

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

September 8, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-29 Moreau Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: State Hwy 136 & Hastings Ave)
DEVELOPER: Shirley E. Moreau

The Planning and Zoning Commission approved the above-mentioned item on June 13, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4336, Page 142 on July 12, 2011. Please post your records accordingly.



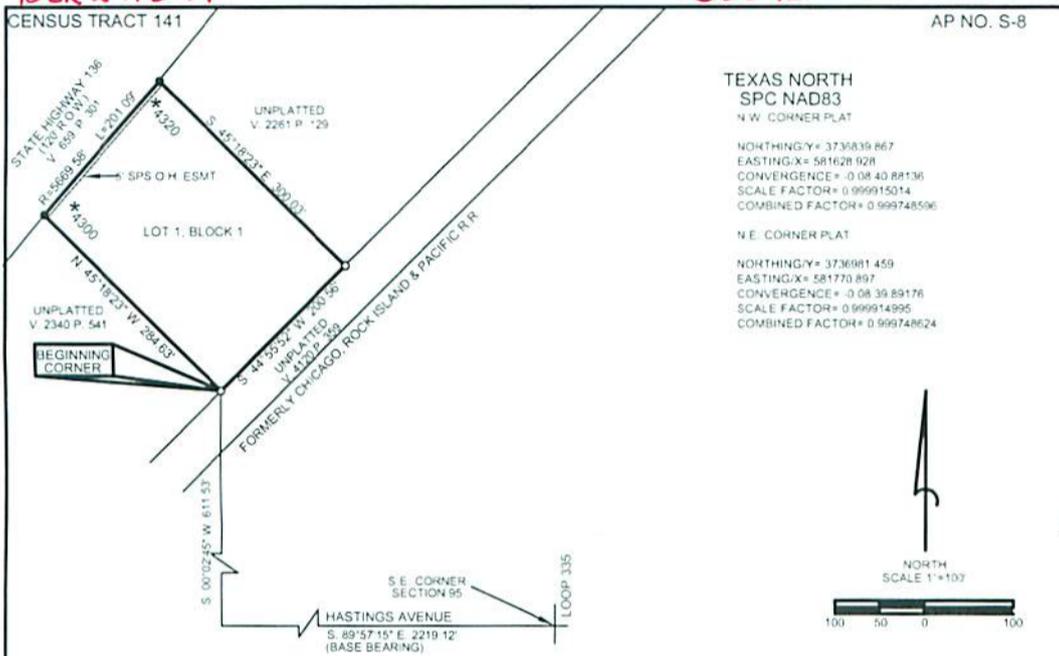
Kelley Shaw, Planning Director

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

BLK 2 A.B. & M

SEC 95

S-8



TEXAS NORTH
SPC NAD83
N.W. CORNER PLAT
NORTHING/Y= 3736835.867
EASTING/X= 581628.928
CONVERGENCE= -0.0840 88136
SCALE FACTOR= 0.999915014
COMBINED FACTOR= 0.999748596

N.E. CORNER PLAT
NORTHING/Y= 3736981.459
EASTING/X= 581770.897
CONVERGENCE= -0.0839 89176
SCALE FACTOR= 0.999914995
COMBINED FACTOR= 0.999748624



LEGEND:
● 1/2 INCH REBAR (SET)
○ 1/2" REBAR (FOUND)
ESMT EASEMENT
EXIST EXISTING
SPS SOUTHWESTERN PUBLIC SERVICE
O.H. OVERHANG
* ADDRESS ASSIGNED BY CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)

DESCRIPTION:

A 1.35 ACRE TRACT OF LAND IN SECTION 95, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 95 BEARS S 00°02'45" W. 811.53 FEET AND S 89°57'15" E. (BASE BEARING FROM GPS OBSERVATION) 2219.12 FEET.

THENCE N 45°18'23" W. 284.63 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 136 AND BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 50°28'30" E, 5669.58 FEET.

THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 136 AN ARC DISTANCE OF 201.09 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET.

THENCE S 45°18'23" E. 300.03 FEET TO A 1/2 INCH REBAR FOUND

THENCE S 44°55'52" W. 200.56 FEET TO THE PLACE OF BEGINNING.

NOTE:

- 1) THIS PLAT IS NOT WITHIN THE FEMA/FIA FLOOD HAZARD AREA ACCORDING TO FIRM 48375C0395C DATED JUNE 4, 2010
- 2) THIS PLAT IS WITHIN THE AMARILLO E.T.J
- 3) 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 SYSTEM 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 LOCATION WILL BE A MINIMUM OF 50 FEET FROM ANY PROPERTY LINE TO MAINTAIN THIS EASEMENT ON THEIR OWN PROPERTY. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD OR PROPRIETARY ON-SITE SEWAGE FACILITIES.
- 4) ALL WELLS DRILLED WILL COMPLY WITH PGCD RULE 8.1 REGARDING SPACING REQUIREMENTS.

DEDICATION:

STATE OF TEXAS X
COUNTY OF POTTER X KNOW ALL MEN BY THESE PRESENT

THAT SHIRLEY E. MOREAU, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS MOREAU ACRES UNIT NO. 1. A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND DOES DECLARE ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED, AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THE 9 DAY OF June 2011
Shirley E. Moreau

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 3RD DAY OF MARCH, 2011.

H. O. Hartfield
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHIRLEY E. MOREAU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 9 DAY OF June
Diane E. Frazier
CLERK OF POTTER COUNTY, TEXAS
MY COMMISSION EXPIRES 4-24-14



APPROVALS:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS
6/13/11
B. J. ...
CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT
6/20/11
J. A. ...
HEALTH OFFICER

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
509 S.E. 7TH AVENUE
AMARILLO, TEXAS 79105

POTTER COUNTY ROAD & BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD
7-12-11
4336
Potter
142
DATE
VOLUME
COUNTY
PAGE

MOREAU ACRES UNIT NO. 1
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT IN SECTION 95, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS. (1.35 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: terisrael@thomasandisrael.com
JOB NO. 11884

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Jul 12, 2011 at 02:25P

Receipt# - 159836

Document Number 01198879:

Amount 20.00

Julie Smith
County Clerk, Potter County

by lae _____, Deputy

Return to:
Planning Dept
City of Amarillo
Box 1971
Amarillo TX 79105

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 Smith Seaton _____, 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.

