

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

October 3, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-46 University Heights Unit No. 5, an addition to the City of Amarillo, being a replat of the north portion of Block 104 that lies north of the alley and the east half of the north portion of Block 103 that lies north of the alley and that portion of Lipscomb Street that lies between the north portion of Blocks 103 and 104 that lies north of the alley, University Heights Addition, situated in Section 189, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: N Ong St & NW 18th Ave)  
DEVELOPER: Gerald Tucker

The Designated Official for the City of Amarillo approved the above-mentioned item on August 27, 2012. The plat was filed of record in the Official Public Records of Potter County Instrument # 1221782 on September 6, 2012. Please post your records accordingly.



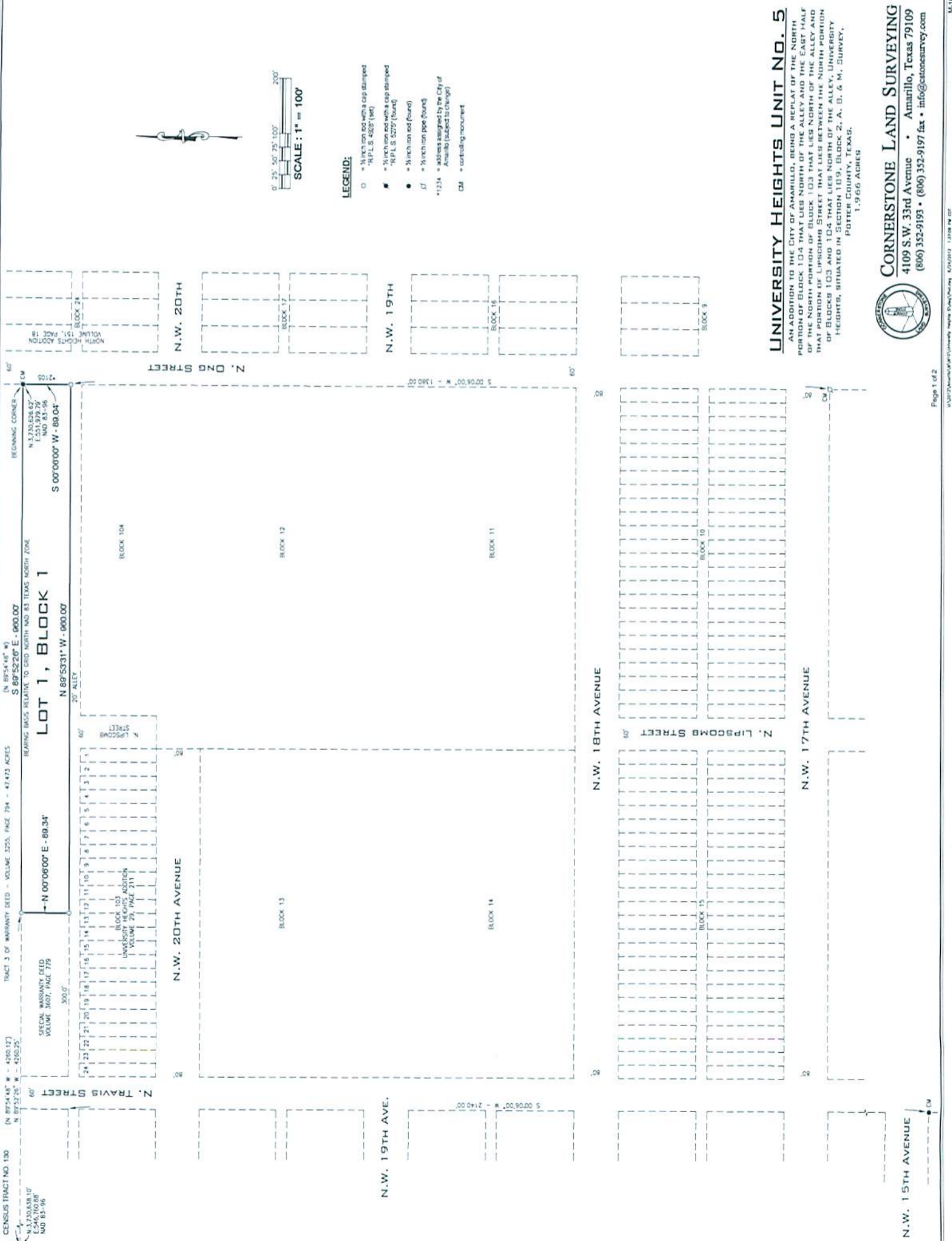
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Kelley Shaw, Planning Director

