

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

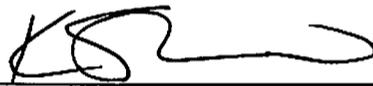
July 3, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-38 Denver Heights Addition Unit No. 2, an addition to the City of Amarillo, being a replat of Lot 1, Block 6, Denver Heights Addition and a triangular portion of 3rd Avenue, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 3rd Ave & S Birmingham St)
DEVELOPER: Cesar & Esmeralda Nevarez

The Designated Official for the City of Amarillo approved the above-mentioned item on June 24, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1238843 on June 25, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

FILED and RECORDED

Instrument Number: 1238843

Filing and Recording Date: 06/25/2013 10:45:07 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 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.

bsnell

Return

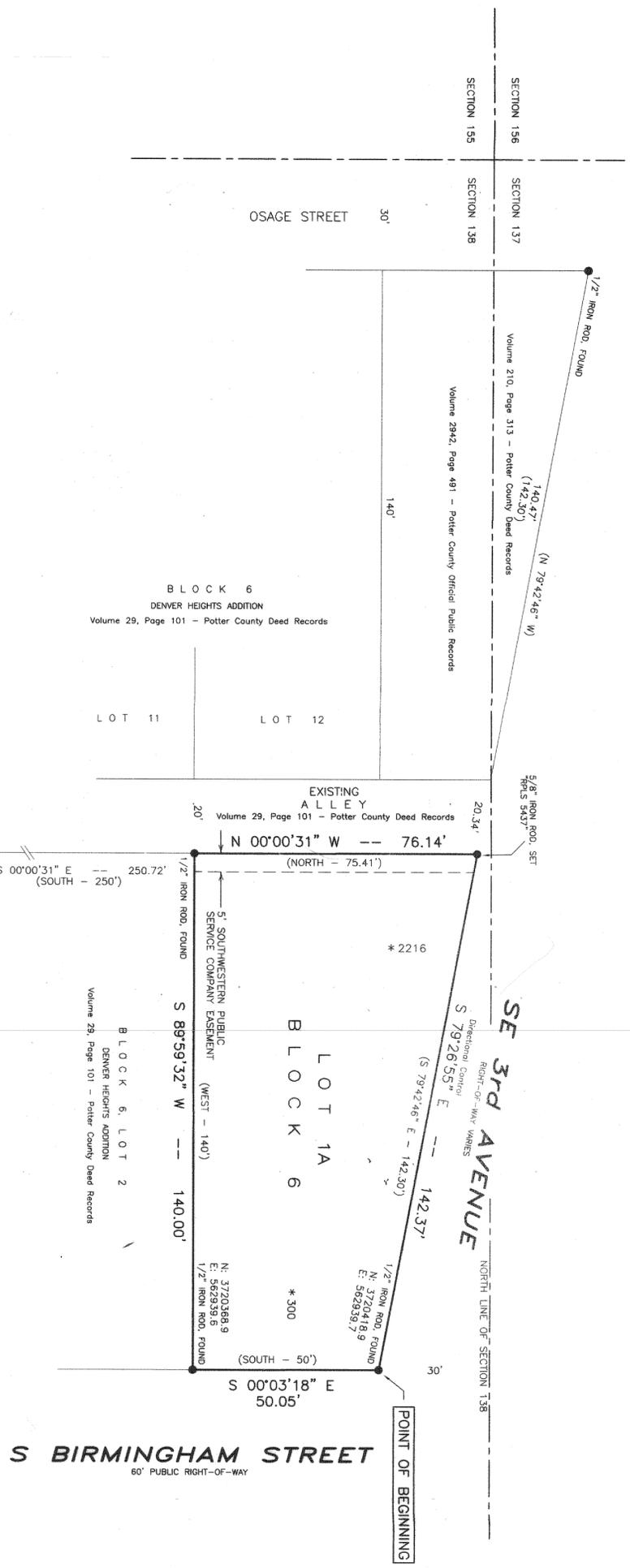
PLANNING DEPT ESCROW ACCT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re 1238843

