

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-35 Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 2 AB&M Survey, Potter County, Texas. (Vicinity: US Hwy 287 & S Parsley Rd)
DEVELOPER: Chuck Blair

The Designated Official for the City of Amarillo approved the above-mentioned item on July 2, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1240074 on July 18, 2013. Please post your records accordingly.



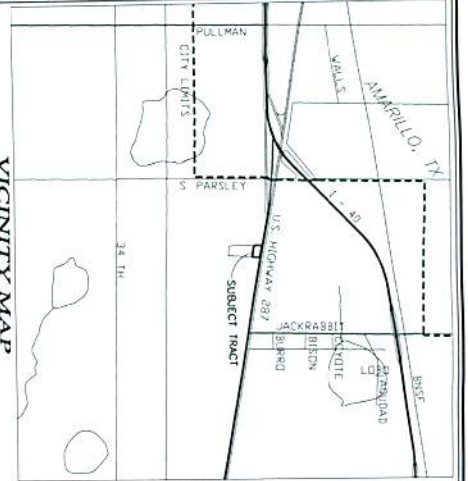
Kelley Shaw, Planning Director

D-116

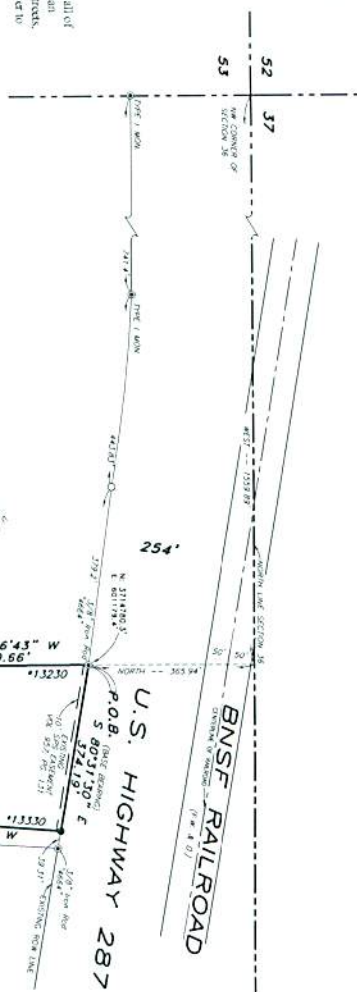
W-13

BLK 2 AB-m

SEC. 36



BLAIR ADDITION UNIT NO. 1
 A suburban subdivision to the City of Amarillo
 Being an unplatted tract of land in
 Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
 (3.00 Acres)



PROPERTY DESCRIPTION:
 A 3.00 acre tract of land out of the Northwest portion of Section 36, Block 2, A.B. & M. Survey, Potter County, Texas, being further described by metes and bounds as follows:
 BEGINNING at a 3/8 inch iron rod with cap stamped "RPLS 4664" found in the Southeast right of way line of State Highway 287, the Northwest corner of this tract, whence the Northwest corner of said Section 36, bears North - 365.94 feet and West - 1539.89 feet;
 THENCE South 80 degrees 31 minutes 30 seconds East, along the South line of U.S. Highway 287, a distance of 374.19 feet to a 3/8 inch iron rod with cap stamped "HBD" 94;
 THENCE South 04 degrees 17 minutes 13 seconds West, a distance of 365.63 feet to a 5/8 inch iron rod with cap stamped "HBD" 94;
 THENCE North 80 degrees 31 minutes 30 seconds West, a distance of 343.57 feet to a 3/8 inch iron rod with cap stamped "HBD" 94;
 THENCE North 00 degrees 26 minutes 43 seconds West, a distance of 369.66 feet to the PLACE OF BEGINNING.
 Said tract contains a compact area of 3.00 acres of land.

