

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-35 Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 2 AB&M Survey, Potter County, Texas. (Vicinity: US Hwy 287 & S Parsley Rd)
DEVELOPER: Chuck Blair

The Designated Official for the City of Amarillo approved the above-mentioned item on July 2, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1240074 on July 18, 2013. Please post your records accordingly.



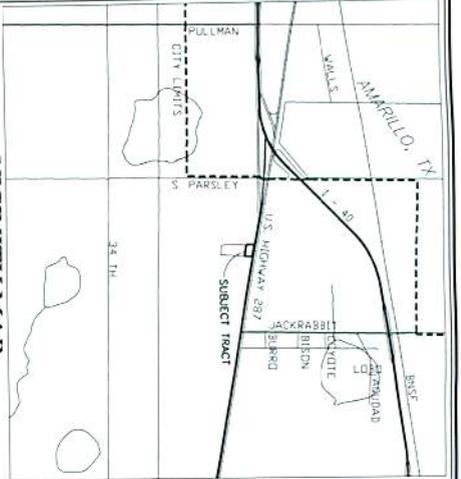
Kelley Shaw, Planning Director

D-116

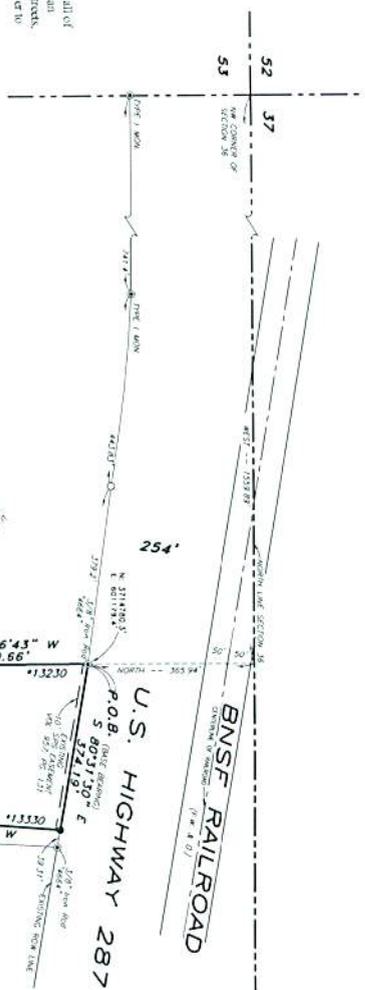
W-13

BLK 2 AB-m

SEC. 36



BLAIR ADDITION UNIT NO. 1
 A suburban subdivision to the City of Amarillo
 Being an unplatted tract of land in
 Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
 (3.00 Acres)



That Chuck Bear, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, and designed as Bear Addition Unit No. 1, a suburban subdivision to the City of Amarillo, Potter County, Texas, and does declare that all of the streets, alleys, lanes, and easements shown upon this map and plat are dedicated to the public forever to be used as streets, alleys, lanes, and easements.

Executed this 6th day of June, 2013.

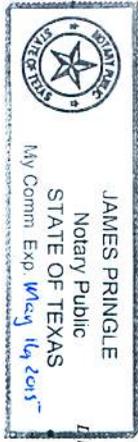
Chuck Bear
 Chuck Bear
 Grantor

ATTEST

STATE OF TEXAS }
 COUNTY OF POTTER } BEFORE ME

Given under my hand and seal of office this 6th day of June, 2013.

James Pringle
 James Pringle
 Notary Public
 State of Texas
 My Comm. Exp. May 14, 2015



Scale 1" = 200'

LEGEND

- 3/8" Iron Rod set with HBD cap
- Control Monument found as noted
- Calculated point

Approved by the Planning & Zoning Commission for the City of Amarillo, Texas

Viola Couey
 Viola Couey 7/2/13
 Deputy City Mgr.

Approved by the Health Department:

R. W. Bates
 R. W. Bates 7/10/13
 Public Health Officer

City of Amarillo
 P.O. Box 9111
 Amarillo, Texas 79105 1971

Potter County Road & Bridge
 2419 E. Willow Creek Drive
 Amarillo, Texas 79108

FILED OF RECORD

Date: 7-18-13
 County: Potter

1240074

CLERK FILE NO.

