

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

October 2, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-46 R & B Industrial Park Unit No. 8, an addition to the City of Amarillo being an unplatted tract of land in Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Lakeside Dr/Loop 335 & US Hwy 60/Amarillo Blvd)
DEVELOPER: Clauddell Wright

The Planning and Zoning Commission approved the above-mentioned item on September 23, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument # 1243980 on September 26, 2013. Please post your records accordingly.

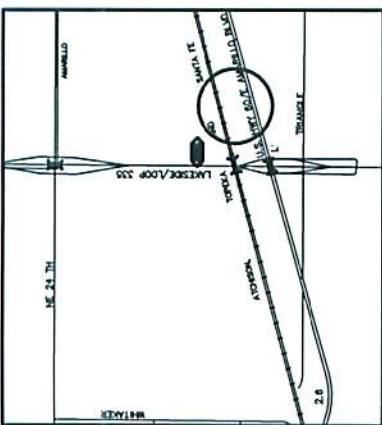


Kelley Shaw, Planning Director

BLK 2 A,B,M

SEC 72

T-10



VICINITY MAP

AP NO. T-10

DESCRIPTION:
 A 6.974 ACRE TRACT OF LAND BEING A PORTION OF A 32.666 ACRE TRACT FILED OF RECORD IN VOLUME 3147, PAGE 331, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, AND BEING SITUATED IN SECTION 72, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, SAID 6.974 ACRE TRACT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE SOUTH RIGHT-OF-WAY OF LAKE SIDE DRIVE / LOOP HIGHWAY 335, 100 FEET FROM THE EAST LINE OF LOOP HIGHWAY 335, AT THE NORTHWEST CORNER OF THE TRACT, THENCE SOUTHWEST ALONG SAID SECTION 72 BEARS S 74°59'30" W (BASE BEARING), 60.69 FEET AND S 00°04'05" W, 1427.58 FEET;
THENCE N 74°59'30" E, 877.48 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE NORTHWEST CORNER OF AN ADJOINING 3.00 ACRE TRACT FILED OF RECORD IN VOLUME 3041, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS MARKING THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 05°40'30" E, 533.29 FEET, ALONG THE WEST LINE OF SAID 3.00 ACRE TRACT TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 60 MARKING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S 74°59'30" W, 92.78 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 60 TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S: 15°00'30" E, 5989.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE 00°00'00" AN ARC DISTANCE OF 307.88 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
THENCE S 71°59'30" W, 110.16 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 05°40'30" W, 328.13 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR AN INTERIOR CORNER;
THENCE S 84°19'30" W, 167.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE EAST LINE OF SAID LOOP-HIGHWAY 335;
THENCE N 05°40'30" W, 191.82 FEET TO THE PLACE OF BEGINNING.



CERTIFICATE:
 I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS THE TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MONUMENTED ON THE GROUND BY ME OR UNDER MY SUPERVISION ON THE 14th DAY OF JULY, 2013.

DEDICATION:
 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
 COUNTY OF POTTER

THAT CLAUDELL WRIGHT BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS: R & B INDUSTRIAL PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 72, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 10th DAY OF September, 2013

ClaudeLL Wright
 CLAUDELL WRIGHT
 4219 W. FARMERS AVENUE
 AMARILLO, TEXAS 79110-4107
 (806) 671-3311



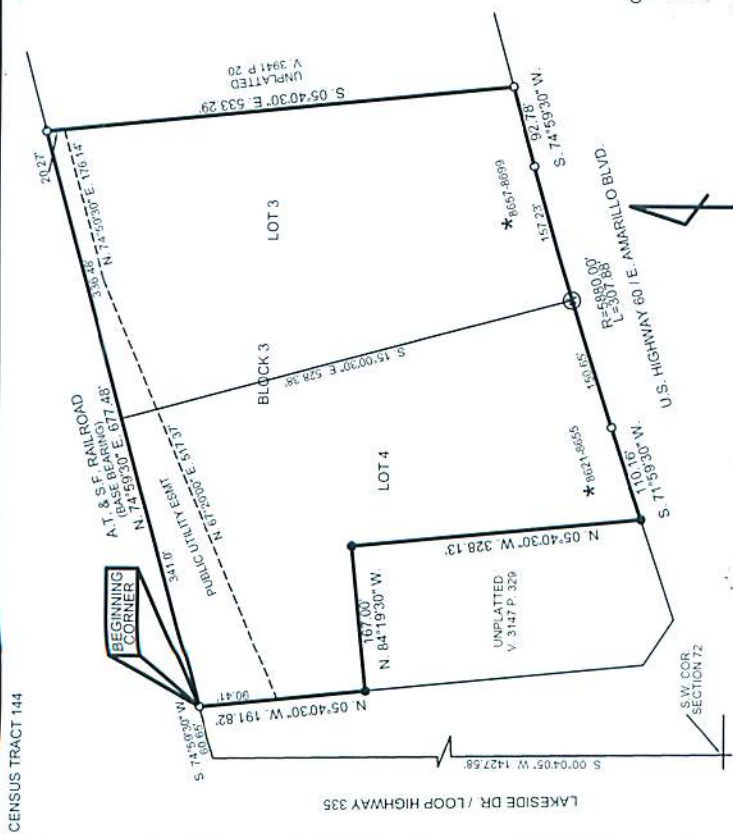
STATE OF Texas
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY OF THE STATE OF TEXAS, I, Matthew Thomas, NOTARILY APPEAR AND KNOW THE NAME IS CLAUDELL WRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF September, 2013.

