

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 26, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-33 JLB Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 128, Block 2, AB&M Survey, Amarillo, Potter County, Texas. (Vicinity: E Loop 335 & Eastern St.)
DEVELOPER: Starla Beard

The Designated Official for the City of Amarillo approved the above-mentioned item on July 23, 2012. The plat was filed of record in the Official Public Records of Potter County in Volume 4437, Page 304 on July 25, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

BLK 2 AB+M

SEC 128

Q-7

DESCRIPTION

A 3.00 acre tract of land out of a 135.26 acre tract of land, according to that certain Correction Special Warranty Deed recorded in Volume 4083, Page 461 of the Official Public Records of Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Commencing at a 1/8 inch iron rod with a cap stamped "R.P.L.S. 4028", found at the southwest corner of said Section 128, Block 2, A. B. & M. Survey, Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Thence N. 00°14'16" E., bearing contained herein, 128.66 feet to a 1/8 inch iron rod with a cap stamped "R.P.L.S. 4028", found at the northwest corner of said Section 128, Block 2, A. B. & M. Survey, Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Thence N. 89°57'50" W., 2663.88 feet along the south line of said Section 128 to a point, from whence a railroad spike, found at the southeast corner of said Section 128, Block 2, A. B. & M. Survey, Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Thence N. 00°14'16" E., 25.00 feet to a 1/8 inch iron pipe with a cap stamped "R.P.L.S. 4928", found at the northeast corner of said Section 128, Block 2, A. B. & M. Survey, Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Thence S. 89°57'50" W., 332.22 feet along the north right-of-way line of 39. Fenton Avenue - dedication unknown, prescriptive use, and now known as Loop 335 to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land.

Thence N. 00°14'16" E., 393.36 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land.

Thence N. 89°57'50" W., 137.22 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land, from whence a 1/8 inch iron pipe with a cap stamped "R.P.L.S. 4928", found at the northeast corner of said Section 128, Block 2, A. B. & M. Survey, Potter County, Texas, and said 3.00 acre tract of land being described by metes and bounds as follows:

Thence S. 00°14'16" W., 393.36 feet along the east line of said 135.26 acre tract of land to the **POINT OF BEGINNING**.



NOTES

1. This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.

2. This plat does not lie within a special flood hazard area, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4837503092C, dated June 4, 2010, nor does this plat lie within a special flood hazard area, according to the City of Amarillo's Base Flood, according to the Flood Damage Mitigation Chapter of the Municipal Code.

3. Boundary line dimensions shown herein are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Practitioners and Practitioners regarding precision (66315).

4. Bearings shown herein are relative to Geographic North as determined by GPS observation at an origin point of 43° 15' 36.661" North latitude and 101° 47' 21.217" West longitude (NAD83-CORRS96-EVACH2002).

