



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

4/13/2018

Robert keys
Robert Keys 7 Associates
7106 S. Bell Street
Amarillo, Texas 79109

RE: Letter of Action: Approval- Keri Ridge Unit 6 – ZB1706259/P-18-14- Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 4/13/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0001750 on 2/8/2018. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is sherry.bailey@amarillo.gov or 806/378-6292.

Sincerely,

Sherry Bailey
Senior Planner

CC: Randy Schuster
Building Official
Larry Zamora
Chief Plans Examiner
Jonathon Lofton
Deputy Building Official
Valeni Bleomker

D-295

BLK 9 BS+F

SEC 95

F-13

Genesis Tract No. 143
 AP Map No. F-13

Notes

- 1) This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4835C 0505C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood according to the flood damage mitigation chapter of 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 constituted as a flood elevation study by this firm. Many areas are subject to flooding that are not necessarily in flood hazard area zones "AE" as shown on the related F.E.M.A./F.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) 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 measuring distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (903.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) 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 this property are unknown and therefore cannot be shown on this survey plat.

Dedication

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

That, **Frishie Janitorial, Inc.**, being the owner of all 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. 6**, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public use, to be used as streets, alleys, lanes and easements as shown on the plat, and as existing as existing with the recording information shown.

Executed this 7th day of Feb, 2018
 Frishie Janitorial, Inc.
 Tom Frishie, President
 300 N. Girl Scout Road
 Amarillo, Texas 79124
 (806) 336-2005

Notary Attest

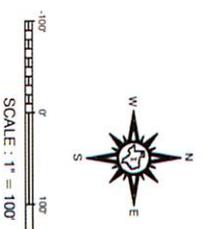
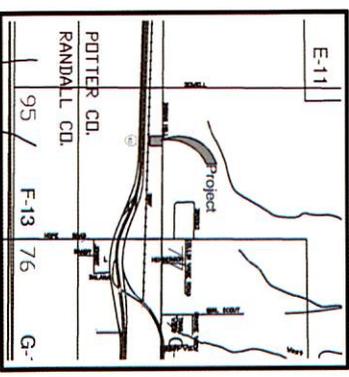
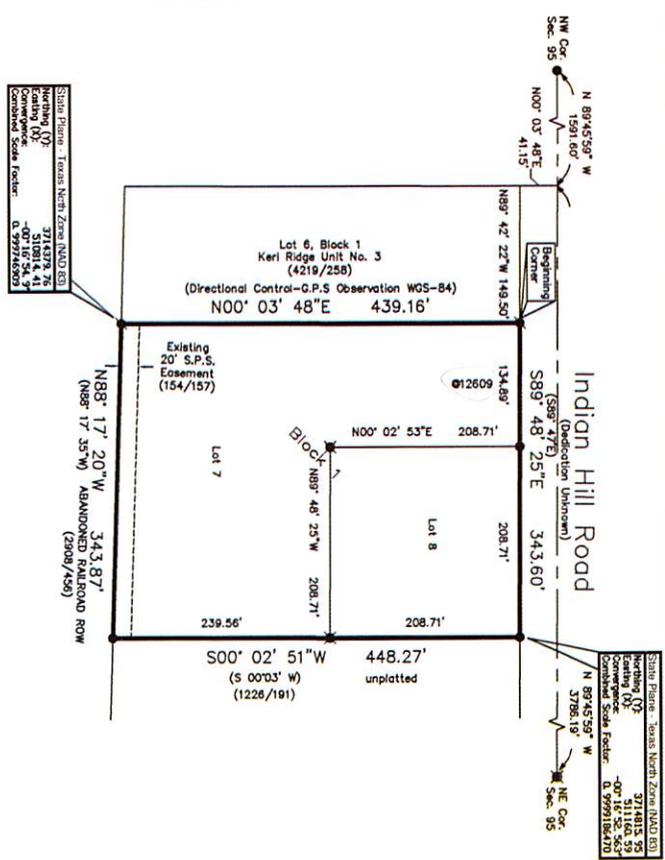
State of Texas §
 County of Randall §
 Before me, the undersigned authority on this day personally appeared **Tom Frishie**, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.
 Given under my hand and seal of office 7th Feb day of Feb, 2018.



