

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

July 14, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-40 Amarillo Heights Addition Unit No. 2, an addition to the City of Amarillo, being a replat of a portion of Lots 5 and 6, Block 17, Amarillo Heights Addn and a portion of lots 5 and 6, Block 52 of North Highlands Subdivision of Tarter Addition and that portion of alley between Lots 5 and 6, Block 17, Amarillo Heights Addn and Lots 5 and 6, Block 52 of North Highlands Subdivision of Tarter addition in Section 157 and 168, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Fillmore St & NE 12th Ave)  
DEVELOPER: Saul Hernandez

The Planning and Zoning Commission approved the above-mentioned item on June 23, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1258581 on June 26, 2014. Please post your records accordingly.



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Kelley Shaw, Planning Director

BLK 2 AB+M

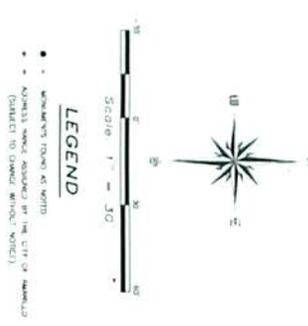
SECS 157+168

D-10+N-10

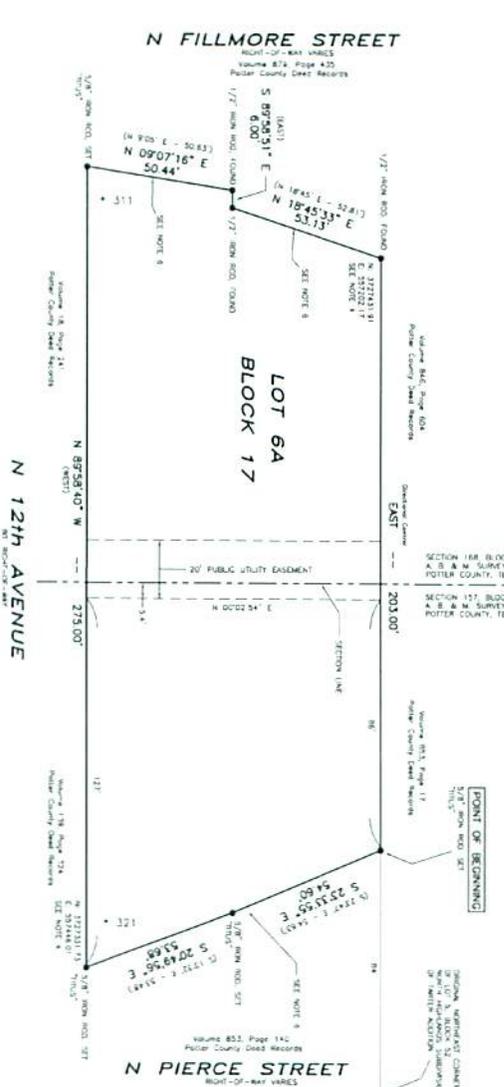
CENSUS TRACT 128

AMARILLO HEIGHTS ADDITION UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO  
 BEING REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 17, AMARILLO HEIGHTS ADDITION AND A  
 PORTION OF  
 LOTS 5 AND 6, BLOCK 52 OF NORTH HIGHLANDS SUBDIVISION OF TARTER ADDITION AND THAT PORTION  
 OF ALLEY BETWEEN LOTS 5 AND 6, BLOCK 17, AMARILLO HEIGHTS ADDITION AND LOTS 5 AND 6, BLOCK  
 52 OF NORTH HIGHLANDS SUBDIVISION OF TARTER ADDITION  
 IN SECTIONS 157 AND 168, BLOCK 2, A B & M SURVEY, POTTER COUNTY, TEXAS  
 0.556 ACRES



LEGEND  
 • • • MONUMENTS FOUND AS NOTED  
 • • • MONUMENTS NOTED AS NOTED BY THE CITY OF AMARILLO  
 (DIRECT TO CORNER WITHOUT NOTES)



LEGAL DESCRIPTION

A 0.556 acre tract of land being a portion of Lots 5 and 6, Block 17, Amarillo Heights Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 18, Page 241 of the Deed Records of Potter County, Texas, and a portion of Lots 5 and 6, Block 52, North Highlands Subdivision of Tarter Addition, according to the recorded map or plat thereof, of record in Volume 139, Page 324 of the Deed Records of Potter County, Texas, and that portion of alley between said Lots 5 and 6, Block 17 and Lots 5 and 6, Block 52, said 0.556 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the North line of said Lot 5, Block 52, being in the West line of Pierce Street as described by Deed of record in Volume 853, Page 140 of the Deed Records of Potter County, Texas, whence the Original Northwest corner of said Lot 5, Block 52 bears East, a distance of 64 feet;

