

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

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

February 24, 2011

**TO:** Final Distribution List

**FROM:** Planning Department

**SUBJECT:** D-10-23 Dedication of a 200Sq.Ft. Right-of-Way in Lot 1, Block 1, Medical Institute Subdivision Unit No. 1, in Section 44, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Coulter St. & SW 9<sup>th</sup> Ave)

**GRANTOR:** L R LaRoche

The City Commission approved the above item on January 25, 2011. The dedication instrument was filed of record in Official Public Records, Potter County Vol. 4292, Page 294-299. Copies of the instrument and vicinity sketch are attached. Please post your records accordingly.



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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.

### RIGHT-OF-WAY DEED

01189289

Date: September 30, 2010

Grantor: Washington Street Venture II

Grantor's Mailing Address: 3221 Church Street  
Amarillo, Texas 79109

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.

VOL. 4292 PAGE 294

Property: A 200 square foot tract of land being a portion of Lot 1, Block 1 of Medical Institute Subdivision Unit No. 1, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2020, Page 274 of the Official Public Records of Potter County, Texas situated in Section 44, Block 9, B.S. & F. Survey, Potter 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.

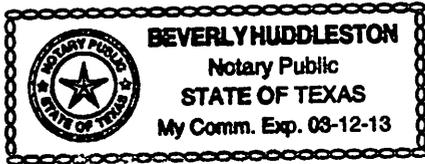
The City agrees to abate a certain Sign Lease at 33rd & Washington for Ten (10) years.  
License# L-06-10  
Acct# 362166

WASHINGTON STREET VENTURE II  
a Texas joint venture

By: L.R. LaRoche  
Printed Name: L.R. LaRoche  
Title: PARTNER

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF POTTER     §

This instrument was acknowledged before me on the 1<sup>st</sup> day of October, 2010 by L.R. LaRoche as Partner of Washington Street Venture II.



Beverly Huddleston  
Notary Public, State of Texas

# EXHIBIT "A"

## (NE CORNER OF COULTER STREET AND 9TH AVENUE)

### DESCRIPTION

A 200 square foot tract of land being a portion of Lot 1, Block 1 of Medical Institute Subdivision Unit No.1, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2020, Page 274 of the Official Public Records of Potter County, Texas situated in Section 44, Block 9, B.S.& F. Survey, Potter County, Texas and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod, found at the southwest corner of this tract of land and the southwest corner of said Lot 1;

Thence N. 00° 20' 13" W., (Directional Control per G.P.S. observation), 20.00 feet along the east right-of-way line of Coulter Street as dedicated by said Medical Institute Unit No.1, 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, found at the northwest corner of said Lot 1, bears N. 00° 20' 13" W., 420.12 feet;

Thence S. 45° 03' 09" E., 28.42 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, from whence a 1/2 inch iron rod with a cap stamped "C.I. R.P.L.S. 2601", found at the southeast corner of said Lot 1, bears S. 89° 46' 06" E., 610.07 feet and from whence a 1/2 inch iron rod, found at the southeast corner of said Section 44 bears S. 89° 46' 06" E., 360.00 feet and S. 00° 20' 13" E., 60.00 feet;

Thence N. 89° 46' 06" W., 20.00 feet along the monumented north right-of-way line of Southwest 9<sup>th</sup> Avenue (dedication unknown) 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 22, 2010

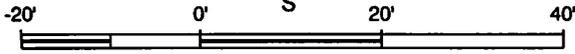
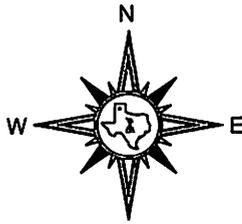
Wendell  
Stoner

Registered Professional Land Surveyor

Page 1 of 2



# EXHIBIT "B"



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 "C.I. R.P.L.S 2601" (found)
- = 1/2" iron rod (found)
- ( / ) = Instrument recording in County Clerks Office

(DIRECTIONAL CONTROL - G.P.S. OBSERVATION)

**COULTER STREET**

N 00°23'00" W  
(2020/274)  
N 00°20'13" W 420.12'

LOT 1, BLOCK 1  
MEDICAL INSTITUTE SUBDIVISION UNIT NO. 1  
(2020/274)

BEGINNING  
CORNER  
EXHIBIT "A"

**SW 9TH AVENUE**

(DEDICATION UNKNOWN)

(S 89°47'00" E)  
S 89°46'06" E 610.07'

360.00'

S 00°20'13" E  
60.0'

SE COR. SEC. 44    SW COR. SEC. 25  
NE COR. SEC. 43    NW COR. SEC. 26

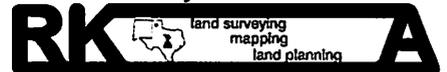
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N00°20'13"W
L2	28.42	S45°03'09"E
L3	20.00	N89°46'06"W



Wendell  
Stoner

2010 is a signed by Wendell Stoner  
2010 is a signed by Wendell Stoner  
and is a signed by Wendell Stoner

Robert Keys & Associates



(806)352-1782 Fax(806)352-1942 Email:info@keyssurveying.com  
4423 S.W. 45th Amarillo, Texas 79109-5405  
www.keyssurveying.com

**RECEIVING**

OCT 04 2010

**ENGINEERING DEPARTMENT**

Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Jan 31, 2011 at 08:40A

Receipt# - 153350

Document Number 01189289:

Amount 32.00

Julie Smith  
County Clerk, Potter County

by JCB 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 Lin King 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.

*Ret to City of Amarillo  
PO Box 1971  
Amarillo, TX 79105*

**COUNTY CLERK'S MEMO**

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