

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 10, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-21 Fairview Subdivision Unit No. 3, an addition to the City of Amarillo, being a replat of a portion of Lot 14, all of Lots 15 through 18, and the remaining portion of Lot 19, Fairview Subdivision, Block 407, Section 155, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 10th Ave & Roberts St)

DEVELOPER: Brian Daniel Lackey

The Designated Official for the City of Amarillo approved the above-mentioned item on April 15, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1235059 on April 23, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

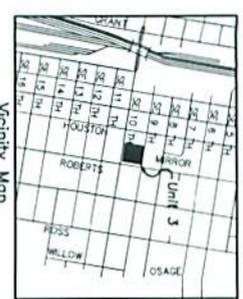


BLK 2 AB+m

SEC 155

0-12

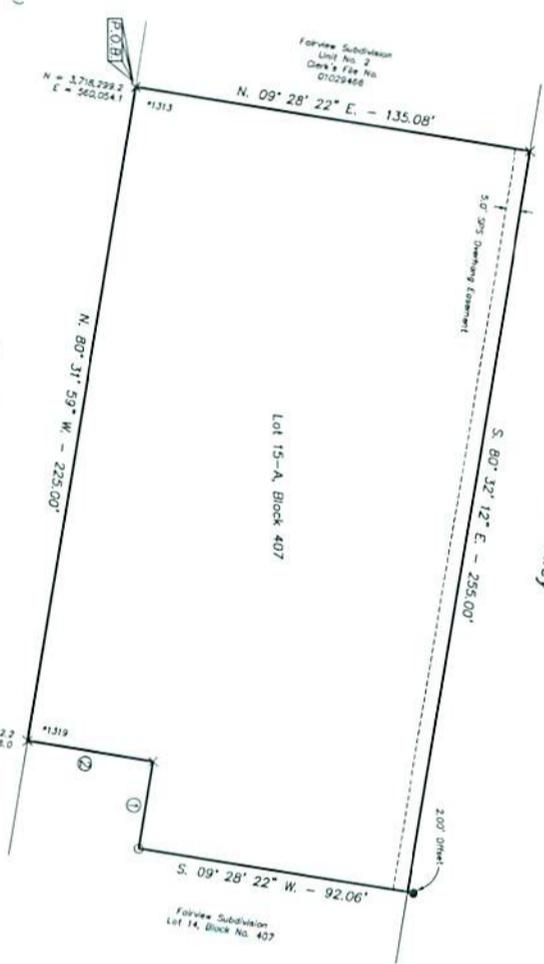
CENSUS TRACT: #154
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79105-1971



FAIRVIEW SUBDIVISION UNIT NO. 3

An addition to the City of Amarillo, being a replat of a portion of Lot 14, all of Lots 15 through 18 and the remaining portion of Lot 19, Fairview Subdivision, Block 407, in Section 155, Block 2, A. B & M. Survey, Potter County, Texas

0.76 ACRES



No.	Bearing	Dist.
1	N. 80° 31' 59" W.	20.00'
2	S. 09° 28' 22" W.	43.03'

- LEGEND**
- - 1/2" Iron Rod Found with a Yellow Cap
 - ✕ - "x" Etched in Concrete Found
 - - Chalked Fence Post
 - **** - Address Range (Subject to change without notice)

DEDICATION
 STATE OF TEXAS X
 COUNTY OF POTTER X

AMARILLO C&K DEVELOPMENT, LLC, ACTING THROUGH ITS MANAGING PARTNER, JIM GAIN, BEING THE GRANTEE OF THE ABOVE DESCRIBED INTEREST, HEREBY DEDICATES AND CONVEYS TO THE CITY OF AMARILLO, TEXAS, THE SHOWN AND DESCRIBED LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS FAIRVIEW SUBDIVISION OF THE SAID MANOR ACQUISITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND SO DECLARE THAT ALL DESIGNATED SPACES UNDER SAID PLAT AND MAP ARE DEDICATED AND SAID ARE FOREVER RESERVED TO THE PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 8th DAY OF APRIL 2013
 JIM GAIN, MANAGING PARTNER
 AMARILLO C&K DEVELOPMENT, LLC
 1111 ANDERSON DR.
 MONTICEMERY, TX 77316
 (832) 871-2464

