THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

July 25, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-36 Forest Hill Place Unit No. 6, an addition to the City of Amarillo being a replat of Lot 34 and a portion of Lot 33, Block 40, Forest Hill Place Unit No. 5, in Section 136, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N Grand St & NE 16th Ave)
DEVELOPER: N Grand St & NE 16th Ave

The Designated Official for the City of Amarillo approved the above-mentioned item on June 28, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1240073 on July 18, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

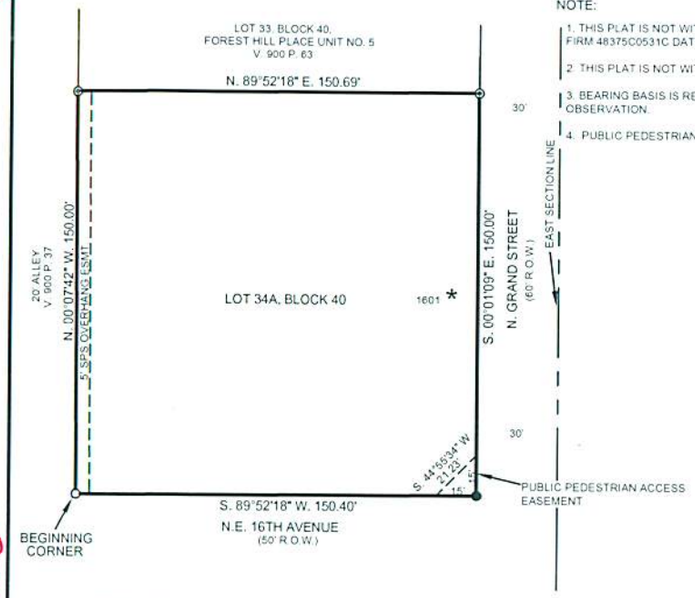
BLK 2 ABM

SEC 136

P-13-36

CENSUS TRACT 150

AP NO. P-10



NOTE:

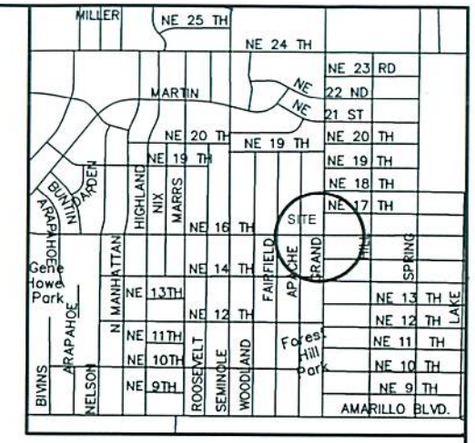
1. THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0531C DATED JUNE 4, 2010.
2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
3. BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION.
4. PUBLIC PEDESTRIAN ACCESS EASEMENT: 112.50 SQ. FEET

NORTH
1"=30'
30 15 0 30

LEGEND:

- ● 1/2" REBAR (HH SET)
- ○ 1/2" REBAR (FND)
- ⊙ 1/2" IRON PIPE (FND)
- ◎ 2" x 2" SQUARE TUBE (FND)
- ★ ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

ESMT. EASEMENT
SPS SOUTHWESTERN PUBLIC SERVICE
R.O.W. RIGHT-OF-WAY



VICINITY MAP
NTS

DESCRIPTION:

A **0.52 ACRE** TRACT OF LAND BEING **THE SOUTH 25 FEET OF LOT 33 AND ALL OF LOT 34, BLOCK 40, FOREST HILL PLACE UNIT NO. 5,** AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 900, PAGE 63, DEED RECORDS OF POTTER COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 34, BLOCK 40, FOREST HILL PLACE UNIT NO. 5 AND BEING IN THE NORTH LINE OF N.E. 16TH AVENUE;

THENCE N. 00°07'42" W., 150.00 FEET TO A 2" x 2" SQUARE TUBE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89°52'18" E., 150.69 FEET TO A ½ INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF N. GRAND STREET;

THENCE S. 00°01'09" E., A DISTANCE OF 150.00 FEET TO A ½ INCH REBAR SET WITH CAP STAMPED "HH" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 89°52'18" W., A DISTANCE OF 150.40 FEET TO **THE PLACE OF BEGINNING**

SPC NAD83
TEXAS NORTH

S.E. CORNER OF PLAT

NORTHING/Y= 3728390.756
EASTING/X= 567906.433
CONVERGENCE= -0 10 16.5992
SCALE FACTOR= 0.999916264
COMBINED FACTOR= 0.999748877

