



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

12/16/2016

Frank Blankenship
PO Box 50734
Amarillo, Texas 79159

RE: Letter of Action: Approval- Blankenship Estates Unit No. 3 Final Plat Application

Mr. Blankenship,

The City of Amarillo has approved the above Final Plat on 11/28/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016022160 on 12/8/2016. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

Sharon Hollingsworth

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R200179060750

Statement Date: 11/30/2016
Owner: BLANKENSHIP FRANK
Mailing Address: PO BOX 50734
AMARILLO, TX 791590734

Property Location: 0000000 WHEELER
Legal: SECT 179 A B & M LOT
BLOCK 0002 1200FT S X
544.5FT W BEG 3440FT S &
3247.5FT W OF NE COR OF
SECT

TAX CERTIFICATE FOR ACCOUNT : R200179060750
AD NUMBER: R20017906075
GF NUMBER: THOMAS & ISRAEL
CERTIFICATE NO : 1060475

DATE : 11/30/2016
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION
SECT 179 A B & M LOT B
LOCK 0002 1200FT S X 544.5FT W
BEG 3440FT S & 3247.5FT W OF
NE COR OF SECT
0000000 WHEELER
15 ACRES

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

BLANKENSHIP FRANK
PO BOX 50734
AMARILLO TX 791590734

UDI: 100.0000%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$678.72

CURRENT VALUES			
LAND MKT VALUE:	\$40,500	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$40,500	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2016 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200179060750

CERTIFIED BY: Christine McManamy
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2016022160

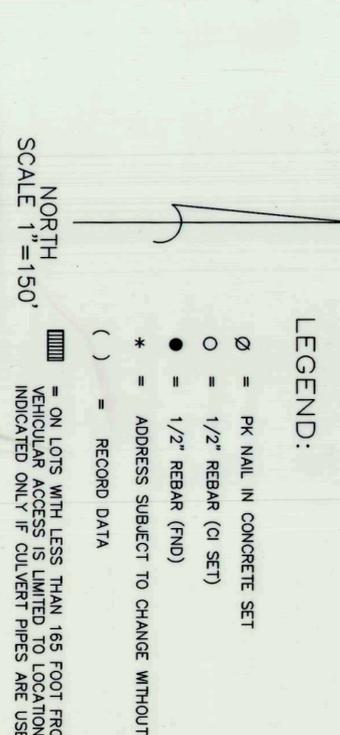
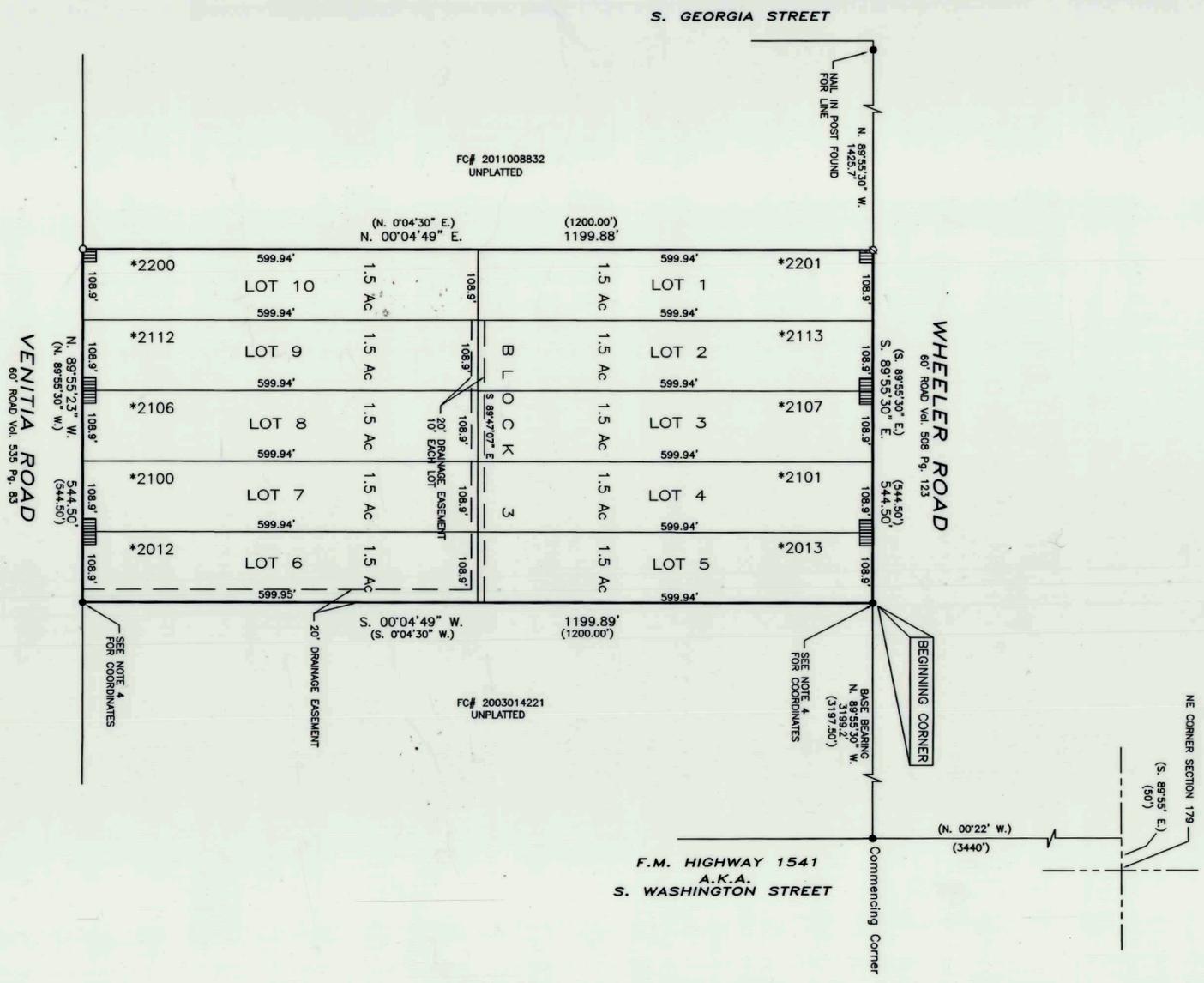
12/07/2016 01:33 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT



