

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

November 30, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-56 Famous Heights Park Addition Unit No. 19, an addition to the City of Amarillo, being a replat of Lots 11 and 12, Block 9, Famous Heights Park Addition, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 10th Ave. & Marrs St.)  
DEVELOPERS: Juan and Modesto Saucedo

The Designated Official for the City of Amarillo approved the above-mentioned item on November 12, 2012. The plat was filed of record in the Official Public Records of Potter County Instrument # 1226005 on November 19, 2012. Please post your records accordingly.



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Kelley Shaw, Planning Director

BLK 2 AB+M

SEC 13B

P-12



VICINITY MAP - NO SCALE

**NOTES**

1. This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 483150303K, dated June 4, 2010.
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.P.L.S. General Rules of Procedure and Practices regarding precision (66315).
4. Bearings shown herein are relative to Grid North (NAD83-Texas North Zone).

**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 perimeter survey taken on the ground by me or by others under my direct supervision on the 9th day of September, 2012.

*Jeffrey Hood Sasser*  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928



**APPROVAL**

Approved by Vicki Covey designated official for the City of Amarillo, Texas, on this 12 day of November, 2012.

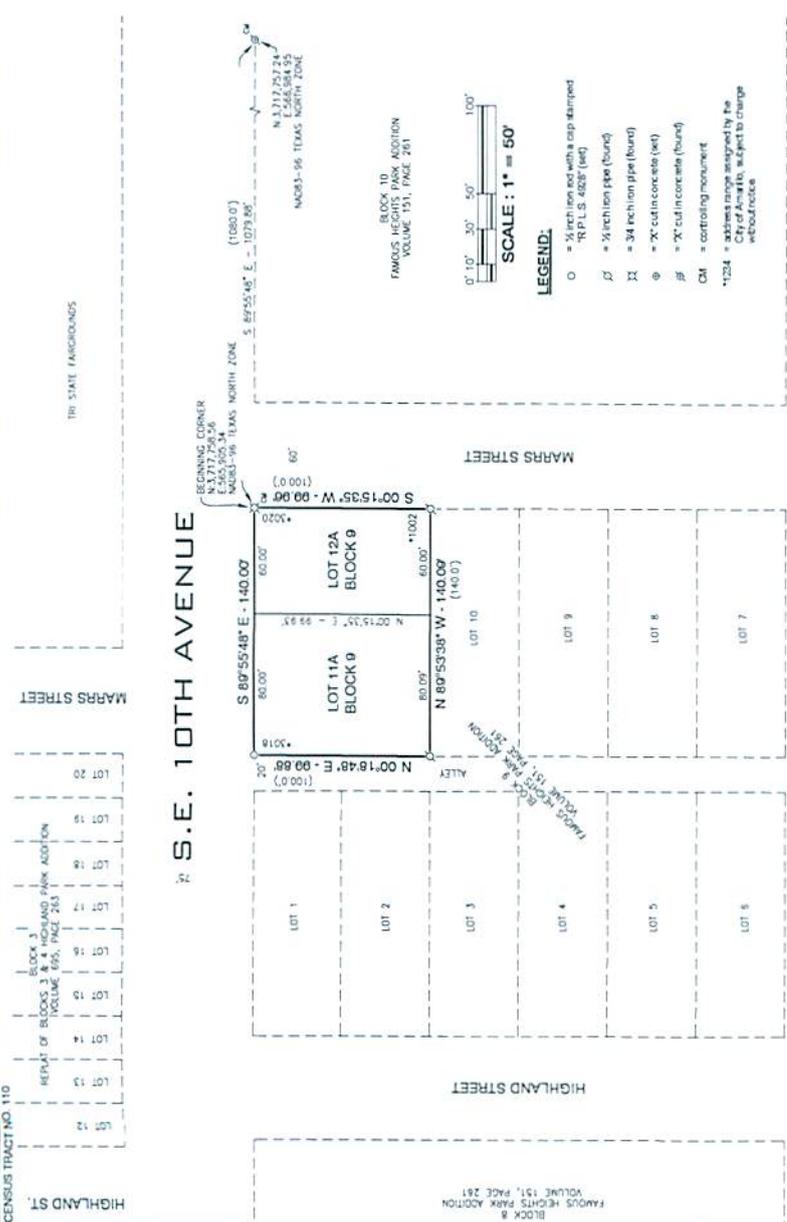
*Vicki Covey*  
 Vicki Covey

FILED OF RECORD: 11-19-12  
 COUNTY: POTTER  
 VOLUME: 12260005  
 PAGE: \_\_\_\_\_

FAMOUS HEIGHTS PARK ADDITION UNIT NO. 19

BEING A REPLAT OF LOTS 11 AND 12, BLOCK 9, FAMOUS HEIGHTS PARK ADDITION, IN SECTION 13B, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS, 0.321 ACRES

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



SCALE: 1" = 50'

**LEGEND:**

- = 1/2 inch iron rod with a cap stamped "T.P.L.S. 4928" (see)
- = 1/2 inch iron pipe (bound)
- ⊗ = 3/4 inch iron pipe (bound)
- ⊙ = "X" cut in concrete (set)
- ⊕ = "X" cut in concrete (bound)
- CM = controlling monument
- \*1234 = address range assigned by the City of Amarillo, subject to change without notice

**DEDICATION**

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

