



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

2/12/2016

Matt Thomas
517 N. Polk St
Amarillo, TX 79107

RE: Letter of Action: Approval- University Heights Unit No. 7- ZB1504451 Final Plat

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 1/25/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1287248 on 1/27/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey
Planner I

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

Property Information	
Property ID: 36533	Geo ID: 8208204178
Legal Acres: 1.0200	
Legal Desc: UNIVERSITY HEIGHTS LOT	BLOCK 0048 N 18.3FT
	EACH OF 39 THRU 40 & ALL OF 1 THRU 10 PLUS
	VACATED ALLEY
Situs: 1900 W AMARILLO BLVD	AMARILLO, TX 79107
DBA:	
Exemptions: EX	

Owner ID: 100126468 100.00%
 TEMPLE OF PRAISE COMMUNITY
 CHURCH INC
 PO BOX 30632
 AMARILLO, TX 79120-0632

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 737,743
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 15,601
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 753,344

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: 12/14/2015			Total Due if paid by: 12/31/2015			0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	0.00
AMARILLO	0.00
PANHANDLE WD	0.00
AMA COLLEGE	0.00
AMARILLO ISD	0.00

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: 12/14/2015
 Requested By: TEMPLE OF PRAISE COMMUNIT
 Fee Amount: 10.00
 Reference #:


 Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1287248

Filing and Recording Date: 01/27/2016 02:59:08 PM Pages: 25 Recording Fee: \$123.00

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.



Julie Smith, County Clerk
Potter County, Texas

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

jmiller



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

Re: 1287248

CENSUS TRACT 130
M-10

BEGINNING CORNER

N.W. 10TH AVENUE
80' R.O.W.
V. 29 P. 211

(EAST 600.00')
(BASE BEARING) EAST 600.13'

1/2" IR(FND)
R.P.L.S. 4263
N. 3726503.17
E. 549394.36

1/2" IR(FND)
R.P.L.S. 4263
N. 3726503.17
E. 549994.49

FANNIN STREET
80' R.O.W.
V. 29 P. 211

(NORTH 558.30')
N. 00°07'33" W. 557.92'

LOT 1-A, BLOCK 48

S. 89°52'41" W. 600.1'
S. 89°52'41" W. 600.1'
30' PUE

(SOUTH 558.30')
S. 00°07'19" E. 557.93'

BONHAM STREET
80' R.O.W.
V. 29 P. 211

1/2" IR(FND)
R.P.L.S. 4263

V. 481 P. 391

V. 481 P. 389

N. 89°59'55" W. 600.09'
(WEST 600.00')
FRONTAGE ROAD
AMARILLO BOULEVARD WEST
200' R.O.W.

DEDICATION:

STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENT

THAT TEMPLE OF PRAISE COMMUNITY CHURCH, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, RESUBDIVIDED, REPLATED AND DESIGNATED AS UNIVERSITY HEIGHTS ADDITION UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, AND DO DECLARE ANY EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 13th DAY OF January 2016.

John Brown
CONTACT: JOHN BROWN
1900 W. AMARILLO BOULEVARD
AMARILLO, TEXAS 79107
(806) 584-3629
(806) 383-5345

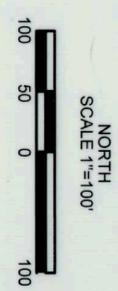
ATTEST:
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BROWN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13th DAY OF January 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4/29/19

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971



NOTE:
THIS PLAT IS NOT IN THE AMARILLO E.T.J.
THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837500530C, DATED JUNE 4, 2010.
COORDINATES SHOWN HEREON ARE BASED ON CITY OF AMARILLO WILLIAMS STACKHOUSE INC. GPS CONTROL NETWORK.
PUBLIC EASEMENTS DEDICATED BY THIS PLAT: 18,200 SQUARE FEET

LEGEND:

- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- IR IRON ROD
- FND FOUND

INFORMATION IN PARENTHESIS IS FROM PREVIOUS PLAT THAT DIFFERS FROM FIELD MEASUREMENT.

DESCRIPTION:

A 7.686 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 1 THRU 48, BLOCK 47, THE ENTIRE ALLEY IN BLOCK 47 AND N.W. 9TH AVENUE BETWEEN BLOCKS 47 AND 48 AND BETWEEN FANNIN STREET AND BONHAM STREET, ALL OF LOTS 1 THRU 24, AND THE REMAINING PORTION OF LOTS 25 THRU 48, AND THE PREVIOUSLY VACATED ALLEY IN BLOCK 48, UNIVERSITY HEIGHTS ADDITION, ALL IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH REBAR FOUND WITH CAP STAMPED "R.P.L.S. 4263" BEING THE NORTHWEST CORNER OF SAID 24, BLOCK 47, UNIVERSITY HEIGHTS AND BEING IN THE SOUTH LINE OF N.W. 10TH AVENUE AND EAST LINE OF FANNIN STREET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST (BASE BEARING) 600.13 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "R.P.L.S. 4263" IN THE WEST LINE OF BONHAM STREET AND THE SOUTH LINE OF SAID N.W. 10TH AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 47, UNIVERSITY HEIGHTS;
THENCE S. 00°07'19" E., 557.93 FEET TO A 1/2 INCH REBAR FOUND WITH NO CAP IN THE NORTH MONUMENTED LINE OF AMARILLO BOULEVARD WEST AND THE WEST LINE OF SAID BONHAM STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 89°59'55" W., 600.09 FEET, ALONG SAID NORTH MONUMENTED LINE OF AMARILLO BOULEVARD WEST TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "R.P.L.S. 4263" IN THE EAST LINE OF SAID FANNIN STREET AND BEING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N. 00°07'33" W., 557.92 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 17TH DAY OF NOVEMBER, 2015.

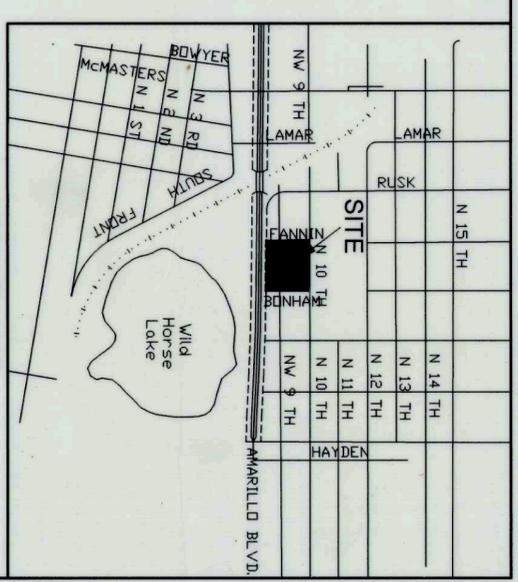
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2801



APPROVAL:
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO.
DATE 1/27/16
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

UNIVERSITY HEIGHTS UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 1 THROUGH 48, BLOCK 47, THE ENTIRE ALLEY IN BLOCK 47 AND 9TH AVENUE BETWEEN BLOCKS 47 AND 48 AND BETWEEN FANNIN AND BONHAM STREET, ALL OF LOTS 1 THROUGH 24, AND THE REMAINING PORTION OF LOTS 25 THROUGH 48, AND THE PREVIOUSLY VACATED ALLEY IN BLOCK 48, ALL IN UNIVERSITY HEIGHTS ADDITION, IN SECTION 189, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS.
(7.686 ACRES)



THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED SURVEYING FIRM #10079800
TEXAS REGISTERED ENGINEERING FIRM F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 13620 E-mail tiengsur@thomasandisrael.com