BLK 2 A13-M

SEC 189

M-10



**LEGEND:**

- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4225" (set)
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 5225" (found)
- = 1/2 inch iron rod (found)
- ∩ = 1/2 inch iron pipe (found)
- \*1234 = address assigned by the City of Amarillo (subject to change)
- CM = casting monument

**UNIVERSITY HEIGHTS UNIT NO. 5**

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPEAT OF THE NORTH PORTION OF BLOCK 10-4 THAT LIES NORTH OF THE ALLEY AND THE EAST HALF OF THE NORTH PORTION OF BLOCK 10-3 THAT LIES NORTH OF THE ALLEY AND THAT PORTION OF LIPSCOMB STREET THAT LIES BETWEEN THE NORTH PORTION OF BLOCKS 10-3 AND 10-4 THAT LIES NORTH OF THE ALLEY, UNIVERSITY HEIGHTS, SITUATED IN SECTION 189, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS.  
1.966 ACRES



**CORNERSTONE LAND SURVEYING**  
4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
(806) 352-9193 • (806) 352-9197 fax • info@cornerstonesurvey.com

APP

P-12-46

JS



Plat D-84 9-6-12

BLK 2 AB+M

SEC 189

M-10

**NOTES**

1. This plat does not lie within the Extrajurisdiction 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 0530 C, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or field 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.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).

**DEDICATION**

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

That, **Gerald Tucker**, 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 UNIVERSITY HEIGHTS UNIT NO. 5, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lines and easements shown upon this map or plat are dedicated to the public forever to be used as streets, alleys, lines and easements.

Executed this 24 day of Aug, 2012.

*Gerald Tucker*  
 Gerald Tucker  
 3500 Mockingbird Lane #31  
 Amarillo, Texas 79109

**NOTARY ATTEST**

The State of Texas §  
 County of Randall §

This instrument was acknowledged before me on this 24<sup>th</sup> day of August, 2012 by **Gerald Tucker**.

*Cindy Bayer*  
 Notary Public



**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 26th day of July, 2012.

*Jeffrey Boyd Palmer*  
 Jeffrey Boyd Palmer  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928



**APPROVAL**

Approved by Vicki Covey designed official for the City of Amarillo, Texas  
 Executed this 27 day of August, 2012

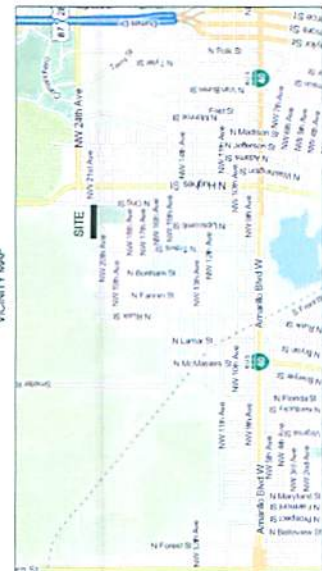
*Vicki Covey*  
 Vicki Covey

FILED OF RECORD  
 DATE 9-6-12 COUNTY POTTER  
 VOLUME 1221782 PAGE

**UNIVERSITY HEIGHTS UNIT NO. 5**

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF THE NORTH PORTION OF BLOCK 104 THAT LIES NORTH OF THE ALLEY AND THE EAST HALF OF THE NORTH PORTION OF BLOCK 103 THAT LIES NORTH OF THE ALLEY AND THAT PORTION OF LIPSCOMB STREET THAT LIES BETWEEN THE NORTH PORTION OF BLOCK 103 AND 104 THAT LIES NORTH OF THE ALLEY, UNIVERSITY HEIGHTS, SITUATED IN SECTION 189, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS.  
 1.966 ACRES

