

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 31, 2010

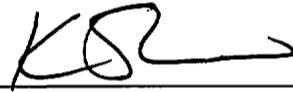
TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-28 Hillcrest Acres Unit No. 3, an addition to the City of Amarillo, being a replat of all of Hillcrest Acres Unit No. 2, including 30ft. of additional Right-of-Way dedicated by plat of Hillcrest Acres Unit No. 2, in Section 160, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: E. Willow Creek Dr. & Vinewood Dr.)

DEVELOPERS: Robbie Christie and Karen Boroughs

The Planning and Zoning Commission approved the above-mentioned plat on August 23, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4247 Page 315 on August 24, 2010. Please post your records accordingly.

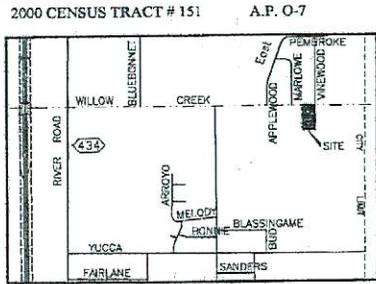


Kelley Shaw, Planning Director

Plat D-32

01179847 VOL. 4247 PAGE 315

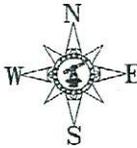
07
BLK 2 AB & M SECTION 160



VICINITY MAP

LEGEND:

- 1/2" IRON ROD SET W/ CAP STAMPED "FURMAN RPLS"
1/2" IRON ROD W/ CAP PNT
1/2" IRON ROD PNT
1/2" IRON PIPE END
ESENT. EASEMENT
ADDRESS (PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)
S.P.S. SOUTHWESTERN PUBLIC SERVICE



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0005-A, DATED JULY 19, 1982, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION, ON THIS 23rd DAY OF August, 2010. [Signature]

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

FILED OF RECORD 08/24/10 4247 (VOLUME)

POTTER COUNTY 315 (PAGE)



ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF POTTER

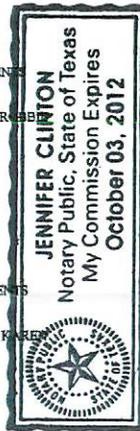
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBBIE CHRISTIE, PRESIDENT OF N & B PROPERTIES, INC. THIS 27th DAY OF July, 2010.

[Signature] NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF POTTER

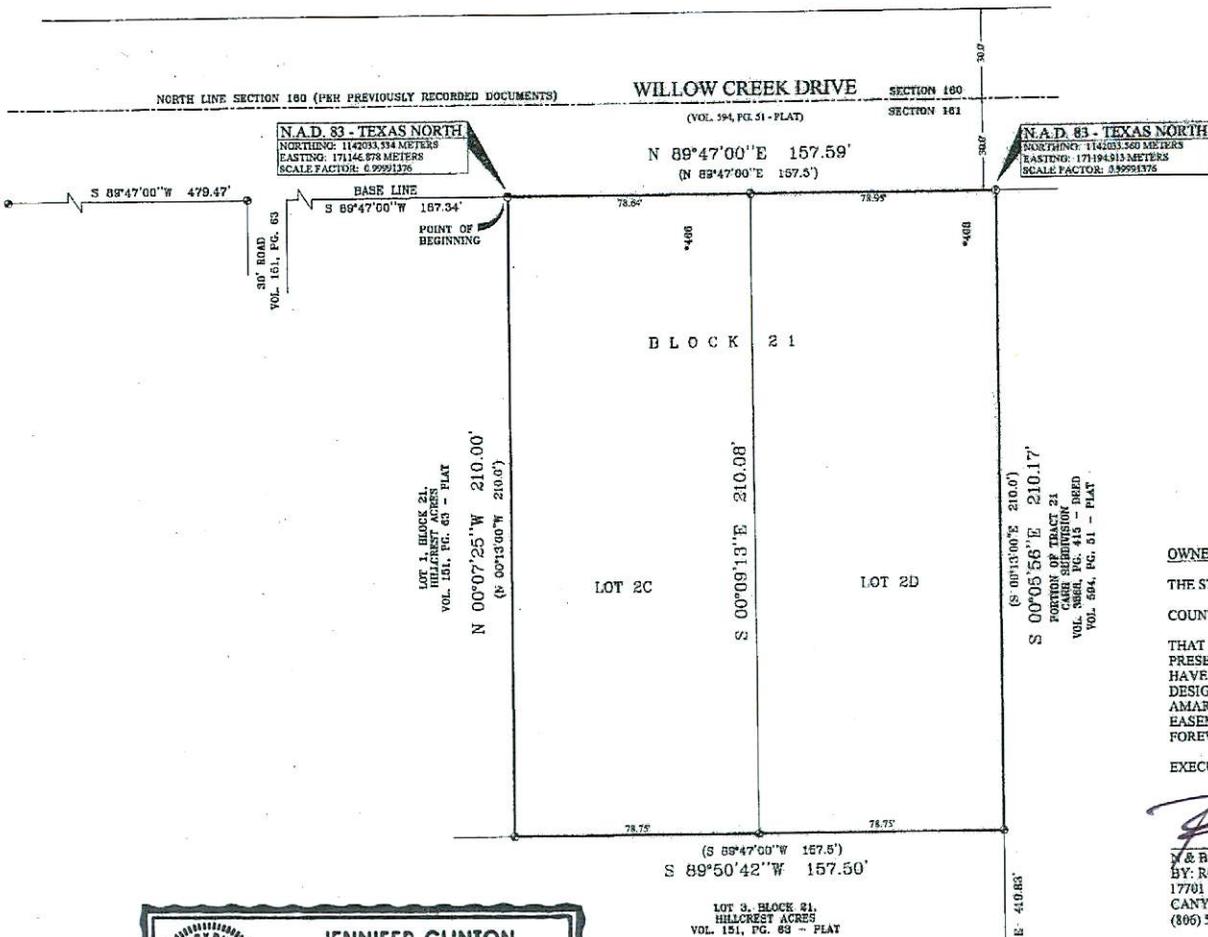
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KAREN BOROUGHS, PRESIDENT OF N & B PROPERTIES, INC. THIS 27th DAY OF August, 2010.

