

## **SUPPLEMENTAL PROPERTY INFORMATION**

### **WATER**

The entirety of this property is within the jurisdiction of the High Plains Underground Water Conservation District. ([www.hpwd.org](http://www.hpwd.org))

The property does not include any existing wells.

The City of Amarillo owns water rights on this property as referenced in Schedule B of the preliminary title commitment available in the online property details. Buyers will have the right to utilize water for domestic and livestock purposes. These documents are available from our office by request.

All potential bidders are encouraged as part of their due diligence process to contact a water well professional to better understand the available underground water and get additional details about the costs involved in putting in a domestic water well.

### **CITY OF AMARILLO EXTRA-TERRITORIAL JURISDICTION (ETJ)**

This property lies within the City of Amarillo 5-Mile ETJ. Based on the size of the three parcels included in this auction offering, the City Planning Department has confirmed that this property is exempt from any approval or re-platting requirements on tracts of 10 Acres or less.

### **ELECTRIC SERVICE**

Electricity provided by Xcel Energy is available on Strader Road east of the property's boundary.

## **SCHOOL SYSTEM**

Canyon Independent School District  
Hillside Elementary School  
Greenways Intermediate School  
Westover Park Junior High School  
Randall High School

## **AREA ATTRACTIONS & DEVELOPMENTS**

In its ongoing effort to improve and expand Loop 335, the Texas Department of Transportation is constructing a new Loop 335 on what is currently Helium Road. When this project is complete, it will put this property just over one mile off of the Loop 335 as the crow flies. Additionally, this property is accessible from the north off of Hillside Road, making it a perfect location for easy access to Town Square Village and all of the amenities the area has to offer.

Development has begun on one of Amarillo's newest housing communities, Highland Springs just south of Hope Road, 1.5 miles from the property.

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*The property data above is provided on an "as is" basis and is for informational and reference purposes only. Triangle National, LLC and its representatives do not warrant or represent the accuracy of this information. All those that review this site should take the appropriate measures to verify all information, including professional inspections, consultation with legal counsel, etc. Neither the owners, employees, nor affiliates of Triangle National, LLC can be held liable for typographical errors, layout error, or misinformation contained herein.*