THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

July 31, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-52 Alta Vista Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lots 14 and 15, Block 3 and Lots 20 and 21, Block 5, Alta Vista Estates Unit No. 2, in Section 112, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Mega Vista Dr & Dowell Rd)
DEVELOPER: Sam Coury

The Planning and Zoning Commission approved the above-mentioned item on July 14, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1259647 on July 18, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

App

P-14-52

JS

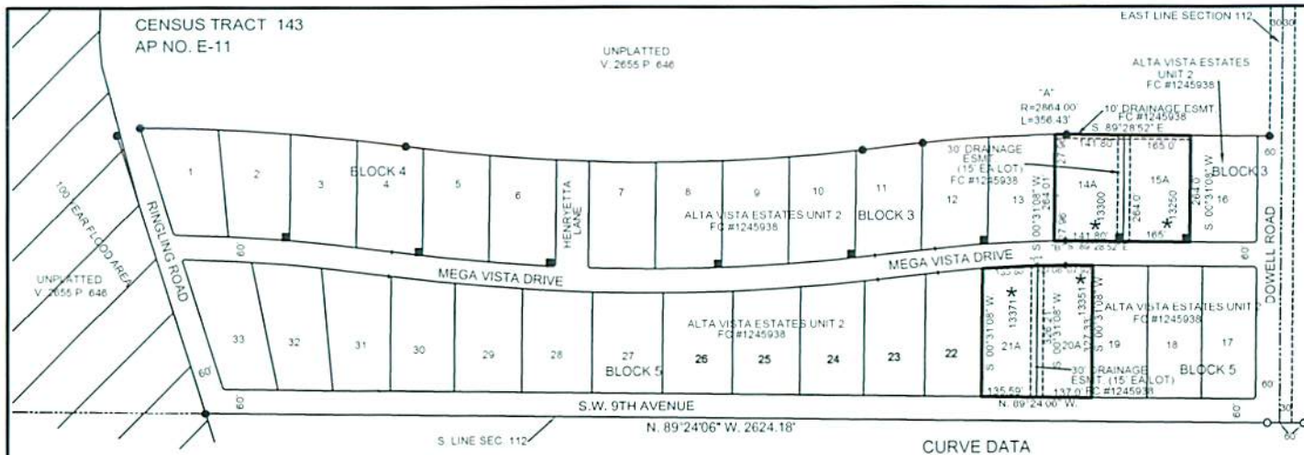
Blk 9 BS+F

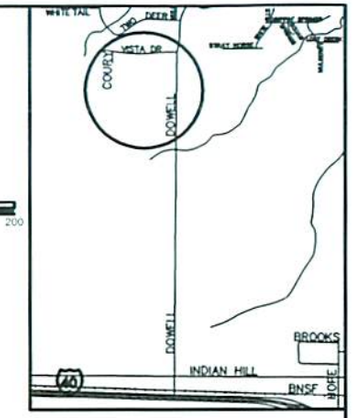
Sec 112

E-11

1259647 PLAT
07/18/2014 12:31 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

Plat D-151





VICINITY MAP
NTS

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
A	2864.00'	356.43'	07°08'07"
B	2600.00'	323.80'	07°08'07"
C	2540.00'	316.33'	07°08'07"

DESCRIPTION:

ALL OF LOTS 14 AND 15, BLOCK 3 AND LOTS 20 AND 21, BLOCK 5, ALTA VISTA ESTATES UNIT NO. 2, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, FILED FOR RECORD IN INSTRUMENT NO. 1245938, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

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

SQUARE FOOTAGE OF DRAINAGE ESMT: 17,706 SQ. FT.

SPC NAD83 TEXAS NORTH

S.E. CORNER UNIT 2

NORTHING/Y= 3720258.263
EASTING/X= 509072.230
CONVERGENCE= -0.17.07.33545
SCALE FACTOR= 0.999917657
COMBINED FACTOR= 0.999745306

S.W. CORNER UNIT 2

NORTHING/Y= 3720282.763
EASTING/X= 506178.083
CONVERGENCE= -0.17.27.54925
SCALE FACTOR= 0.999917655
COMBINED FACTOR= 0.999745302

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

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 RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS ALTA VISTA UNIT NO. 3, 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 14 DAY OF July 2014

Sam Coury

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

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 20A & 21A, BLOCK 5, IS PROHIBITED.

APPROVALS:

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

7-14-2014
DATE

CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

7-15-2014
DATE

HEALTH OFFICER

ATTEST:

STATE OF

COUNTY OF

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 14 DAY OF July 2014

Diane E. Fox

NOTARY PUBLIC IN AND FOR
THE STATE OF Texas

MY COMMISSION EXPIRES 4-24-2018

DIANE E FOX
My Commission Expires
April 24, 2018

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

FILED OF RECORD

7-18-14 DATE
POTTER COUNTY
1259647 VOLUME PAGE

ALTA VISTA ESTATES UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 14 AND 15, BLOCK 3 AND LOTS 20 AND 21, BLOCK 5, ALTA VISTA ESTATES UNIT NO. 2, IN SECTION 112, BLOCK 9, B.S & F. SURVEY, POTTER COUNTY, TEXAS.
(4.06 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. 13089 E-mail: tengsur@thomasandisrael.com

Through Tax Year 2013	# TAX CERTIFICATE	Certificate # 6023

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:	52,484
	Assessed Value	52,484

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: 07/14/2014 Total Due if paid by: 07/31/2014 0.00

Tax Certificate Issued for:	Taxes Paid in 2013
POTTER COUNTY	332.76
HIGH PLAINS WATER	4.25

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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: 07/14/2014
Requested By: THOMAS & ISRAEL
Fee Amount: 10.00
Reference #: R-370-1120-1000

Signature of Authorized Officer of Collecting Office

True Automation, Inc.

