D-10-22

THE CITY OF AMARILLO, TEXAS
Final Distribution Memorandum

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

December 3, 2010

TO: Final Distribution List

FROM: Planning Department

SUBJECT: D-10-22 Dedication of a 112.5 sqft. Public Right-of-Way, being a portion of Lot 14, Block 5, Westovcer Park Unit No. 3, in Section 31, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Pinnacle Dr. & Coulter St.) (Vicinity: Pinnacle Dr. & Coulter St.)

GRANTOR: Randy McDowell

The City Commission approved the above item on November 23, 2010. The dedication instrument was filed of record in Official Public Records, Randall County in File Clerk 2010020250. Copies of the instrument and vicinity sketch are attached. Please post your records accordingly.

Kelley Shaw, Planning Director

8/9/2010 CHD

NOTICE OF CONFIDENTIALITY: 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 DRIVERS LICENSE NUMBER.

DEED 5 PGS 201020250

RIGHT-OF-WAY DEED

Date:	September 23, 2010
Grantor:	Canyon I.S.D.
Grantor's Mailing Address:	P.O. Box 899 Canyon, TX 79015
Grantee:	City of Amarillo, Texas
Grantee's Mailing Address:	P.O. Box 1971 Amarillo, TX 79105-1971
Consideration:	1. Dedication to Public Use; 2. Benefits to accrue to the remainder of Grantor's property.
Property:	A 112.5 square foot tract of land being a portion of Lot 14, Block 5 of Westover Part Unit No. 3, an addition to the City of Amarillo, Randall County, Texas, as particularly described in Exhibits "A" and "B" attached hereto and made a part of this document.

GRANTOR, for the consideration conveys and dedicates to GRANTEE, its successors and assigns, a perpetual right-of-way, in fee, in the Property for the purpose of constructing, operating, maintaining, repairing, and rebuilding a traffic signal light and conduit on, over and under the Property.

The constructed traffic signal light and conduit shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, rebuild, repair, improve, and make such changes and alterations of the traffic signal light and conduit within the boundaries of the Property as GRANTEE deems necessary.

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

GRANTOR hereby covenants that it is the lawful owner of the Property, that it has good and lawful right to convey the Property, and that it does hereby warrant title and possession of the Property to GRANTEE against the lawful claim of all persons.

CANYON I.S.D.

By: _____

Printed Name: RANDY MCDOWELL

Title: ASSISTANT SUPERINTENDENT OF BUSINESS & OPERATIONS

RECEIVED
OCT 10 2010
BY: _____

THE STATE OF TEXAS §
§
COUNTY OF ~~POTTER~~ Randall §

This instrument was acknowledged before me on the 23 day of September, 2010 by Randy McDowell as Asst. Superintendent of Canyon I.S.D.

Melisa B. McClure
Notary Public, State of Texas

MELISA B. McCLURE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 9, 2012

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

EXHIBIT "A"

(NE CORNER OF COULTER STREET AND PINNACLE DRIVE)

DESCRIPTION

A 112.5 square foot tract of land being a portion of Lot 14, Block 5 of Westover Park Unit No. 3, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1546, Page 290 of the Official Public Records of Randall County, Texas all situated in Section 31, Block 9, B.S.& F. Survey, Randall County, Texas and said tract of land being further described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete, set at the southwest corner of this tract of land and the southwest corner of said Lot 14, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of a 1.948 acre tract of land described in that Special Warranty Deed recorded in Volume 1899, Page 230 of the Official Public Records of Randall County, Texas, bears S. 00° 22' 23" E., 60.00 feet;

Thence N. 00° 22' 23" W., (Directional Control per G.P.S observation), 15.00 feet along the east right-of-way line of Coulter Street as dedicated per said Westover Unit No. 3 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found bears N. 00° 22' 23" W., 1135.00 feet;

Thence S. 45° 22' 23" E., 21.21 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land;

Thence S. 89° 37' 37" W., 15.00 feet along the north right-of-way line of Pinnacle Drive as dedicated per said Westover Unit No. 3 to the **POINT OF BEGINNING**.

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

Surveyed: June 21, 2010

Wendell Stoner

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
WENDELL CARL STONER
5123
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"

N
W E
S

-20' 0' 20' 40'

SCALE : 1" = 20'

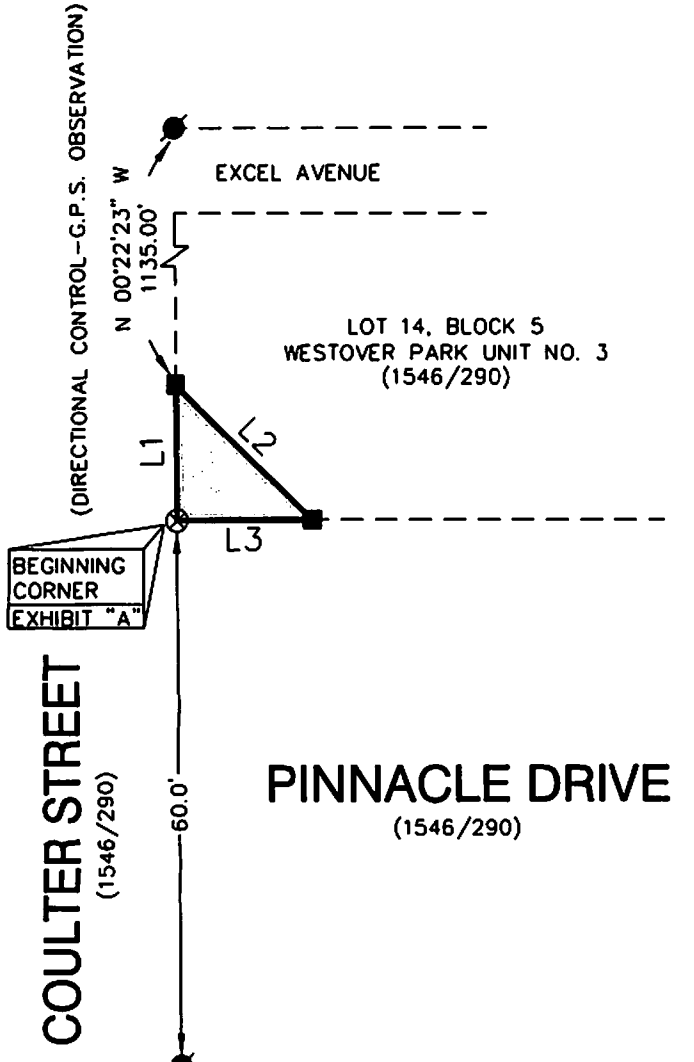
LEGEND :

■ =3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)

● =1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)

⊗ ="X" cut in concrete (set)

(_/_) =Instrument recording in County Clerks Office



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N00°22'23"W
L2	21.21	S45°22'23"E
L3	15.00	S89°37'37"W

(1899/230)

STATE OF TEXAS
REGISTERED
WENDELL CARL STONER
5123
PROFESSIONAL
LAND SURVEYOR

Wendel
l Stoner

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Fax(806)352-1942 Email:info@keyssurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.keyssurveying.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

November 29, 2010 09:20:16 AM 2010020250

FEE: $28.00

Renee Calhoun County Clerk

Randall County TEXAS

RECEIVING

SEP 24 2010

ENGINEERING DEPARTMENT