

**THE CITY OF AMARILLO, TEXAS
Final Distribution Memorandum**

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

October 5, 2010

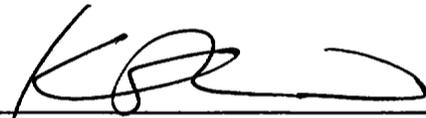
TO: Final Distribution List

FROM: Planning Department

SUBJECT: D-10-21 Dedication of three 15ft. Drainage Easements, in Section 191, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Vineyard Blvd. & Broadway Dr.)

GRANTOR: Thomas Nielsen

The City Commission approved the above item on September 14, 2010. The dedication instrument was filed of record in Official Public Records, Potter County in Volume 4254 Pages 418 - 425. Copies of the instrument and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

Notice of confidentiality rights: If you are a natural person, you may remove or strike the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

15' WIDE DRAINAGE EASEMENT

Date: August 26, 2010

Grantor: FAEC Holdings 396537, LLC
Grantor's Mailing Address: 1224 Greenfield Dr., El Cajon, CA 92021

Grantee: The City of Amarillo, Texas, a municipal corporation
Grantee's Mailing Address: P.O. Box 1971, Amarillo, Texas 79105-1971

Consideration: Dedicated for Public Use.

Property: 15' drainage easements out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas, and shown on Exhibits "A" thru "F" attached hereto.

For consideration recited, Grantor does by this instrument grant and convey an easement in the property to Grantee for installation and continuous maintenance of public storm water drainage and to make and maintain improvements on and to the Property to better accommodate such purposes.

GRANTOR

By: FAEC Holdings 396537, LLC

By: [Signature of Thomas W. Nielsen]

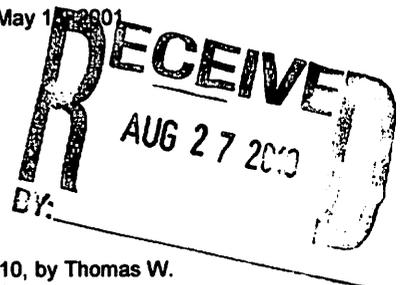
Thomas W. Nielsen, Trustee of the Nielsen Family Revocable Declaration of Trust dated May 15, 2001

THE STATE OF TEXAS §

COUNTY OF POTTER §

This instrument was acknowledged before me on the 26 day of August, 2010, by Thomas W. Nielsen, Trustee of the Nielsen Family Revocable Declaration of Trust dated May 15, 2001

[Signature of Kristina Ann Herrick]
Notary Public in and for the State of Texas
My commission expires: 7/3/12



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

FIELD NOTES for a 15.0 foot drainage easement out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at the southeast corner of this easement which bears N. 89° 55' 02" W. a distance of 1041.61 feet and N. 0° 04' 58" E. a distance of 2153.92 feet from an Apex Cap found at the southeast corner of said Section 191.

THENCE N. 82° 41' 07" W. a distance of 15.00 feet to the southwest corner of this easement.

THENCE N. 7° 18' 53" E. a distance of 32.00 feet to the south right-of-way line of Temecula Creek Boulevard for the northwest corner of this easement.

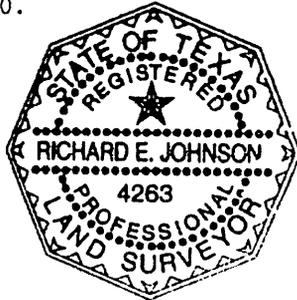
THENCE S. 82° 41' 07" E., along said right-of-way line, a distance of 15.00 feet to the northeast corner of this easement.

THENCE S. 7° 18' 53" W. a distance of 32.00 feet to the place of BEGINNING and containing 0.011 acres (480.0 square feet) of land.

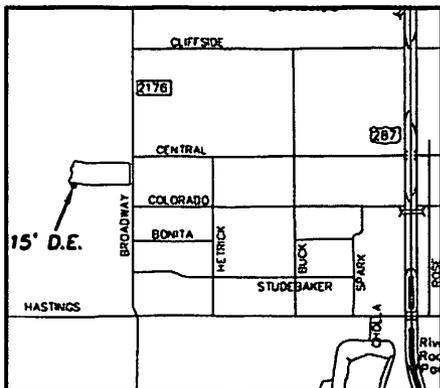
* * * * *

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I, Richard E. Johnson, Registered
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of August, A.D., 2010.



