

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-43 Point West Business Campus Unit No. 7, an addition to the City of Amarillo being an unplatted tract of land out of Section 43, in Block 9 BS&F Survey, Potter County, Texas. (Vicinity: Research St & Wallace Blvd)
DEVELOPER: Caroline Bush Emeny, Mary Emeny & Richard Fausset

The Planning and Zoning Commission approved the above-mentioned item on August 12, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument # 1241564 on August 13, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

BLK 9 B5+F

SEC 43

I-12

CENSUS TRACT 117.00
SUBJECT TRACT

POINT WEST BUSINESS CAMPUS UNIT NO. 7
AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 43, IN BLOCK 9
B.S. & F. SURVEY, POTTER COUNTY, TEXAS
(5.221 ACRES)

VICINITY MAP - NOT TO SCALE

LEGEND

- Control Monument, found as noted
- "X" in Concrete set
- Address corners, Subject to Change, without notice
- Public Utility Easement
- PUE
- Public Ingress / Egress Easement

NOTES:

- This plat does not lie within the E.T.A. of the City of Amarillo.
- Previously recorded information in parentheses.
- According to F.E.M.A. Flood Insurance Rate Map Community Flood No. 48375C (5/6/12), effective date June 4th 2010, this property does not appear to be located in a special flood hazard area within the City of Amarillo. Based on the flood insurance chapter of the municipal code as shown thereon, the undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
- This property is located within a public improvement district.
- Coordinates shown hereon are referenced to the Texas Coordinate System, North Zone NAD83.
- Dedicated Public Easement:
 - 200,000 square feet of public street
 - 27,421 square feet of public street
 - 12,759 square feet of public utility easement
 - 1,220 square feet of public ingress/egress easement

PROPERTY DESCRIPTION:

A.S. 221 acre (227428 sq ft) tract of land lying in Section 43, Block 9, B.S. & F. Survey, Potter County, Texas, being a portion of that certain 166.2 acre tract described in Special Warranty Deed of record in Volume 3117, Page 765 of the Official Public Records of Potter County, Texas, and a portion of that certain tract recorded in Volume 2174, Page 633, Official Public Records of Potter County, Texas, said 4.592 acre tract being further described by metes and bounds as follows:

BEGINNING at 3.8" iron rod with cap marked "HBD" found for the Northeast corner of Lot 1, Block 1, Point West Business Campus Unit No. 2, according to the plat thereof recorded in Volume 3653, Page 400, Official Public Records of Potter County, Texas;

THENCE North 87 degrees 29 minutes 49 seconds West, along the North line of said Lot 1, a distance of 407.05 feet to the Northeast corner of Lot 2, Block 1, Point West Business Campus Unit No. 4, according to the plat thereof recorded in Volume 3888, Page 173, Official Public Records of Potter County, Texas;

THENCE North 02 degrees 55 minutes 12 seconds East, a distance of 131.65 feet to a 3.8" iron rod with cap marked "HBD" found for corner;

THENCE North 09 degrees 21 minutes 38 seconds West, a distance of 338.04 feet to a 3.8" iron rod with cap marked "HBD" set for corner;

THENCE North 89 degrees 38 minutes 22 seconds East, at a distance of 399.18 feet pass a 3.8" iron rod with cap marked "HBD" found for corner in the East line of said 166.2 acre tract, continue for a total distance of 479.18 feet to a 3.8 inch iron rod with cap stamped "HBD" set;

THENCE South 09 degrees 21 minutes 38 seconds East, a distance of 342.76 feet to a 1/2" iron rod with cap marked "CI 2601" found for the Northwest corner of Lot 4, Block 1, Amended Ridgeview Medical Center Unit No. 12;

THENCE South 89 degrees 38 minutes 22 seconds West, a distance of 80.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 2601" for the Northwest corner of Amended Ridgeview Medical Center Unit No. 12, according to the plat thereof recorded in Volume 2688, Page 407, Official Public Records of Potter County, Texas;

THENCE South 09 degrees 19 minutes 40 seconds East, along the West right of way line of Research Street, a distance of 167.05 feet to the POINT OF BEGINNING of this tract;

Said tract contains a completed area of 5.221 acres (227428 square feet) of land.

The Base Bearing for this tract is North 89 degrees 47 minutes 09 seconds West for the North line of Section 43.

CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat and the survey and map hereon prepared by me from a purchaser survey and filed on file with the County Clerk of Potter County, Texas, are correct and true to the best of my knowledge and belief, and that I am a duly licensed and qualified surveyor under the laws of the State of Texas.

