

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 25, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-55 Tascosa Estates Unit No. 12, an addition to the City of Amarillo, being a replat of Tascosa Estates Unit No. 8, in Section 11, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Fairway Dr. & La Costa Dr.)
DEVELOPER: Frank S. Ward

The Planning and Zoning Commission approved the above-mentioned item on April 9, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4420, Page 467 on May 24, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

BLK 9 B S + F

SEC 11

K-10

CENSUS TRACT 133 TASCOSA CHAMPIONSHIP COURSE NO. 1 V. 1865 P. 536 A.P. NO. K-10

FAIRWAY DRIVE (CITY OF AMARILLO ORDINANCE NO. 5977)

BEGINNING CORNER

(BASE BEARING) S. 89°35'30" E. 275.00'

22' PRIVATE INGRESS/EGRESS EASEMENT

LOT 1A LOT 2A LOT 3A

BLOCK 9

AREA "B" AMENDED TASCOSA ESTATES UNIT NO. 1 V. 1700 P. 251

SPC NAD83 TEXAS NORTH

N W CORNER

VICINITY MAP NTS

NORTHING/Y = 3730676.539
 EASTING/X = 540009.916
 CONVERGENCE = -0.133154959
 SCALE FACTOR = 0.999915926
 COMBINED FACTOR = 0.999754788

N E CORNER

NORTHING/Y = 3730673.399
 EASTING/X = 540284.805
 CONVERGENCE = -0.13296289
 SCALE FACTOR = 0.999915926
 COMBINED FACTOR = 0.999754693

LEGEND

- 1/2 INCH REBAR (FND)
- 1/2 INCH REBAR (SET)
- P U E PUBLIC UTILITY EASEMENT
- SPS SOUTH-WESTERN PUBLIC SERVICE
- ESMT EASEMENT
- O H OVERHANG
- SBC SOUTH-WESTERN BELL TELEPHONE
- * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- EXIST EXISTING
- INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT
- SHARED ACCESS POINT

NOTE:

- THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0507C DATED JUNE 4, 2010.
- THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- BASIS OF BEARING IS NORTH LINE OF SECTION 11.
- AREA "B" GOLF COURSE OWNED, OPERATED AND MAINTAINED BY THE TASCOSA COUNTRY CLUB.

DESCRIPTION:

A 0.849 ACRE TRACT OF LAND BEING A REPLAT OF TASCOSA ESTATES UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, FILED FOR RECORD IN VOLUME 3707, PAGE 654, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH RPLS 5377" (HH CAP) IN THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE MARKING THE NORTHEAST CORNER OF THIS TRACT AND FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 11 BEARS N. 00°24'30" E., 21.00 FEET AND S. 89°35'30" E. (BASE BEARING) 1181.00 FEET.

THENCE S. 00°24'30" W., 119.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP.

THENCE S. 87°17'10" W., 55.08 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP.

THENCE S. 00°24'30" W., 10.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP.

THENCE S. 87°17'10" W., 220.32 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP AND BEING THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00°24'30" E., 144.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP IN THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE.

THENCE S. 89°35'30" E., 275.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE TO THE PLACE OF BEGINNING

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 21ST DAY OF SEPTEMBER, 2011.

H. O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS.

4-19-12 [Signature] CHAIRMAN

GRANTEE'S ADDRESS IS:

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

FILED FOR RECORD:

5-24-12 Potter
 4420 467
 VOLUME PAGE

DEDICATION:

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENT
 COUNTY OF POTTER }

THAT SHANE WARD CONSTRUCTION, INC., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS TASCOSA ESTATES UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THE 24th DAY OF January 2012

SHANE WARD CONSTRUCTION, INC.
 FRANK S. WARD, PRESIDENT
 2501 S.W. 7TH AVENUE
 AMARILLO, TEXAS 79106
 (806) 355-3747

ATTEST:

STATE OF Texas
 COUNTY OF Potter
 Matthew Thomas
 Notary Public, State of Texas
 My Commission Expires 04-29-2015

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK S. WARD, PRESIDENT OF SHANE WARD CONSTRUCTION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF Jan 2012

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
 MY COMMISSION EXPIRES 4/29/2015

TASCOSA ESTATES UNIT NO. 12

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF TASCOSA ESTATES UNIT NO. 8, IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS (0.849 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
 517 N. WALK STREET, AMARILLO, TEXAS 79107
 (806) 358-4829 FAX (806) 358-4820
 E-mail address: tir@tcisrael.com
 JOB NO. 12127

APP

P-11-55

JS

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

Property Information

Property ID: 125152 Geo ID: 7816501690
Legal Acres: 0.1600
Legal Desc: TASCOSA ESTATES # 8 LOT 005 BLOCK 0009
Situs: 4301 FAIRWAY DR AMARILLO, TX
DBA:
Exemptions:

VOL. 4420 PAGE 462

Owner ID: 100099175 100.00%
SHANE WARD CONSTRUCTION
INC
2501 SW 7TH AVE
AMARILLO, TX 79106

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	3,250
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	3,250

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: 03/12/2012

Total Due if paid by: 03/31/2012

0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	20.59
AMARILLO	10.40
PANHANDLE WD	0.30
AMA COLLEGE	6.16
AMARILLO ISD	38.03

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2012 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: 03/12/2012
Requested By: THOMAS & ISRAEL
Fee Amount: 10.00
Reference #: R07816501690


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: May 24, 2012 at 11:14A

Receipt# - 172465

Document Number 01216070:

Amount 36.00

Julie Smith
County Clerk, Potter County

by lae Deputy

Ret
City of Amarillo
Planning Dept.
P.O. Box 1971
Amarillo, TX 79105

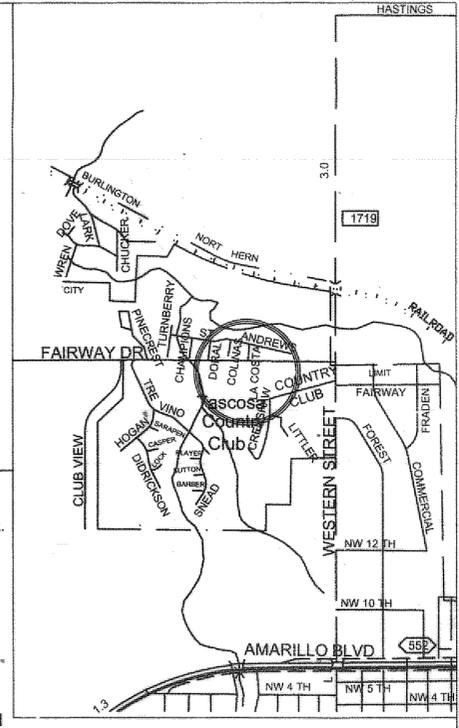
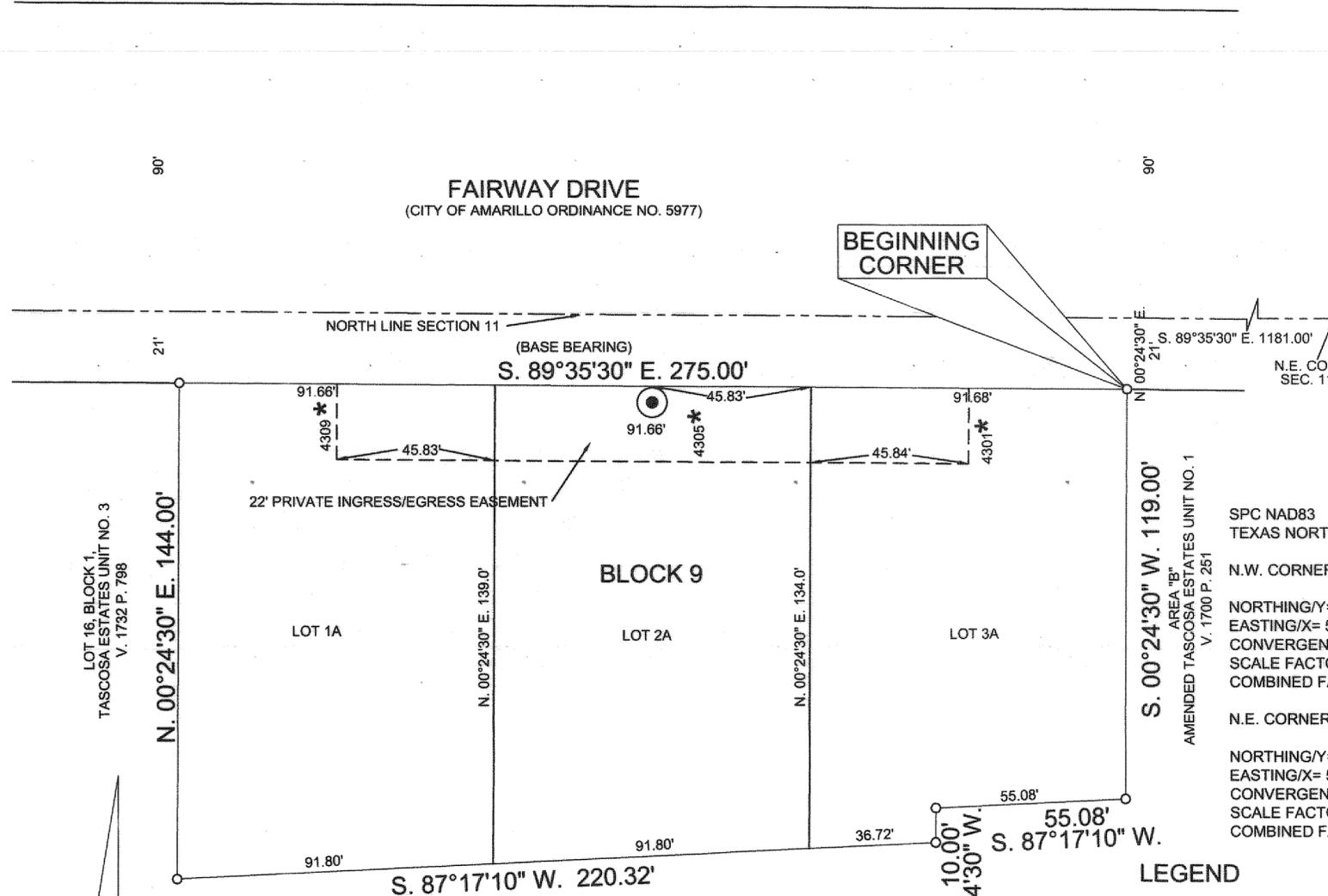
STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By Justin Hines 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.



