

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-10-17 Dedication of two 5ft. Drainage Easements in The Vineyards Unit No. 1, in Section 191, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Vineyard Blvd. & Broadway Dr.)

GRANTOR: Eric 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 397-400. 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.

01181160

5' WIDE DRAINAGE EASEMENT

Date: August 4, 2010

Grantor: Eric S. Nielsen, President, Nielsen Communities, LLC

Grantor's Mailing Address: 2500 S. Coulter, Amarillo, TX, 79106

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: A 5' drainage easement out of the west 5' of the east 10' of Lot 5 and Lot 20, Block 1, The Vineyards Unit No. 1, City of Amarillo, Potter County, Texas, and shown on Exhibits "A" & "B" 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 binds itself, its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against any person whosoever lawfully claiming the same or any part thereof.

GRANTOR

By: Eric S. Nielsen, President
Nielsen Communities, LLC

By: *Eric S. Nielsen*

THE STATE OF TEXAS TX §

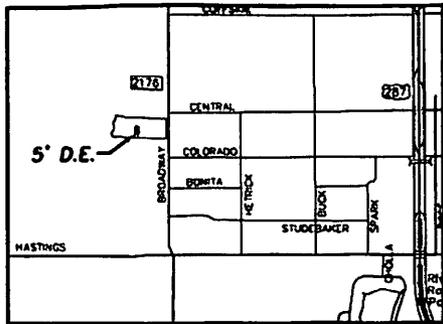
COUNTY OF POTTER *Potter* §

This instrument was acknowledged before me on the 4th day of August, 2010 by Eric S. Nielsen, President of Nielsen Communities, LLC, a Texas limited liability corporation.

Kristina Ann Herrick
Notary Public in and for the State of Texas
My commission expires: 7/03/12



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



VICINITY MAP
A.P. No. M-8

SHIRAZ BLVD.
(70' R.O.W.)

S. 89° 52' 05" E.
5.00'

SCALE: 1" = 100'

0.013 Acres

550 square feet

N. 89° 52' 05" W.
5.00'

Existing 10' D.E.
(5' Ea. Lot)

LOT 5
*1107

LOT 6
*1105

BLOCK 1

S. 00° 07' 55" W.
110.00'

N. 00° 07' 55" E.
110.00'

VINEYARD BLVD.
(90' R.O.W.)

N. 89° 52' 05" W.
5.00'

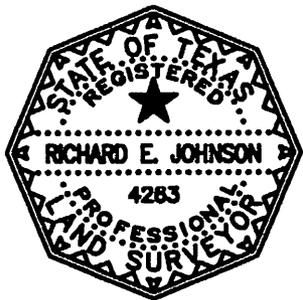
LEGAL DESCRIPTION

A 5.00' DRAINAGE EASEMENT BEING THE WEST 5 FEET OF THE EAST 10 FEET OF LOT 5, BLOCK 1, THE VINEYARDS UNIT NO. 1, CITY OF AMARILLO, POTTER COUNTY, TEXAS

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, 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 4th day of August, A.D., 2010.

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



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 5 foot Drainage Easement out of Lot 5, Block 1, The Vineyards Unit No. 1, City of Amarillo, Potter County, Texas

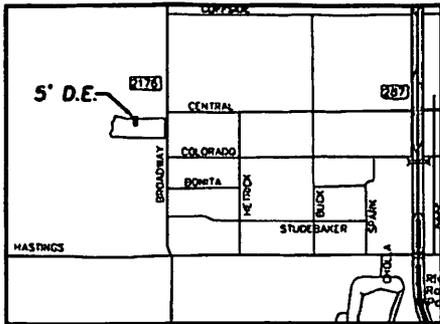


OJD Engineering, Inc.
Consulting Engineers & Surveyors

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

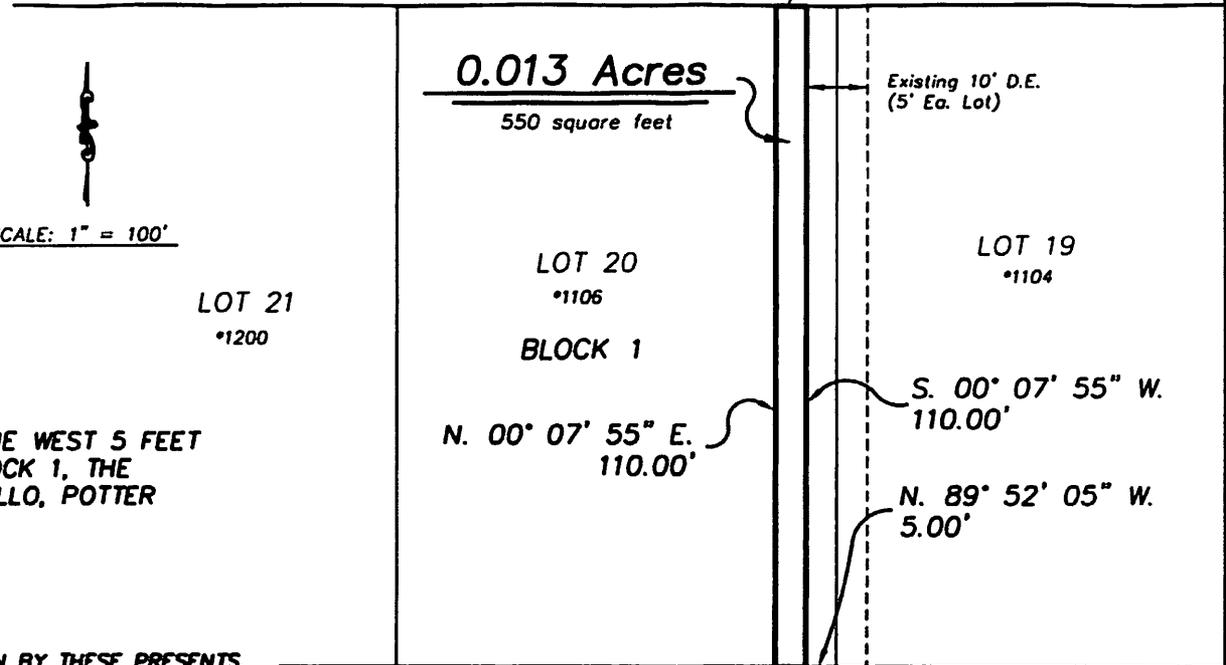
Unplatted
Vol. 3255, Pg. 794

S. 89° 52' 05" E.
5.00'



VICINITY MAP
A.P. No. M-8

SCALE: 1" = 100'



LOT 21
*1200

LOT 20
*1106
BLOCK 1

LOT 19
*1104

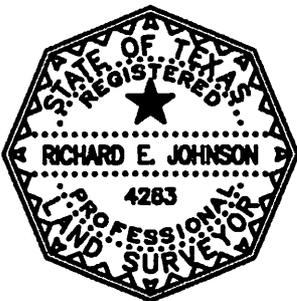
LEGAL DESCRIPTION

A 5.00' DRAINAGE EASEMENT BEING THE WEST 5 FEET OF THE EAST 10 FEET OF LOT 20, BLOCK 1, THE VINEYARDS UNIT NO. 1, CITY OF AMARILLO, POTTER COUNTY, TEXAS

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 4th day of August, A.D., 2010.

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



N. 89° 52' 05" W.
5.00'

SHIRAZ BLVD.
(70' R.O.W.)

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 5 foot Drainage Easement out of Lot 20, Block 1, The Vineyards Unit No. 1, City of Amarillo, 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 01181160:

Amount 24.00

Julie Smith
County Clerk, Potter County

by *JB* 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 *Alicia Healy* 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