S.W. CORNER OF PLAT
NORTHING/Y= 3728390.876
EASTING/X= 567756.089
CONVERGENCE= -0 10 17.64959
SCALE FACTOR= 0.999916264
COMBINED FACTOR= 0.999748877

DEDICATION:

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

THAT JOHN C. BROWN 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 FOREST HILL PLACE UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 136, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ALL THE 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 27th DAY OF June, 2013

John C. Brown

JOHN C. BROWN, OWNER
1601 N. GRAND STREET
AMARILLO, TEXAS 79107
(806) 383-5345

ATTEST:
STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN C. BROWN, OWNER, 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 IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 27th DAY OF June, 2013

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES:

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

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 16TH DAY OF MAY, 2013.

H.O. Hartfield

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

STATE OF TEXAS
REGISTERED
H. O. HARTFIELD
5377
PROFESSIONAL
LAND SURVEYOR

APPROVAL:
APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

DATE: 6/28/13 Vicki Covey
VICKI COVEY

FILED OF RECORD
DATE 7-18-13 COUNTY Potter
FILE CLERK NO. 1240073

FOREST HILL PLACE UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF LOT 34 AND A PORTION OF LOT 33, BLOCK 40, FOREST HILL PLACE UNIT NO. 5, IN SECTION 136, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS
(0.52 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tengsurv@thomasandisrael.com

JOB NO. 12716

1240073 PLAT
07/18/2013 11:04 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-116

JS

P-10

Through Tax Year
2012

TAX CERTIFICATE

Certificate #
5229

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

Property Information

Property ID: 10561 Geo ID: 2248001510
Legal Acres: 0.0000
Legal Desc: FOREST HILL PLACE #5 LOT BLOCK 0040 S 25FT OF 33 & ALL OF 34
Situs: 1601 N GRAND ST AMARILLO, TX 79107-7267
DBA:
Exemptions:

Owner ID: 100114040 100.00%
BROWN JOHN C
1621 N GRAND ST STE C
AMARILLO, TX 79107-7277

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	11,250
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	11,250

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: 06/28/2013 Total Due if paid by: 06/30/2013 0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	70.54
AMARILLO	36.01
PANHANDLE WD	1.00
AMA COLLEGE	22.45
AMARILLO ISD	131.63

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: 06/28/2013
Requested By: BROWN JOHN C
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1240073

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.

