

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 25, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-12 Eastridge Unit No. 42, an addition to the City of Amarillo being an unplatted tract of land out of Section 104, in Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Amarillo Blvd. E & Evergreen St.)
DEVELOPER: Nancy Smith

The Designated Official for the City of Amarillo approved the above-mentioned item on March 26, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4420, Page 470 on May 24, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

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

Property Information	
Property ID: 98956	Geo ID: 20010400782
Legal Acres: 1.2200	
Legal Desc: SECT 104 A B & M LOT	BLOCK 0002 176.76FT E X 300FT N BEG 2409FT E & 50FT N OF SW COR OF SECT
Situs: 5631 E AMARILLO BLVD	AMARILLO, TX 79107
DBA:	
Exemptions:	

Owner ID: 100034085 100.00%
SMITH NANCY
5631 E AMARILLO BLVD
AMARILLO, TX 79107-7655

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 138,326
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 21,193
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 159,519

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Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 03/22/2012

Total Due if paid by: 03/31/2012

0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	1,010.56
AMARILLO	510.60
PANHANDLE WD	14.60
AMA COLLEGE	302.10
AMARILLO ISD	1,866.38

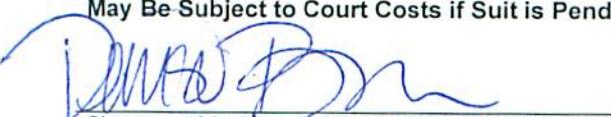
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2012 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 03/22/2012
Requested By: SMITH NANCY
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Nov 24, 2012 at 11:17AM

Receipt# - 170465

Document Number 01216071:

Amount 30.00

Julie Smith
County Clerk, Potter County

by lae Deputy

(Ret)

City of Amarillo
Planning Dept.
P.O. Box 1971
Amarillo, TX
79105

STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



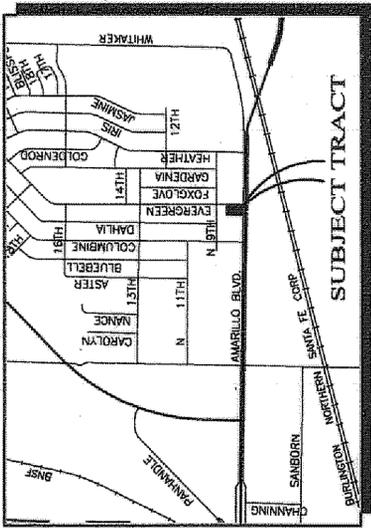
Julie Smith, County Clerk
Potter County

by Jonathan R. Deputy

Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.

EASTRIDGE UNIT NO. 42

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 104, IN BLOCK 2
A.B. & M. SURVEY, POTTER COUNTY, TEXAS
(1.22 ACRES)



VICINITY MAP - NOT TO SCALE

DEDICATION

State of Texas Know all men by these presents
County of Potter

That Nancy Smith, the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as EASTRIDGE UNIT NO. 42, an Addition to the City of Amarillo, Texas, and do declare that any streets, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, lanes and easements.

Executed this 22nd Day of March, 2012

Nancy Smith
5631 E. Amarillo Boulevard
Amarillo, Texas 79107
806-331-3065

ATTEST

State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Nancy Smith, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office

On This 22nd Day of March, 2012

Notary Public State of Texas



APPROVAL:

Approved by Vicki Covey, the designated official for the City of Amarillo.