[Signature] NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A REPUTABLE SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY CAREFUL SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AND ALL PERIMETER CORNERS ON THIS 3RD DAY OF MAY, 2010.



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF POTTER

THAT THE UNDERSIGNED, N & B PROPERTIES, INC. AND KAREN BOROUGHS, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HILLCREST ACRES UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 27th DAY OF August, 2010.

[Signature] N & B PROPERTIES, INC. BY: ROBBIE CHRISTIE - PRESIDENT 408 E. WILLOW CREEK DRIVE AMARILLO, TEXAS 79105 (806) 557-6272

[Signature] KAREN BOROUGHS 408 E. WILLOW CREEK DRIVE AMARILLO, TEXAS 79108 (806) 381-1727

HILLCREST ACRES UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF HILLCREST ACRES UNIT NO. 2, INCLUDING 30' OF ADDITIONAL R.O.W. DEDICATED BY PLAT OF HILLCREST ACRES UNIT NO. 2, IN SECTION 160, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 0.76± ACRES

FURMAN LAND SURVEYORS, INC. DARYL R. FURMAN, RPLS DONALD E. FURMAN, RPLS HEATHER LYNN LEMONS, RPLS 5712 HEATHER LYNN LEMONS R.P.L.S. 5712 AMARILLO, TX. 79105 PROJECT NO. 1011105 DRAWING NO. C:\SUB10\1011105

DESCRIPTION A 0.76 acre + tract of land being a replat of all of Hillcrest Acres Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas and including the 30 foot of additional right-of-way of Willow Creek Drive as dedicated by said plat of Hillcrest Acres Unit No. 2, according to the plat as map thereof recorded in Volume 1576, Page 262 of the Official Public Records of Potter County, Texas, said 0.76-acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on May 3rd, 2010 and being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with illegible cap found in the South right-of-way line of said Willow Creek Drive at the Northeast corner of Lot 1, Block 21, Hillcrest Acres, an Addition to the City of Amarillo, Potter County, Texas, according to the plat or map thereof recorded in Volume 151, Page 53 of the Dead Records of Potter County, Texas, same being the Northwest corner of the herein described tract of land;

THENCE North 89° 47' 00" East (Base line per said plat of Hillcrest Acres Unit No. 2), 157.59 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of a tract of land being a portion of Tract 21, Carr Sub-division and as described in that certain instrument of conveyance recorded in Volume 3868, Page 415 of the Official Public Records of Potter County, Texas, same being the Northeast corner of this tract of land;

