



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

9/13/2018

Cindy Beyer
Cornerstone Land Surveying
4109 SW 33rd Ave.
Amarillo, Texas 79109

RE: Letter of Action: Approval - Denver Heights Unit No. 3 – ZB1802539 Final Plat

The City of Amarillo has approved the above Final Plat on 8/13/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0011742 on 8/27/2018. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

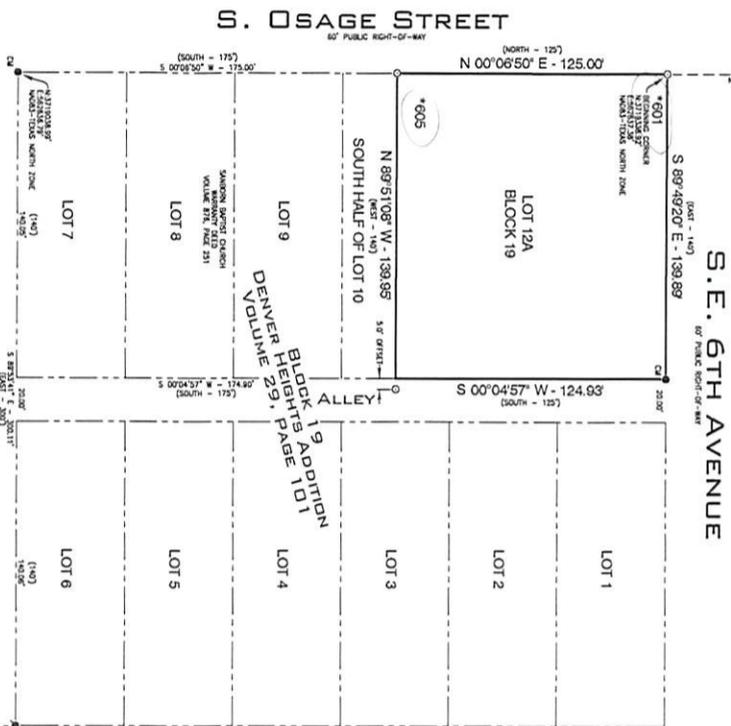
D-3318

BLK 2 AB+M

SEC 138

P-12

CENSUS TRACT NO. 110
 AP NO. P-12



DESCRIPTION

A 0.401 acre tract of land being the North Half of Lot 10 and all of Lots 11 and 12, Block 19, Denver Heights Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 101 of the Deed Records of Potter County, Texas, according to that certain Warranty Deed recorded under Clerk's File NO. 20180PR0008451 of the Official Public Records of Potter County, Texas, all situated in Section 138, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.401 acre tract of land being more particularly described by meter and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, same being the northwest corner of said Lot 12, from whence a 1/4 inch iron pipe, found at the northwest corner of Block 7 of said Denver Heights Addition bears N. 00°06'50" E. 729.39 feet;

Thence S. 89°49'20" E. 139.89 feet to a 1/2 inch iron rod, found at the northeast corner of this tract of land, same being the northeast corner of said Lot 12;

Thence S. 00°04'57" W. 124.93 feet along the east line of said Lot 12, 11 and 10 to the southeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference bears S. 89°51'08" E. 5.01 feet;

Thence N. 89°51'08" W. 139.93 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land, from whence a 1/2 inch iron rod, found at the southwest corner of Lot 7 of said Block 19 bears S. 00°06'50" W. 173.00 feet;

Thence S. 89°49'20" E. 125.00 feet along the west line of said Lots 10, 11 and 12 to the **POINT OF BEGINNING**.

GRANTEE'S ADDRESS
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79103-1971

S. BIRMINGHAM STREET

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

That, Romelia Vargas, 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 **Denver Heights Addition Unit No. 3**, an 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.

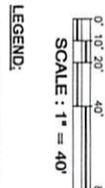
Executed this 7th day of August, 2018.

Romelia Vargas
 Romelia Vargas
 14711 Elena Street
 Amarillo, Texas 79102

NOTARY ATTEST



Cindy Bejer
 Cindy Bejer
 Notary Public
 7th day of August, 2018



LEGEND:

- = 1/2 inch iron rod with cap stamped R.P.L.S. 4928 (60)
- ⊕ = 1/2 inch iron rod with a cap stamped R.P.L.S. 5625 (found)
- = 1/2 inch iron rod (found)
- ⊗ = 3/8 inch iron pipe (found)
- CM = constant measurement
- *234 = address range assigned by the City of Amarillo

DEDICATION

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

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 permanent survey staked on the ground by me or by others under my direct supervision on the 31st day of May, 2018.



Jeffrey Floyd Keasler
 Jeffrey Floyd Keasler
 Registered Professional Land Surveyor
 Texas Registration No. 4928

APPROVAL

Approved by: *August*
 Planning and Zoning Commission of the City of Amarillo, Texas, on this 7th day of August, 2018.