My commission expires 6/22/21

Grantee's Address:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79108-1971

Grantee's Address:
 Potter County Road
 2410 Bogue Independent Drive
 Amarillo, Texas 79108



Legend:

- = 3/8" iron rod with cap stamped KEYS R.P.L.S. 2507 (found)
- = 1/2" iron rod with cap stamped GRESHAM R.P.L.S. 1939* (found)
- = 1/2" iron rod (found)
- = bolt (found)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- STAD = Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- (L) = instrument recording in County Clerk's Office

Description

A 3.50 acre tract of land being a portion of a 5.00 acre tract of land described in that certain instrument recorded in Volume 1253, Page 630 of the Deed Records of Potter County, Texas, and all of a 1.0 acre tract of land described in that certain instrument recorded in Volume 1453, Page 546 of the Official Public Records of Potter County, Texas, in Section 95, Block 9, B.S. & F. Survey, Potter County, Texas, as surveyed on the ground by Robert Keys and Associates on November 30, 2012 and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of Lot 6, Block 1, Kerri Ridge Unit No. 3, a suburban subdivision to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4219, Page 256 of the Official Public Records of Potter County, Texas, from whence the northwest corner of said Section 95, bears N 89° 42' 22" W, 149.50 feet, N 00° 03' 48" E, 41.15 feet and N 89° 45' 59" W, 1591.60 feet, as per said Kerri Ridge Unit No. 3.

Thence S 89° 42' 22" E, at 134.69 feet pass a 1/2 inch iron rod, found at the northeast corner of said 1.0 acre tract of land, and same being the northeast corner of said 1.0 acre tract of land.

Thence S 00° 02' 51" W, along the west line of another 5.00 acre tract of land described in that certain instrument recorded in Volume 1226, Page 191 of the Deed Records of Potter County, Texas, at 208.71 feet pass the southeast corner of said 1.0 acre tract of land, a total distance of 448.27 feet to a 1/2 inch iron rod, found at the southeast corner of the tract of land and same being the southeast corner of said 5.00 acre parent tract of land.

Thence N 88° 17' 20" W, 343.87 feet along the northerly line of an "abandoned" railroad right-of-way as described in that certain instrument recorded in Volume 2908, Page 456 of the Official Public Records of Potter County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land, and same being the southwest corner of said Lot 6.

Thence N 00° 03' 48" E, (directional control - GPS Observation WGS-84), 439.16 feet to the PLACE OF BEGINNING.

Approved by the Health Officer
 Date 2/8/18

Approval
 Approved by Designated City Official for the City of Amarillo, Texas, this 7th day of February, 2018
 Designated City Official [Signature]

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 30th day of November 2012.



Registered Professional Land Surveyor
 Job #20171132

Keri Ridge Unit No. 6
 A Suburban Subdivision to the City of Amarillo
 Being an unplatted tract of land out of Section 95, Block 9, B. S. & F. Survey, Potter County, Texas
 3.50± Acres

Filed of Record: 2/08/18
 Date 20180PR0001750
 County Clerk File No.

RK Robert Keys & Associates
 Real Estate and Surveying
 382023 1725 East 41st Street, Suite 100
 Amarillo, Texas 79109-0203
 Phone No. 806.336.4400 Email: info@rkkeys.com
 www.RobertKeysandAssociates.com

APP

P-18-14

HA

FILED and RECORDED

Instrument Number: 2018OPR0001750

Filing and Recording Date: 02/08/2018 02:27:34 PM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79105

Re: 2018OPR0001750

Notes

- 1) This plat does lie within the Extrajurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C 0505C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of 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 "AE" 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.
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Dedication

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

That, Frishie Janitorial, Inc., being the owner of all 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. 6 a suburban subdivision to the City of Amarillo, 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 as existing with the recording information shown.