THENCE South 00° 05' 56" East, 210.17 feet along the West line of said tract of land described in Volume 3868, Page 415 to the Southeast corner of said Hillcrest Acres Unit No. 2, same being the Northeast corner of Lot 3, Block 21 of said Hillcrest Acres and also being the Southeast corner of this tract of land, from whence a 1/2 inch iron pipe found at the Southwest corner of said tract of land described in Volume 3868, Page 415, same being the Southeast corner of Lot 4, Block 21 of said Hillcrest Acres bears South 00° 05' 56" East, 419.83 feet;

THENCE South 89° 50' 42" West, 157.50 feet along the North line of said Lot 3, Block 21 to a 1/2 inch iron rod found at the Southwest corner of said Hillcrest Acres Unit No. 2, same being the Southeast corner of said Lot 1, Block 21 and also being the Southwest corner of this tract of land;

THENCE North 00° 07' 25" West, 210.00 feet along the West line of said Hillcrest Acres Unit No. 2, same being the East line of said Lot 1, Block 21 to the PLACE OF BEGINNING and containing 0.76 acres of land more or less.

COUNTY CLERK'S MEMO Portions of this document not legible and/or reproducible when received for recording.

08-20-10

APPROVED

Through Tax Year
2009

TAX CERTIFICATE

Certificate #
3369

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

Property Information	
Property ID: 51232	Geo ID: 3586500210
Legal Acres: 0.3300	
Legal Desc: HILLCREST ACRES SUB # 2 LOT 2-A	BLOCK 0021
Situs: 406 E WILLOW CREEK DR	AMARILLO, TX 79108-3626
DBA:	
Exemptions:	

Owner ID: 100074682 100.00%
N & B PROPERTIES INC
17701 WHITE WING RD
CANYON, TX 79015-5616

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 113,755
PANHANDLE WD	Land HS: 0
POTTER COUNTY	Land NHS: 7,875
RIVER ROAD	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 121,630

VOL. 4247 PAGE 316

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: 08/13/2010			Total Due if paid by: 08/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	725.24
AMARILLO	377.16
PANHANDLE WD	10.83
AMA COLLEGE	223.96
RIVER ROAD	1,642.00

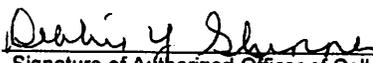
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

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: 08/13/2010
Requested By: N & B BUILDING INC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Through Tax Year
2009

TAX CERTIFICATE

Certificate #
3370

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

Property Information	
Property ID: 51233	Geo ID: 3586500220
Legal Acres: 0.3300	
Legal Desc: HILLCREST ACRES SUB # 2 LOT 2-B BLOCK 0021	
Situs: 408 E WILLOW CREEK DR AMARILLO, TX 79108-3626	
DBA:	
Exemptions: HS	

Owner ID: 100035653 100.00%
BOROUGHES KAREN RUTH
408 E WILLOW CREEK DR
AMARILLO, TX 79108-3626

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	122,097
AMARILLO	Improvement NHS:	0
PANHANDLE WD	Land HS:	7,875
POTTER COUNTY	Land NHS:	0
RIVER ROAD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	129,972

VOL. 4247 PAGE 317

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: 08/13/2010			Total Due if paid by: 08/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	774.98
AMARILLO	403.03
PANHANDLE WD	11.57
AMA COLLEGE	239.31
RIVER ROAD	1,552.12

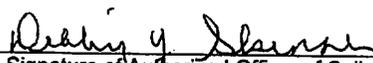
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

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: 08/13/2010
Requested By: BOROUGHES KAREN RUTH
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Aug 24, 2010 at 09:40A

Receipt# - 147555

Document Number 01179847:

Amount 24.00

Julie Smith
County Clerk, Potter County

by *JD* , Deputy

Return to:
Amarillo City Planning
P.O. Box 1971
Amarillo, TX
79105

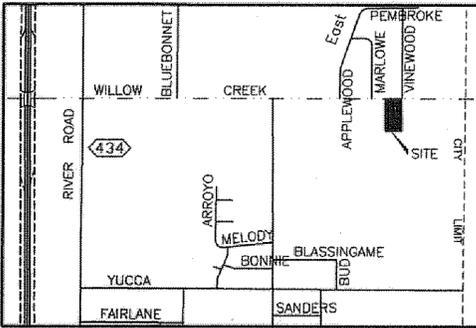
STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By *Rebecca Hudson* 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.