JUDY CROCKETT
 Notary Public, State of Texas
 My Commission Expires 12/8/2016

ATTEST
 STATE OF TEXAS
 COUNTY OF POTTER
 I, *David*, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GAIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY ON THE 8th DAY OF APRIL 2013
Judy Crockett
 Notary Public, State of Texas
 My Commission Expires 12/8/2016

- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
 2. BEARINGS ARE BASED ON THE CITY OF AMARILLO "WILLIAMS-SILKWOOD" COGNOMINE SYSTEM. DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR: 1.0002507.
 3. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 481503330C, EFFECTIVE DATE JAN. 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE. HOWEVER, THE GRANTEE'S SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.

LEGAL DESCRIPTION

FIELD NOTES for a 0.76 acre (33,155.9 square feet) tract of land being a replat of a portion of Lot 14, all of Lots 15 through 18 and the remaining portion of Lot 19, Fairview Subdivision, Block 407, in Section 155, Block 2, A. B & M. Survey, Potter County, Texas and more particularly described as follows:

BEGINNING at an X in concrete found on the north right-of-way line of S.E. 10th Avenue some 150 feet north of the intersection of the north right-of-way line of said Lot 19 for the south west corner of this tract.

THENCE N. 09° 28' 22" E. a distance of 135.00 feet to an X in concrete found on the south line of a 20' feet wide strip being said middle of said Lot 19 for the northwest corner of this tract.

THENCE S. 80° 31' 59" W. along said south line, a distance of 255.00 feet for the northeast corner of this tract which bears S. 09° 28' 22" W. a distance of 200 feet from a 1/2" iron rod with a yellow cap marked 9945 4263 found.

THENCE S. 09° 28' 22" W. a distance of 92.00 feet to a chalked fence post for the most westerly southwest corner of this tract.

THENCE S. 80° 31' 59" W. a distance of 20.00 feet to an X in concrete found for an NE corner of this tract.

THENCE S. 09° 28' 22" W. a distance of 43.03 feet to an X in concrete found on said north right-of-way line being on the south line of said Lot 14 for the most westerly southwest corner of this tract.

THENCE N. 80° 31' 59" W. along said north right-of-way, a distance of 225.00 feet to the place of BEGINNING and containing 0.76 acres (33,155.9 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PROMETRY SURVEY AND STAVED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 8th DAY OF APRIL 2013.



Richard E. Johnson
 RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4253

APPROVAL

APPROVED BY VOICE CONEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 15th DAY OF APRIL 2013.
Vicki Coney
 VOICE CONEY

FILED OF RECORD

4-23-13 Potter
 DATE COUNTY
 1235059
 C&K's File No.

FAIRVIEW SUBDIVISION UNIT NO. 3
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: JA
DATE: 02/28/2013		
OID Engineering, L.P.		
Consulting Engineers & Surveyors		
606-447-2023		
606-408-5545		
WILLIAMSON, TX 76799		
DRAWING NUMBER		

APP

P-13-21

JS

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

Property Information

Property ID: 22161 Geo ID: 4804004147
Legal Acres: 0.0000
Legal Desc: MIRROR'S ADDN LOT BLOCK 0407 N 92FT OF W
30FT OF 14 & ALL OF 15 THRU 18 & E/2 OF 19 LESS S
5FT ROW IN FAIRVIEW SUB OF
Situs: 1313 SE 10TH AVE AMARILLO, TX 79102
DBA:
Exemptions:

Owner ID: 100100619 100.00%
LACKEY BRIAN DANIEL
12311 CIRCLE C TRL
AMARILLO, TX 79118-4389

For Entities

AMA COLLEGE
AMARILLO
AMARILLO ISD
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 50,319
Land HS: 0
Land NHS: 33,135
Productivity Market: 0
Productivity Use: 0
Assessed Value 83,454

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
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/10/2013

Total Due if paid by: 04/30/2013

0.00

Tax Certificate Issued for:
POTTER COUNTY
AMARILLO
PANHANDLE WD
AMA COLLEGE
AMARILLO ISD