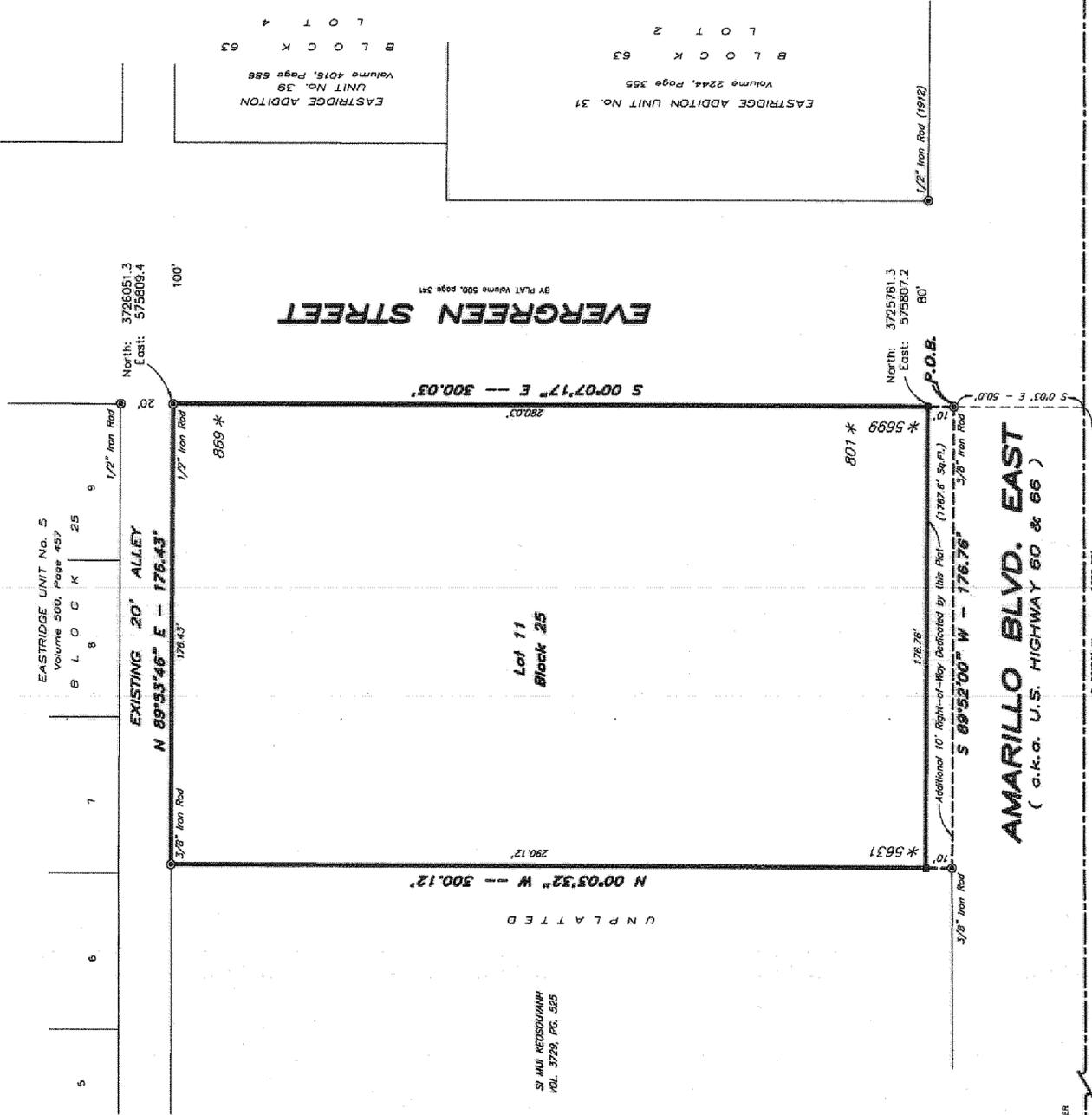
Vicki Covey
Vicki Covey
Date 3/26/12

GRANTEES ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD

Date 5-24-12 Potter County
Volume 4420 Page 470



Scale 1" = 40'

LEGEND

- Control Monument, found as noted
- 3/8" Iron Rod with cap marked "HBD" set
- Address Subject to Change without Notice

PROPERTY DESCRIPTION:

A 1.22 acre tract out of a 3.685 acre tract as described in Warranty Deed of Record in Volume 2551, Page 32, of the Official Public Records of Potter County, Texas, being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap marked "RPLS 4664", found in the North right of way line of Amarillo Boulevard East (U.S. Highway 60 & 66) and the West right of way line of Evergreen Street as dedicated by plat recorded in Volume 500, Page 341, Deed Records of Potter County, Texas, whence the Southwest corner of Section 104 bears South 00 degrees 03 minutes East, 50.00 feet and South 89 degrees 52 minutes West, 2585.38 feet;

THENCE South 89 degrees 52 minutes 00 seconds West (Bearing), along the North right of way line of said Amarillo Boulevard East, a distance of 176.76 feet to 3/8" iron rod with cap marked "RPLS 4664", found for the Southwest corner of this tract;

THENCE North 00 degrees 03 minutes 32 seconds West, at a distance of 18.00 feet pass a 3/8" iron rod with cap marked "HBD" set in the proposed North line of Amarillo Boulevard East (U.S. Highway 60 & 66), continue for a total distance of 300.12 feet to a 3/8" iron rod with cap marked "RPLS 4664", found for the Northwest corner of this tract in the South line of a dedicated alley by plat recorded in Volume 500, Page 457 of the Deed Records of Potter County, Texas;

THENCE North 89 degrees 53 minutes 46 seconds East, along the South line of said dedicated alley, a distance of 176.43 feet to a 1/2" iron rod found for the Northeast corner of this tract in the West right of way line of said Evergreen Street;

THENCE South 00 degrees 07 minutes 17 seconds East, along the West right of way line of said Evergreen Street, at a distance of 290.03 feet to a 3/8" iron rod with cap marked "HBD" set in the proposed North right of way line of Amarillo Boulevard East (U.S. Highway 60 & 66), continue for a total distance of 300.03 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 1.22 acres of land.

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 by others under my direct supervision.

This 22nd Day of March, 2012

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



"FINAL PLAT"

EASTRIDGE UNIT NO. 42

AN ADDITION TO THE CITY OF AMARILLO

Hagar, Brown & Dorsey, LLC

LAND SURVEYORS

P.O. Box 1249
Hersford, Texas 79046
(806) 964-0054
(806) 964-0088 FAX
4713 S. Western St.
Amarillo, Texas 79109
(806) 562-6040
File: A1959plat.dwg

- 1. This plat does not lie within the E.T.L. of the City of Amarillo.
- 2. Previously recorded information in parentheses.
- 3. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0532C, effective date June 4, 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood management chapter of the municipal code as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.
- 4. This plat is subject to aviation heights hazard restrictions. Therefore an Aviation Clear Zone Easement with a maximum building height of 3900' above mean sea level has been filed in accordance with this plat.
- 5. Coordinates shown are relative to the Texas Coordinate System, North Zone, NAD83.