Matthew Thomas
 NOTARY PUBLIC AND FOR THE STATE OF Texas
 MY COMMISSION EXPIRES 4/29/15

THOMAS-ISRAEL CONSULTING ENGINEERS
 517 N. POLK STREET AMARILLO, TEXAS 79107
 (806) 358-4829 FAX (806) 358-4820
 E-mail: tengsur@thomasisrael.com



APP

P-13-46

JS

- LEGEND:**
- 1) 1/2 INCH IRON ROD (HH SET)
 - 2) 1/2 INCH IRON ROD (FND)
 - 3) P.U.E. PUBLIC UTILITY EASEMENT
 - 4) SPS. SOUTHWESTERN PUBLIC SERVICE EASEMENT
 - 5) ESMT. EASEMENT
 - 6) O.H. OVERHANG
 - 7) SWBT SOUTHWESTERN BELL TELEPHONE ADDRESS RANGE SUBJECT TO CHANGE WITHOUT NOTICE
 - 8) * SHARED ACCESS POINT
 - 9) (X)

STATE PLANE COORDINATE 83 TEXAS (NORTH)
 NORTHEAST CORNER
 NORTING: 3777362.287
 EASTING: 564801.815
 CONVERGENCE: -0.05 18.54875
 SCALE FACTOR: 0.999916419
 COMBINED FACTOR: 0.999751656
 SOUTHEAST CORNER
 NORTING: 3726831.711
 EASTING: 564853.043
 CONVERGENCE: -0.08 18.18191
 SCALE FACTOR: 0.999916504
 COMBINED FACTOR: 0.999751995

APPROVAL:
 APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO, TEXAS
 DATE: 9/23/13
Cary Bell
 CHAIRMAN

- NOTE:**
1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0554C DATED JUNE 4, 2010.
 2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 3. BEARING BASIS IS FROM GPS OBSERVATION MADE ON 6/13/07.
 4. THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS AND TO AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT LIMITATION OF 375' MEAN SEA LEVEL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
 5. PUBLIC UTILITY EASEMENT DEDICATION: 31,016 SQ. FT.

FILED OF RECORD
 DATE: 9-26-13
Potter COUNTY
 VOLUME: 1243980
 PAGE

R & B INDUSTRIAL PARK UNIT NO. 8
 AN ADDITION TO THE CITY OF AMARILLO BEING
 AN UNPLATTED TRACT OF LAND, IN SECTION 72,
 BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS
 (6.974 ACRES)

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

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

Property Information
Property ID: 127623 Geo ID: 6518101100
Legal Acres: 4.1900
Legal Desc: R & B INDUSTRIAL PARK # 6 LOT 001 BLOCK 0003
Situs:
DBA:
Exemptions:

Owner ID: 82292 100.00%
WRIGHT CLAUDELL
DBA WRIGHT CONSTRUCTION
4219 W FARMERS AVE
AMARILLO, TX 79110-4107

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
HIGHLAND PARK	Land HS:	0
PANHANDLE WD	Land NHS:	12,770
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	12,770

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&J	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 09/04/2013

Total Due if paid by: 09/30/2013

0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	80.08
AMARILLO	40.88
PANHANDLE WD	1.13
AMA COLLEGE	25.48
HIGHLAND PARK	149.08

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: 09/04/2013
Requested By: WRIGHT CLAUDELL
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1243980

Filing and Recording Date: 09/26/2013 09:27:59 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

Return

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

Re: 1243980

