

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 31, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-64 Westcliff Park Unit No. 45, an addition to the City of Amarillo, being a replat of Lot 17, Block 6, Westcliff Park Unit No. 20 Amended, in Sections 11 and 24, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Club View Dr. & Fairway Dr.)
DEVELOPER: Chris Scharbauer

The Planning and Zoning Commission approved the above-mentioned item on January 9, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4383, Page 133 on January 10, 2012. Please post your records accordingly.

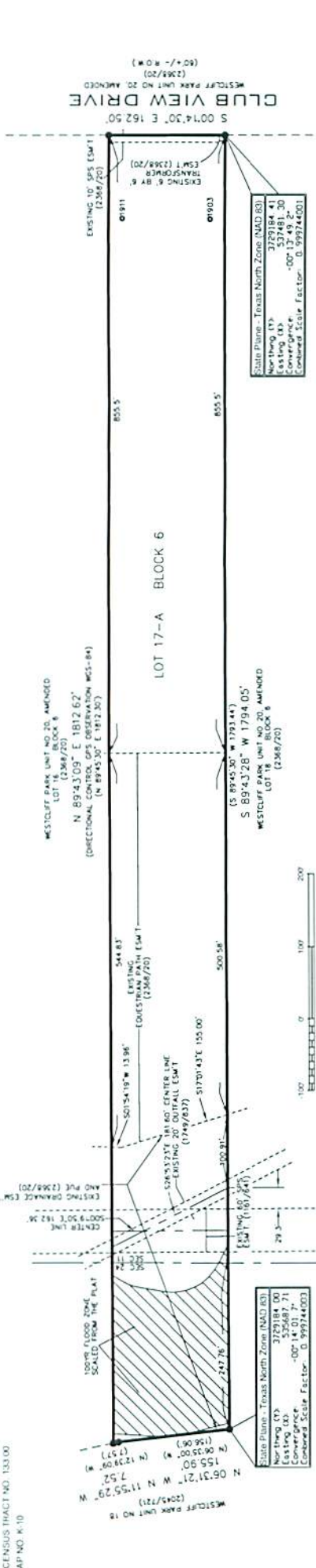


Kelley Shaw, Planning Director

BLK 9 BS+F

SECS 11+24

K-10



- NOTES**
- 1) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
 - 2) A portion of this plat does lie within flood hazard area zone "A", according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48325C067C, dated June 04, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by the firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "A" as shown on the referred F.E.M.A. F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
 - 3) Property distances and/or bearings are shown as measured or taken with the survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
 - 4) No obstructions or fences are to be erected so as to block access to the Equestrian Path Easement.

- FLOOD HAZARD AREA NOTES**
- 1) No building permits shall be issued in this area
 - 2) No fencing to be constructed in this area
 - 3) No temporary structures or material shall be placed in this area
 - 4) Area shall be maintained free of debris and obstructions
 - 5) Existing improvements are exempted from this regulation
- SPECIAL NOTE**
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE 80 FOOT MAXIMUM FRONT YARD BUILDING SETBACK. THE MINIMUM 60 FOOT FRONT YARD BUILDING SETBACK WILL REMAIN UNCHANGED.**

DEDICATION

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

That, Chris Scharbauer, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Westcliff Park Unit No. 45 in addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements unless in said "residual" with recorded information is designated.

Executed this 16th day of December, 2011.

Chris Scharbauer
 Chris Scharbauer
 P.O. Box 50118
 Amarillo, Texas 79159-0118
 Phone: 806-679-7995

NOTARY ATTEST

State of Texas §
 County of Randall §

Before me, the undersigned authority, on this day personally appeared Chris Scharbauer, 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.

Given under my hand and seal of office this 16th day of December, 2011.

Robert Ed Keys
 ROBERT ED KEYS
 NOTARY PUBLIC
 STATE OF TEXAS
 My commission expires 06/22/2015



APPROVAL

Approved by the Planning and Zoning Commission of Amarillo, Texas, this 9th day of January, 2012.

Edward Smith
 City of Amarillo

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey sketched on the ground by me or by others under my direct supervision on the 09th day of July, 2008.

