THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

November 6, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-37 Alta Vista Estates Unit No. 2, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 112, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Dowell Rd & SW 9th Ave)
DEVELOPER: Sam Coury

The Planning and Zoning Commission approved the above-mentioned item on September 23, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1245938 on October 29, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

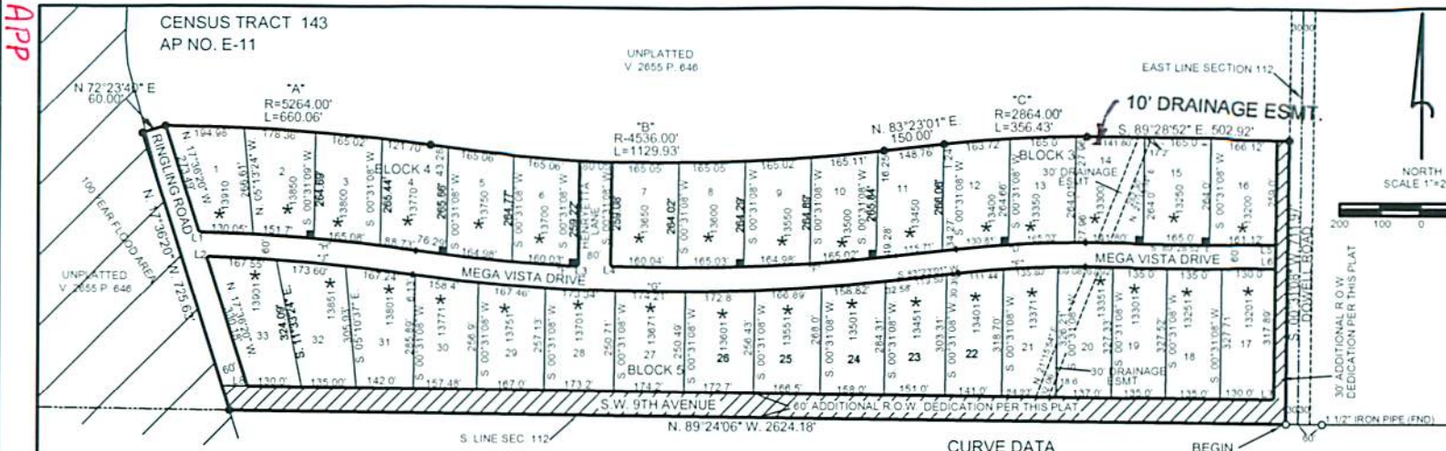
BLK 9 BS-F

P-13-37

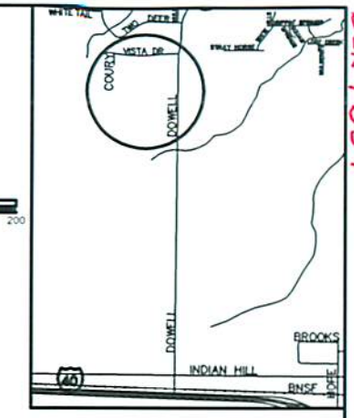
SEC 112

JS

E-11



UNPLATTED
VOLUME 1552, PAGE 117



VICINITY MAP
NTS

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
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LINE DATA

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L6	N. 44°28'52" W.	7.07'
L7	N. 45°33'31" E.	7.07'
L8	N. 53°30'13" W.	8.10'

LEGEND:

- ● 1/2 INCH REBAR (SET)
- o 1/2" REBAR(FOUND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- SL SUDDENLINK
- ESMT. EASEMENT
- ★ ADDRESS ASSIGNED BY CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- ■ 6' x 6' SPS TRANSFORMER EASEMENT
- ▨ ADDITIONAL DEDICATED RIGHT-OF-WAY

SQUARE FOOTAGE OF DRAINAGE ESMT.: 18,962 SQ. FT.
SQUARE FOOTAGE OF DEDICATED RIGHT-OF-WAY: 399,495 SQ. FT.

SPC NAD83 TEXAS NORTH

S.E. CORNER PLAT

NORTHING/Y= 3720258.263
EASTING/X= 509072.230
CONVERGENCE= -0 17 07.33545
SCALE FACTOR= 0.999917657
COMBINED FACTOR= 0.999745306

S.W. CORNER PLAT

NORTHING/Y= 3720282.763
EASTING/X= 506178.083
CONVERGENCE= -0 17 27.54925
SCALE FACTOR= 0.999917655
COMBINED FACTOR= 0.999745302

DESCRIPTION:

A 42.617 ACRE TRACT OF LAND IN SECTION 112, 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 IRON ROD FOUND IN THE WEST R.O.W. LINE OF AN EXISTING COUNTY ROAD (DOWELL ROAD) IN THE SOUTH LINE OF SAID SECTION 112 AND FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 112 BEARS S.89°24'06" E 30.00 FEET;

