



DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

12/17/2015

Daryl Furman
3501 S. Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval- Famous Heights Unit No. 20 – ZB1504420 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 12/7/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1284998 on 12/11/2015. 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 david.soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in black ink that reads 'David Soto'.

David Soto
Planner I

D-203



BIK 2 AB+m

SEC 138

P-12

DESCRIPTION (cont.)

THENCE North 69° 41' 13" West, 25.88 feet to a 3/8 inch iron rod with cap marked "100" found as called for at the Southeast corner of a 1051 square foot tract of land described as Tract 1, Part 5 of said instrument recorded in Volume 4401, Page 740.

THENCE North 69° 49' 14" West (base line per deed), 760.19 feet to a 1/2 inch iron rod with cap stamped "TURMAN RPL" found at the Southwest corner of said tract of land, same point being the Southwest corner of a vacated street as described in said instrument of conveyance recorded in Volume 4251, Page 144.

THENCE North 00° 05' 45" East, 101.61 feet to a 1/2 inch iron rod with cap stamped "TURMAN RPL" found at the Northwest corner of this tract of land, same point being the Northwest corner of said vacated street.

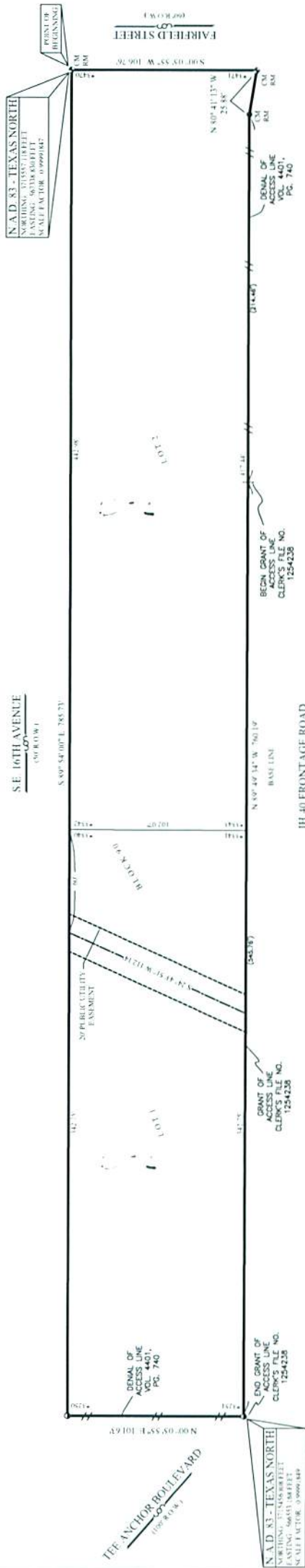
THENCE South 89° 54' 00" East, 785.73 feet to the PLACE OF BEGINNING and containing a computed area of 1.84 acres of land, more or less.

DESCRIPTION

A 1.84 acre tract of land being a portion of Lot 8, Block 70, all of Lots 1 and 12, and portion of Lots 2, 10 and 11 in Block 90 and all of Lots 1 and 11 and a portion of Lots 2, 1, 4 and 12 in Block 91, all in Famous Heights Park Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 151, Page 258, Deed Records, Potter County, Texas, (hereinafter referred to as "the plat"), and also a portion of instruments of conveyance recorded in Volume 2606, Page 604, Volume 2521, Page 443 and Volume 4401, Page 740 of the Official Public Records of Potter County, Texas, and also a portion of instruments of conveyance recorded in Volume 4142, Page 856 of the Official Public Records of Potter County, Texas, said 1.84 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on October 26, 2015 and being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found as called for at the Northeast corner of said Lot 12, Block 91, Famous Heights Park Addition, same point being the Northeast corner of the herein described tract of land.

THENCE South 00° 05' 45" West, 106.78 feet to a 1/2 inch iron rod found as called for at the Northeast corner of the vacated street, North-south line of said street, (height of said street 40 feet) and the East line of said Lot 11, same point being the Southeast corner of this tract of land.



