

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 11, 2014

TO: Final Distribution

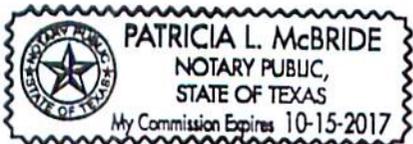
FROM: Planning Department

SUBJECT: P-14-56 Klucevsek Subdivision Unit No. 2, an addition to the City of Amarillo, a 3.223 acre tract of land being a replat of Klucevsek Subdivision Unit No. 1 Amended, and a 1.432 acre tract of unplatted land out of Section 60, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Airport Blvd & Pullman Rd)
DEVELOPER: Fred Heket

The Designated Official for the City of Amarillo approved the above-mentioned item on August 25, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1261700 on August 28, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director



BLK 2 AB+M

SEC 6D

U-11

CENSUS TRACT # 144 01

Klucsevsek Subdivision Unit No. 2

AN ADDITION TO THE CITY OF AMARILLO

A 3.223 acre tract of land being a replat of Klucsevsek Subdivision No. 1 Amended, and a 1.432 acre tract of unplatted land out of Section 60, Block 2, A.B. & M. Survey, Potter County, Texas.



SCALE 1" = 100'

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

That Fred Hekker, being the owner of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as Klucsevsek Subdivision Unit No. 2, an addition to the City of Amarillo, Texas, and do declare that all streets, alleys, 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, alleys, lanes, and easements).

EXECUTED THIS 22 DAY OF August, 2014

Fred Hekker
 7011 Barker Avenue #3
 Amarillo, Texas 79121
 (806) 353-5253

ATTEST

STATE OF TEXAS

COUNTY OF POTTER

Before me, the undersigned authority, on this day personally appeared Fred Hekker, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

22 DAY OF August, 2014

Patricia L. McBride
 NOTARY PUBLIC, STATE OF TEXAS

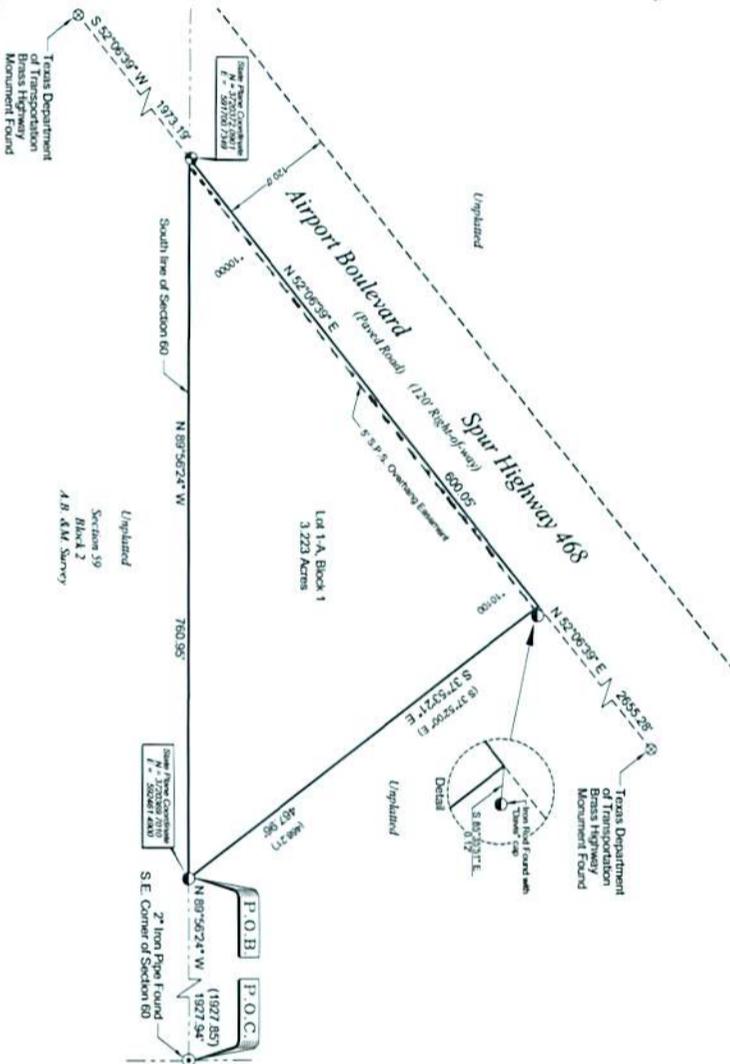
APPROVAL:

Approved by the designated official for the City of Amarillo, Texas this 25 day of August, 2014