Richard E. Johnson
Richard E. Johnson
Registered Professional
Land Surveyor #4263

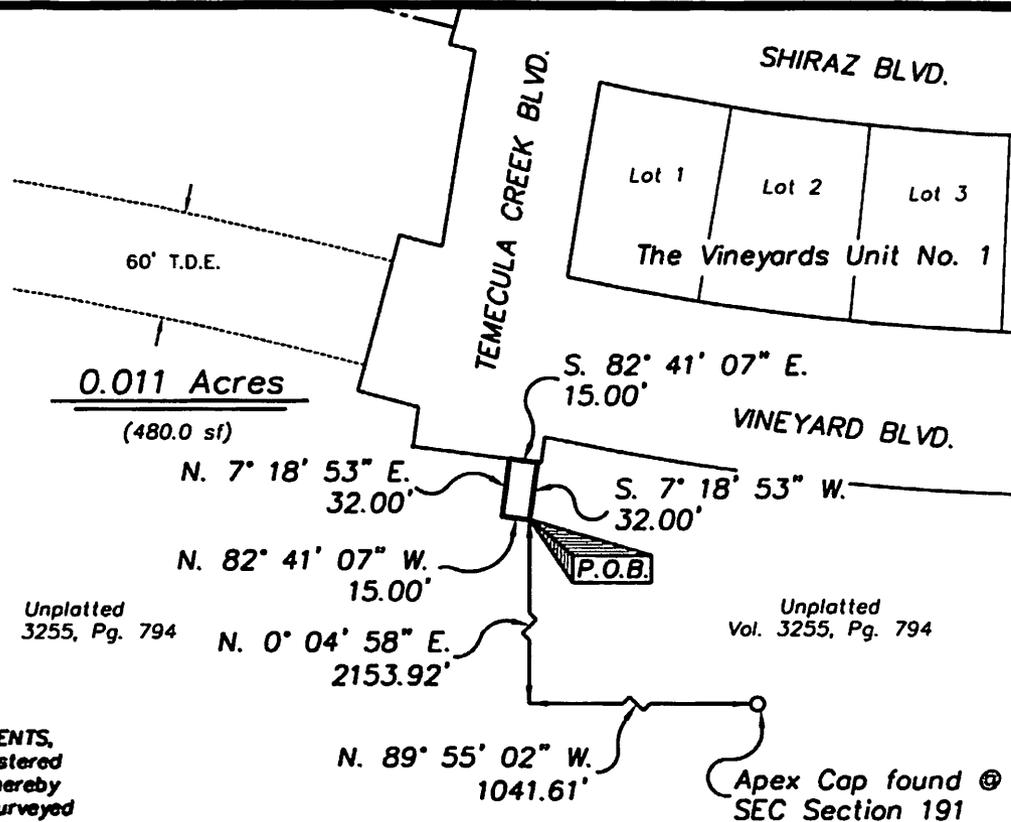


VICINITY MAP

A.P. No. M-8



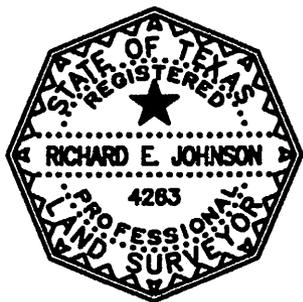
SCALE: 1" = 100'



STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of August, A.D., 2010.

Richard E. Johnson
 Registered Professional
 Land Surveyor #4263



NOTES:

P.O.B. = POINT OF BEGINNING

BEARINGS BASED ON THE RECORDED PLAT OF THE VINEYARDS UNIT NO. 1, FILED IN VOL. 4230, PG 793, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

A Plat of a 15' Drainage Easement out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas



OJD Engineering, Inc.
 Consulting Engineers & Surveyors

806-447-2503
 P.O. Box 543
 Wellington, TX 79095

EXHIBIT B

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FIELD NOTES for a 15.0 foot drainage easement out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at the southeast corner of this easement which bears N. 89° 55' 02" W. a distance of 629.95 feet and N. 0° 04' 58" E. a distance of 2122.28 feet from an Apex Cap found at the southeast corner of said Section 191.

THENCE N. 89° 52' 05" W. a distance of 15.00 feet to the southwest corner of this easement.

THENCE N. 0° 07' 55" E. a distance of 46.00 feet to the south right-of-way line of Vineyard Boulevard for the northwest corner of this easement.

THENCE S. 89° 52' 05" E., along said right-of-way line, a distance of 15.00 feet to the northeast corner of this easement.

THENCE S. 0° 07' 55" W. a distance of 46.00 feet to the place of BEGINNING and containing 0.016 acres (690.0 square feet) of land.