FAMOUS HEIGHTS PARK ADDITION UNIT NO. 20

AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF PORTIONS OF BLOCKS 70, 90, 91 AND PREVIOUSLY VACATED RIGHT-OF-WAYS IN FAMOUS HEIGHTS PARK ADDITION IN SECTION 138, BLOCK 2, AB&M SURVEY POTTER COUNTY, TEXAS

1.84± ACRES

FURMAN LAND SURVEYORS, INC.
 SURVEYING - MAPPING - CONSULTING
 TEXAS - OKLAHOMA - NEW MEXICO - KANSAS - ILLINOIS

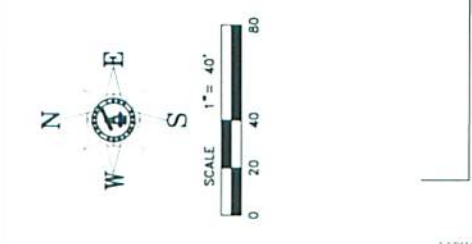
DARYL R. FURMAN, PLS. DONALD E. PERMAN, PLS. BEATRICE LYNN JAMES, PLS. NOBLE G. BENTON, PLS. TERRY PERMETER & SON, INC.

2400 W. 10TH ST., AMARILLO, TEXAS 79109-1401 (806) 338-0777
 PROJECT NO. 1517757 FILE NO. P-12
 DRAWING NO. P-ASUB 15/POTTER-P-15/1517757

LEGEND:

- 1" IRON ROD W/ CAP END
- 1/2" IRON ROD END
- 3" IRON ROD W/ CAP END
- ADDRESS PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE
- CONTRIBUTOR
- RECORD MONUMENT
- DENIAL OF ACCESS LINE
- INFORMATION IN PARENTS INSTRUMENTS PERTAINS TO DENIAL GRANT OF ACCESS LINES

CM
RM
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NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48157C0515C, DATED JUNE 4, 2010 USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR

3) THE AREA OF THE UTILITY EASEMENTS BEING DEDICATED BY THIS PLAT IS 2243.50 SQ. FT.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF POTTER

THAT THE UNDERSIGNED, L.R. LAROCHE, FOR WASHINGTON STREET VENTURE II, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THE CITY OF AMARILLO, TEXAS, AND DO HEREBY CERTIFY THAT SAID SURVEY, LOTS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXCUTED THIS 19th DAY OF Nov., 2015

L.R. Laroche
 L.R. LAROCHE
 FOR WASHINGTON STREET VENTURE II
 3221 CHURCH
 AMARILLO, TX 79109
 (806) 338-0777

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 28TH DAY OF OCTOBER, 2015.

Daryl R. Furman
 DARYL R. FURMAN, R.P.L.S. 5374
 REGISTERED PROFESSIONAL LAND SURVEYOR

BEVERLY HUDDLESTON
 NOTARY PUBLIC,
 STATE OF TEXAS
 COMM. NO. 12270204
 My Commission Expires 03-12-2017

THE STATE OF TEXAS
 COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY L.R. LAROCHE, 19th DAY OF Nov., 2015

Beverly Huddleston
 BEVERLY HUDDLESTON
 NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

ON THIS 7th DAY OF Dec., 2015

Chairman
 CHAIRMAN

GRANTEE'S ADDRESS
 CITY OF AMARILLO
 P.O. BOX 3850
 AMARILLO, TEXAS 79105-1971

APP

P-15-61

JS

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

Property Information	
Property ID: 9759	Geo ID: 2207009550
Legal Acres: 1.8400	
Legal Desc: FAMOUS HEIGHTS PARK ADDN LOT	BLOCK 0091
REMAINING PORTION OF BLKS 90 & 91 AFTER I-40	
ROW PLUS VACATED ALLEYS & STREET	
Situs: 1600 S FAIRFIELD ST	AMARILLO, TX 79107-6980
DBA:	
Exemptions:	

Owner ID: 100121720 100.00%
WASHINGTON STREET
VENTURE II
3221 CHURCH ST
AMARILLO, TX 79109-1541

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 80,150
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 80,150

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: 10/26/2015			Total Due if paid by: 10/31/2015			0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	508.16
AMARILLO	276.59
PANHANDLE WD	6.43
AMA COLLEGE	166.31
AMARILLO ISD	952.98

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 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: 10/26/2015
Requested By: WASHINGTON STREET
Fee Amount: 10.00
Reference #: R022 0700 9550


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1284998

Filing and Recording Date: 12/11/2015 03:14:38 PM 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.