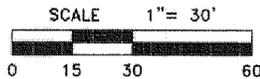
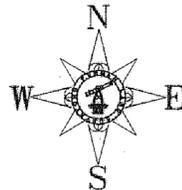


VICINITY MAP

NOT TO SCALE

LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- ⊙ 1/2" IRON ROD FND
- 1/2" IRON PIPE FND
- ESMT. EASEMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
- S.P.S. SOUTHWESTERN PUBLIC SERVICE



NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480529-0005-A, DATED JULY 19, 1982, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) INFORMATION IN PARENTHESES FROM PREVIOUS PLATS.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION,

ON THIS 23rd DAY OF August, 2010.

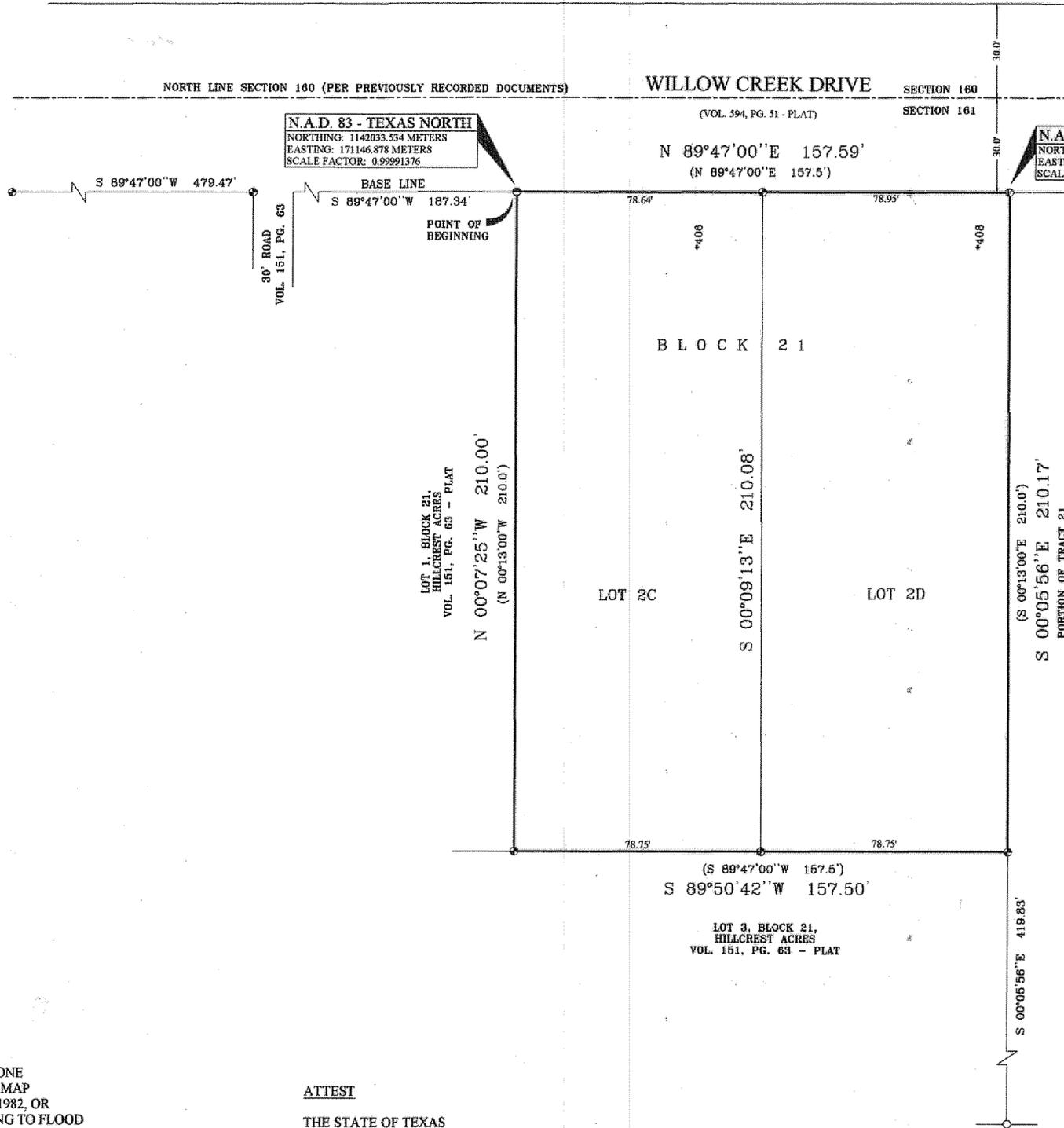
B.L.M. 714
CHAIRMAN

FILED OF RECORD

8/24/10
(DATE)
4247
(VOLUME)