THENCE South 23° 33' 55" East, along the West line of said Pierce Street, a distance of 54.60 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the South line of said Lot 5, Block 52;

THENCE South 20° 49' 59" East, along the West line of said Pierce Street, a distance of 53.68 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the South line of said Lot 6, Block 52, being in the North line of N 12th Avenue;

THENCE North 89° 58' 40" West, along the North line of said N 12th Avenue, a distance of 275.00 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set, being in the South line of said Lot 6, Block 17, being in the East line of Fillmore Street as described by Deed of record in Volume 879, Page 435 of the Deed Records of Potter County, Texas;

THENCE North 09° 07' 16" East, along the East line of said Fillmore Street, a distance of 50.44 feet to a 1/2 inch iron rod found in the North line of said Lot 6, Block 17;

THENCE South 89° 58' 51" East, along the North line of said Lot 6, Block 17, a distance of 6.00 feet to a 1/2 inch iron rod found;

THENCE North 18° 45' 33" East, along the East line of said Fillmore Street, a distance of 53.13 feet to a 1/2 inch iron rod found in the North line of said Lot 5, Block 17;

THENCE East (directional control), a distance of 203.00 feet to the POINT OF BEGINNING



DEDICATION  
 STATE OF Texas  
 COUNTY OF Potter  
 I, Julie Smith, County Clerk, do hereby certify that the foregoing plat, map or plat thereof, has been duly recorded in the public records of this county, Texas, in accordance with the provisions of the laws of this state, and that the same is a true and correct copy of the original as filed in my office.

ATTEST  
 STATE OF Texas  
 COUNTY OF Potter  
 I, Julie Smith, County Clerk, do hereby certify that the foregoing plat, map or plat thereof, has been duly recorded in the public records of this county, Texas, in accordance with the provisions of the laws of this state, and that the same is a true and correct copy of the original as filed in my office.



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO  
 RECORDED BY 23 June  
 DATE 23 June

FILED OF RECORD

DATE 16-26-14  
 PLAT NUMBER 1258581

CERTIFICATE

I, Julie Smith, County Clerk, do hereby certify that the foregoing plat, map or plat thereof, has been duly recorded in the public records of this county, Texas, in accordance with the provisions of the laws of this state, and that the same is a true and correct copy of the original as filed in my office.

Titus Land Surveying, Inc.



APP

P-14-40

JS

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

Property Information

Property ID: 321                      Geo ID: 107000895  
Legal Acres: 0.0000  
Legal Desc: AMARILLO HEIGHTS LOT      BLOCK 0017 5 AND 6  
                  BOTH LESS E-WAY ROW  
Situs:                      1202 N FILLMORE ST AMARILLO, TX 79107-3709  
DBA:  
Exemptions:

Owner ID: 100124255                      100.00%  
MH CIVIL CONSTRUCTORS INC  
1113 N MCMASTERS ST STE C  
AMARILLO, TX 79106-7213

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	5,235
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	5,235

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: 05/07/2014

Total Due if paid by: 05/31/2014                      0.00

Tax Certificate Issued for:

Taxes Paid in 2013

POTTER COUNTY	33.19
AMARILLO	17.80
PANHANDLE WD	0.44
AMA COLLEGE	10.45
AMARILLO ISD	62.25

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2014 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



Signature of Authorized Officer of Collecting Office

Date of Issue: 05/07/2014  
Requested By: MH CIVIL CONSTRUCTORS INC  
Fee Amount: 10.00  
Reference #:



# FILED and RECORDED

Instrument Number: 1258581

Filing and Recording Date: 06/26/2014 10:47:03 AM Pages: 4 Recording Fee: \$39.00

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, flowing style.