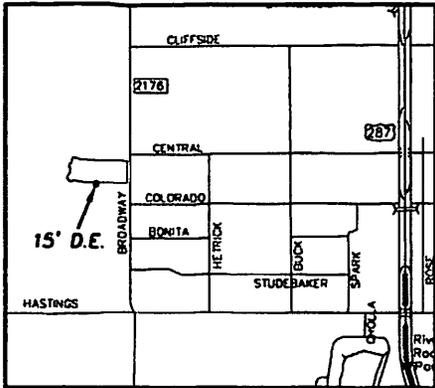
* * * * *

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IN WITNESS THEREOF, my hand and seal, this the 18th day of August, A.D., 2010.



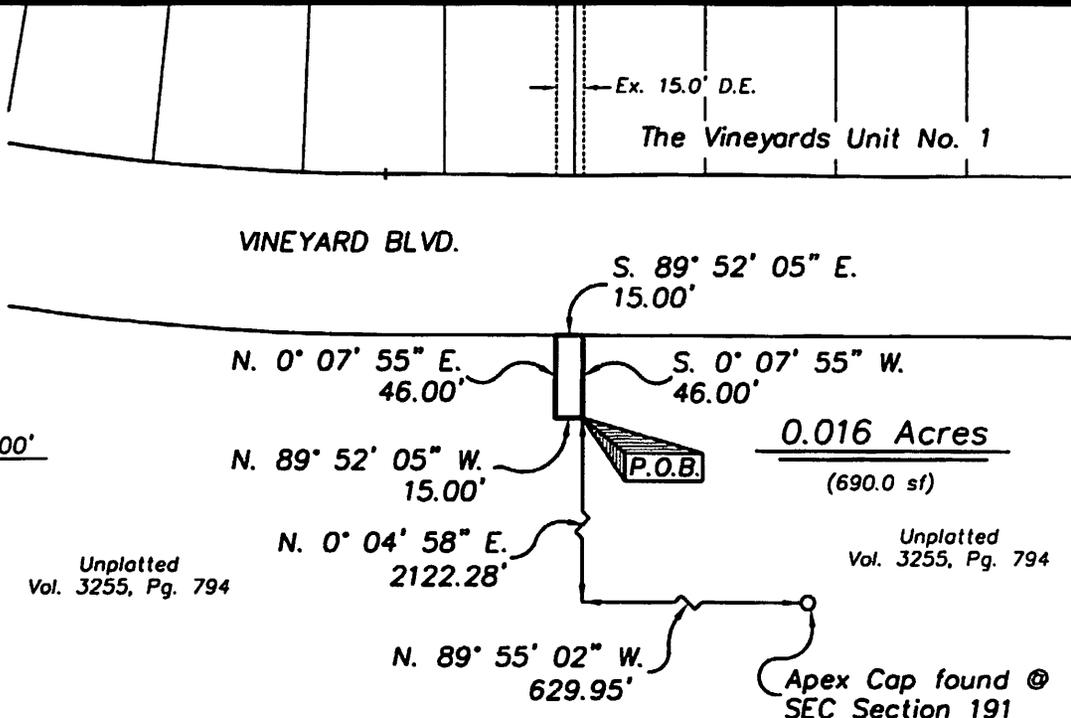
Richard E. Johnson
Richard E. Johnson
Registered Professional
Land Surveyor #4263



VICINITY MAP

A.P. No. M-8

SCALE: 1" = 100'



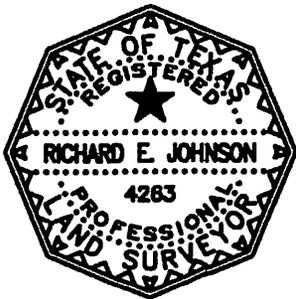
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Vol. 3255, Pg. 794

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered
 Professional Land Surveyor, do hereby
 certify that I did cause to be surveyed
 on the ground the tract of land shown on this plot, and to the best
 of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of August,
 A.D., 2010.

Richard E. Johnson
 Registered Professional
 Land Surveyor #4263



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 VINEYARDS UNIT NO. 1, FILED IN VOL. 4230, PG 793,
 OFFICIAL PUBLIC RECORDS OF POTTER COUNTY,
 TEXAS.

A Plat of a 15' Drainage Easement out of Section 191, Block 2,
 A. B. & M. Survey, Potter County, Texas



OJD Engineering, Inc.
 Consulting Engineers & Surveyors

806-447-2503
 P.O. Box 543
 Wellington, TX 79095

EXHIBIT D

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FIELD NOTES for a 15.0 foot drainage easement out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at the southeast corner of this easement which bears N. 89° 55' 02" W. a distance of 629.59 feet and N. 0° 04' 58" E. a distance of 2548.28 feet from an Apex Cap found at the southeast corner of said Section 191.

THENCE N. 89° 52' 05" W. a distance of 15.00 feet to the southwest corner of this easement.

THENCE N. 0° 07' 55" E. a distance of 110.00 feet to the northwest corner of this easement.