FILED OF RECORD
 POTTER COUNTY
 20180PR0011742
 COUNTY CLERK'S FILE NO.

DENVER HEIGHTS ADDITION UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF THE NORTH HALF OF LOT 10
 AND ALL OF LOTS 11 AND 12, BLOCK 19,
 DENVER HEIGHTS ADDITION
 IN SECTION 138, BLOCK 2, A. B. & M. SURVEY,
 POTTER COUNTY, TEXAS,
 0.401 ACRES



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 Flood Hazard Zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4837030353C, dated June 4, 2010 and is shown graphically on this plat from an overlay of said Flood Map.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not reflect plat/diagram dimensions as stated in the T.B.P.L.S. General Rules of Procedure and Practices regarding precision (605.15).
4. Bearings shown hereon are relative to Grid North NAD 83 Texas North Zone.



CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@cornstonesurvey.com • Firm Reg. No. 10009500

P-18-82

HA

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

Property Information	
Property ID: 118498	Geo ID: 1401001190
Legal Acres: 0.9600	
Legal Desc: DENVER HEIGHTS LOT	BLOCK 0019 7 THRU 12
Situs: 609 S OSAGE ST	AMARILLO, TX 79104-1635
DBA:	
Exemptions: EX	

Owner ID: 64463 100.00%
SANBORN BAPTIST CHURCH
609 S OSAGE ST
AMARILLO, TX 79104-1635

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 171,752
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 10,500
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 182,252

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: 08/08/2018

Total Due if paid by: 08/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	0.00
AMARILLO	0.00
PANHANDLE WD	0.00
AMA COLLEGE	0.00
AMARILLO ISD	0.00

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.

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)].

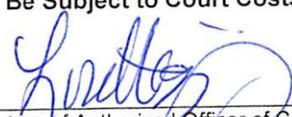
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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:	08/08/2018
Requested By:	SANBORN BAPTIST CHURCH
Fee Amount:	10.00
Reference #:	R-014-0100-1190



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0011742

Filing and Recording Date: 08/27/2018 04:32:20 PM 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.



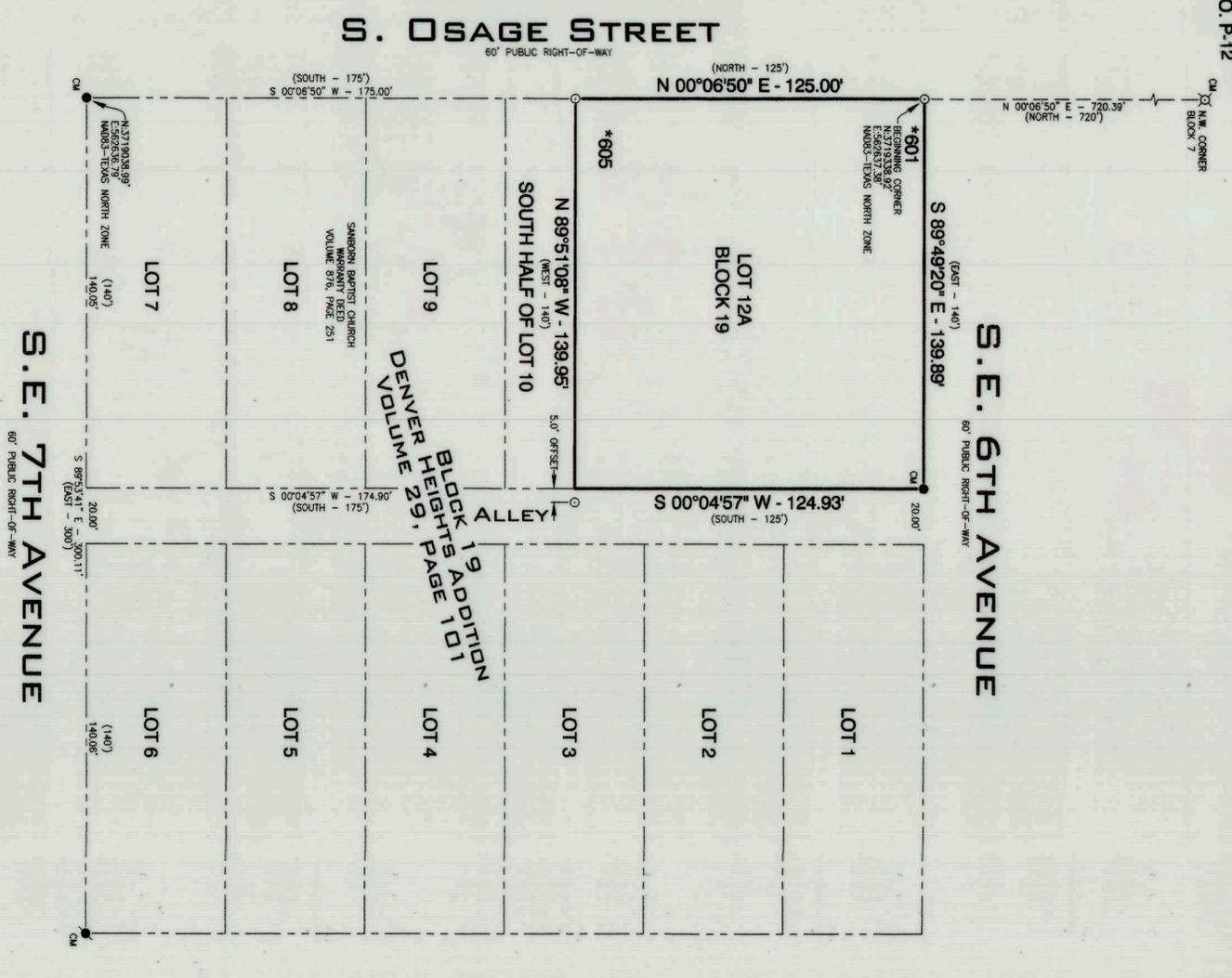
A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