THENCE N.89°24'06" W. 2624.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 112 TO A ½ INCH REBAR WITH CAP STAMPED "HH" AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 17°36'20"W. 725.63 TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 72°23'40" E, 60.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S.00°28'18" W. 5264.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 660.06 FEET WITH A CHORD BEARING AND DISTANCE OF S.85°56'10" E, 659.63 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT A POINT OF REVERSE CURVATURE WHOSE CENTER BEARS N 07°39'22" E, 4536.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1129.93 FEET WITH A CHORD BEARING AND DISTANCE OF S.89°28'49" E, 1127.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 83°23'01" E 150.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S 06°36'59" E, 2864.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 356.43 FEET WITH A CHORD BEARING AND DISTANCE OF N 86°57'05" E, 356.43 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°28'52" E, 502.92 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN THE WEST RIGHT-OF-WAY LINE OF DOWELL ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S.00°31'08" W (BASE BEARING) ALONG THE WEST RIGHT-OF-WAY LINE OF DOWELL ROAD [illegible] FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF JANUARY, 2012

H.O. Hartfield

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

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

DEDICATION:

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

THAT HILLCREST FARMS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS ALTA VISTA UNIT NO. 2, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND DO DECLARE ALL STREETS, AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THE 11 DAY OF July 2013

Sam Coury

HILLCREST FARMS, LLC
A. SAM COURY, PRESIDENT
1413 S. BOULEVARD
EDMOND, OKLAHOMA 73034
(405) 348-9551

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

9/23/2013
DATE

CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

10/28/13
DATE

HEALTH OFFICER

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, A. SAM COURY, PRESIDENT OF HILLCREST FARMS, LLC 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 THE 11th DAY OF July, 2013

Diane G. Frazer

NOTARY PUBLIC IN AND FOR
THE STATE OF Texas

MY COMMISSION EXPIRES April 24, 2014

NOTARY PUBLIC
DIANE G. FRAZER
My Commission Expires
April 24, 2014

FILED OF RECORD

10-29-13 — DATE
Potter — COUNTY
1245938 — VOLUME / PAGE

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
509 S.E. 7TH AVENUE
AMARILLO, TEXAS 79105

POTTER COUNTY ROAD DEPARTMENT
2419 E. WILLOW CREEK
AMARILLO, TEXAS 79109

ALTA VISTA ESTATES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 112, BLOCK 9, B.S & F. SURVEY, POTTER COUNTY, TEXAS.
(42.617 ACRES)

THOMAS ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
507 N. BUCHANAN STREET, AMARILLO, TEXAS 79107
(806) 358-8226 FAX (806) 358-4820
JOB NO. 11-065 Email: thomasisraelsur@thomasandisrael.com

1245938
10/29/2013 01:03 PM PLAT
Julie Smith, County Clerk - Potter County, Texas
Total Pages: 3
Plat D-126

Through Tax Year
2012

TAX CERTIFICATE

Certificate #
5290

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

Property Information

Property ID: 49153 Geo ID: 37011201000
Legal Acres: 620.0600
Legal Desc: SECT 112 B S & F LOT BLOCK 0009 ENTIRE SECT LESS 3 AC HOMESITE IN N/2 & LESS PLATTED AREA
Situs: ,
DBA:
Exemptions:

Owner ID: 100060339 100.00%
HILLCREST FARMS LLC
17917 N PORTLAND AVE
EDMOND, OK 73012-8960

For Entities	Value Information	
HIGH PLAINS WATER	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	775,075
	Productivity Use:	54,104
	Assessed Value	54,104

Property is receiving Ag Use

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: 08/12/2013 Total Due if paid by: 08/31/2013 0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	339.27
HIGH PLAINS WATER	4.08

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

Stephanie Olson
Signature of Authorized Officer of Collecting Office

Date of Issue: 08/12/2013
Requested By: THOMAS & ISRAEL
Fee Amount: 10.00
Reference #: 49153