SPC NAD83
TEXAS NORTH

N.W. CORNER
NORTHING/Y= 3730676.539
EASTING/X= 540009.916
CONVERGENCE= -0 13 31.54959
SCALE FACTOR= 0.999915926
COMBINED FACTOR= 0.999754788

N.E. CORNER
NORTHING/Y= 3730673.399
EASTING/X= 540284.805
CONVERGENCE= -0 13 29.6289
SCALE FACTOR= 0.999915926
COMBINED FACTOR= 0.999754693

LEGEND

- 1/2 INCH REBAR (FND)
- 1/2 INCH REBAR (SET)
- P.U.E. PUBLIC UTILITY EASEMENT
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- O.H. OVERHANG
- SBC SOUTHWESTERN BELL TELEPHONE
- * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- EXIST. EXISTING
- INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT
- SHARED ACCESS POINT

NOTE:

- 1) THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0507C DATED JUNE 4, 2010
- 2) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 3) BASIS OF BEARING IS NORTH LINE OF SECTION 11.
- 4) AREA "B"-GOLF COURSE, OWNED, OPERATED AND MAINTAINED BY THE TASCOSA COUNTRY CLUB.

DEDICATION:

STATE OF TEXAS }
COUNTY OF POTTER } KNOW ALL MEN BY THESE PRESENT

THAT SHANE WARD CONSTRUCTION, INC., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS TASCOSA ESTATES UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 24th DAY OF January, 2012

SHANE WARD CONSTRUCTION, INC.
FRANK S. WARD, PRESIDENT
2501 S.W. 7TH AVENUE
AMARILLO, TEXAS 79106
(806) 355-3787

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK S. WARD, PRESIDENT OF SHANE WARD CONSTRUCTION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

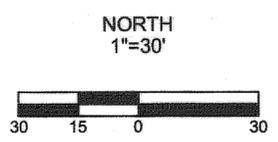
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF January, 2012

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



TASCOSA ESTATES UNIT NO. 12

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF TASCOSA ESTATES UNIT NO. 8, IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS (0.849 ACRES)



DESCRIPTION:

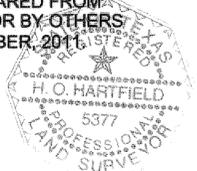
A 0.849 ACRE TRACT OF LAND BEING A REPLAT OF TASCOSA ESTATES UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, FILED FOR RECORD IN VOLUME 3707, PAGE 654, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, IN SECTION 11, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH RPLS 5377" (HH CAP) IN THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE MARKING THE NORTHEAST CORNER OF THIS TRACT AND FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 11 BEARS N. 00°24'30" E., 21.00 FEET AND S. 89°35'30" E. (BASE BEARING) 1181.00 FEET;
- THENCE** S. 00°24'30" W., 119.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP;
- THENCE** S. 87°17'10" W., 55.08 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP;
- THENCE** S. 00°24'30" W., 10.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP;
- THENCE** S. 87°17'10" W., 220.32 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP AND BEING THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE** N. 00°24'30" E., 144.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP IN THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE;
- THENCE** S. 89°35'30" E., 275.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE TO THE PLACE OF BEGINNING.

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 21ST DAY OF SEPTEMBER, 2011.

H.O. Hartfield
H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE 4-9-2012 CHAIRMAN [Signature]

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD:

5-24-12 Potter
DATE COUNTY
4420 467
VOLUME PAGE

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 355-4829 FAX (806) 355-4820
E-mail address: tiengsu@vix.com