Taxes Paid in 2012
523.32
267.13
7.40
166.49
976.41

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: 04/10/2013
Requested By: OJD ENGINEERING INC
Fee Amount: 10.00
Reference #: R048 0400 4147


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1235059

Filing and Recording Date: 04/23/2013 09:59:36 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

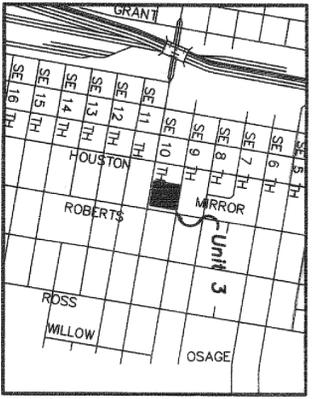
DO NOT DESTROY - This document is part of the Official Public Record.

bsnell

Return

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

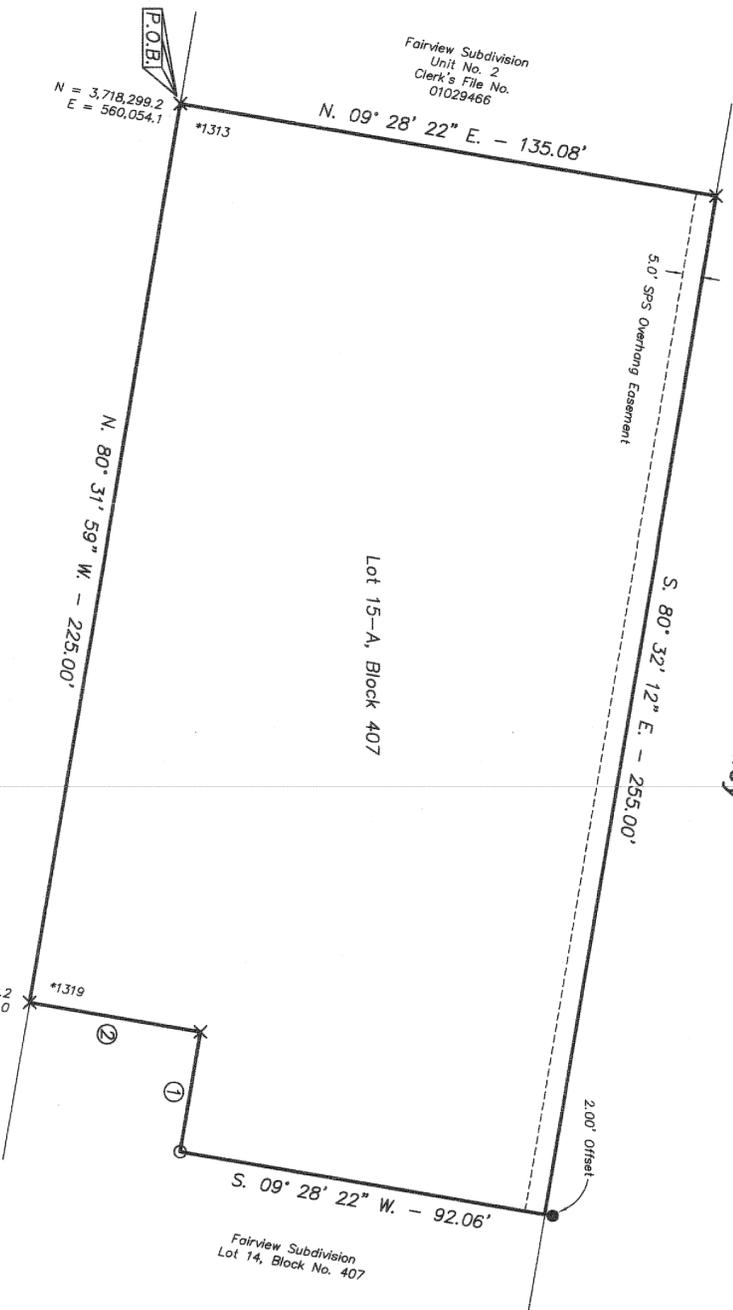
Re: 1235059



FAIRVIEW SUBDIVISION UNIT NO. 3

An addition to the City of Amarillo, being a replat of a portion of Lot 14, all of Lots 15 through 18 and the remaining portion of Lot 19, Fairview Subdivision, Block 407, in Section 155, Block 2, A. B & M. Survey, Potter County, Texas