carredondo

CITY OF AMARILLO
PLANNING DEPT
PO BOX 1971
AMARILLO TX 79105



DESCRIPTION

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BEGINNING at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, same being the northwest corner of said Lot 12, from whence a 1/2 inch iron pipe, found at the northwest corner of Block 7 of said Denver Heights Addition bears N. 00°06'50" E., 720.39 feet;

Thence S. 89°49'20" E., 139.89 feet to a 1/2 inch iron rod, found at the northeast corner of this tract of land, same being the northeast corner of said Lot 12;

Thence S. 00°04'57" W., 124.93 feet along the east line of said Lots 12, 11 and 10 to the southeast corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference bears S. 89°51'08" W., 5.0 feet;

Thence N. 89°51'08" W., 139.95 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land, from whence a 1/2 inch iron rod, found at the southwest corner of Lot 7 of said Block 19 bears S. 00°06'50" W., 175.00 feet;

Thence N. 00°06'50" E., 125.00 feet along the west line of said Lots 10, 11 and 12 to the **POINT OF BEGINNING**.

GRANTEE'S ADDRESS

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

S. BIRMINGHAM STREET

That, Romelia Vargas, 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 **Denver Heights Addition Unit No. 3**, an 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.

Executed this 7th day of August, 2018.

Romelia Vargas
Romelia Vargas
14711 Elena Street
Amarillo, Texas 79102

DEDICATION

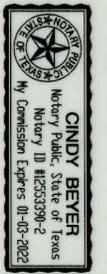
The State of Texas §
County of Potter §
Know all men by these presents:

NOTARY ATTEST

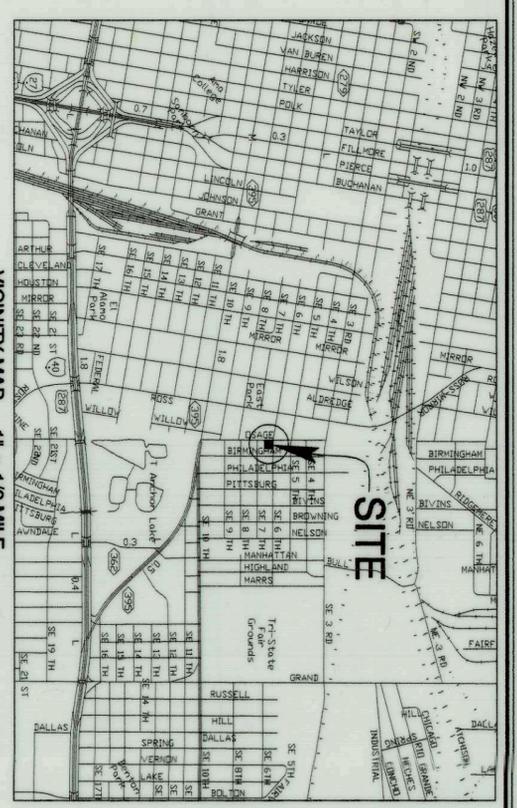
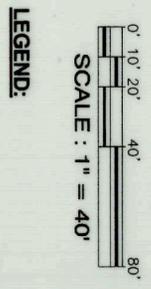
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Romelia Vargas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 7th day of August, 2018.



Cindy Bever
Notary Public



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 flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0533C, dated June 4, 2010 and is shown graphically on this plat from an overlay of said Flood Map.
3. Boundary line dimensions shown hereon 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 Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North NAD 83-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 31st day of May, 2018.



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

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, on this 13th day of August, 2018.

Allyson Mayfield
Chairman

FILED OF RECORD: 8/27/2018 POTTER COUNTY
DATE: 2018 08 27 11 17 42
COUNTY CLERK'S FILE NO.

DENVER HEIGHTS ADDITION UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF THE NORTH HALF OF LOT 10
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DENVER HEIGHTS ADDITION
IN SECTION 138, BLOCK 2, A. B. & M. SURVEY,
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