

THE CITY OF AMARILLO, TEXAS
Final Distribution Memorandum

Planning Department, City of Amarillo, Texas
P.O. Box 1971, Amarillo, Texas 79105-1971

April 22, 2010

TO: Final Distribution List

FROM: Planning Department

SUBJECT: D-10-04 Dedication of a 15 ft. Public Utility Easement in Tract 9, West Acres Subdivision in Section 10, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: US Hwy 66 & Highland St.)

GRANTOR: Vance Reed

The City Commission approved the above item on April 6, 2010. The dedication instrument was filed of record in Official Public Records, Potter County in Volume 4206- Pages 845-850. Copies of the instrument and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

PUBLIC UTILITY EASEMENT

DATE: 1-21, ~~2009~~ 2010

GRANTOR: Reed, Vance

GRANTOR'S MAILING ADDRESS: 85 Palomino Street
Amarillo, TX 79106-4114

GRANTEE: The City of Amarillo, Texas

GRANTEE'S MAILING ADDRESS: P. O. Box 1971
Amarillo, Texas 79105-1971

CONSIDERATION: One Dollar (\$1.00) and other good and valuable consideration.

PROPERTY: A 15' public utility easement out of Tract 9, West Acres Subdivision an addition to the City of Amarillo, Potter County, Texas according to the recorded plat or map thereof recorded in Volume 151, Page 385 of the Deed Records of Potter County, Texas and as more particularly described on Exhibits A and B, attached hereto and made a part hereof.

GRANTOR for the consideration grants, sells, and conveys to GRANTEE, its successors and assigns, an exclusive public utility easement for the purpose of constructing, maintaining, operating, extending/repairing, removing, replacing and upgrading public utilities (hereinafter called "Utilities") upon, over, under and across the PROPERTY, together with the right of ingress and egress over, along and across the PROPERTY and GRANTOR'S adjacent property for said purposes.

This Easement is subject to all existing easements, rights-of-way, encumbrances and restrictions of record.

The Utilities constructed shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, rebuild, repair, improve, and make such changes, alterations, additions to or extensions of its Utilities within the boundaries of the PROPERTY as GRANTEE deems necessary. All construction, maintenance, equipment and facilities shall comply with all applicable laws, ordinances, codes and regulations.

GRANTOR, his, heirs successors and assigns, may use said PROPERTY for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with the safe and efficient construction, operation or maintenance of the Utilities and further provided that such use is not inconsistent with any laws, ordinances or codes pertaining to the construction, operation or maintenance of the Utilities and to which the GRANTOR is subject. GRANTOR will not erect or maintain any buildings or other structures or obstructions on or over the PROPERTY except by written permission from GRANTEE.

TO HAVE AND TO HOLD the above-described PROPERTY, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTOR and GRANTOR'S heirs, successors and assigns, forever. GRANTOR does hereby bind himself and his heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the PROPERTY unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 21st day of JANUARY ~~2009~~. 2010.

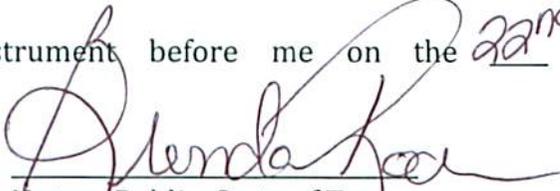
GRANTOR


Reed Vance

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF Potter §

Reed Vance acknowledged this instrument before me on the 22nd day of January 2009.



Notary Public, State of Texas



Return to:
DONNA DeRIGHT
City Secretary, City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

EXHIBIT "A"

15 FT. PUBLIC UTILITY ESM'T

VOL. 4206 PAGE 847

AMARILLO BLVD. WEST
DEDICATION
VOLUME 516, PAGE 441
U.S. HIGHWAY NO. 66

CHD=N
L=20.82'
R=4307.45'
45°21'35" E 20.82'

N 00°44'46" W 71.88'
(NORTH)

(SOUTH)
S 00°44'46" E 86.31'

TRACT 9
WEST ACRES SUBDIVISION
(151/385)

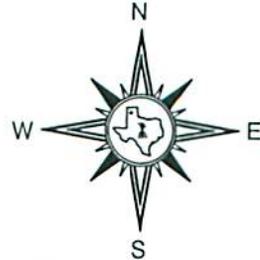
(1145/10)

5' SPS ESM'T
(133/549)

BEGINNING
CORNER

S 89°47'53" W 15.00'

TRACT 8
WEST ACRES SUBDIVISION
(151/385)