Potter
(COUNTY)
315
(PAGE)

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



DESCRIPTION

A 0.76 acre ± tract of land being a replat of all of Hillcrest Acres Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas and including the 30 foot of additional right-of-way of Willow Creek Drive as dedicated by said plat of Hillcrest Acres Unit No. 2, according to the plat or map thereof recorded in Volume 1576, Page 262 of the Official Public Records of Potter County, Texas, said 0.76 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on May 3rd, 2010 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with illegible cap found in the South right-of-way line of said Willow Creek Drive at the Northeast corner of Lot 1, Block 21, Hillcrest Acres, an Addition to the City of Amarillo, Potter County, Texas, according to the plat or map thereof recorded in Volume 151, Page 63 of the Deed Records of Potter County, Texas, same being the Northwest corner of the herein described tract of land;

THENCE North 89° 47' 00" East (Base line per said plat of Hillcrest Acres Unit No. 2), 157.59 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of a tract of land being a portion of Tract 21, Carr Subdivision and as described in that certain instrument of conveyance recorded in Volume 3868, Page 415 of the Official Public Records of Potter County, Texas, same being the Northeast corner of this tract of land;

THENCE South 00° 05' 56" East, 210.17 feet along the West line of said tract of land described in Volume 3868, Page 415 to a 1/2 inch iron rod found at the Southeast corner of said Hillcrest Acres Unit No. 2, same being the Northeast corner of Lot 3, Block 21 of said Hillcrest Acres and also being the Southeast corner of this tract of land, from whence a 1/2 inch iron pipe found at the Southwest corner of said tract of land described in Volume 3868, Page 415, same being the Southeast corner of Lot 4, Block 21 of said Hillcrest Acres bears South 00° 05' 56" East, 419.83 feet;

THENCE South 89° 50' 42" West, 157.50 feet along the North line of said Lot 3, Block 21 to a 1/2 inch iron rod found at the Southwest corner of said Hillcrest Acres Unit No. 2, same being the Southeast corner of said Lot 1, Block 21 and also being the Southwest corner of this tract of land;

THENCE North 00° 07' 25" West, 210.00 feet along the West line of said Hillcrest Acres Unit No. 2, same being the East line of said Lot 1, Block 21 to the PLACE OF BEGINNING and containing 0.76 acres of land more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, N & B PROPERTIES, INC. AND KAREN BOROUGHS, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HILLCREST ACRES UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 23rd DAY OF August, 2010.

[Signature]
N & B PROPERTIES, INC.
BY: ROBBIE CHRISTIE - PRESIDENT
17701 WHITE WING ROAD
CANYON, TEXAS 79015
(806) 557-6272

[Signature]
KAREN BOROUGHS
408 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108
(806) 381-1727

HILLCREST ACRES UNIT NO. 3

AN ADDITION TO

THE CITY OF AMARILLO,
BEING A REPLAT OF ALL OF HILLCREST ACRES UNIT NO. 2, INCLUDING 30' OF ADDITIONAL R.O.W. DEDICATED BY PLAT OF HILLCREST ACRES UNIT NO. 2, IN SECTION 160, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS
0.76± ACRES

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBBIE CHRISTIE, PRESIDENT OF N & B PROPERTIES, INC.

THIS 23rd DAY OF July, 2010.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
JENNIFER CLINTON
Notary Public, State of Texas
My Commission Expires
October 03, 2012

ATTEST

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KAREN BOROUGHS

THIS 23rd DAY OF August

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
JENNIFER CLINTON
Notary Public, State of Texas
My Commission Expires
October 03, 2012

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 3RD DAY OF MAY, 2010.



[Signature]
HEATHER LYNN LEMONS R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.

DARYL R. FURMAN, RPLS
DONALD R. FURMAN, RPLS
HEATHER LYNN LEMONS, RPLS
P.O. BOX 1416
AMARILLO, TX 79105

DANIEL R. FURMAN, RPLS
CASEY A. MANN, RPLS
LONDON M. STOKES, SI
(806) 934-1405
P.O. BOX 464
DUMAS, TEXAS 79029

PROJECT NO. 1011135 FILE NO. 0-7
DRAWING NO. C:\SUB10\ POTTER\0-7\1011135