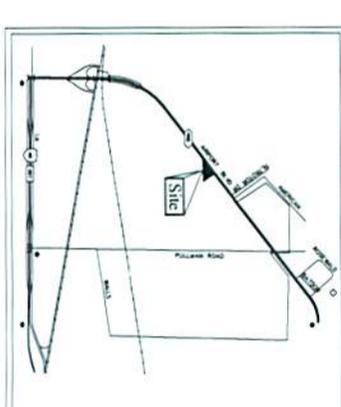
[Signature]
 Assistant City Manager, Development Services

NOTES

- The Plat and Legal Description are based upon Geographic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(COADS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):
 - Convert to azimuth
 - Add the convergence angle of 0°07'12"
 - Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99974877
 - Compute the Grid bearings with the Grid distances to obtain Grid area
- This plat does not lie within the Amarillo E.T.J.
- Previous recorded information in parentheses.
- This plat does not lie in a flood hazard zone per FEMA Map Panel No. 48375C0554C, dated June 4, 2010.
- This plat is subject to Aviation Height Hazard Restrictions. Therefore an Aviation Clear Zone Easement with a maximum building height of 3,755 feet MSL has been filed in accordance with this plat.



- ### LEGEND
- IRON ROD FOUND WITH "DAVIS" CAP
 - 1/2" x 24" REBAR SET WITH CAP
 - STAMPED "GRESHAM PLS 1939"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - S.P.S. SOUTHWESTERN PUBLIC SERVICE ADDRESS



LEGAL DESCRIPTION:

A 3.223 acre tract of land being a replat of Klucsevsek Subdivision Unit No. 1 Amended, an addition to the City of Amarillo, according to the map or plat thereof being recorded in Volume 1200, Page 828, Deed Records, Potter County, Texas, and a 1.432 acre tract of unplatted land out of Section No. 60, Block No. 2, A.B. & M. Survey, Potter County, Texas, all being described by metes and bounds as follows:

Commencing at a 2" iron pipe found for the Southeast corner of said Section 60; **Thence** N 89°56'24" W, along the South line of said Section 60, a distance of 1924.94 feet to an iron rod with cap stamped "Davis" found for the East corner and **Point of Beginning** of this tract;

Thence continue N 89°56'24" W, along said South line of said Section 60, a distance of 760.95 feet to a 1/2" x 24" rebar with cap stamped "Gresham PLS 1939" set in the South right-of-way line of Airport Boulevard for the West corner of this tract, from whence a brass Texas Department of Transportation highway marker bears S 52°06'39" W a distance of 1973.19 feet;

Thence N 52°06'39" E, along said South right-of-way line of Airport Boulevard, a distance of 600.05 feet to a point, from whence an iron rod with cap stamped "Davis" bears S 85°35'51" E, a distance of 0.12 feet and a brass Texas Department of Transportation highway marker bears N 52°06'39" E, a distance of 2655.28 feet;

Thence S 37°53'21" E, a distance of 467.96 feet to the **Point of Beginning** of this tract;

Said tract contains a computed area of 3.223 acres of land.

- CERTIFICATE -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 28th day of August, 2014



[Signature]
 Dwayne R. Gresham
 Registered Professional Land Surveyor
 Texas Registration No. 1939
 Amarillo, Texas



GRESHAM & ASSOCIATES INC

Registered Professional Land Surveyors

Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

7120 14th West, Suite 150

Phoenix (602) 359-0648

Project No. 004-0714

Klucsevsek Unit No. 2

FILED OF RECORD:

8-28-14 POTTER

DATE 1261700

CLEAR'S FILE NUMBER

APP

P-14-56

JS

Through Tax Year
2013

TAX CERTIFICATE

Certificate #
6073

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

Property Information	
Property ID: 49810	Geo ID: 4431500100
Legal Acres: 1.7900	
Legal Desc: KLUCEVSEK SUB #1 AMD LOT 001	BLOCK 0001
Situs: 10100 AIRPORT BLVD	AMARILLO, TX 79111-1216
DBA:	
Exemptions:	

Owner ID: 100075724 100.00%
HEKET FRED D
7811 TARTER AVE # 3
AMARILLO, TX 79121-1746

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 116,081
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 31,015
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 147,096

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: 08/19/2014			Total Due if paid by: 08/31/2014			0.00

Tax Certificate issued for:	Taxes Paid in 2013
POTTER COUNTY	932.62
AMARILLO	500.26
PANHANDLE WD	12.47
AMA COLLEGE	293.46
HIGHLAND PARK	1,717.35

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: 08/19/2014
Requested By: HEKET FRED D
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

