

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

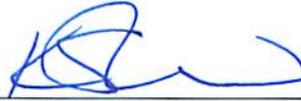
September 5, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-57 Beverly Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of the remaining portion of Lot 2, Block 4, Beverly Gardens, in Section 158, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Hastings Ave & Echo St)  
DEVELOPER: Ginger Pena

The Designated Official for the City of Amarillo approved the above-mentioned item on August 25, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1261587 on August 27, 2014. Please post your records accordingly.



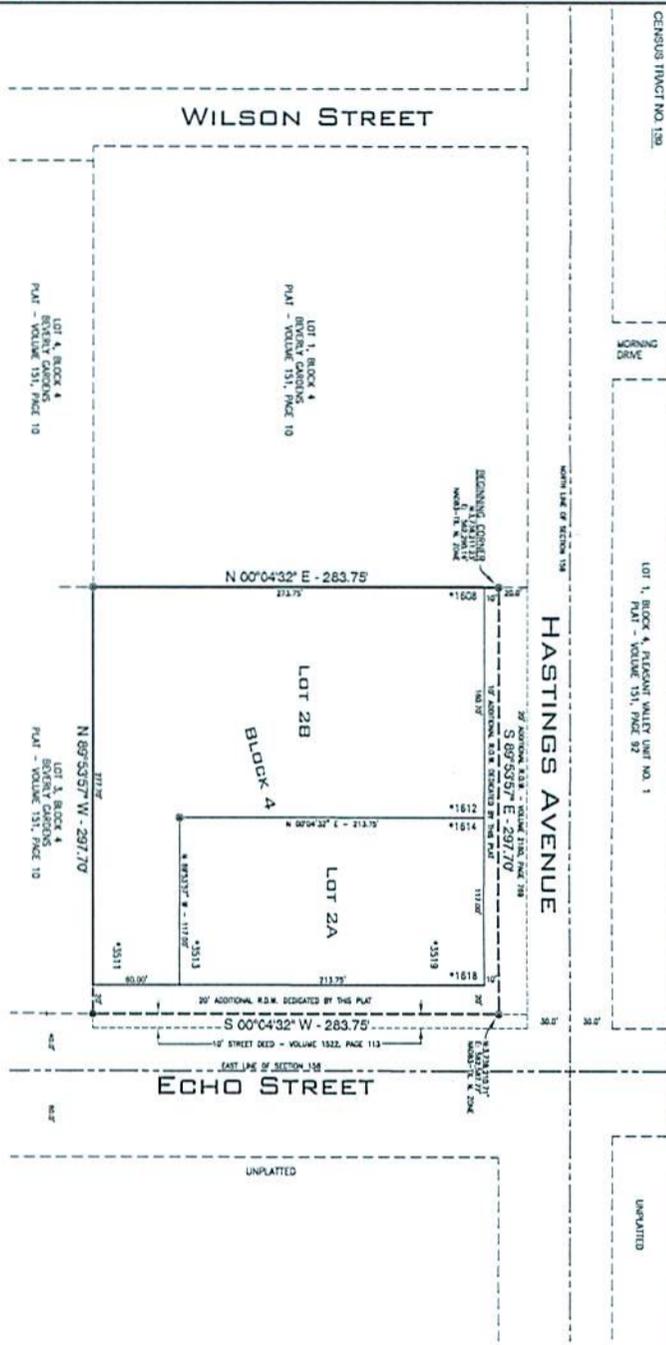
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Kelley Shaw, Planning Director

BLK 2 A B + m

SEC 158

D-9



**LEGEND:**  
 • 1/4 inch iron rod with a cap stamped R.P.L.S. 4928  
 • 3/8 inch iron rod (found)  
 • \* 1/4 inch iron rod (found)  
 • \* 1/4 inch iron rod (found) (shown on plat)

**DESCRIPTION**

A 1.939 acre tract of land being a portion of Lot 2, Block 4, Beverly Gardens, an addition to the City of Amarillo, Texas, as shown on the plat of the same tract of land being the same tract of land as described in their certain Warranty Deed as recorded in Volume 3167, Page 544 of the Official Public Records of Potter County, Texas and described by metes and bounds as follows:  
**BEGINNING** at a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of this tract of land, from whence the northwest corner of said Lot 2, bears N 00°04'32" E, 200.00 feet;  
 Thence S 89°51'57" E, 297.70 feet along the south right of way line of Hastings Avenue, to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northeast corner of this tract of land;  
 Thence S 00°04'32" W, 283.75 feet along the west right of way line of Echo Street, to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of this tract of land;  
 Thence N 89°51'57" W, 297.70 feet along the south line of said Lot 2, to a 1/4 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of said Lot 2;  
 Thence N 00°04'32" E, 283.75 feet along the west line of said Lot 2, to the **POINT OF BEGINNING**.

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 preliminary survey staked on the ground by me or by others under my direct supervision on the 25th day of July, 2014.



