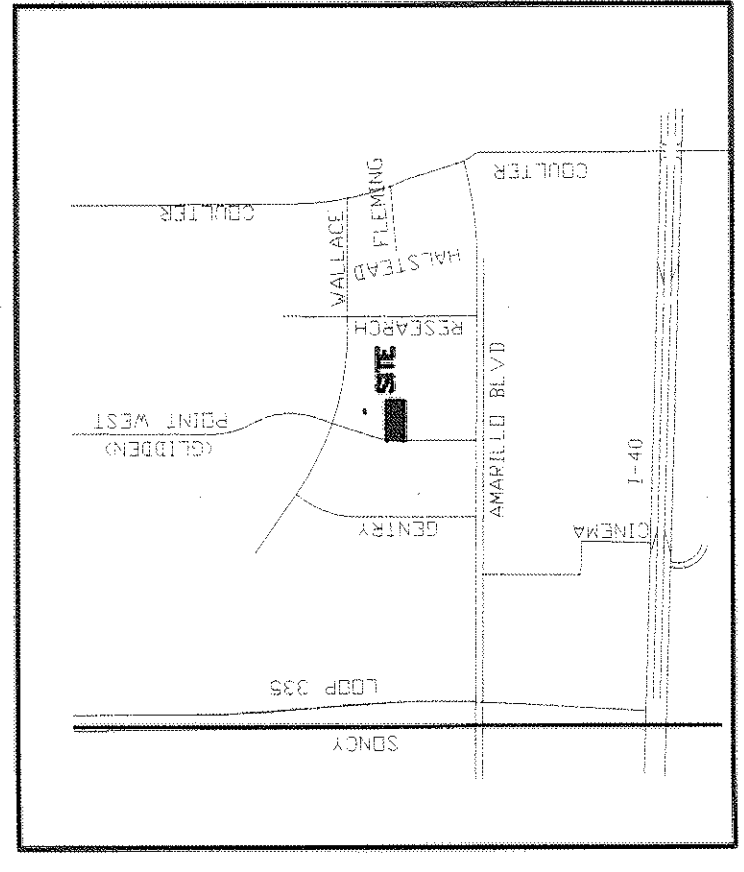


**AMARILLO BOULEVARD WEST  
LOOP 552-U.S. HIGHWAY NO. 66**

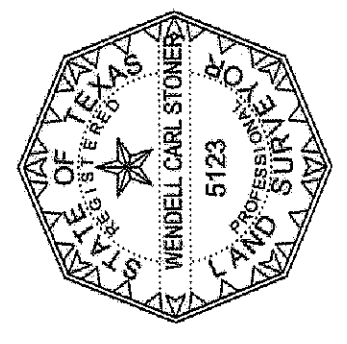
**APPROVAL**

Approved by Vicki Covey, the Designated Official for the Planning and Zoning Commission of Amarillo, Texas, this 4th day of January, 2014.

*Vicki Covey*  
Vicki Covey



**GRANTEE'S ADDRESS:**  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971



*Wendell Carl Stoner*  
Registered Professional Land Surveyor

**Point West  
Business Campus  
Unit No. 5**

An addition to the City of Amarillo,  
being an unplatted tract of land out of  
Section 43, Block 9, B. S. & F. Survey,  
Potter County, Texas  
1.35± Acres

FILED OF RECORD :

1-10-12 date  
4303 volume  
POTTER county  
137 page

**Robert Keys & Associates**  
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land planning  
land planning  
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