Robert Keys
 Registered Professional Land Surveyor

GRANTEES ADDRESS:
 City of Amarillo
 Box 1911
 Amarillo, Texas 79105-1971

FILED OF RECORD:
 1-10-12
 POTTER COUNTY
 4383
 133
 page

Westcliff Park Unit No. 45
 An addition to the City of Amarillo, being a replat of Lot 17, Block 6 of Westcliff Park Unit No. 20, Amended, according to the map or plat thereof of record in Volume 2368, Page 20 of the Official Public Records of Potter County, Texas, out of Sections 11 & 24, Block 9, B. S. & F. Survey, Potter County, Texas 6.72 ± Acres

Robert Keys & Associates
 806/352-1712
 4025 E. Amarillo Blvd. Amarillo, TX 79109-5405
 www.rkaonline.com

APP

P-11-64

JS

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

Property Information	
Property ID: 37869	Geo ID: 8614903421
Legal Acres: 6.7200	
Legal Desc: WESTCLIFF PARK # 20 AMD LOT 017	BLOCK 0006
Situs: CLUB VIEW DR AMARILLO, TX	
DBA:	
Exemptions:	

Owner ID: 100033239 100.00%
SCHARBAUER CHRIS
SCHARBAUER LAVONNE
PO BOX 50118
AMARILLO, TX 79159-0118

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 100,000
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 100,000

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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.

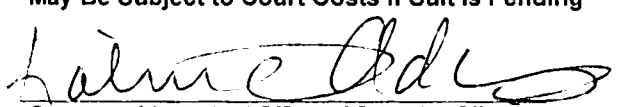
Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 12/19/2011			Total Due if paid by: 12/31/2011			0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	633.50
AMARILLO	320.09
PANHANDLE WD	9.15
AMA COLLEGE	189.38
AMARILLO ISD	1,170.00

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


Signature of Authorized Officer of Collecting Office

Date of Issue: 12/19/2011
Requested By: CITY OF AMARILLO
Fee Amount: 10.00
Reference #: R08614903421

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Jan 10, 2012 at 03:15P

Receipt# - 166952

Document Number 01208509:

Amount 20.00

Julie Smith
County Clerk, Potter County

by *JS* , Deputy

RETURN TO:

PLANNING DEPT.
CITY OF AMARILLO
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

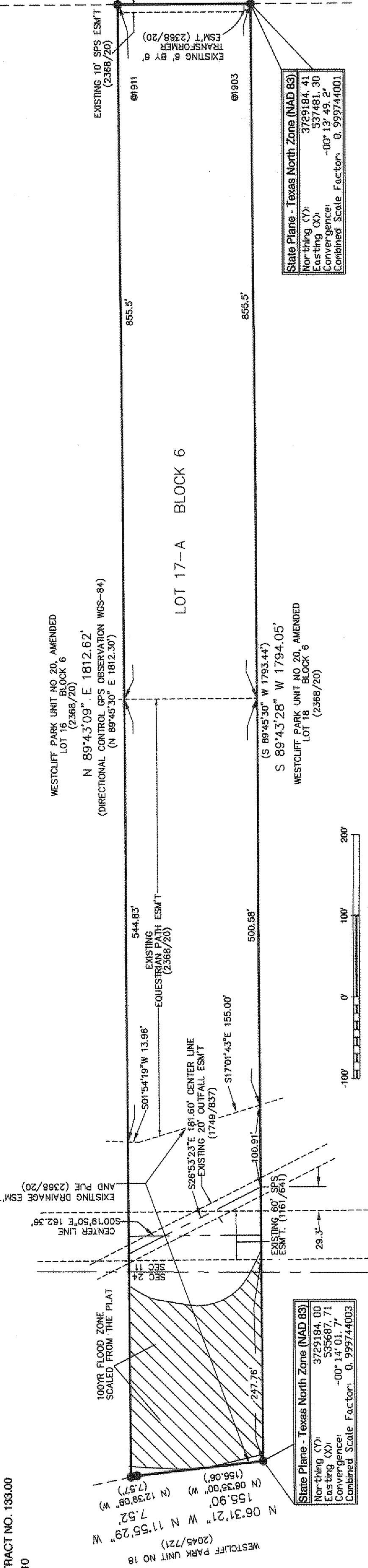
By *Lydia Smith* , Deputy

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.

COUNTY CLERK'S MEMO

Portions of this document may
not be legible and/or reproducible
when received for recording.

CENSUS TRACT NO. 133.00
AP NO. K-10



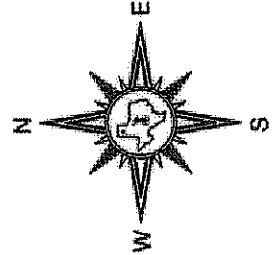
State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3729184.00
Easting (X):	3535607.71
Convergence:	-00° 44' 11.11"
Combined Scale Factor:	0.999744003

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3729184.41
Easting (X):	3535607.30
Convergence:	-00° 44' 11.11"
Combined Scale Factor:	0.999744001

LEGEND:

- = 1/2 inch iron rod (found)
- @1234 = address assigned by the City of Amarillo (subject to change without notice)
- () = Instrument recording in County Clerk's Office
- [Hatched Box] = 100 Year Flood Hazard Area (See Flood Hazard Area Notes)

SCALE: 1" = 100'



NOTES

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The State of Texas §
County of Potter §

Know all men by these presents:

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Executed this 16th day of December, 2011.