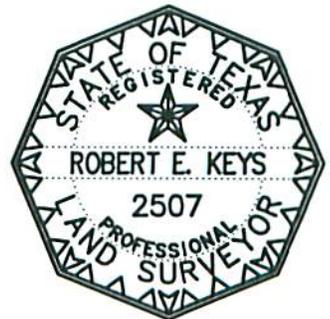
SCALE : 1" = 20'

LEGEND :

- =welding rod (found)
- =3/8" iron rod (found)
- =Instrument recording in County Clerks Office

Robert
Keys

Digitally signed by Robert Keys
DN: cn=Robert Keys, o=Keys & Shehan Engineering & Surveying, LLP, ou=Robert Keys & Associates, email=rkeys@ks-es.com, c=US
Date: 2009.09.02 16:09:19 -05'00'



DATE 8/28/2009

NOTE:

BEARING BASIS IS PER G.P.S. OBSERVATION.

PAGE 1 OF 2



KEYS & SHEHAN
Engineering & Surveying, LLP

4423 S.W. 45th Avenue
Amarillo, Texas 79109
Office (806) 352-1782
Fax (806) 352-1942

3324 S. Loop 289, Ste. 240 D
Lubbock, Texas 79423
Office (806) 368-2424
Fax (806) 796-1647

Email: info@KS-es.com
Web: www.KS-es.com

EXHIBIT "B"

15 FOOT PUBLIC UTILITY EASEMENT

DESCRIPTION

A 15 foot wide tract of land being the West 15 foot of Tract 9 of West Acres Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 385 of the Deed Records of Potter County, Texas lying south of the southeasterly right-of-way line of U.S. Highway No. 66, as described in that Certain Instrument recorded in Volume 516, Page 441 of the Deed Records of Potter County, Texas and said easement being further described by metes and bounds as follows:

BEGINNING at a welding rod, found at the southwest corner of this tract of land, and same being the west common corner of Tracts 8 and 9 of said West Acres Subdivision;

Thence N. 00°44'46" W., (bearing basis as per G.P.S. observation), 71.88 feet to a 3/8" iron rod, found at the northwest corner of this tract of land, and same being on a point on a curve to the right with a radius of 4307.46 feet;

Thence Northeasterly, along said curve and southerly right-of-way line of said U.S. Highway No. 66, an arc distance of 20.82 feet with a chord of N. 45°21'35" E., 20.82 feet to the northeast corner of this tract of land;

Thence S. 00°44'46" E., 86.31 feet, 15 foot east of, and parallel with, the west line of said Tract 9 to the southeast corner of this tract of land;

Thence S. 89°47'53" W., 15.00 feet along the common line of said Tracts 8 and 9 to the **POINT OF BEGINNING**.

See Plat: Job No. 908023 Exhibit A

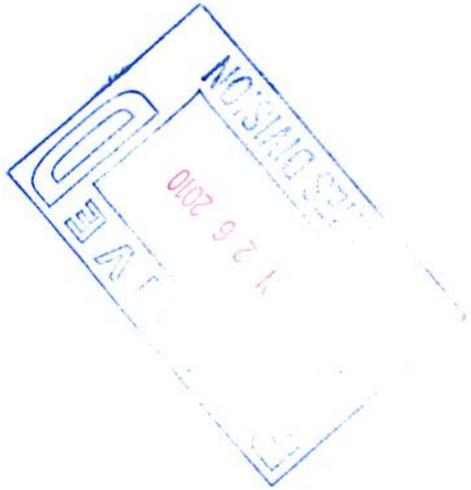
Robert Keys & Associates

Surveying / Mapping / Planning
 4423 S. W. 45th Avenue, Amarillo, Texas 79109
 Voice: (806) 352-1782 Fax: (806) 352-1942
 EMAIL: info@keyssurveying.com
 Web Site: www.keyssurveying.com
 Prepared: August 31st, 2009

Robert Keys

Digitally signed by Robert Keys
 DN: cn=Robert Keys, o=Keys & Shehan
 Engineering & Surveying, LLP,
 ou=Robert Keys & Associates,
 email=rkeys@ks-es.com, c=US
 Date: 2009.09.02 16:40:55 -05'00'

Registered Professional Land Surveyor



COUNTY CLERK'S MEMO
Portions of this document not
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Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Apr 12, 2010 at 08:30A

Receipt# - 142324

Document Number 01171400:

Amount 28.00

Julie Smith
County Clerk, Potter County

by  Deputy

STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By  Deputy

Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.

COUNTY CLERK'S MEMO

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