

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 25, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-11 Blankenship Estates Unit No. 2, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 179, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Washington St./FM 1541 & Wheeler Rd.)
DEVELOPER: Frank Blankenship

The Planning and Zoning Commission approved the above-mentioned item on May 21, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012009163 on May 24, 2012. Please post your records accordingly.

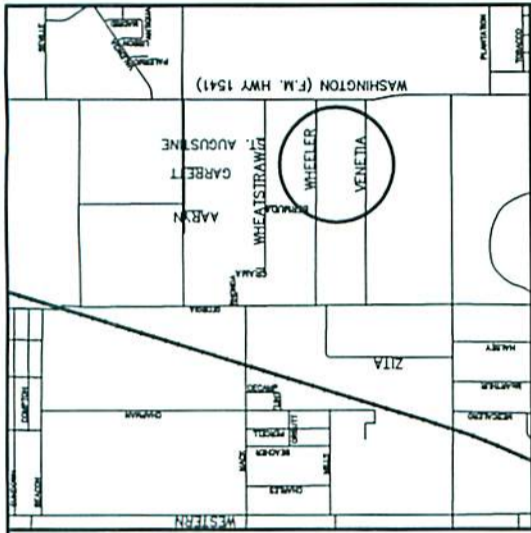


Kelley Shaw, Planning Director

BLK 2 AB+M

SEC 179

M-20

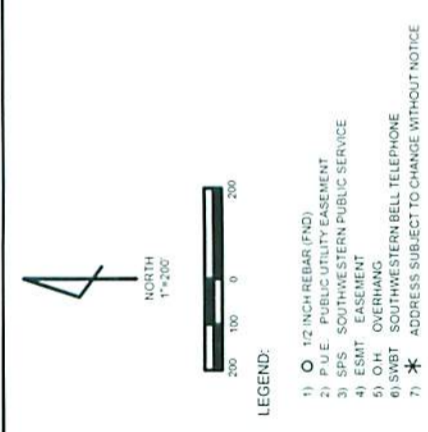


AP NO. M-20
 SFC NAD83 TEXAS NORTH
 S.W. CORNER
 NORTHING Y = 3672606.365
 EASTING X = 460370.707
 CONVERGENCE = -0.12 17.07388
 SCALE FACTOR = 0.999928303
 COMBINED FACTOR = 0.999759316
 N.W. CORNER
 NORTHING Y = 3674800.030
 EASTING X = 50384.200
 CONVERGENCE = -0.12 17.07243
 SCALE FACTOR = 0.999927966
 COMBINED FACTOR = 0.999758979

VICINITY MAP NTS

NOTE:
 1. THIS PLAT IS NOT WITHIN A FEMA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48391C0200E, 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 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 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. BEARING BASIS IS FROM GPS OBSERVATION

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-2916
 517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806)358-4829 FAX (806)358-4820
 E-mail: thomasandisrael.com
 08 NO. 12257



LEGEND:
 1) O 1/2 INCH REBAR (FND)
 2) P U E PUBLIC UTILITY EASEMENT
 3) SPS SOUTHWESTERN PUBLIC SERVICE
 4) ESMT EASEMENT
 5) O H OVERHANG
 6) SWBT SOUTHWESTERN BELL TELEPHONE
 7) * ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

DESCRIPTION:
 A 15.01 ACRE TRACT OF LAND IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF VENETIA ROAD MARKING THE SOUTHEAST CORNER OF THIS TRACT AND FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 179 BEARS S 89°59'30\"/>

DEDICATION:
 STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENT
 COUNTY OF RANDALL X

THAT FRANK BLANKENSHIP, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED AL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BLANKENSHIP ESTATES UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, LOCATED IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS
 EXECUTED THE 15 DAY OF May, 2012

FRANK BLANKENSHIP
 2697 YUCCA AVENUE
 AMARILLO, TEXAS 79115-6378
 (806) 236-7973

ATTEST:
 Tufes
 COUNTY OF Potte

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 AND AS THE ACT AND DEED OF SAID CORPORATION
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 15 DAY OF May, 2012
 My Comm. Expires 4/24/14
 My Commission Expires 4/24/14



FILED/RECORDED
 5 24-12
 Randall COUNTY
 2012 009163
 FILE CLERK NO.