NOTES:

- This Plat is located within the Amarillo ETJ.
- Census Tract Shown was Approved by the City of Amarillo.
- This Plat Does Not lie within a Flood Hazard Zone "A" according to the Flood Hazard Boundary Map Community Panel No. 4875C0558C, dated June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the maps upon which this opinion is based.
- ** ** Address ranges shown were provided by the City of Amarillo and are subject to change without notice.
- Coordinates shown hereina are referenced to the "Texas Coordinate System, North Zone, NAD 83"
- 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 subsurface sewage system may be constructed. Conversely no water well location will be approved unless it is located within the Sanitary Control Easement. This sanitary control easement will extend into adjacent lots.
- This Plat is subject to aviation height restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 3,735 feet M.S.L. has been filed in accordance with this plat.

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 preliminary survey and staked on the ground by me or others under my direct supervision.

Dated this 6th day of June, 2013
 K.C. Brown, RPLS
 Texas Reg. No. 4664

"Final Plat"
BLAIR ADDITION UNIT NO. 1
 A suburban subdivision to the City of Amarillo
 Being an unplatted tract of land in
 Section 36, Block 2, A.B. & M. Survey, Potter County, Texas
 (3.00 Acres)

Hagar, Brown & Dorsey, LLC.
 LAND SURVEYORS
 P.O. Box 1249
 79405
 4713 S. Westover St.
 Amarillo, Texas 79109
 (806) 366-6000 FAX
 (806) 366-6000 FAX



Given under my hand and seal of office this 6th day of June, 2013.
 Notary Public in and for the State of Texas
 James Pringle



LEGEND
 - 5/8" Iron Rod set with HBD cap
 - Control Monument found as noted
 - Calculated point



ATTEST
 STATE OF TEXAS }
 COUNTY OF POTTER }
 BEFORE ME

Cluck Blair
 P.O. Box 777
 Hillbrook, Texas 76645
 (254) 582-2022

Executed this 6th day of June, 2013.
 Cluck Blair

That Cluck Blair, being the owner of the land shown and described on this Plat has caused all of said land to be surveyed, staked and described as Blair Addition Unit No. 1, a suburban subdivision to the City of Amarillo, Potter County, Texas, and does declare that all of the streets, alleys, lanes, and easements shown upon this map and plat are dedicated to the public forever to be used as streets, alleys, lanes, and easements.

Approved by the Planning & Zoning Commission for the City of Amarillo, Texas
 Viola Couey 7/2/13
 Deputy City Mgr.

Approved by the Health Department:
 R. W. Bates, Jr. 7/10/13
 Public Health Officer

City of Amarillo
 P.O. Box 9111
 Amarillo, Texas 79105 1971
 Potter County Road & Bridge
 2419 E. Willow Creek Drive
 Amarillo, Texas 79108

FILED OF RECORD
 Date: 7-18-13
 County: Potter
 Clerk File No. 1240074

PLAT NO. 1240074
 REGISTERED
 JUL 18 2013
 JULIE SMITH
 COUNTY CLERK
 POTTER COUNTY, TEXAS

APP

P-13-35

JS

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

Owner ID: 100116307 100.00%
BLAIR CHARLES C
13500 S US HIGHWAY 287
AMARILLO, TX 79118

Property Information
Property ID: 44729 Geo ID: 20003607500
Legal Acres: 9.4200
Legal Desc: SECT 36 A B & M LOT BLOCK 0002 IRREG TR
BEG 365.94FT S & 1559.89FT E OF NW COR OF SECT
Situs: 13500 S UH 287 , 79118
DBA:
Exemptions: HS, OV65

For Entities Value Information
HIGHLAND PARK Improvement HS: 47,172
PANHANDLE WD Improvement NHS: 0
POTTER COUNTY Land HS: 23,340
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 70,512

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: 06/26/2013

Total Due if paid by: 06/30/2013

0.00

Tax Certificate Issued for:	Taxes Paid in 2012	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR
POTTER COUNTY	341.37	THE 2013 TAXES HAVE NOT BEEN CALCULATED
PANHANDLE WD	5.37	
HIGHLAND PARK	411.87	

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: 06/26/2013
Requested By: BLAIR CHARLES C
Fee Amount: 10.00
Reference #: R20003607500


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1240074

Filing and Recording Date: 07/18/2013 11:04:54 AM Pages: 3 Recording Fee: \$35.00

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.



A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive style.

Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

jmiller

Ret:
City of Amon
PO Box 1971
Amon TX 79102