That, Juan Sarracdo and Modesta Sarracdo, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **FAMOUS HEIGHTS PARK ADDITION** in the County of Potter, Texas, and has declared that all statements known to him to be true and correct, and that he declares that all statements known to him to be true and correct, and that he declares that all statements known to him to be true and correct.

Witness my hand and seal of office this 5th day of October, 2012.

*Modesta Sarracdo*  
 Modesta Sarracdo  
 2616 Block Avenue  
 Amarillo, Texas 79107-6092

**NOTARY ATTEST**

The State of Texas }  
 County of Randall }

The undersigned authority in and for Randall County, Texas, this day personally appeared, **Modesta Sarracdo** 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 considerations therein expressed.

Given under my hand and seal of office this 5th day of October, 2012.

*Cindy Beyer*  
 Cindy Beyer  
 Notary Public in and for the State of Texas  
 My Commission Expires 12-27-2013

**DESCRIPTION**

A 0.321 acre tract of land being all of Lots 11 and 12, Block 9, Famous Heights Park Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 261 of the Deed Records of Potter County, Texas, and said 0.321 acre tract of land being more particularly described by notes and books as follows:  
 BEGINNING at a 1/2 inch iron pipe found at the southeast corner of said Lot 12;  
 Thence N 89°55'48" E, 140.00 feet to a 1/2 inch iron pipe found at the southeast corner of said Lot 11;  
 Thence S 89°55'48" E, 59.88 feet to a 1/2 inch iron rod with a cap stamped "T.P.L.S. 4928", set at the northwest corner of said Lot 12;  
 Thence S 89°55'48" E, 140.00 feet to the POINT OF BEGINNING.

**NOTARY ATTEST**

The State of Texas }  
 County of Randall }

The undersigned authority in and for Randall County, Texas, this day personally appeared, **Modesta Sarracdo** 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 considerations therein expressed.

Given under my hand and seal of office this 5th day of October, 2012.

*Modesta Sarracdo*  
 Modesta Sarracdo  
 by power of attorney for her husband  
*Cindy Beyer*  
 Cindy Beyer  
 Notary Public in and for the State of Texas  
 My Commission Expires 12-27-2013

**GRANTEE'S ADDRESS:**  
 P.O. Box 1971  
 Amarillo, TX 79105-1971

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

Property Information

Property ID: 9572      Geo ID: 2207000930  
Legal Acres: 0.3200  
Legal Desc: FAMOUS HEIGHTS PARK ADDN LOT      BLOCK 0009  
                  11 & 12  
Situs: 3020 SE 10TH AVE AMARILLO, TX 79104  
DBA:  
Exemptions:

Owner ID: 100076123      100.00%  
SAUCEDO JUAN  
SAUCEDO MODESTA  
2616 BROOK AVE  
AMARILLO, TX 79107-5692

For Entities

Value Information

AMA COLLEGE  
AMARILLO  
AMARILLO ISD  
PANHANDLE WD  
POTTER COUNTY

Improvement HS: 0  
Improvement NHS: 42,757  
Land HS: 0  
Land NHS: 7,000  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 49,757

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: 11/13/2012

Total Due if paid by: 11/30/2012

0.00

Tax Certificate Issued for:	Taxes Paid in 2012
POTTER COUNTY	312.01
AMARILLO	159.27
PANHANDLE WD	4.41
AMA COLLEGE	99.27
AMARILLO ISD	582.16

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)].

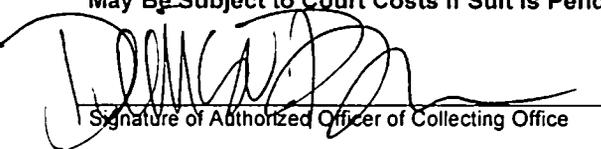
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 11/13/2012  
Requested By: SAUCEDO JUAN  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1226005

Filing and Recording Date: 11/19/2012 11:33:27 AM Pages: 5 Recording Fee: \$43.00

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 cursive script that reads "Julie Smith".

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Julie Smith, County Clerk  
Potter County, Texas

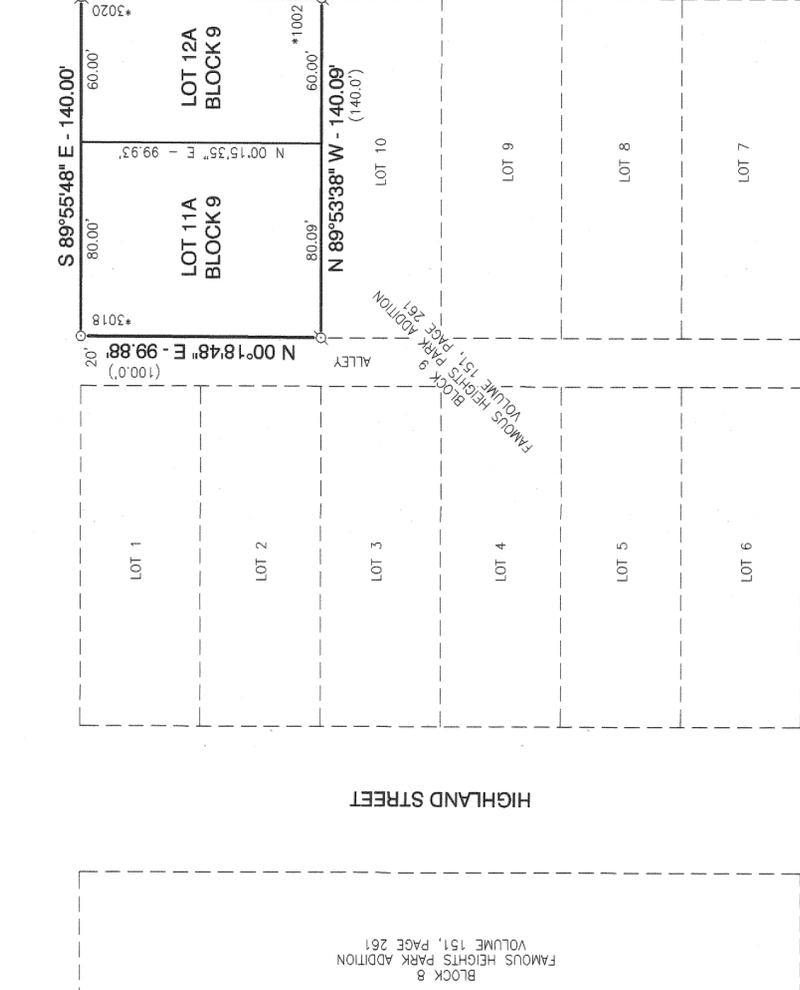
**DO NOT DESTROY - This document is part of the Official Public Record.**