CENSUS TRACT 217.03
 WHEELER ROAD
 40' ROAD V. 535 P. 83
 S. 89°59'30\"/>

UNPLATTED
 FC NO. 2005007290

GRANTEES ADDRESS IS:
 CITY OF AMARILLO RANDALL COUNTY ROAD DEPARTMENT
 PO BOX 1971 P O BOX 1338
 AMARILLO, TX 79105-1971 CANYON, TEXAS 79015

APP

P-12-11

JS

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 91016

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
=====
NAME . . : BLANKENSHIP FRANK
ADDRESS: 2937 YUCCA AVE
AMARILLO TX 79118

PROPERTY DESCRIPTION
=====
SECT 179 A B & M
LOT BLOCK 0002
1200FT S X 544.5FT W
BEG 50FT W & 3440FT S
OF NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1790 5975.0 TAXES FOR 2011 ARE \$ 675.81
Acres: 15.0000 Randall County Market Value: 40,500
2011 Taxes WITHOUT Exemptions \$ 675.81

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2012 taxes have not been calculated.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2011

Deanda Bowling
DEPUTY

3/12/2012
DATE OF TAX CERTIFICATE

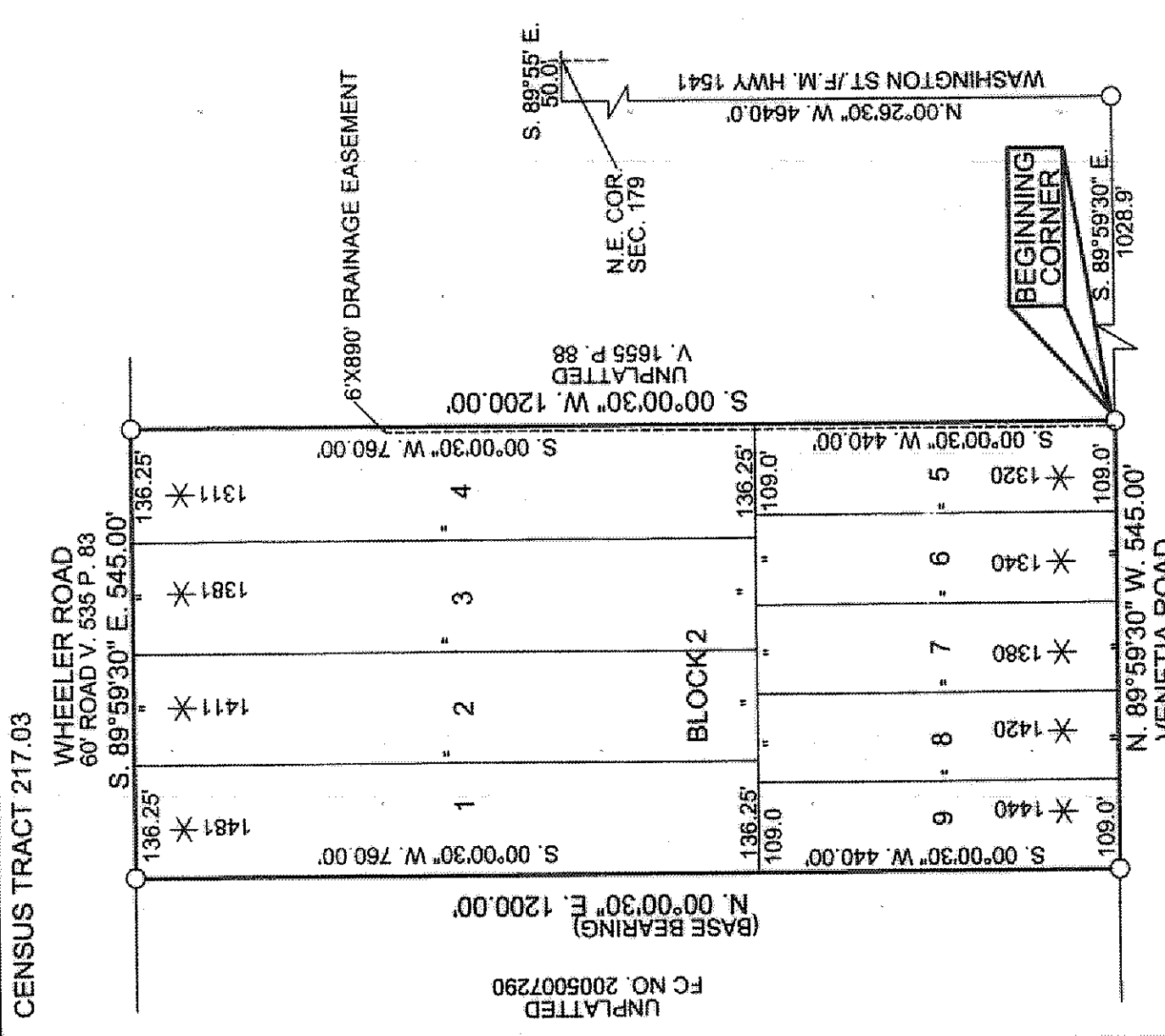
FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012009163
05/24/2012 03:08 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