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

Property Information	
Property ID: 50146	Geo ID: 20006004010
Legal Acres: 1.4100	
Legal Desc: SECT 60 A B & M LOT	BLOCK 0002 1.413 ACS
	BEG 2595.72FT E OF S W COR OF SECT
Situs:	
DBA:	
Exemptions:	

Owner ID: 100075724 100.00%
HEKET FRED D
7811 TARTER AVE # 3
AMARILLO, TX 79121-1746

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 24,805
HIGHLAND PARK	Land HS: 0
PANHANDLE WD	Land NHS: 24,568
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 49,373

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: 08/19/2014

Total Due if paid by: 08/31/2014

0.00

Tax Certificate Issued for:	Taxes Paid in 2013	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	313.03	
AMARILLO	167.91	
PANHANDLE WD	4.19	
AMA COLLEGE	98.50	
HIGHLAND PARK	576.43	

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)].

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Date of Issue: 08/19/2014
Requested By: HEKET FRED D
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1261700

Filing and Recording Date: 08/28/2014 02:06:18 PM Pages: 2 Recording Fee: \$31.00

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.

Instrument N
seaton

1261700

Filing and Rec

Date: 08/28/2014 02:06:18 PM

Page: 2 of 2

Recording Fee

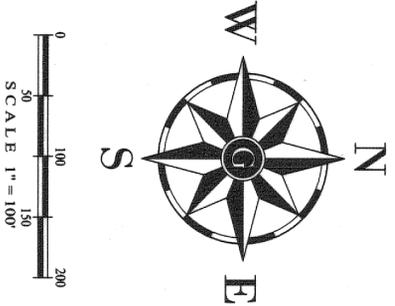
\$31.00

08/28/2014 02:06:18 PM

Klucsevsek Subdivision Unit No. 2

AN ADDITION TO THE CITY OF AMARILLO

A 3.223 acre tract of land being a replat of Klucsevsek Subdivision No. 1, Amended, and a 1.432 acre tract of unplatted land out of Section 60, Block 2, A.B. & M. Survey, Potter County, Texas.



DEDICATION

STATE OF TEXAS (

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER (

That **Fred Heket**, being the owner of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as **Klucsevsek Subdivision Unit No. 2**, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, 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, alleys, lanes, and easements.

EXECUTED THIS 22nd DAY OF August, 2014.

Fred Heket
Fred Heket
7811 Tarter Avenue #3
AMARILLO, TEXAS 79121
(806) 353-5253

ATTEST

STATE OF TEXAS
COUNTY OF POTTER

Before me, the undersigned authority, on this day personally appeared, **Fred Heket**, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

22nd DAY OF August, 2014.

Patricia L. Mercede
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL:

Approved by the designated official for the City of Amarillo, Texas, this 25 day of Aug, 2014.

[Signature]
Assistant City Manager, Development Services

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



NOTES

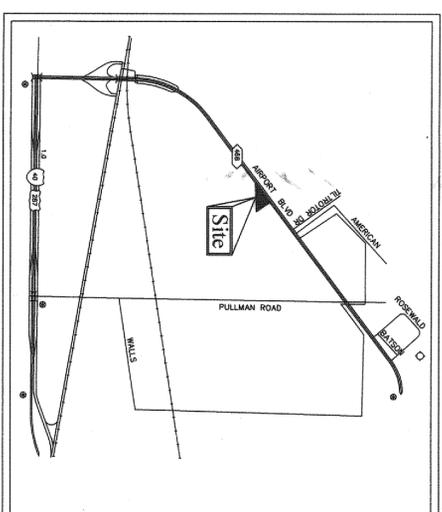
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- This plat does not lie within the Amarillo E.T.J.
- Previous recorded information in parenthesis.
- This plat does not lie in a flood hazard zone per FEMA Map Panel No. 4837SC0354C dated June 4, 2010.
- This plat is subject to Aviation Height Hazard Restrictions. Therefore an Aviation Clear Zone Easement with a maximum building height of 3,755 feet MSL has been filed in accordance with this plat.

- CERTIFICATE -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 28th day of July, 2014

[Signature]
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas



Vicinity Map
Not to Scale

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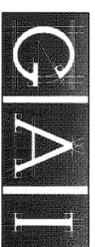
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Said tract contains a computed area of 3.223 acres of land.

FILED OF RECORD:

DATE 8-28-14 COUNTY Potter

CLERK'S FILE NUMBER 1261700



SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC.
L.L. #107,458

Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

7120 L-40 West, Suite 150 Amarillo, Texas 79106
Phone: (806) 359-9848 Fax: (806) 359-9717
www.gresur.com

Project No.: 064-07-14

Klucsevsek Unit No. 2

Drawn By:
CA Beery