

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 28, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-09-25 Keri Ridge Unit No. 3, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 9, BS&F Survey, Potter County, Texas. (Dowell & Indian Hill Rd.)

DEVELOPER: Tom Frisbie

The above-mentioned minor plat was approved on April 12, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4219 Page 258 on May 20, 2010. Please post your records accordingly.

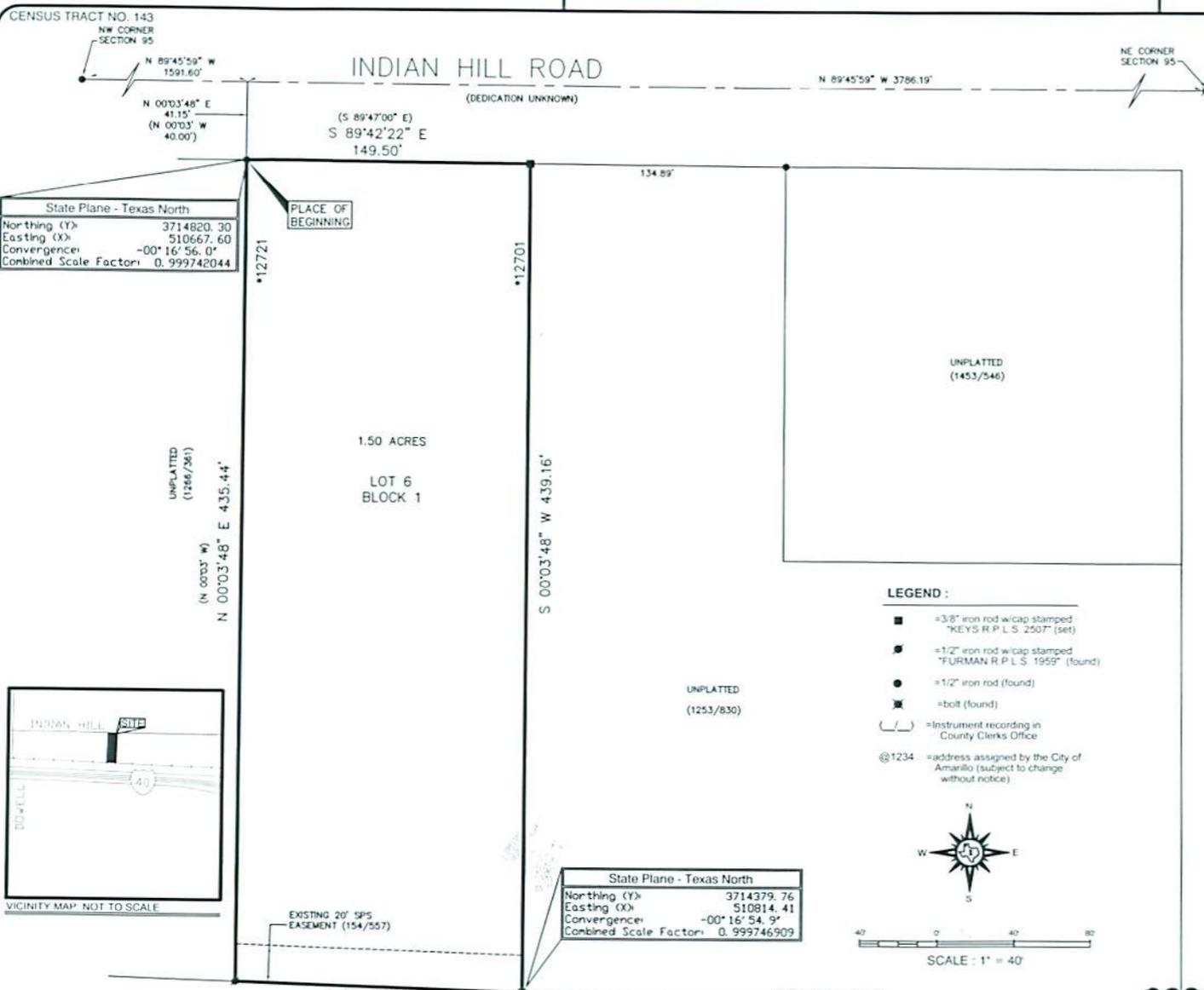


Kelley Shaw, Planning Director

F13

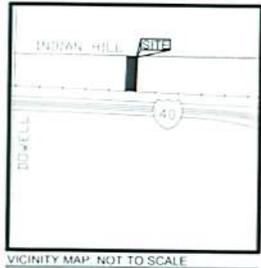
SECTION 95

BK 9 BS+F



State Plane - Texas North

Northing (Y)	3714820.30
Easting (X)	510667.60
Convergence	-00° 16' 56.0"
Combined Scale Factor	0.999742044



State Plane - Texas North

Northing (Y)	3714379.76
Easting (X)	510814.41
Convergence	-00° 16' 54.9"
Combined Scale Factor	0.999746909

- NOTES**
- This plat is within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
 - This plat does not lie within flood hazard area zones "A" or "B", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 481241.0011A, nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small-scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "A" or "B" as shown on the referred F.E.M.A./F.I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
 - Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
 - There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to the property are unknown and therefore cannot be shown on this survey plat.