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Julie Smith, County Clerk  
Potter County, Texas

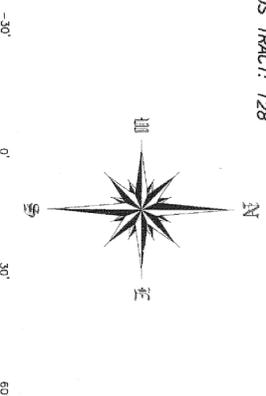
**DO NOT DESTROY - This document is part of the Official Public Record.**

lseaton

Re: 1258581

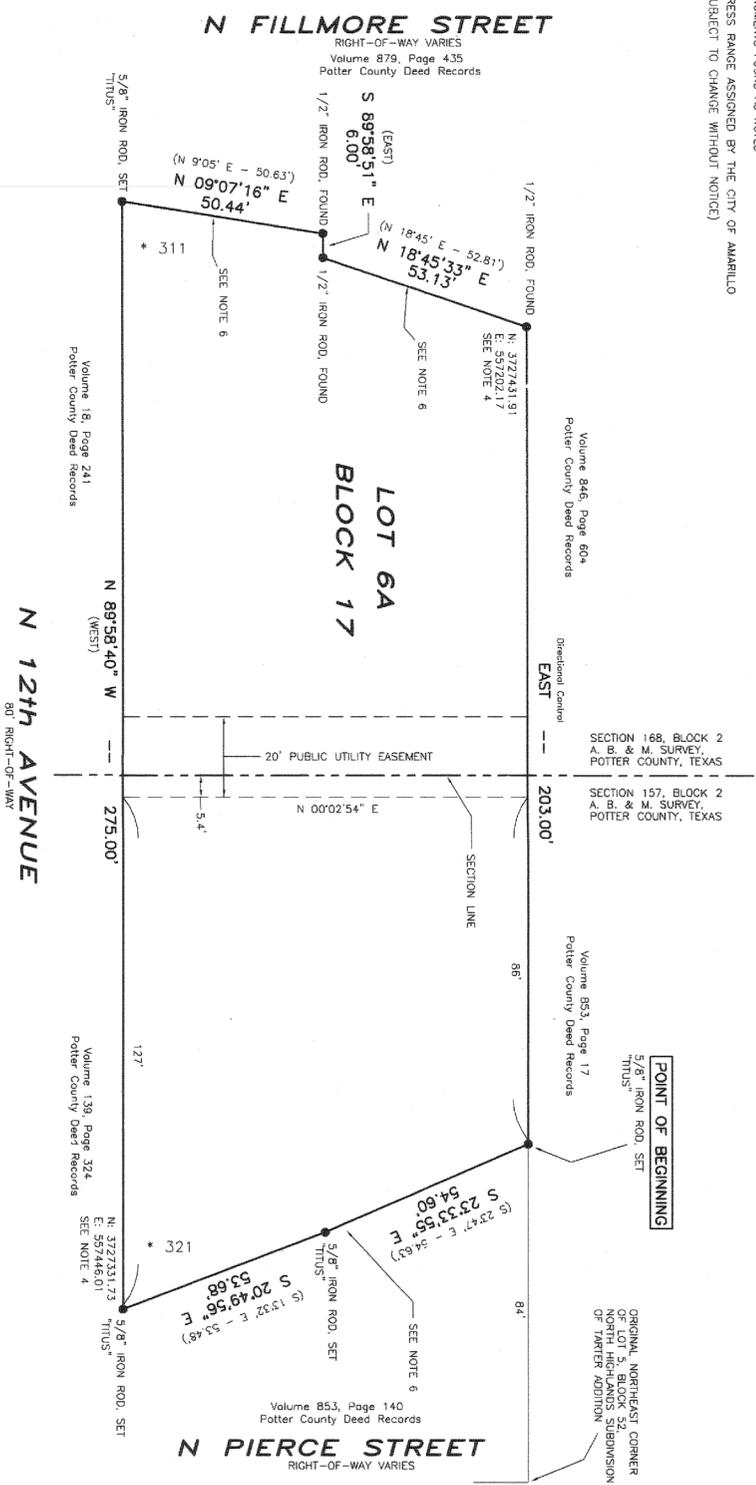
AMARILLO CITY  
PLANNING DEPARTMENT  
PO BOX 1971  
AMARILLO, TX 79105-1971

# AMARILLO HEIGHTS ADDITION UNIT No. 2



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

AN ADDITION TO THE CITY OF AMARILLO  
 AMARILLO HEIGHTS ADDITION AND A  
 BEING REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 17, AMARILLO HEIGHTS ADDITION AND A  
 PORTION OF  
 LOTS 5 AND 6, BLOCK 52 OF NORTH HIGHLANDS SUBDIVISION OF TARTER ADDITION AND THAT PORTION  
 OF ALLEY BETWEEN LOTS 5 AND 6, BLOCK 17, AMARILLO HEIGHTS ADDITION AND LOTS 5 AND 6, BLOCK  
 52 OF NORTH HIGHLANDS SUBDIVISION OF TARTER ADDITION  
 IN SECTIONS 157 AND 168, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS  
 0.556 ACRES