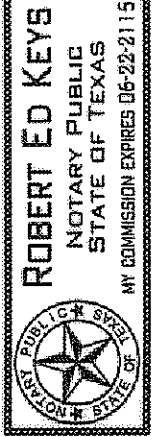
Chris Scharbauer
Chris Scharbauer
P.O. Box 50118
Amarillo, Texas 79159-0118
Phone: 806-679-7985

NOTARY ATTEST

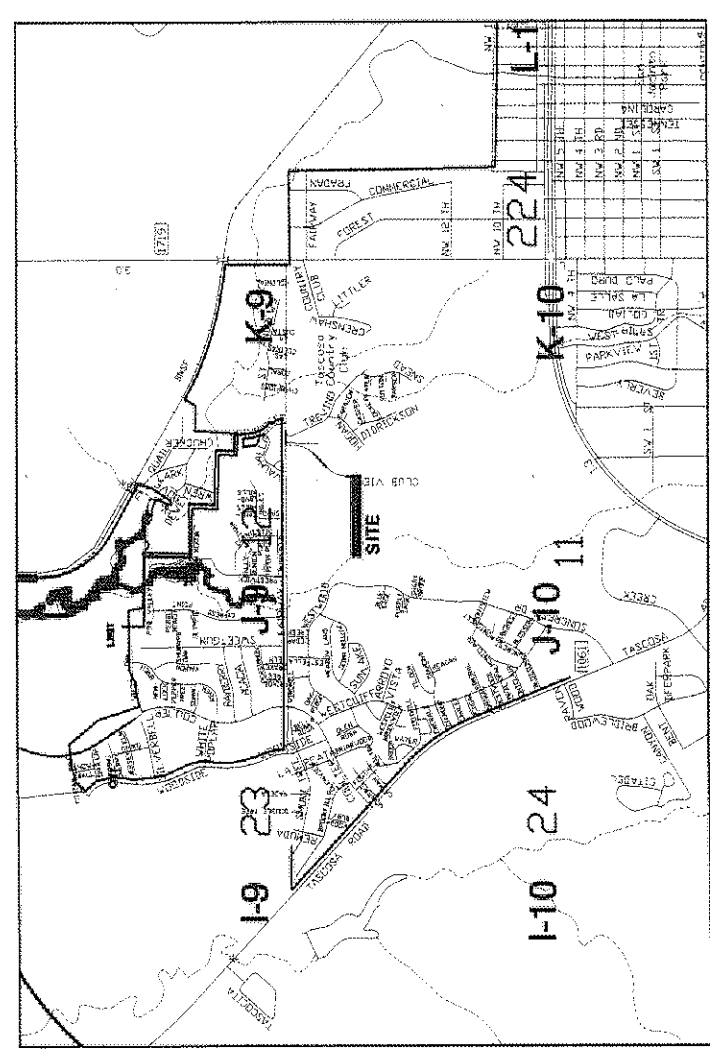
State of Texas §
County of Randall §

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Given under my hand and seal of office this 16th day of December, 2011.



Robert Ed Keys
Robert Ed Keys
Notary Public
State of Texas
My Commission Expires: 06-22-2015



VICINITY MAP (N.T.S.)

APPROVAL

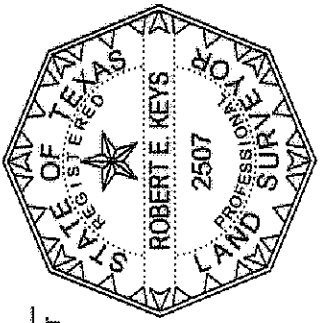
Approved by the Planning and Zoning Commission of Amarillo, Texas, this 9th day of November, 2011. 2011

Howard Smith
Chairman

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 9th day of July, 2008.

Robert Ed Keys
Registered Professional Land Surveyor



GRANTEE'S ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

FLOOD HAZARD AREA NOTES

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- 3.) No temporary structures or material shall be placed in this area.
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- 5.) Existing improvements are exempted from this regulation.

SPECIAL NOTE

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