DESCRIPTION

Being a 1.50 acre tract of land situated in Section 95, Block 9, B.S. & F. Survey, Potter County, Texas, and being the west 1.50 acres of a 5.0 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1253, Page 830 of the Deed Records of Potter County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found at the northwest corner of the tract of land and same being the northeast corner of a 2.0 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1266, Page 301 of the Deed Records of Potter County, Texas, from whence a 1/2 inch iron rod, found at the northwest corner of said Section 95 bears N. 00° 03' 48" E. bearings contained herein are relative to true north as determined by G.P.S. observations, 41.15 feet and N. 89° 45' 59" W., 1591.60 feet.

Thence S. 89° 42' 22" E., 149.50 feet taking the south monumented right-of-way line of Indian Hill Road (dedication unknown) to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the northwest corner of a 1.0 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1453, Page 546 of the Deed Records of Potter County, Texas bears S. 89° 42' 22" E., 134.89 feet.

Thence S. 00° 03' 48" W., parallel with the west line of said 5.0 acre tract of land, a distance of 439.16 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in the northerly right-of-way line of an abandoned railroad as described in that certain instrument of conveyance recorded in Volume 2908, Page 456 of the Official Public Records of Potter County, Texas and being the southeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the southeast corner of said 5.0 acre tract of land bears S. 88° 17' 20" E., 415.62 feet.

Thence N. 88° 17' 20" W., 149.56 feet along the northerly line of said abandoned railroad right-of-way to a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 1959", found at the southwest corner of the tract of land, and same being the southeast corner of said 2.0 acre tract of land.

Thence N. 00° 03' 48" E., 435.44 feet along the west line of said 5.0 acre tract of land to the

DEDICATION

The State of Texas 5 Know all men by these presents,
County of Potter 5

That Frisbie Janitorial, Incorporated being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Kern Ridge Unit No. 3**, a suburban subdivision to the City of Amarillo, Potter County, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public, forever to be used as streets, alleys, lanes and easements (noted existing) (noted information designated).

Executed this 9th day of April, 2010

Tom Frisbie
Tom Frisbie, President
300 H. Owl Scout Road, Amarillo TX 79124
(806) 359-1554

NOTARY ATTEST

State of Texas 5
County of Potter 5

Before me, the undersigned authority, on this day personally appeared **John Ventura**, President of **JOHN VENTURA Notary Public State of Texas**, My Comm. Exp. 01-07-2014, who is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed, and in the capacity herein stated.

Given under my hand and seal of office on this 9th day of April, 2010.

John Ventura
John Ventura, Notary Public
State of Texas

APPROVAL

Approved by the Bi-City-County Health Department
Date 4-13-2010 Health Officer *J. A. Ste...*

Approved by the Designated Official for the City of Amarillo, Texas
Date 4-12-10 Vicki Covey *Vicki Covey*

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 19th day of May, 2009.

Wendell Carl Stoner
Wendell Carl Stoner
Registered Professional Land Surveyor

GRANTEE'S ADDRESS:

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

Potter County Road & Bridge Department
2419 E. Willow Creek Drive
Amarillo, Texas 79108



FILED OF RECORD:
05/20/10
4219
volume

POTTER
258
page

Kern Ridge Unit No. 3
a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 9, B.S. & F. Survey, Potter County, Texas, 1.50 ± Acres

Robert Keys & Associates
Surveying / Mapping / Planning
4423 S.W. 45th Amarillo, Texas 79109
(806) 352-1782 Fax (806) 352-1942 Email: rkeys@keysurveying.com
www.keysurveying.com

KW

COUNTY CLERK'S MEMO
Portions of this document not
legible and/or reproducible when
received for recording

P-09-25

APPROVAL

Through Tax Year
2009

TAX CERTIFICATE

Certificate #
3212

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

Property Information	
Property ID: 128062	Geo ID: 37009500405
Legal Acres: 1.5000	
Legal Desc: SECT 95 B S & F LOT	BLOCK 0009 1.50 AC TR
	BEG 41.15FT S & 1591.60FT E OF NW COR OF SECT
Situs: INDIAN HILL RD ,	
DBA:	
Exemptions:	

VOL. 4219 PAGE 259

Owner ID: 90805 100.00%
FRISBIE JANITORIAL SERVICE
300 N GIRL SCOUT RD
AMARILLO, TX 79124-3751

For Entities	Value Information
HIGH PLAINS WATER	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 0
	Land HS: 0
	Land NHS: 0
	Productivity Market: 7,500
	Productivity Use: 224
	Assessed Value: 224

Property is receiving Ag Use

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 04/28/2010			Total Due if paid by: 04/30/2010			0.00

Tax Certificate Issued for:
POTTER COUNTY
HIGH PLAINS WATER

Taxes Paid in 2009
1.33
0.02

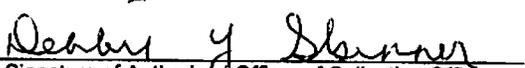
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 04/28/2010
Requested By: FRISBIE JANITORIAL SERVIC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: May 20, 2010 at 10:30A

Receipt# - 143840

Document Number 01173890:

Amount 20.00

Julie Smith
County Clerk, Potter County

by Job 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 Lydia Smith 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.