This 9th day of August, 2013

K.C. Brown, RPLS
Texas Reg. No. 4664

"FINAL PLAT"
POINT WEST BUSINESS CAMPUS UNIT NO. 7
AN ADDITION TO THE CITY OF AMARILLO

Hagar, Brown & Dorsey, LLC
LAND SURVEYORS
4717 S. WESTERN ST.
AMARILLO, TEXAS 79105
(806) 336-6600
(806) 336-1006 FAX
E-mail: hbdorsey@hbdorsey.com

WALLACE BOULEVARD
PUBLIC UTILITY AND EGRESS FACILITY 100', 300', 750', 50'

RESEARCH STREET

LOT 1, BLOCK 1
Point West Business Campus Unit No. 2
Vol. 3653, Pg. 400

LOT 2, BLOCK 1
Point West Business Campus Unit No. 4
Vol. 3888, Pg. 173

LOT 3, BLOCK 1
Point West Business Campus Unit No. 7
Vol. 3117, Pg. 765

JOYCE A. MULLER
COMM. # 1879524
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. MAR. 6, 2014

ATTEST
State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Mary Emery, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 8th Day of August, 2013

Joyce A. Muller
Notary Public State of CALIFORNIA

ATTEST
State of California
County of Ventura

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

Given under my hand and Seal of Office
On This 8th Day of August, 2013

Richard L. Fausser
Notary Public State of CALIFORNIA

DEDICATION
State of Texas X Know all men by these presents
County of Potter X

That Richard L. Fausser, General Partner for Parkway Corporate Center, Ltd, the owner of the land shown and described on this plat have caused all of said land to be surveyed, resubdivided and designated as POINT WEST BUSINESS CAMPUS UNIT NO. 7, an addition to the City of Amarillo, Texas, and do hereby dedicate to the public all streets, alleys, lanes and easements shown upon said plat and map hereon, and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 8th Day of August, 2013

Richard L. Fausser
Richard L. Fausser General Partner
Parkway Corporate Center, Ltd
199 Figueroa Street, 3rd Floor
Ventura, California 93001-2756
(805) 643-9358

ATTEST
State of California
County of Ventura

Before me the undersigned authority on this day personally appeared Joyce A. Muller, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 8th Day of August, 2013

Joyce A. Muller
Notary Public State of CALIFORNIA

DEDICATION
State of Texas X Know all men by these presents
County of Potter X

That Mary Emery, Trustee of the Caroline Bush Emery Charitable Lead Annuity Trust, the owner of the land shown and described on this plat have caused all of said land to be surveyed, resubdivided and designated as POINT WEST BUSINESS CAMPUS UNIT NO. 7, an addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map hereon, and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 11th Day of August, 2013

Mary Emery, Trustee
Caroline Bush Emery Charitable Lead Annuity Trust
P.O. Box 1230
Amarillo, Texas 79105-1230
(806) 372-3442

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

APPROVAL:
Approved by City Planning and Zoning Commission for the City of Amarillo, Texas

City Planner: Judy Day
Date: 8/12/2013

FILED OF RECORD
Date: 8/13/13
County: Potter

1241564
Notary Public State of Texas
My Commission Expires 1-14-2014

NOTARY PUBLIC STATE OF TEXAS
KEVIN C. BROWN
Notary Public, State of Texas

ATTEST
State of Texas
County of Potter

On This 13th Day of August, 2013

Kevin C. Brown
Notary Public State of Texas

Scale 1" = 100'

0 50' 100' 200'

NORTH

APP

P-13-43

JS

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

Property Information

Property ID: 101461 Geo ID: 37004304810
Legal Acres: 45.4900
Legal Desc: SECT 43 B S & F LOT BLOCK 0009 IRREG TR BEG
APPRX 4255FT N & 2745FT E OF SW COR OF SECT
Situs: GLIDDEN BLVD AMARILLO, TX 79106
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: | 909,800 |
| | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 909,800 |

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 |
|----------|--------|---------|---------|-----------|--------------|-----------|
| Total :: | | | 0.00 | 0.00 | 0.00 | 0.00 |

Effective Date: 08/09/2013

Total Due if paid by: 08/31/2013

0.00

| | |
|-----------------------------|--------------------|
| Tax Certificate Issued for: | Taxes Paid in 2012 |
| POTTER COUNTY | 5,705.08 |
| AMARILLO | 2,912.18 |
| PANHANDLE WD | 80.70 |
| AMA COLLEGE | 1,815.05 |

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2013 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: 08/09/2013
Requested By: CITY OF AMARILLO
Fee Amount: 10.00
Reference #: R37004304810

FILED and RECORDED

Instrument Number: 1241564

Filing and Recording Date: 08/13/2013 11:13:59 AM 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.

bsnell