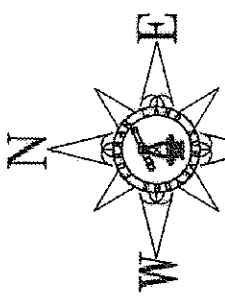
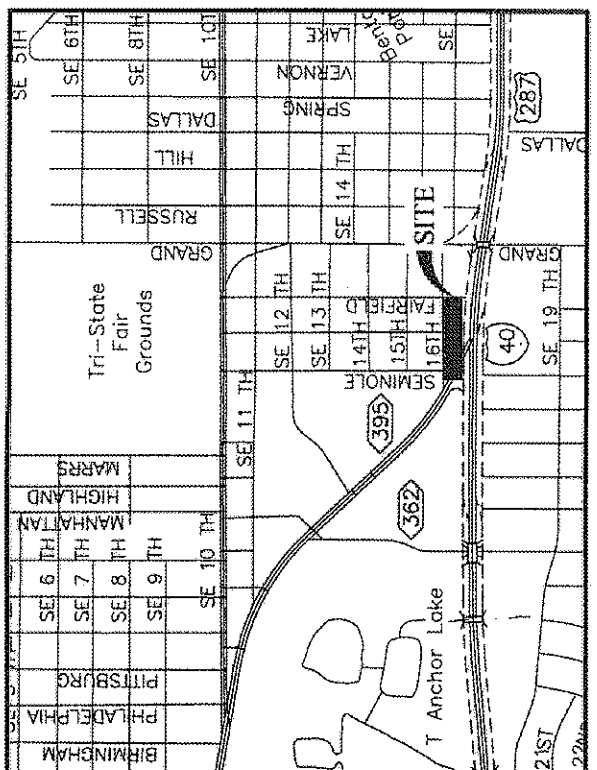


A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

msmith



- LEGEND:**
- 1/2" IRON ROD W/ CAP FND
 - 1/2" IRON ROD FND
 - 3/8" IRON ROD W/ CAP FND
 - *XXXX ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE
 - CM CONTROL MONUMENT
 - RM RECORD MONUMENT
 - // DENIAL OF ACCESS LINE
 - () INFORMATION IN PARENTHESIS PERTAINS TO DENIAL/GRAANT OF ACCESS LINES

DESCRIPTION

A 1.84+ acre tract of land being a portion of Lot 8, Block 70; all of Lots 1 and 12 and portion of Lots 2, 10 and 11 in Block 90 and all of Lots 1 and 11 and a portion of Lots 2, 3, 4 and 12 in Block 91 all in Famous Heights Park Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 151, Page 258, Deed Records, Potter County, Texas, further being those tracts of land as described in those certain instruments of conveyance recorded in Volume 2606, Page 604; Volume 2621, Page 840 and Volume 4401, Page 740 of the Official Public Records of Potter County, Texas and also being all of the vacated streets and alleys as described in that certain instrument of conveyance recorded in Volume 4342, Page 656 of the Official Public Records, Potter County, Texas, said 1.84+ acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on October 26, 2015 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found as called for at the Northeast corner of said Lot 12, Block 91, Famous Heights Park Addition, same point being the Northeast corner of the herein described tract of land;

THENCE South 00° 05' 55" West, 106.76 feet to a 1/2 inch iron rod found as called for at the intersection of the existing North right-of-way line of Interstate Highway No. 40 and the East line of said Lot 11, same point being the Southeast corner of this tract of land;