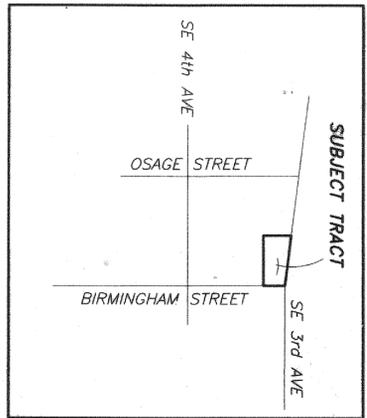
DENVER HEIGHTS ADDITION UNIT NO. 2

LEGEND

- MONUMENTS FOUND AS NOTED
- * ADDRESS RANGE ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)



AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOT 1, BLOCK 6, DENVER HEIGHTS ADDITION AND A
 TRIANGULAR PORTION OF 3rd AVENUE,
 IN SECTION 138, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS
 0.203 ACRES



LEGAL DESCRIPTION

A 0.203 acre (8,831.1 square foot) tract of land being all of Lot 1, Block 6, Denver Heights Addition, an Addition to the City of Amarillo, Potter County, Texas, recorded in Volume 29, Page 101 of the Deed Records of Potter County, Texas, and that triangular portion of SE 3rd Avenue as dedicated by said Denver Heights Addition, being that same tract of land as conveyed to Cesar Nevarez and Esmeralda Nevarez in that certain Deed Without Warranty in Instrument No. 1233163 of the Official Public Records of Potter County, Texas, said 0.203 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch from rod found, the Northeast corner of said Lot 1;

THENCE South 00°03'18" East, along the East line of said Lot 1, a distance of 50.05 feet to a 1/2 inch from rod found, the Southeast corner of said Lot 1, a distance of 140.00 feet to a 1/2 inch from rod found, the Southwest corner of said Lot 1, the Southwest corner of this tract of land;

THENCE South 89°59'32" West, along the South line of said Lot 1, a distance of 140.00 feet to a 1/2 inch from rod found, the Southwest corner of said Lot 1, the Southwest corner of this tract of land;

THENCE North 00°00'31" West, along the West line of said Lot 1, a distance of 50 feet pass the Northwest corner of said Lot 1, combine for a total distance of 75.14 feet to the Northwest corner of this tract of land, being in the South monumented right-of-way line of SE 3rd Avenue;

THENCE South 79°26'55" East (directional control), along the South monumented right-of-way line of SE 3rd Avenue, a distance of 142.37 feet to the POINT OF BEGINNING.

APPROVAL

APPROVED BY WACK COVER, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS.
 EXECUTED THIS 20 DAY OF June, 2013.
Wack Cover

DEDICATION

STATE OF TEXAS §
 COUNTY OF POTTER §
 KNOWN ALL MEN BY THESE PRESENTS
 THAT CESAR NEVAREZ AND ESMERALDA NEVAREZ, BEING THE OWNER OF THE SUBJECT TRACT SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED SUCH LAYS TO BE RESURVEYED, RESUBDIVIDED, CITY OF AMARILLO POTTER COUNTY TEXAS AND HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTED EXISTING WITH RECORDING INFORMATION DESIGNATED.
 EXECUTED THIS 21 DAY OF JUNE, 2013.

ATTEST

STATE OF Texas §
 COUNTY OF Potter §
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAR NEVAREZ, NEVAREZ, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF June, 2013.

ATTEST

STATE OF Texas §
 COUNTY OF Potter §
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ESMERALDA NEVAREZ, 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.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21 DAY OF June, 2013.

NOTES

- 1) THIS PLAT DOES NOT LIE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- 2) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 410 S BIRMINGHAM STREET AMARILLO TEXAS 79104, THE SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.
- 3) PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
- 4) COORDINATES SHOWN ARE RELATIVE TO SPC MAD83 TEXAS NORTH.

GRANTEE'S ADDRESS
 CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79108-1971

FILED OF RECORD
 DATE 6/25/2013 POTTER COUNTY
 FILE CLERK'S No. 1238843

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT I WAS PREPARED FROM A PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 30TH DAY OF May, 2013.

MILLER LAND SURVEYING, PLLC
 RESIDENTIAL - COMMERCIAL - BOUNDARY - ROUTE - LAND MAPPING

2920 Dunbar Circle, Suite 8, Amarillo, Texas 79109
 806-236-4621 Fax - 806-358-8949 • david.miller@mlsusa.com

David Miller, R.L.S.
 Registration No. 5457