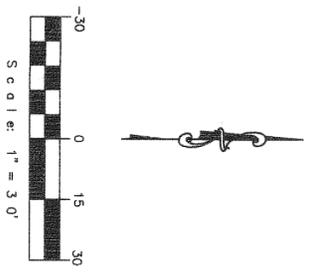
0.76 ACRES



Line Table

No.	Bearing	Dist.
1	N. 80° 31' 59" W.	30.00'
2	S. 09° 28' 22" W.	43.03'

- LEGEND**
- = 1/2" Iron Rod Found with a Yellow Cap
 - ⊗ = "X" Etched in Concrete Found
 - = Chainlink Fence Post.
- *** = Address Range (Subject to change without notice)



DEDICATION

STATE OF TEXAS)
COUNTY OF POTTER)

KNOW ALL MEN BY THESE PRESENTS

AMARILLO GZK DEVELOPMENT, LLC, ACTING THROUGH ITS MANAGING PARTNER, JIM GUNN, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF THE LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS FAIRVIEW SUBDIVISION OF THE MIRROR ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL PERSONS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 8th DAY OF April, 2013.

JIM GUNN, MANAGING PARTNER
AMARILLO GZK DEVELOPMENT, LLC
11609 KINGRIDGE DR.
MONTGOMERY, TX 77316
(832) 671-2464

ATTEST

STATE OF TEXAS)
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GUNN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 8 DAY OF April, 2013.

NOTARY PUBLIC: STATE OF TEXAS
Comm. Expires _____



- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
 2. BEARINGS ARE BASED ON THE CITY OF AMARILLO "WILLIAMS-STACKHOUSE" COORDINATE SYSTEM. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
 3. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375005300, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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.

LEGAL DESCRIPTION

FIELD NOTES for a 0.76 acre (33,155.5 square feet) tract of land being a replat of a portion of Lot 14, all of Lots 15 through 18 and the remaining portion of Lot 19, Fairview Subdivision, Block 407, City of Amarillo, in Section 155, Block 2, A. B & M. Survey, Potter County, Texas and more particularly described as follows:

BEGINNING at an X in concrete found on the north right-of-way line of S.E. 10th Avenue some being the southeast corner of Fairview Subdivision Unit No. 2 and the middle of the south line of said Lot 19 for the south west corner of this tract.

THENCE N. 09° 28' 22" E. a distance of 135.08 feet to an X in concrete found on the south line of a 20 feet wide alley some being said middle of said Lot 19 for the northeast corner of this tract.

THENCE S. 80° 32' 12" E., along said south line, a distance of 255.00 feet for the northeast corner of this tract which bears S. 09° 28' 22" W. a distance of 2.00 feet from a 1/2" iron rod with a yellow cap inscribed RPLS 4263" found.

THENCE S. 09° 28' 22" W. a distance of 92.06 feet to a chainlink fence post for the most easterly southeast corner of this tract.

THENCE S. 80° 31' 59" W. a distance of 30.00 feet to an X in concrete found for an all corner of this tract.

THENCE S. 09° 28' 22" W. a distance of 43.03 feet to an X in concrete found on said north right-of-way line some being on the south line of said Lot 14 for the most southerly southeast corner of this tract.

THENCE N. 80° 31' 59" W., along said north right-of-way, a distance of 225.00 feet to the place of BEGINNING and containing 0.76 acres (33,155.5 square feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 8th DAY OF April, 2013.



Richard E. Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

APPROVED BY WICKI COVEX, DESIGNATED OFFICIAL, FOR THE CITY OF AMARILLO, TEXAS, THIS 15 DAY OF April, 2013.

Wicki Covex
WICKI COVEX

FILED OF RECORD

4-23-13 Potter
DATE COUNTY
1-235059
Clerk's File No.

FAIRVIEW SUBDIVISION UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 30'
DATE: 02/28/2013
DRAWN BY: JA

Old Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2903
P.O. BOX 343
WELLINGTON, TX 79095