*Ronald Dean Ritter*  
 Notary Public  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928

**CERTIFICATE**



Approved by the Designated Official for the City of Amarillo, Texas, on this 25 day of July, 2014.

*[Signature]*  
 Assistant City Engineer, Development Services

**BEVERLY GARDENS UNIT NO. 22**

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING A REPLAT OF THE REMAINING PORTION OF  
 LOT 2, BLOCK 4, BEVERLY GARDENS IN  
 SECTION 158, BLOCK 2, A. B. & M. SURVEY,  
 POTTER COUNTY, TEXAS.  
 1.939 ACRES



**CORNERSTONE LAND SURVEYING**  
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
 (800) 352-9193 • info@cornerstonelandsurvey.com • Firm Reg. No. 10009500

- NOTES**
- This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
  - 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. 480529 0189 C, dated June 4, 2010 and is shown graphically on this plat from an overlay of said Flood Map.
  - 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 meter dimensions as noted in the T.M.P.'s General Rules of Procedure and Practices regarding precision (003 15).
  - Bearings shown hereon are relative to Grid North NAD 83-Texas North Zone.
  - Public right of way dedicated by this plat is 8,452 square feet.

**DEDICATION**

The State of Texas \$  
 Know all men by these presents  
 County of Potter \$

That, Ginger Pena, being the owner of the land shown and described on this plat has caused all of said land to be surveyed, subdivided, platted and designated as **Beverly Gardens Unit No. 22**, 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 21 day of August, 2014.

*Ginger Pena*  
 Ginger Pena  
 6453 Hwy. Terrell Drive  
 Long Beach, California 90815

The State of CALIFORNIA NOTARY ATTEST  
 County of SAN BERNARDINO

Before me, the undersigned authority, on this day personally appeared **Ginger Pena**, 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 21 day of AUGUST, 2014.

*Ronald Dean Ritter*  
 Notary Public

APP

P-14-57

JS

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

Property Information	
Property ID: 2364	Geo ID: 151000780
Legal Acres: 1.9400	
Legal Desc: BEVERLY GARDENS LOT	BLOCK 0004 2 EXC E
	10FT ROW & LESS N 20FT ROW
Situs:	
DBA:	
Exemptions:	

Owner ID: 230713                      100.00%  
PENA GINGER  
6455 BIXBY TERRACE DR  
LONG BEACH, CA 90815-4700

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 5,820
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 5,820

**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:	08/22/2014			Total Due if paid by:	08/31/2014	0.00

Tax Certificate Issued for:	Taxes Paid In 2013
POTTER COUNTY	36.90
AMARILLO	19.80
PANHANDLE WD	0.49
AMA COLLEGE	11.61
AMARILLO ISD	69.20

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

Date of Issue: 08/22/2014  
Requested By: PENA GINGER  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1261587

Filing and Recording Date: 08/27/2014 10:12:20 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.



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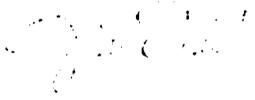
Julie Smith, County Clerk  
Potter County, Texas

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

Instrument Number: 1261587

Filing and Recording Date: 08/27/2014 10:12:20 AM Pages: 3 Recording Fee: \$35.00

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Faint text, possibly a date or time stamp.

NORTH LINE OF SECTION 15B

# HASTINGS AVENUE

20' ADDITIONAL R.O.W. - VOLUME 2180, PAGE 759  
S 89°53'57" E - 297.70'

BEGINNING CORNER  
N 13°28'21" E  
E 565'290.14  
NAD83 - TX, N. ZONE

N 13°28'21" E  
E 565'290.77  
NAD83 - TX, N. ZONE

# WILSON STREET

LOT 1, BLOCK 4  
BEVERLY GARDENS  
PLAT - VOLUME 151, PAGE 10

LOT 4, BLOCK 4  
BEVERLY GARDENS  
PLAT - VOLUME 151, PAGE 10

N 00°04'32" E - 283.75'

N 89°53'57" W - 297.70'