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**BEGINNING** at a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the North line of said Lot 5, Block 52, being in the West line of Pierce Street as dedicated by Deed of record in Volume 853, Page 140 of the Deed Records of Potter County, Texas, whence the Original Northeast corner of said Lot 5, Block 52 bears East, a distance of 84 feet;

**THENCE** South 23° 33' 55" East, along the West line of said Pierce Street, a distance of 54.60 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the South line of said Lot 5, Block 52;

**THENCE** South 20° 49' 58" East, along the West line of said Pierce Street, a distance of 53.68 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set in the South line of said Lot 6, Block 52, being in the North line of N 12th Avenue;

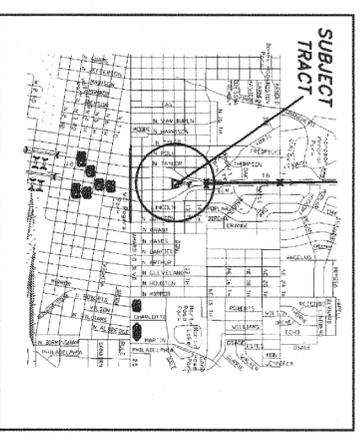
**THENCE** North 89° 58' 40" West, along the North line of said N 12th Avenue, a distance of 275.00 feet to a 5/8 inch iron rod with a green plastic cap stamped "TTTUS" set, being in the South line of said Lot 6, Block 17, being in the East line of Fillmore Street as dedicated by Deed of record in Volume 879, Page 435 of the Deed Records of Potter County, Texas;

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**THENCE** East (directional control), a distance of 203.00 feet to the POINT OF BEGINNING.



### DEDICATION

STATE OF Texas §  
 COUNTY OF Potter §  
 KNOWN ALL MEN BY THESE PRESENTS  
 THAT MHI CIVIL CONSTRUCTORS, INC., BEING THE OWNER OF THE SUBJECT TRACT SHOWN AND DEDICATED HEREIN, HAS HEREBY DEDICATED THE SAME 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 EASEMENTS UNLESS NOTED EXISTING WITH RECORDING INFORMATION DESIGNATED.

EXECUTED THIS 13th DAY OF June, 2014.

Saul Hernandez, Treasurer  
 MHI CIVIL CONSTRUCTORS, INC.  
 AMARILLO, TEXAS 79106  
 806-367-6043

### ATTEST

STATE OF Texas §  
 COUNTY OF Potter §  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAUL HERNANDEZ, 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 13th DAY OF June, 2014.

Chris Pennington  
 Notary Public in the State of Texas



### APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO.  
 EXECUTED THIS 23 DAY OF June, 2014.  
 Chairman

### FILED OF RECORD

DATE 6-26-14 POTTER COUNTY  
 FILE NUMBER 1258581

### CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREON, AND I AM Satisfied THAT THE SAME IS ACCURATE AND CORRECTLY REPRESENTS THE FIELD DATA AND INFORMATION PROVIDED TO ME BY THE SURVEYOR. I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.

- THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AMARILLO, TEXAS.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0530C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE PREVENTION ACT. THE SURVEYOR HAS REVIEWED THE FLOOD DAMAGE PREVENTION ACT AND HAS DETERMINED THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- PREVIOUS RECORDING INFORMATION IS IN PARENTHESES.
- COORDINATES SHOWN ARE RELATIVE TO SPEC MA83 TEXAS NORTH.
- 2,003.11 SQUARE FEET - PUBLIC EASEMENT DEDICATED BY THIS PLAT
- ACCESS TO/FROM LOT 6A, BLOCK 17 WILL NOT BE ALLOWED TO/FROM N. PIERCE STREET AND N. FILLMORE STREET.



Titus Land Surveying, Inc.

P.O. Box 173 • Amarillo, Texas • 79103  
 321 SW 7th Avenue • Amarillo, Texas • 79101  
 Firm Registration No. 10159286



GRANTEE'S ADDRESS  
 CITY OF AMARILLO  
 AMARILLO, TEXAS 79105-1971