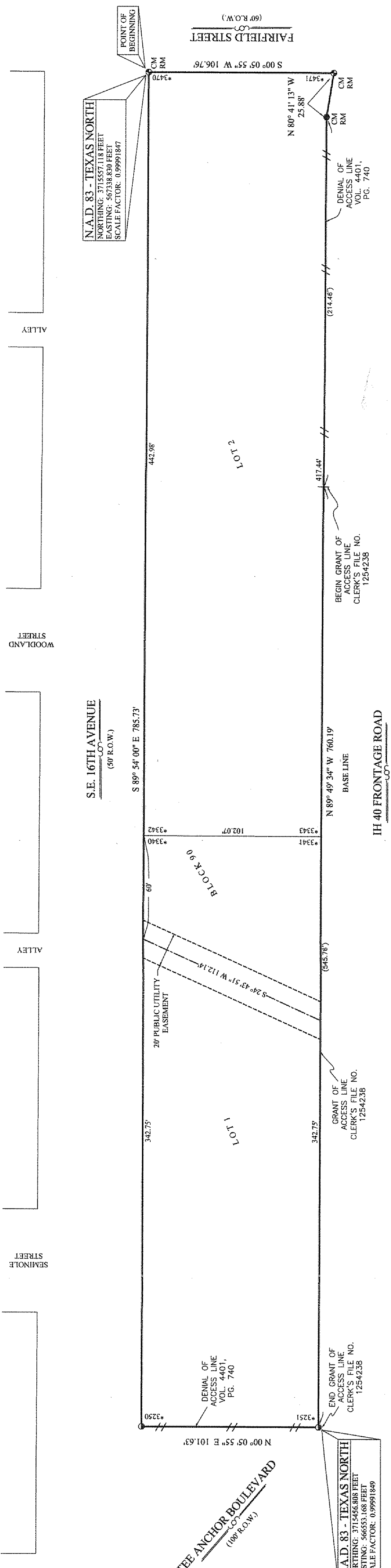
DESCRIPTION (cont.)

THENCE North 80° 41' 13" West, 25.88 feet to a 3/8 inch iron rod with cap marked "HBD" found as called for at the Southeast corner of a 1053 square foot tract of land described as Tract 1, Part 3 in said instrument recorded in Volume 4401, Page 740;

THENCE North 89° 49' 34" West (base line per deed), 760.19 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Southwest corner of this tract of land, same point being the Southwest corner of a vacated street as described in said instrument of conveyance recorded in Volume 4281, Page 344;

THENCE North 00° 05' 55" East, 101.63 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the Northwest corner of this tract of land, same point being the Northwest corner of said vacated street;

THENCE South 89° 54' 00" East, 785.73 feet to the PLACE OF BEGINNING and containing a computed area of 1.84 acres of land, more or less.



FAMOUS HEIGHTS PARK ADDITION UNIT NO. 20

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF PORTIONS OF
BLOCKS 70, 90, 91 AND PREVIOUSLY
VACATED RIGHT-OF-WAYS IN
FAMOUS HEIGHTS PARK ADDITION IN
SECTION 138, BLOCK 2, AB&M SURVEY
POTTER COUNTY, TEXAS
1.84+ ACRES

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0533C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF THE UTILITY EASEMENTS BEING DEDICATED BY THIS PLAT IS 2.243+ SQ. FT.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, L.R. LAROUCHE, FOR WASHINGTON STREET VENTURE II, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS FAMOUS HEIGHTS PARK ADDITION UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 19th DAY OF Nov., 2015.

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF AMARILLO, TEXAS,

ON THIS 7th DAY OF December, 2015.

CHAIRMAN

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

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, L.R. LAROUCHE, FOR WASHINGTON STREET VENTURE II, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS FAMOUS HEIGHTS PARK ADDITION UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 19th DAY OF Nov., 2015.

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY L.R. LAROUCHE
THIS 19th DAY OF November, 2015

Dorinda Judd
NOTARY PUBLIC
STATE OF TEXAS
COMM. NO. 12270794
My Commission Expires 09-12-2017

FILED OF RECORD

12-11-15 (DATE)

Potter (COUNTY)

1284998 (CLERK'S DOCUMENT NO.)

FILED OF RECORD

12-11-15 (DATE)

Potter (COUNTY)

1284998 (CLERK'S DOCUMENT NO.)

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND, AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 26TH DAY OF OCTOBER, 2015.

Daryl R. Furman
DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

12-11-15 (DATE)

Potter (COUNTY)

1284998 (CLERK'S DOCUMENT NO.)

FILED OF RECORD

12-11-15 (DATE)

Potter (COUNTY)

1284998 (CLERK'S DOCUMENT NO.)

FURMAN LAND SURVEYORS, INC.

SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL E. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #0099040 & 1009290

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-0246 · FAX (806) 374-4248
P.O. BOX 164 · DENVER, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1517757 FILE NO. P-12
DRAWING NO. P-SUB 15/POTTER/P-12/1517757A