DESCRIPTION:
 A 15.0 ACRE TRACT OF LAND IN SECTION 179, BLOCK 3, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, BEING THE SAME AS DESCRIBED IN A CERTAIN INSTRUMENT OF RECORD UNDER CLERK'S FILE NO. 2016022160, OPTICAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 1/2 INCH REBAR FOUND, WHENCE THE NORTHEAST CORNER OF SAID SECTION 179 BEARS N. 00°22' W., 3440 FEET AND S. 89°55' E., 50 FEET;
 THENCE N. 89°55'30" W. BASE BEARING, 3199.2 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WHEELER ROAD TO A 1/2 INCH REBAR FOUND FOR THE BEGINNING AND NORTHEAST CORNER OF THIS TRACT;
 THENCE S. 00°04'49" W., 1199.89 FEET TO A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF VENITIA ROAD AT THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE N. 89°55'23" W., 544.50 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF VENITIA ROAD TO A 1/2 INCH REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N. 00°04'49" W., 1199.88 FEET TO A NAIL IN CONCRETE SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE S. 89°55'30" E., 544.50 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF WHEELER ROAD TO THE PLACE OF BEGINNING.

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

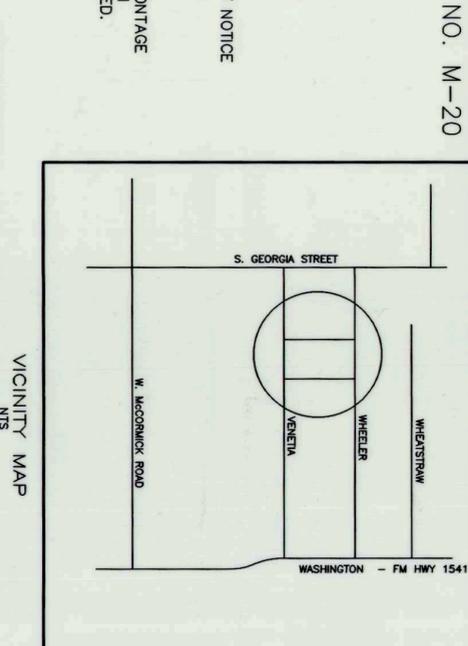
DATE 11-29-16 CHAIRMAN [Signature]

APPROVED BY THE B.-CITY-COUNTY HEALTH DEPARTMENT.

DATE 05 17, 2016 HEALTH OFFICER [Signature]

FILED OF RECORD
 DATE 12-7-16 COUNTY Randall

FILE CLERK NO. 2016022160



DEDICATION:
 STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENT THAT FRANK BLANKENSHIP BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BLANKENSHIP ESTATES UNIT No. 3, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 10th DAY OF October 2016.

FRANK BLANKENSHIP
 2927 YUCCA AVENUE
 AMARILLO, TEXAS 79118-9378
 (806) 236-7973

ATTEST:
 STATE OF TEXAS
 COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK BLANKENSHIP, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 10th DAY OF October 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 4/29/2019

MATTHEW THOMAS
 Notary Public, State of Texas
 My Commission Expires
 April 29, 2019

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 6th DAY OF October 2016.

CLYDE E. ISRAEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



GRANTEE'S ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1971
 AMARILLO, TX 79108-1971
 RANDALL COUNTY ROAD DEPARTMENT
 P.O. BOX 1338
 CANYON, TEXAS 79015

NOTE:
 1. A PORTION OF THIS PLAT IS NOT WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 4838100202E DATED JUNE, 4, 2010.
 2. THIS PLAT IS WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.
 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 THE SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, THE SUB-SURFACE SEWERAGE SYSTEM SHALL NOT BE CONSTRUCTED WITHIN A 100 FOOT RADIUS OF ANY APPROVED WATER WELL LOCATION. WATER WELLS SHALL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL, AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.
 4. SPC MAD83, TEXAS NORTH SITE COMBINED SCALE FACTOR: 0.999755
 N.E. CORNER NORTHING/Y: 3674807.71 EASTING/X: 548750.12
 S.E. CORNER NORTHING/Y: 3673608.10 EASTING/X: 548748.98

BLANKENSHIP ESTATES UNIT NO. 3
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS (15.0 ACRES)

SHEET 1 of 1