lhinojosa

Ret  
City of Ams  
Planning Dept  
PO Box 1971  
Ams TX 79105

LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

**S. E. 10TH AVENUE**



BLOCK 8  
FAMOUS HEIGHTS PARK ADDITION  
VOLUME 151, PAGE 261

HIGHLAND STREET

MARRS STREET

**S. E. 11TH AVENUE**

BLOCKS 19, 20 AND 21  
FAMOUS HEIGHTS PARK ADDITION  
VOLUME 151, PAGE 261

**DESCRIPTION**

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**BEGINNING** at a 1/2 inch iron pipe, found at the northeast corner of said Lot 12; Thence S. 00°15'35" W., 99.96 feet to a 1/2 inch iron pipe, found at the southeast corner of said Lot 11; Thence N. 89°53'38" W., 140.09 feet to a 1/2 inch iron pipe, found at the southwest corner of said Lot 11; Thence N. 00°18'48" E., 99.88 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of said Lot 12; Thence S. 89°55'48" E., 140.00 feet to the **POINT OF BEGINNING**.

**NOTARY ATTEST**

The State of Texas                   \$  
County of Randall                   \$

The undersigned authority in and for Randall County, Texas, this day personally appeared, **Juan Saucedo**, 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 considerations therein expressed

Given under my hand and seal of office this 5th day of October, 2012.



*Cindy Beyer*  
Notary Public in and for the State of Texas

**GRANTEE'S ADDRESS:**  
City of Amarillo  
P.O. Box 1971  
Amarillo, TX 79105-1971

The State of Texas                   \$  
County of Potter                   \$

That, **Juan Saucedo and Modesta Saucedo**, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **FAMOUS HEIGHTS PARK ADDITION UNIT NO. 19**, an addition to the City of Amarillo, Texas, and does declare that all easements shown upon such map or plat are dedicated to the public forever to be used as such.

Executed this 5th day of October, 2012.

*Modesta Saucedo*  
Juan Saucedo  
2616 Brook Avenue  
Amarillo, Texas 79107-5692

*Modesta Saucedo*  
Modesta Saucedo  
2616 Brook Avenue  
Amarillo, Texas 79107-5692

**NOTARY ATTEST**

The State of Texas                   \$  
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The undersigned authority in and for Randall County, Texas, this day personally appeared, **Modesta Saucedo**, 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 considerations therein expressed

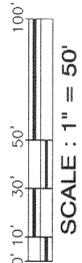
Given under my hand and seal of office this 5th day of October, 2012.



*Cindy Beyer*  
Notary Public in and for the State of Texas



VICINITY MAP : NO SCALE



**LEGEND:**

- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊘ = 1/2 inch iron pipe (found)
- ⊗ = 3/4 inch iron pipe (found)
- ⊕ = "X" cut in concrete (set)
- ⊖ = "X" cut in concrete (found)
- CM = controlling monument
- \*1234 = address range assigned by the City of Amarillo, subject to change without notice.

**NOTES**

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0333C, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis 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 Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North (NAD83-Texas North Zone).

**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 perimeter survey staked on the ground by me or by others under my direct supervision on the 5th day of September, 2012.



*Jeffrey Floyd Reasoner*  
Jeffrey Floyd Reasoner  
Registered Professional Land Surveyor  
Texas Registration No. 4928

**APPROVAL**

Approved by Vicki Covey designated official for the City of Amarillo, Texas, on this 12 day of November, 2012.

*Vicki Covey*  
Vicki Covey

FILED OF RECORD:

DATE 10 POTTER COUNTY PAGE \_\_\_\_\_  
VOLUME \_\_\_\_\_

**FAMOUS HEIGHTS PARK ADDITION UNIT NO. 19**

AN ADDITION TO THE CITY OF AMARILLO  
BEING A REPLAT OF LOTS 11 AND 12, BLOCK 9,  
FAMOUS HEIGHTS PARK ADDITION, IN SECTION 138, BLOCK 2,  
A. B. & M. SURVEY, POTTER COUNTY, TEXAS.  
0.321 ACRES



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