FILED and RECORDED

Instrument Number: 1259647

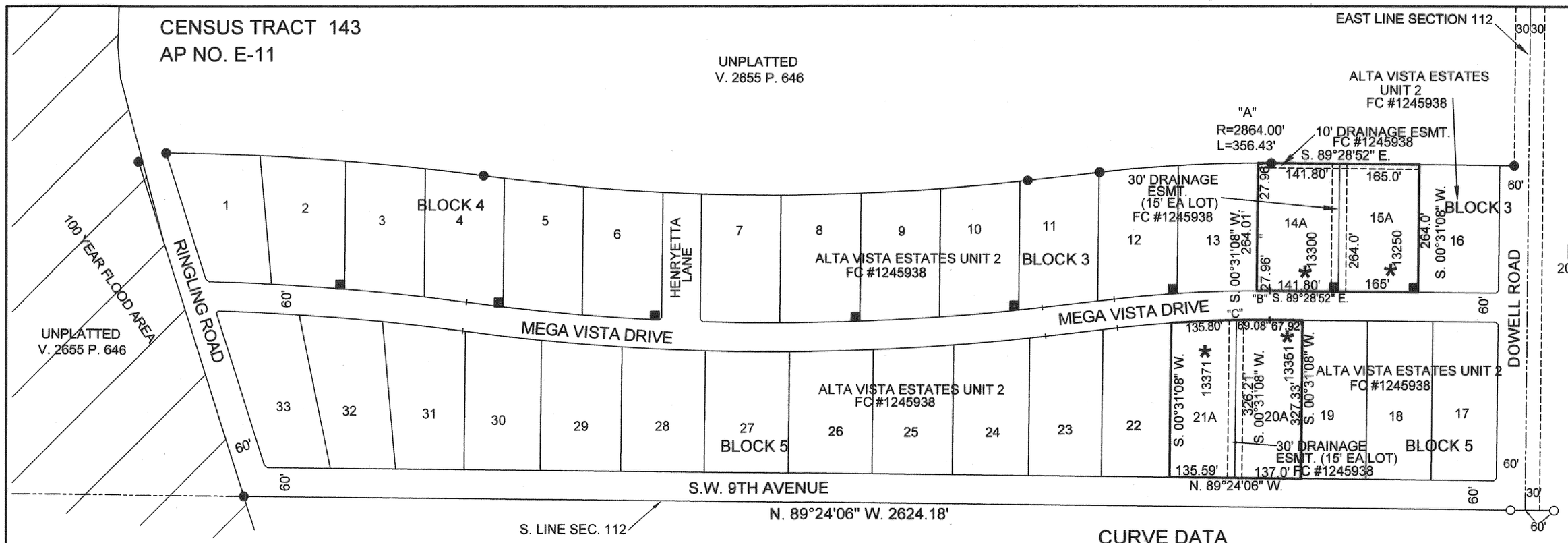
Filing and Recording Date: 07/18/2014 12:31:46 PM Pages: 3 Recording Fee: $35.00

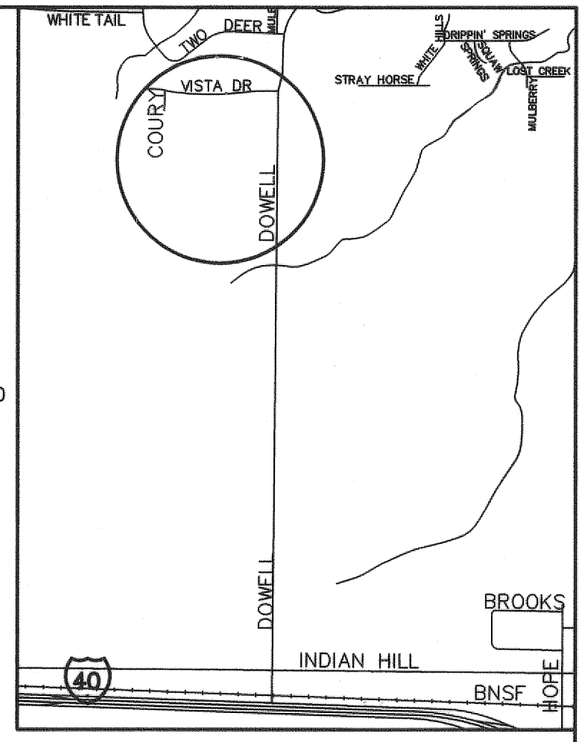
I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

Julie Smith, County Clerk
Potter County, Texas

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

msmith





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JOB. NO. 13089 E-mail tiengsur@thomasandisrael.com