True Automation, Inc

FILED and RECORDED

Instrument Number: 1245938

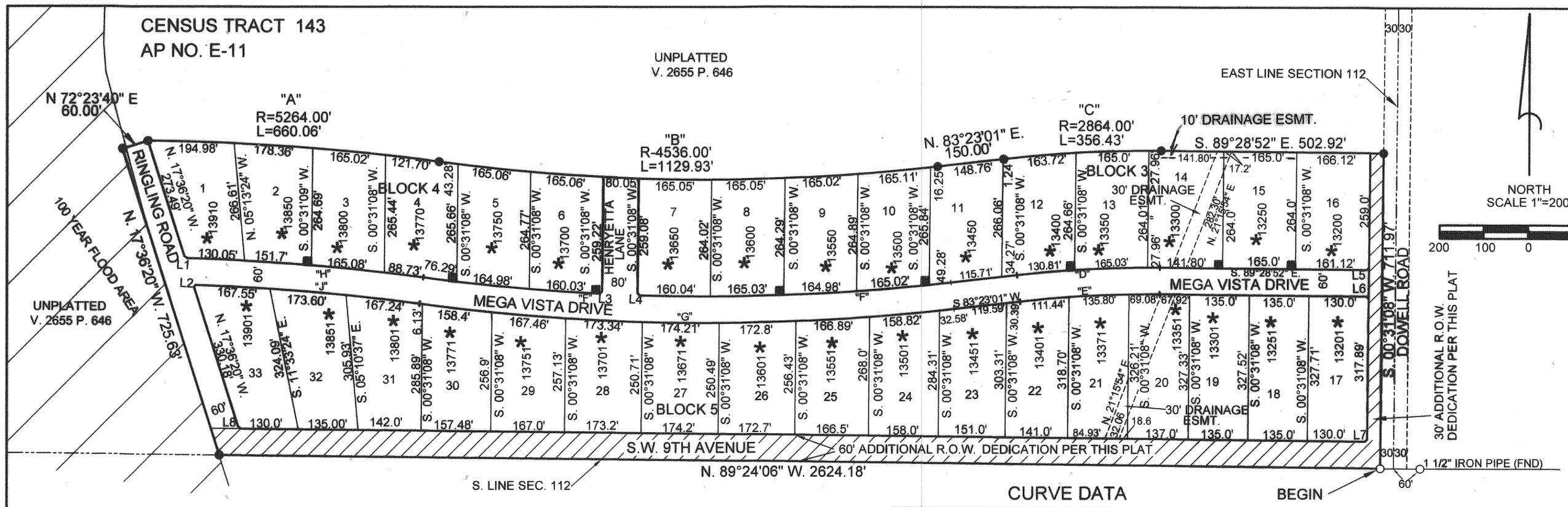
Filing and Recording Date: 10/29/2013 01:03:09 PM Pages: 3 Recording Fee: $35.00

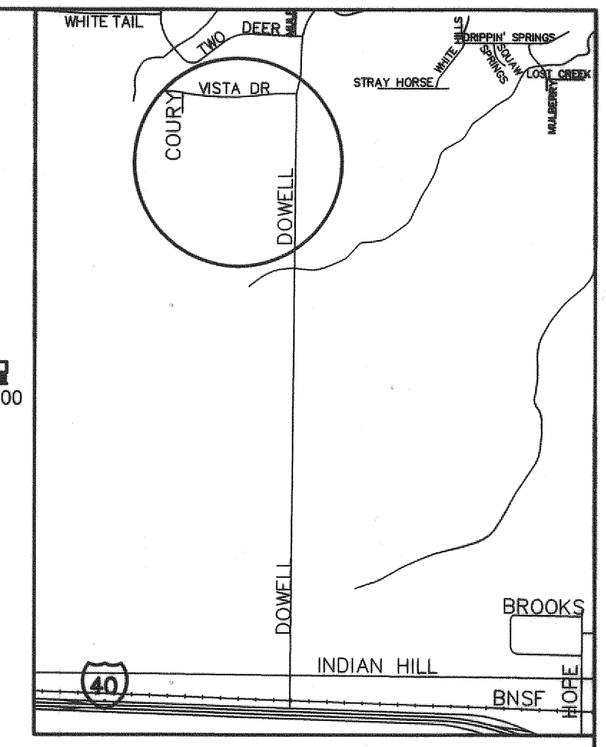
I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

Julie Smith, County Clerk
Potter County, Texas

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

msmith





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TEXAS NORTH

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NOTE:

1). THIS PLAT IS NOT WITHIN THE FEMA/FIA ACCORDING TO FIRM 48375C0505C DATED JUNE 4, 2010.

2). THIS PLAT IS WITHIN THE AMARILLO E.T.J.

3). 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 SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE A MINIMUM OF 50 FEET FROM ANY PROPERTY LINE. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD OR PROPRIETARY ON-SITE SEWAGE FACILITIES.

4.) VEHICULAR ACCESS TO AND FROM S.W. 9TH AVENUE FROM LOTS 17-33, BLOCK 5, IS PROHIBITED.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF JANUARY, 2012.

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

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

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF POTTER)(

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EXECUTED THE 11 DAY OF July, 2013.

Sam Coury
HILLCREST FARMS, LLC
A. SAM COURY, PRESIDENT
1413 S. BOULEVARD
EDMOND,OKLAHOMA 73034
(405) 348-9551

ATTEST:

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COUNTY OF Potter

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Diane E. Frazier
NOTARY PUBLIC IN AND FOR
THE STATE OF Texas

MY COMMISSION EXPIRES April 24, 2014

NOTARY PUBLIC STATE OF TEXAS
DIANE E FRAZIER
My Commission Expires
April 24, 2014

FILED OF RECORD

10-29-13
DATE

Potter
COUNTY

1245938
VOLUME

PAGE

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CITY OF AMARILLO
509 S.E. 7TH AVENUE
AMARILLO, TEXAS 79105

POTTER COUNTY ROAD DEPARTMENT
2419 E. WILLOW CREEK
AMARILLO, TEXAS 79109

APPROVALS:

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

9/23/2013
DATE

CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

10/28/13
DATE

HEALTH OFFICER

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(42.617 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 11665 E-mail tiengsur@thomasandisrael.com