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NO SCALE

**DESCRIPTION**

A 1.966 acre tract of land being the North portion of Block 104 that lies North of the alley and the East Half of the North portion of Block 103 that lies North of the alley and that portion of Lipscomb Street that lies between the North portion of Blocks 103 and 104 that lies North of the alley, University Heights, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 211 of the Deed Records of Potter County, Texas, and said 1.966 acre tract of land being more particularly described by metes and bounds as follows:

- BEGINNING** at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4275", found at the northeast corner of said Block 104, University Heights.
- Thence S. 00°06'00" W., 49.04 feet along the east line of said Block 104 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land.
- Thence N. 89°53'31" W., along the north right-of-way line of the alley in said Block 104, crossing N. Lipscomb Street, and along the north right-of-way line of the alley in said Block 103, for a total distance of 560.00 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.
- Thence N. 00°06'00" E., 89.34 feet to 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.
- Thence S. 89°52'26" E., 196.00 feet along the north line east University Heights, and the north line of a 47.473 acre tract of land, according to that certain Warranty Deed recorded in Volume 3255, Page 794 of the Official Public Records of Potter County, Texas, to the **POINT OF BEGINNING**.

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

Property Information

Property ID: 37151      Geo ID: 8208209485  
Legal Acres: 0.0000  
Legal Desc: UNIVERSITY HEIGHTS LOT      BLOCK E/2 OF  
UNPLATTED STRIP N OF BLOCK 103  
Situs: 2009 N LIPSCOMB ST AMARILLO, TX 79107  
DBA:  
Exemptions:

Owner ID: 100093442      100.00%  
TUCKER GERALD IVAN  
3500 MOCKINGBIRD LN APT 31  
AMARILLO, TX 79109-3246

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	305
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	305

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 08/07/2012

Total Due if paid by: 08/31/2012

0.00

Tax Certificate Issued for:  
POTTER COUNTY  
AMARILLO  
PANHANDLE WD  
AMA COLLEGE  
AMARILLO ISD


Taxes Paid in 2011
1.93
0.97
0.03
0.57
3.56

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2012 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 08/07/2012  
Requested By: TUCKER GERALD IVAN  
Fee Amount: 10.00  
Reference #:

# FILED and RECORDED

Instrument Number: 1221782

Filing and Recording Date: 09/06/2012 03:58:00 PM Pages: 5 Recording Fee: \$58.00

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".