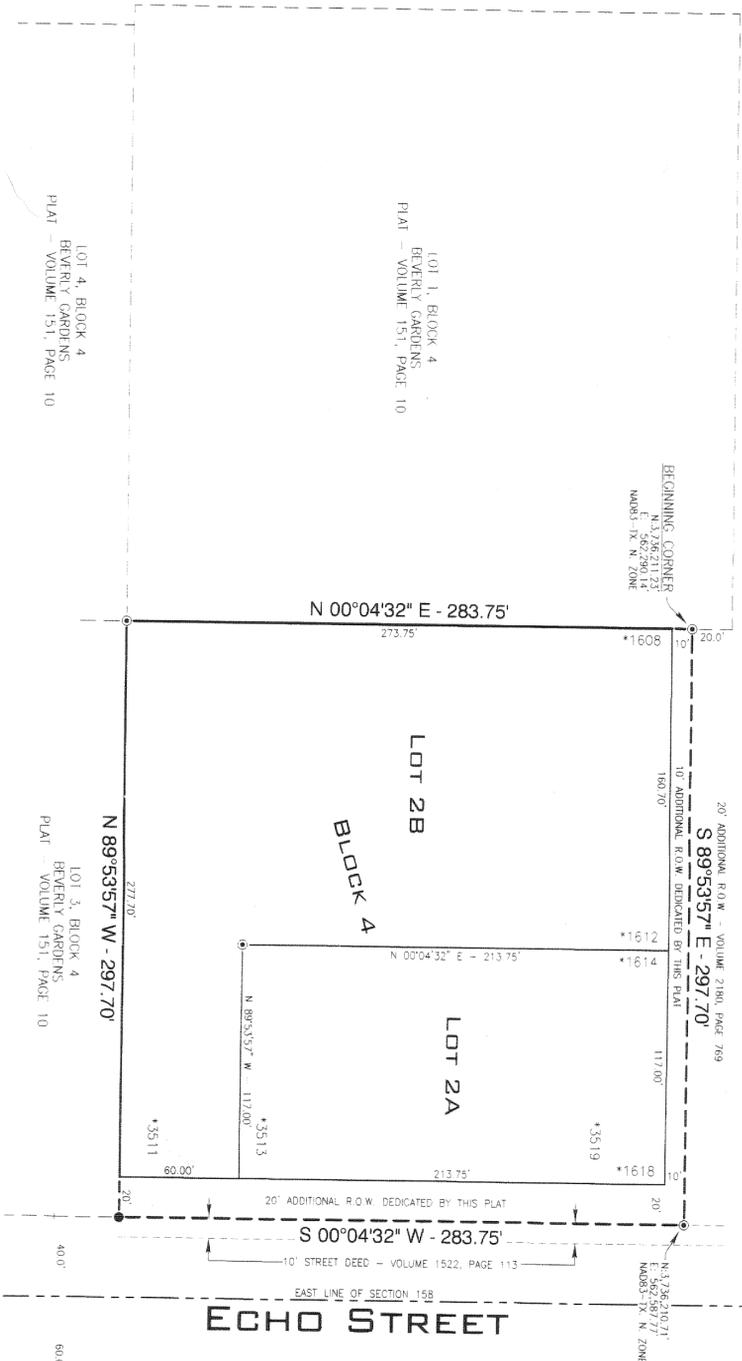
LOT 3, BLOCK 4  
BEVERLY GARDENS  
PLAT - VOLUME 151, PAGE 10

# ECHO STREET

S 00°04'32" W - 283.75'

EAST LINE OF SECTION 15B

UNPLATTED



### LEGEND:

- ⊙ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (found)
- = 1/2 inch iron rod (found)
- \* = address range (subject to change without notice)

### DESCRIPTION

A 1.939 acre tract of land being a portion of Lot 2, Block 4, Beverly Gardens, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 151, Page 10 of the Deed Records of Potter County, Texas, said 1.939 acre tract of land being that same tract of land as described in that certain Warranty Deed as recorded in Volume 3367, Page 544 of the Official Public Records of Potter County, Texas and described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northwest corner of this tract of land, from whence the northwest corner of said Lot 2, bears N. 00°04'32" E., 20.000 feet;

Thence S. 89°53'57" E., 297.70 feet along the south right of way line of Hastings Avenue, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the northeast corner of this tract of land;

Thence S. 00°04'32" W., 283.75 feet along the west right of way line of Echo Street, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southeast corner of this tract of land;

Thence N. 89°53'57" W., 297.70 feet along the south line of said Lot 2, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", found at the southwest corner of said Lot 2;

Thence N. 00°04'32" E., 283.75 feet along the west line of said Lot 2 to the **POINT OF BEGINNING**.

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 25th day of July, 2014.



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

### CERTIFICATE

FILED OF RECORD: 8/27/14 POTTER COUNTY  
 DATE: 1261507  
 COUNTY CLERK'S FILE NO.

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. 480529 0389 C, 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 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 NAD 83-Texas North Zone.
5. Public right of way dedicated by this plat is 8,452 square feet.

### DEDICATION

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

That, Ginger Pena, 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 **Beverly Gardens Unit No. 22**, 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 21st day of August, 2014.

*Ginger Pena*  
 Ginger Pena  
 6455 Babby Terrace Drive  
 Long Beach, California 90815

### NOTARY ATTEST

The State of CALIFORNIA  
 County of SAN BERNARDINO



*Ronald Dean Ritter*  
 Notary Public

Before me, the undersigned authority, on this day personally appeared Ginger Pena, 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 21st day of AUGUST, 2014.

### APPROVAL

Approved by the Designated Official for the City of Amarillo, Texas, on this 25 day of

July, 2014.

Assistant City Manager, Development Services

### BEVERLY GARDENS UNIT NO. 22

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING A REPLAT OF THE REMAINING PORTION OF  
 LOT 2, BLOCK 4, BEVERLY GARDENS IN  
 SECTION 15B, BLOCK 2, A. B. & M. SURVEY,  
 POTTER COUNTY, TEXAS.  
 1.939 ACRES



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