BLAIR ADDITION UNIT NO. 1
 Being an unplatted tract of land in
 Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
 (3.00 Acres)

"Final Plat"

Hagar, Brown & Dorsey, LLC.
 LAND SURVEYORS

P.O. Box 1248
 79104
 Amarillo, Texas 79108
 (806) 382-6000 FAX

1. K.C. Brown, 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 permanent survey and staked on the ground by me or others under my direct supervision.

Dated this 6th day of June, 2013.

K.C. Brown
 K.C. Brown, RPLS
 Texas Reg. No. 4664

2. Census Tract Shown was Approved by the City of Amarillo

3. This Plat Does Not lie within a Flood Hazard Zone "A" according to the Flood Hazard Boundary Map Community Panel No. 4875C0558C, dated June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the maps upon which this opinion is based.

4. ** * ** Address ranges shown were provided by the City of Amarillo and are subject to change without notice.

5. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83"

6. There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 foot radius within which no subsurface sewage system may be constructed. Conversely no water well location will be approved unless it is located outside the sanitary control easement. This sanitary control easement will extend into adjacent lots.

7. This plat is subject to aviation height restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 3,755 feet M.S.L. has been filed in accordance with this plat.

CERTIFICATION:

NOTES:

1. This Plat is located within the Amarillo ETJ

PROPERTY DESCRIPTION:

4.3 00 acre tract of land out of the Northwest portion of Section 36, Block 2, A.B. & M. Survey, Potter County, Texas, being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with cap stamped "RPLS 4664" found in the Southeast right of way line of State Highway 287, the Northwest corner of this tract, whence the Northwest corner of said Section 36, Tracts North - 365.94 feet and West - 1539.89 feet;

THENCE South 80 degrees 31 minutes 30 seconds East, along the South line of U.S. Highway 287, a distance of 374.19 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE South 04 degrees 17 minutes 13 seconds West, a distance of 365.63 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 80 degrees 31 minutes 30 seconds West, a distance of 343.57 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 00 degrees 26 minutes 43 seconds West, a distance of 369.66 feet to the PLACE OF BEGINNING.

Said tract contains a compact area of 3.00 acres of land.

BLAIR ADDITION UNIT NO. 1

Hagar, Brown & Dorsey, LLC.

APP

P-13-35

JS

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

Owner ID: 100116307 100.00%
BLAIR CHARLES C
13500 S US HIGHWAY 287
AMARILLO, TX 79118

Property Information
Property ID: 44729 Geo ID: 20003607500
Legal Acres: 9.4200
Legal Desc: SECT 36 A B & M LOT BLOCK 0002 IRREG TR
BEG 365.94FT S & 1559.89FT E OF NW COR OF SECT
Situs: 13500 S UH 287 , 79118
DBA:
Exemptions: HS, OV65

For Entities Value Information
HIGHLAND PARK Improvement HS: 47,172
PANHANDLE WD Improvement NHS: 0
POTTER COUNTY Land HS: 23,340
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 70,512

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: 06/26/2013

Total Due if paid by: 06/30/2013

0.00

Tax Certificate Issued for:	Taxes Paid in 2012	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR
POTTER COUNTY	341.37	THE 2013 TAXES HAVE NOT BEEN CALCULATED
PANHANDLE WD	5.37	
HIGHLAND PARK	411.87	

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: 06/26/2013
Requested By: BLAIR CHARLES C
Fee Amount: 10.00
Reference #: R20003607500


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1240074

Filing and Recording Date: 07/18/2013 11:04:54 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

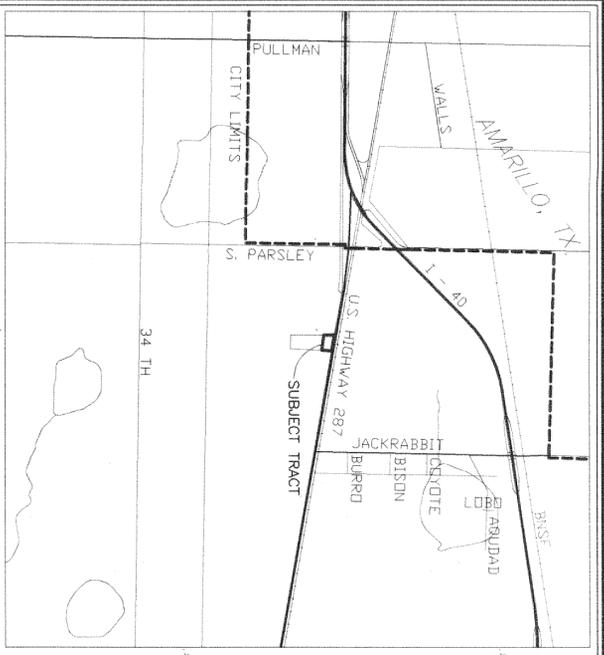
DO NOT DESTROY - This document is part of the Official Public Record.