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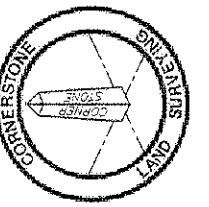
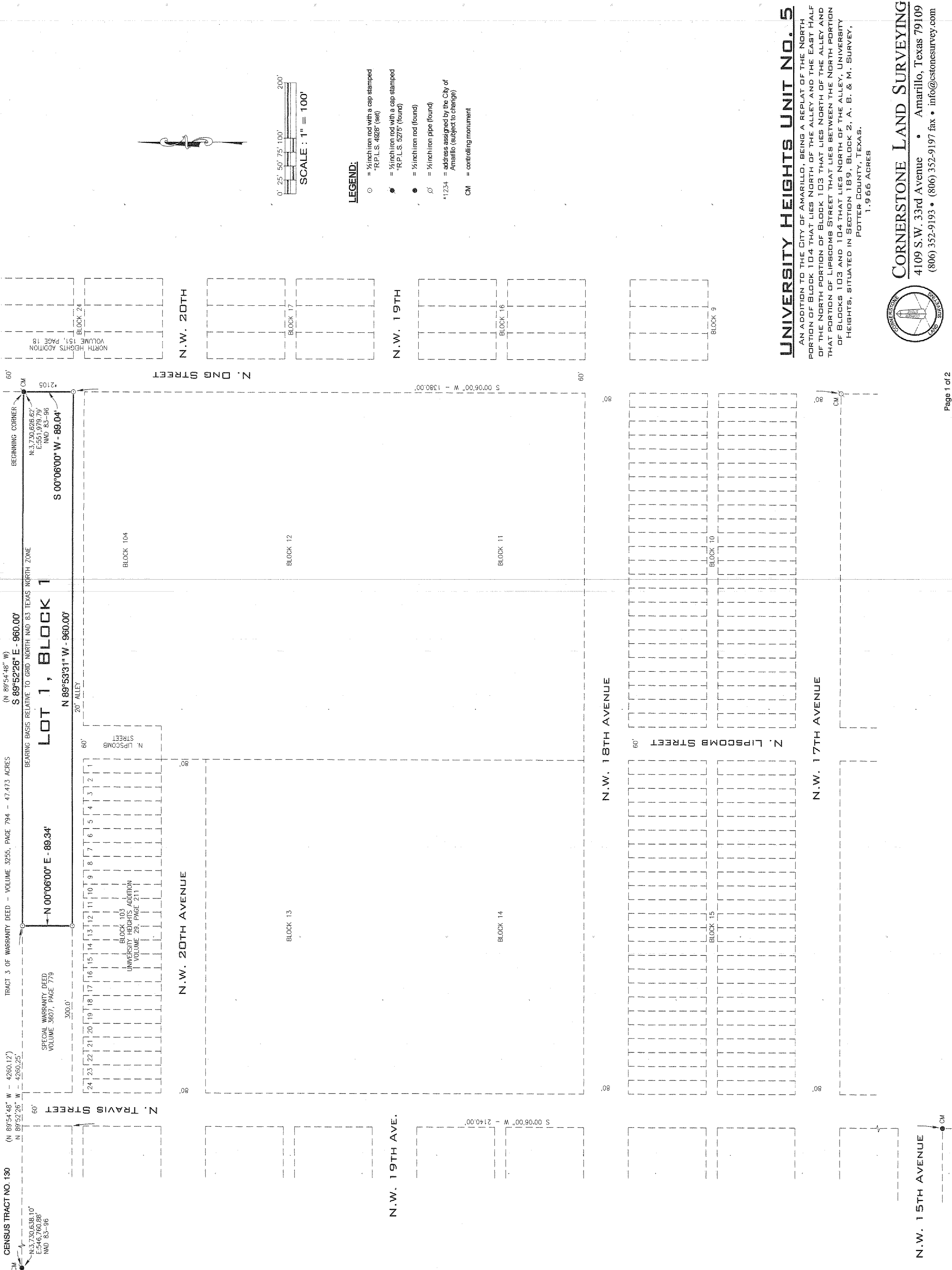
Julie Smith, County Clerk  
Potter County, Texas

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

ojohnson

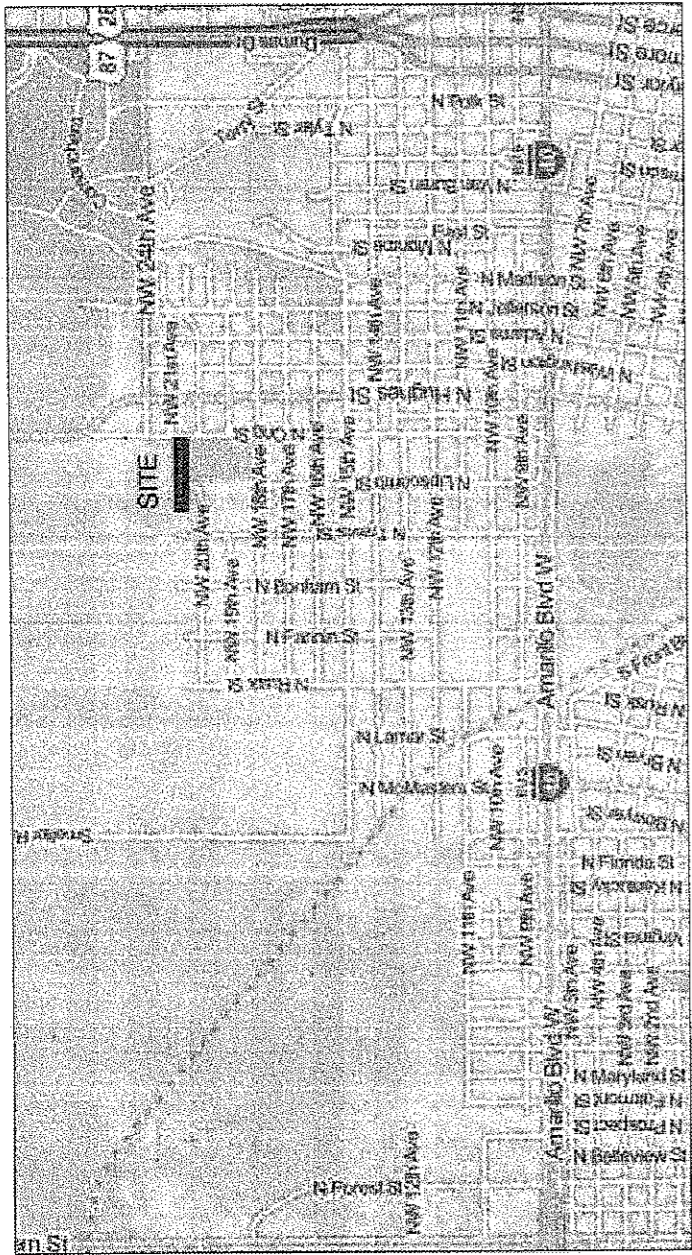
CITY OF AMARILLO PLANNING  
PO BOX 1971  
AMARILLO, TX 79105