Return to -
City of Amarillo
Attn - Planning Dept
PO Box 1971
Amarillo, TX 79105

INDIAN HILL ROAD

(DEDICATION UNKNOWN)

N 89°45'59" W 3786.19'

N 89°45'59" W 1591.60'

N 00°03'48" E 41.15'
(N 00°03' W 40.00')

(S 89°47'00" E)
S 89°42'22" E
149.50'

134.89'

State Plane - Texas North	
Northing (Y):	3714820.30
Easting (X):	510667.60
Convergence:	-00° 16' 56.0"
Combined Scale Factor:	0.999742044

PLACE OF BEGINNING

*12721

*12701

UNPLATTED (1266/361)

(N 00°03' W)
N 00°03'48" E 435.44'

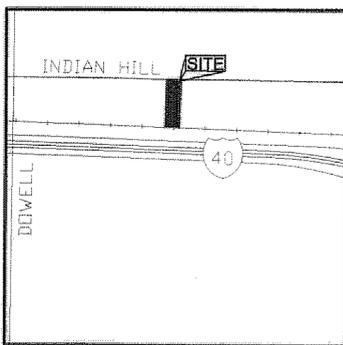
1.50 ACRES

LOT 6
BLOCK 1

S 00°03'48" W 439.16'

UNPLATTED (1453/546)

UNPLATTED (1253/830)



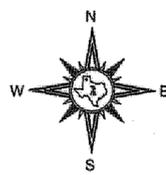
VICINITY MAP: NOT TO SCALE

EXISTING 20' SPS EASEMENT (154/557)

State Plane - Texas North	
Northing (Y):	3714379.76
Easting (X):	510814.41
Convergence:	-00° 16' 54.9"
Combined Scale Factor:	0.999746909

LEGEND :

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rod w/cap stamped "FURMAN R.P.L.S. 1959" (found)
- = 1/2" iron rod (found)
- ⊗ = bolt (found)
- (/) = Instrument recording in County Clerks Office
- @1234 = address assigned by the City of Amarillo (subject to change without notice)



SCALE: 1" = 40'

N 88°17'20" W 149.56'
(N 88°17'35" W)

S 88°17'20" E 415.62'

ABANDONED RAILROAD ROW (2908/456)

APPROVAL

Approved by the Bi-City-County Health Department.

Date: 4-13-2010 Health Officer: JL W. Bates, RS

Approved by the Designated Official for the City of Amarillo, Texas.

Date: 4-13-10 Vicki Covey: Vicki Covey

GRANTEE'S ADDRESS:

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

Potter County Road & Bridge Department
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Amarillo, Texas 79108

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 19th day of May, 2009.

Wendell Carl Stoner
Registered Professional Land Surveyor



FILED OF RECORD :

5/20/10
date
4219
volume

POTTER
county
258
page

NOTES

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Thence S. 89° 42' 22" E., 149.50 feet along the south monumented right-of-way line of Indian Hill Road (dedication unknown) to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 1/2 inch iron rod, found at the northwest corner of a 1.0 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1453, Page 546 of the Deed Records of Potter County, Texas bears S. 89° 42' 22" E., 134.89 feet;

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Thence N. 00° 03' 48" E., 435.44 feet along the west line of said 5.0 acre tract of land to the **POINT OF BEGINNING**.

DEDICATION

The State of Texas §
County of Potter § Know all men by these presents:

That, **Frisbie Janitorial, Incorporated** being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Keri Ridge Unit No. 3**, a suburban subdivision to the City of Amarillo, Potter County, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements unless noted "existing" with recorded information designated.

Executed this ninth day of April, 2010.

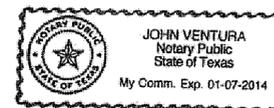
Thomas E. Frisbie
Frisbie Janitorial, Incorporated
Tom Frisbie, President
300 N. Girl Scout Road, Amarillo TX 79124
(806) 359-1554

NOTARY ATTEST

State of Texas §
County of Potter §

Before me, the undersigned authority, on this day personally appeared **Tom Frisbie, President** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed, and in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 9th day of April, 2010.



John Ventura
Notary Public
State of Texas
Notary Public

Keri Ridge Unit No. 3

a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 9, B.S. & F. Survey, Potter County, Texas.
1.50 ± Acres

Robert Keys & Associates
Surveying / Mapping / Planning

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