jmiller

Ret:
City of Amon
PO Box 1971
Amon TX 79102

BLAIR ADDITION UNIT NO. 1

A suburban subdivision to the City of Amarillo
Being an unplatted tract of land in
Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
(3.00 Acres)



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

That Chuck Blair, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, and designated as Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, Potter County, Texas, and does declare that all of the streets, alleys, lanes, and easements shown upon this map and plat are dedicated to the public forever to be used as streets, alleys, lanes, and easements.

Executed this 6th day of June, 2013.

Chuck Blair
Chuck Blair
P.O. Box 477
Hillsboro, Texas 76643
(254) 582-2622

ATTEST
STATE OF TEXAS }
COUNTY OF POTTER }
BEFORE ME

The undersigned authority, on this day personally appeared Chuck Blair 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 considerations therein expressed.

Given under my hand and seal of office this 6th day of June, 2013.



Notary Public in and for the State of Texas

APPROVAL

Approved by the Planning & Zoning Commission for the City of Amarillo, Texas:

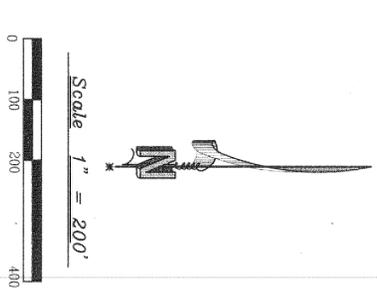
Vicki Convey
Vicki Convey, Chairman
Mama Gyrz
Date: 7/2/13

Approved by the Bi-City-County Health Department:

W.A. Hester, MS
W.A. Hester, MS
Date: 7/10/13

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Potter County Road & Bridge
2419 E. Willow Creek Drive
Amarillo, Texas 79108



- LEGEND
- = 3/8" Iron Rod set with HBD cap
 - = Control Monument found as noted
 - = Calculated point

PROPERTY DESCRIPTION:
A 3.00 acre tract of land out of the Northwest portion of Section 36, Block 2, A.B. & M. Survey, Potter County, Texas, being further described by meters and bounds as follows:
BEGINNING at a 3/8 inch iron rod with cap stamped "RPLS 4664" found in the southerly right of way line of State Highway 287, the Northwest corner of this tract, whence the Northwest corner of said Section 36, bears North - 365.04 feet and West - 1559.89 feet;
THENCE South 80 degrees 31 minutes 30 seconds East, along the South line of U.S. Highway 287, a distance of 374.19 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE South 04 degrees 17 minutes 13 seconds West, a distance of 365.63 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE North 80 degrees 31 minutes 30 seconds West, a distance of 343.57 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE North 00 degrees 26 minutes 43 seconds West, a distance of 369.66 feet to the PLACE OF BEGINNING.
Said tract contains a computed area of 3.00 acres of land.

NOTES:

1. This Plat is located within the Amarillo ETJ.
2. Census Tract Shown was Approved by the City of Amarillo.
3. This Plat **Does Not** lie within a Flood Hazard Zone "A" according to the Flood Hazard Boundary Map Community Panel No. 48375C0558C, dated June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
4. "*" Address ranges shown were provided by the City of Amarillo and are subject to change without notice.
5. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83"
6. There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 foot radius within which no sub-surface sewage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewage system. This sanitary control easement will extend into adjacent lots.
7. This plat is subject to aviation height restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 3,755 feet M.S.L. has been filed in accordance with this plat.

CERTIFICATION:

I, K.C. Brown, 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 others under my direct supervision.

Dated this 6th Day of June, 2013

K.C. Brown
K.C. Brown, RPLS
Texas Reg. No. 4664



BLAIR ADDITION UNIT NO. 1

A suburban subdivision to the City of Amarillo
Being an unplatted tract of land in
Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
(3.00 Acres)

Hagar, Brown & Dorsey, LLC.

LAND SURVEYORS
P.O. Box 1248
Flooded, Texas 79046
(800) 564-0004
(800) 564-0008 FAX

FILED OF RECORD

Date: 7-18-13 County: Potter

Clerk's File No. 1240074