Re: 1221782



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VICINITY MAP



NO SCALE

DEDICATION

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

That, Gerald Tucker, 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 UNIVERSITY HEIGHTS UNIT NO. 5, 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 24 day of Aug 2012

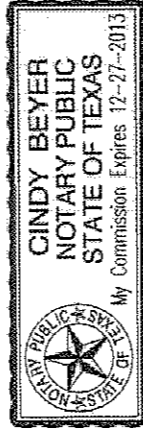
Gerald Tucker
Gerald Tucker
3500 Mockingbird Lane #31
Amarillo, Texas 79109

NOTARY ATTEST

The State of Texas §
County of Randall §

This instrument was acknowledged before me on this 24th day of August 2012 by Gerald Tucker.

Cindy Beyer
Notary Public



DESCRIPTION

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BEGINNING at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 5275", found at the northeast corner of said Block 104, University Heights;

Thence S. 00°06'00" W., 89.04 feet along the east line of said Block 104 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land;

Thence N. 89°53'31" W., along the north right-of-way line of the alley in said Block 104, crossing N. Lipscomb Street, and along the north right-of-way line of the alley in said Block 103, for a total distance of 960.00 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;

Thence N. 00°06'00" E., 89.34 feet to 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;

Thence S. 89°52'26" E., 960.00 feet along the north line said University Heights and the south line of a 47.473 acre tract of land, according to that certain Warranty Deed recorded in Volume 3255, Page 794 of the Official Public Records of Potter County, Texas, to the POINT OF BEGINNING.

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. 480529 0530 C, dated June 4, 2010.
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).

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 26th day of July, 2012.



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

APPROVAL

Approved by Vicki Covey designated official for the City of Amarillo, Texas.

Executed this 27 day of August 2012

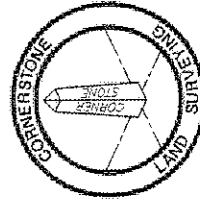
Vicki Covey
Vicki Covey

FILED OF RECORD:

DATE: [ ] COUNTY: POTTER
VOLUME: [ ] PAGE: [ ]

UNIVERSITY HEIGHTS UNIT NO. 5

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF THE NORTH PORTION OF BLOCK 104 THAT LIES NORTH OF THE ALLEY AND THE EAST HALF OF THE NORTH PORTION OF BLOCK 103 THAT LIES NORTH OF THE ALLEY AND THAT PORTION OF LIPSCOMB STREET THAT LIES BETWEEN THE NORTH PORTION OF BLOCKS 103 AND 104 THAT LIES NORTH OF THE ALLEY, UNIVERSITY HEIGHTS, SITUATED IN SECTION 189, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS. 1.966 ACRES



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GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971