THENCE S. 89° 52' 05" E. a distance of 15.00 feet to the northeast corner of this easement.

THENCE S. 0° 07' 55" W. a distance of 110.00 feet to the place of BEGINNING and containing 0.038 acres (1,650 square feet) of land.

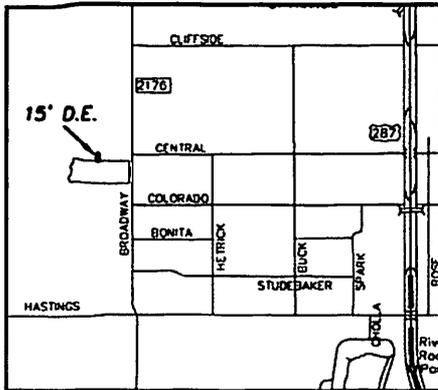
* * * * *

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IN WITNESS THEREOF, my hand and seal, this the 18th day of August, A.D., 2010.



Richard E. Johnson
Richard E. Johnson
Registered Professional
Land Surveyor #4263



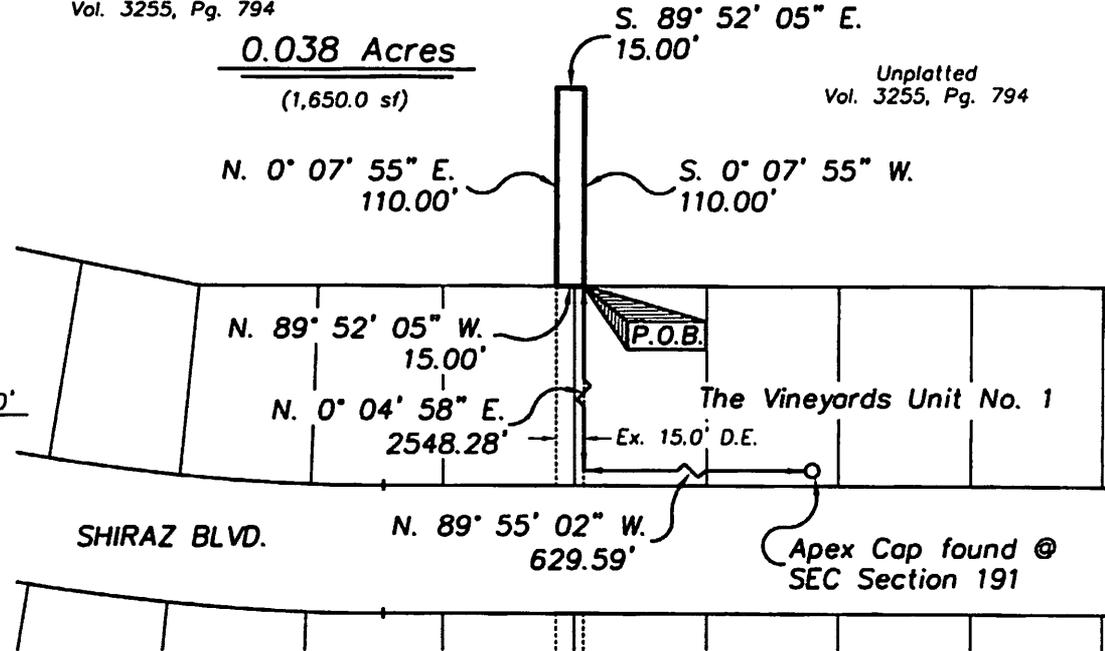
VICINITY MAP
A.P. No. M-8

SCALE: 1" = 100'

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0.038 Acres
(1,650.0 sf)

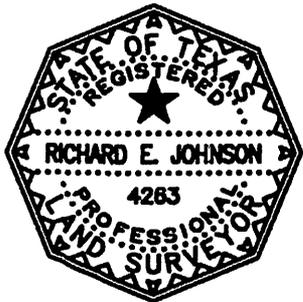
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Vol. 3255, Pg. 794



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of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of August,
A.D., 2010.

Richard E. Johnson
Registered Professional
Land Surveyor #4263



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OFFICIAL PUBLIC RECORDS OF POTTER COUNTY,
TEXAS.

A Plat of a 15' Drainage Easement out of Section 191, Block 2,
A. B. & M. Survey, Potter County, Texas



OJD Engineering, Inc.
Consulting Engineers & Surveyors

806-447-2503
P.O. Box 543
Wellington, TX 79095

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Sep 17, 2010 at 08:50A

Receipt# - 148508

Document Number 01181164:

Amount 40.00

Julie Smith
County Clerk, Potter County

by JSB, 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 Rebecca, 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

Portions of this document may
not be legible and/or reproducible
when received for recording