APPROVAL

Approved by Vicki Covey, as Designated Official for the City of Amarillo, Texas

Dated this 23 day of July, 2012

Vicki Covey
 Vicki Covey

FILED OF RECORD

7-25-12
 POTTER COUNTY
 4437
 304

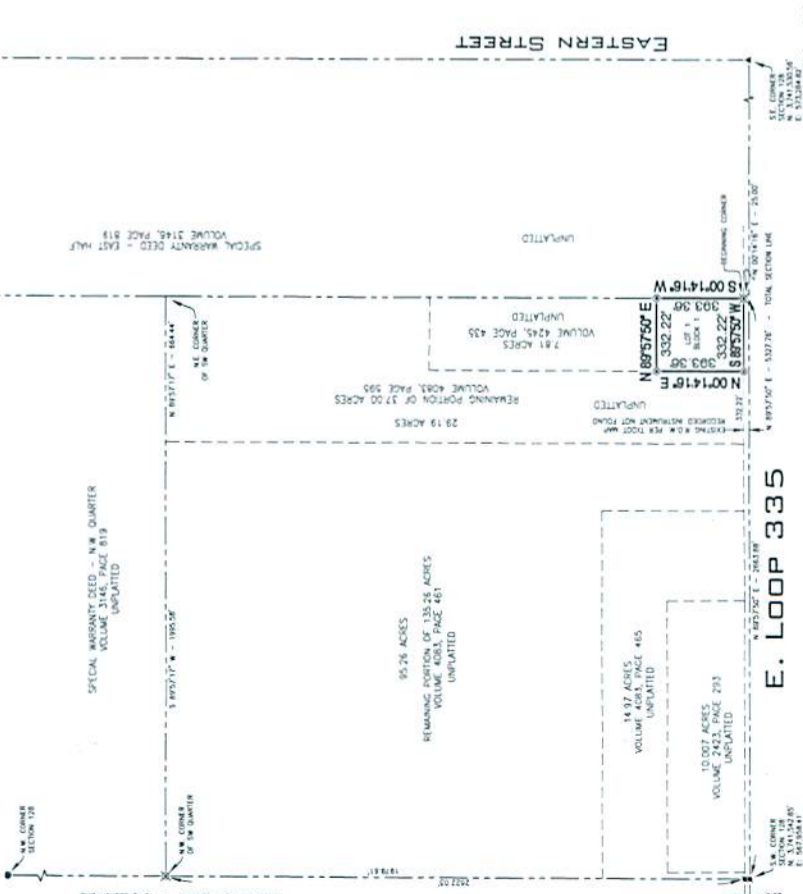
JLB ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTION 128, BLOCK 2,
 A. B. & M. SURVEY, AMARILLO, POTTER COUNTY, TEXAS.
 3.000 ACRES

CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • (806) 352-9197 fax • info@stonesurvey.com

LEGEND:

- 3/8 inch iron rod with a cap stamped "R.P.L.S. 4028" (found)
- 1/8 inch iron pipe with a cap stamped "R.P.L.S. 4028" (found)
- 3/8 inch iron rod (found)
- railroad spike (found)
- 3/8 inch iron rod with a cap stamped "R.P.L.S. 4884" (found)
- address assigned by the City of Amarillo subject to change without notice



DEDICATION

Know all men by these presents

The State of Texas
 County of Potter

That, **Stasha Beard**, 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 **JLB ACRES UNIT NO. 1**, in addition to the City of Amarillo, Texas, and does declare that all streets, alleys and easements shown upon such map or plat are dedicated to the public forever to be used as such.

Executed this 23 day of June, 2012

Stasha Beard
 Stasha Beard
 4139 E. Loop 334 North
 Amarillo, Texas 79108

NOTARY ATTEST

The State of Texas
 County of Randall

The undersigned authority in and for Randall County, Texas, this day personally appeared, **Stasha Beard**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 12th day of June, 2012.

Indy Beyer
 Indy Beyer
 Notary Public in and for the State of Texas
 My Commission Expires 12-31-2013

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a survey made on the premises by me or by others under my direct supervision on the 10th day of May, 2012.

Ally Hopkin
 Ally Hopkin
 Registered Professional Land Surveyor
 Texas Registration No. 6928

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

Property Information

Property ID: 128712 Geo ID: 20012800060
Legal Acres: 3.0000
Legal Desc: SECT 128 A B & M LOT BLOCK 0002 3.00 AC
TR BEG 2663.88FT E OF SW COR OF SECT
Situs: E LOOP 335 NORTH
DBA:
Exemptions:

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Owner ID: 100079911 100.00%
BEARD STARLA
8030 PACE ST
AMARILLO, TX 79108-5855

For Entities

Value Information

PANHANDLE WD Improvement HS: 0
POTTER COUNTY Improvement NHS: 0
RIVER ROAD Land HS: 0
Land NHS: 7,500
Productivity Market: 0
Productivity Use: 0
Assessed Value 7,500

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: 06/12/2012

Total Due if paid by: 06/30/2012 0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	47.51
PANHANDLE WD	0.69
RIVER ROAD	101.25

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: 06/12/2012
Requested By: BEARD STARLA
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office


Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Jul 25, 2012 at 08:45A

Receipt# - 174860

Document Number 01219235:

Amount 20.00

Julie Smith
County Clerk, Potter County

by  _____, Deputy

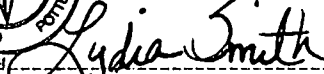
RETURN TO:

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  _____, 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.