Julie Smith

Julie Smith, County Clerk
Potter County, Texas

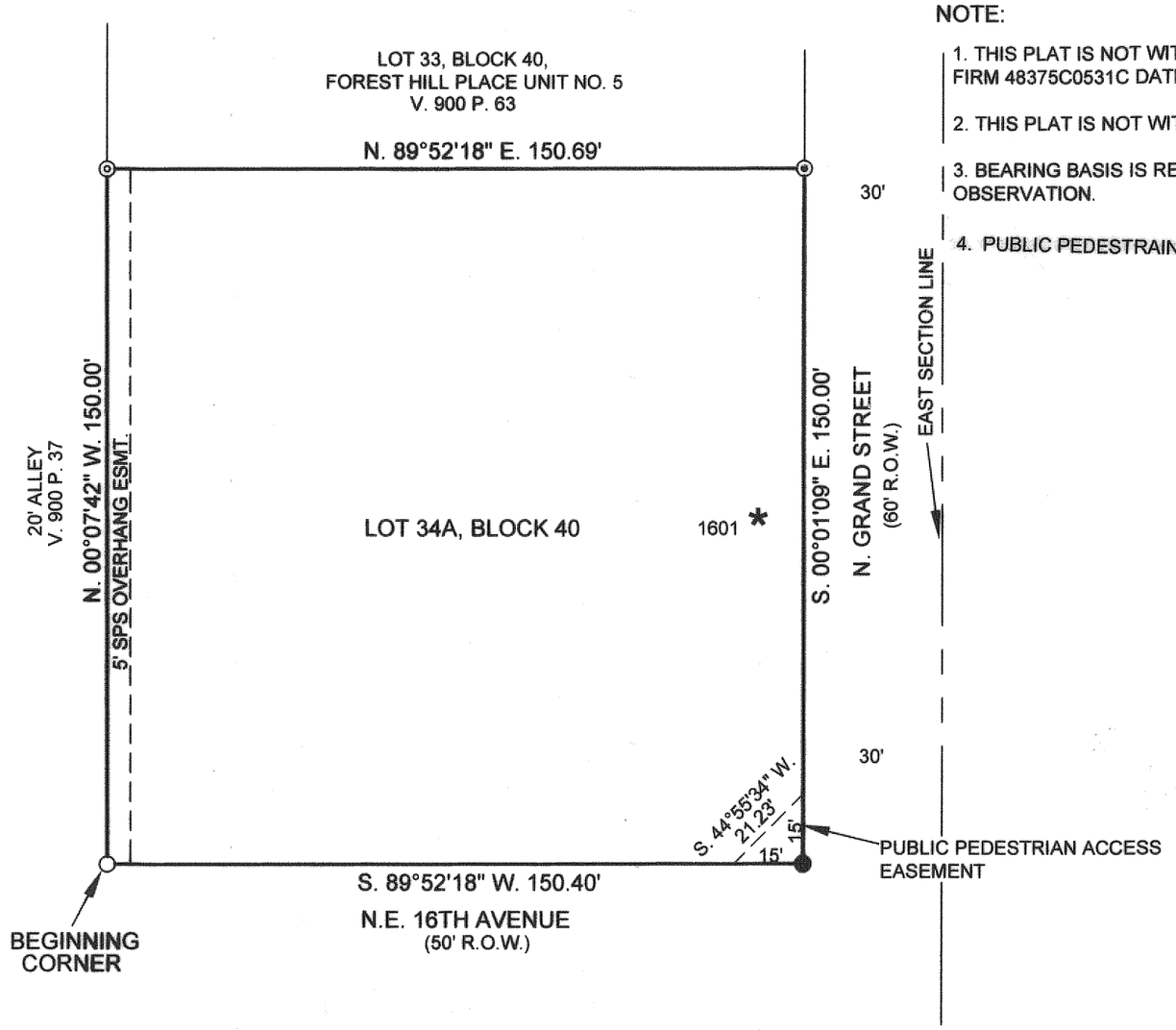
DO NOT DESTROY - This document is part of the Official Public Record.

jmiller

Ret:
City of Cama
PO Box 1971
Cama Tx 79105

CENSUS TRACT 150

AP NO. P-10



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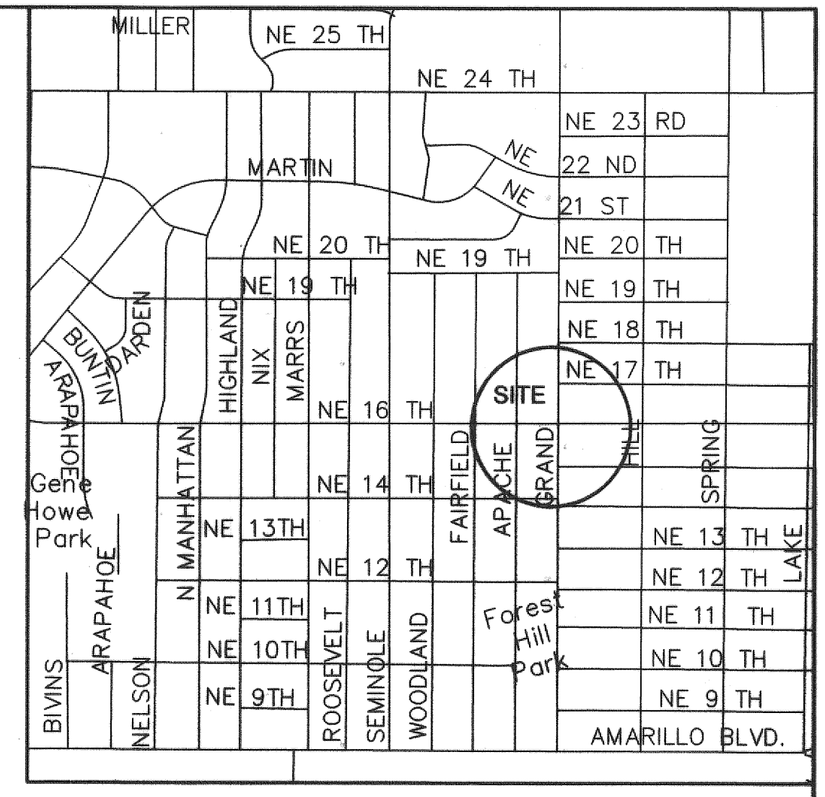

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DATE: 6/28/13 Vicki Covey
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JOB NO. 12716