DEDICATION:
 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENT
 COUNTY OF RANDALL

THAT FRANK BLANKENSHIP, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BLANKENSHIP ESTATES UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.
 EXECUTED THE 15 DAY OF May, 2012.
 Frank Blankenship
 FRANK BLANKENSHIP
 2937 YUCCA AVENUE
 AMARILLO, TEXAS 79118-9378
 (806) 236-7973

ATTEST:
 STATE OF Texas
 COUNTY OF Potter

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 AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 15 DAY OF May, 2012.
 Notary Public in and for the State of Texas
 My Commission Expires: 4/24/14

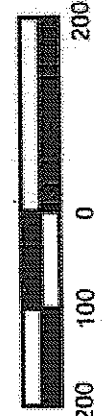
GRANTEE'S ADDRESS IS:
 CITY OF AMARILLO
 PO BOX 1971
 AMARILLO, TX 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
 P.O. BOX 1338
 CANYON, TEXAS 79015

AP NO. M-20

SPC NAD83
 TEXAS NORTH
 S.W. CORNER
 NORTHING/Y= 3673606.355
 EASTING/X= 550379.707
 CONVERGENCE= -0.12 17.67388
 SCALE FACTOR= 0.999928303
 COMBINED FACTOR= 0.999759316

N.W. CORNER
 NORTHING/Y= 3674806.039
 EASTING/X= 550384.206
 CONVERGENCE= -0.12 17.67243
 SCALE FACTOR= 0.999927866
 COMBINED FACTOR= 0.999758979



- LEGEND:**
- 1) 1/2 INCH REBAR (FND)
 - 2) P.U.E. PUBLIC UTILITY EASEMENT
 - 3) SPS SOUTHWESTERN PUBLIC SERVICE
 - 4) ESMT. EASEMENT
 - 5) O.H. OVERHANG
 - 6) SWBT SOUTHWESTERN BELL TELEPHONE
 - 7) ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

DESCRIPTION:
 A 15.01 ACRE TRACT OF LAND IN SECTION 179, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF VENETIA ROAD MARKING THE SOUTHEAST CORNER OF THIS TRACT AND FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 179 BEARS S 89°59'30" E, 1028.9 FEET; N. 00°26'30" W, 4640.0 FEET; AND S. 89°55'00" E, 50.00 FEET;

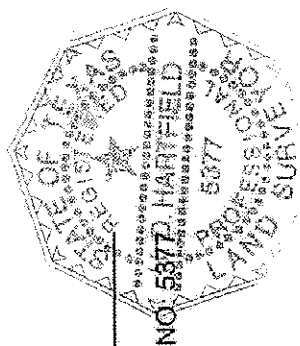
THENCE N 89°59'30" W, 545.00 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF VENETIA ROAD, TO A 1/2 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°00'30" E. (BASE BEARING FROM GPS OBSERVATION) 1200.00 FEET TO A 1/2 INCH REBAR FOUND IN THE SOUTH LINE OF WHEELER ROAD AT THE NORTHWEST CORNER OF THIS TRACT;

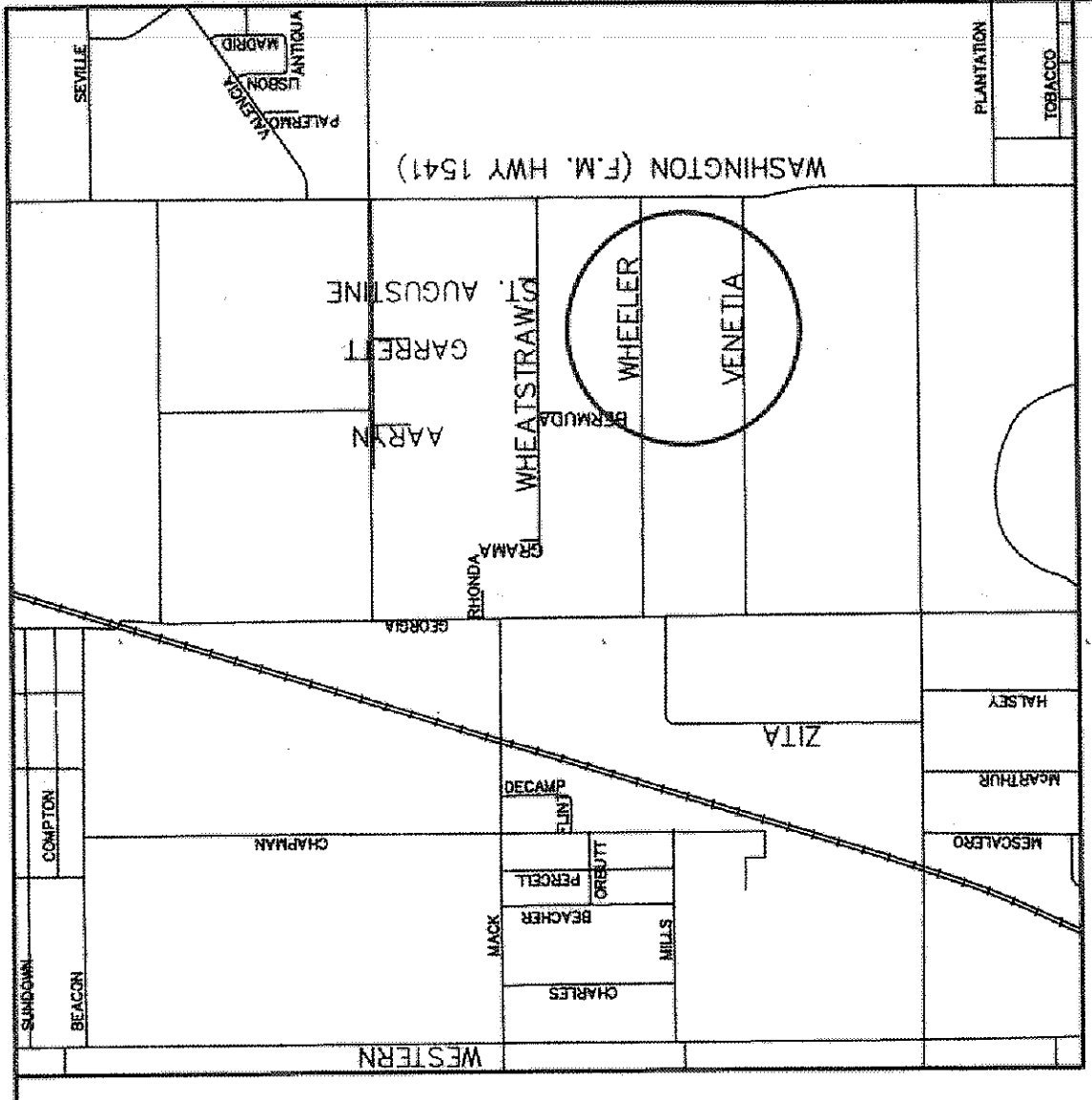
THENCE S 89°59'30" E, 545.00 FEET, ALONG SOUTH LINE OF WHEELER ROAD, TO A 1/2 INCH REBAR FOUND AT THE NORTHEAST CORNER OF THIS TRACT.

THENCE S. 00°00'30" W., 1200.00 FEET TO THE PLACE OF BEGINNING..

CERTIFICATE:
 I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 15TH DAY OF FEBRUARY, 2012.



H.O. HARTFIELD
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872, HARTFIELD
 COUNTY
 DATE 5-24-12
 FILE CLERK NO. 2012-009163



- NOTE:**
1. THIS PLAT IS NOT WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48381C0230E, 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 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 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. BEARING BASIS IS FROM GPS OBSERVATION.

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

DATE: 5/24/12
 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.
 DATE MAY 24, 2012
 HEALTH OFFICER

BLANKENSHIP ESTATES UNIT NO. 2
 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 (15.01 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-2916

517 N. POLK STREET, AMARILLO, TEXAS 79107
 (806) 358-4829 FAX (806) 358-4820
 E-mail: tiengsur@thomasandisrael.com

JOB NO. 12257