Executed this 7th day of FEB, 2018.
Tom Frishie
Tom Frishie, President
Frishie Janitorial, Inc.
300 N. Girl Scout Road
Amarillo, Texas 79124
(806) 336-2005

Notary Attest

State of Texas §
County of Randall §

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

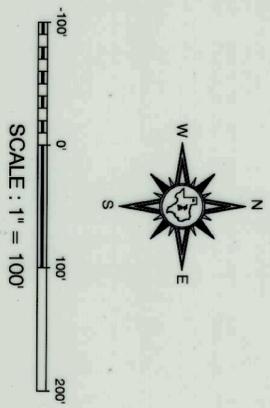
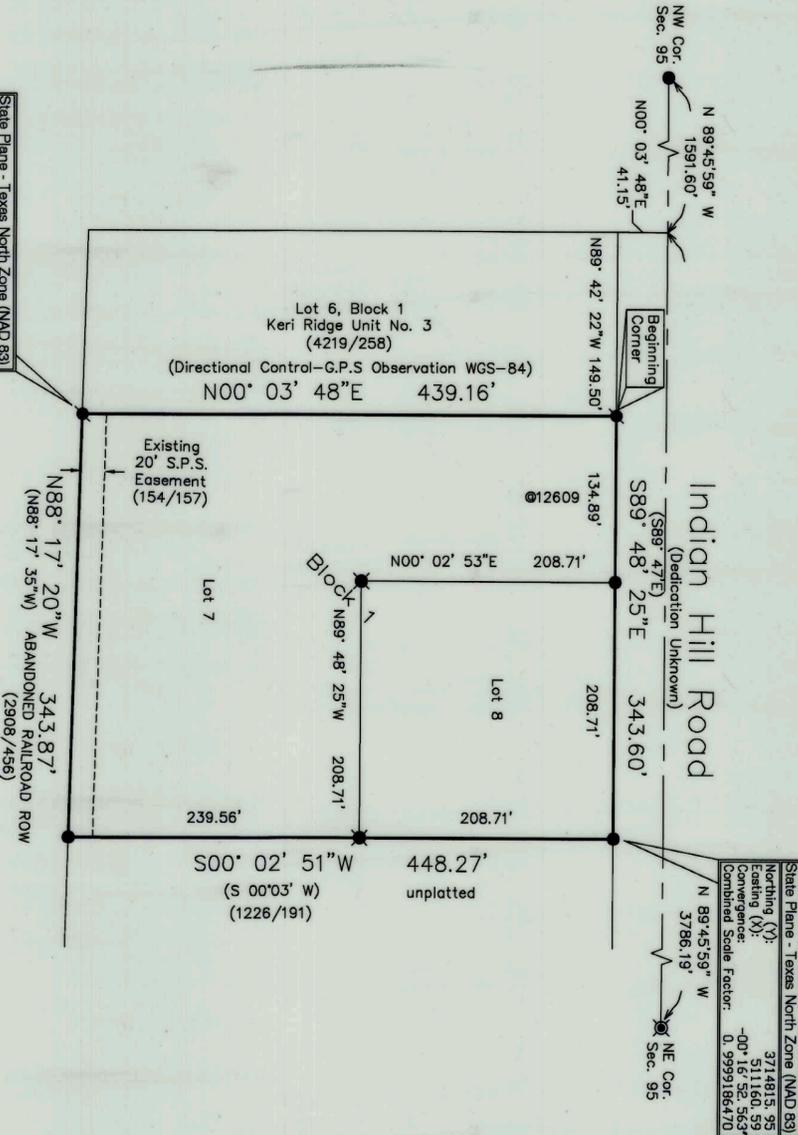


Notary Public in and For the State of Texas
My commission expires: 6/22/19

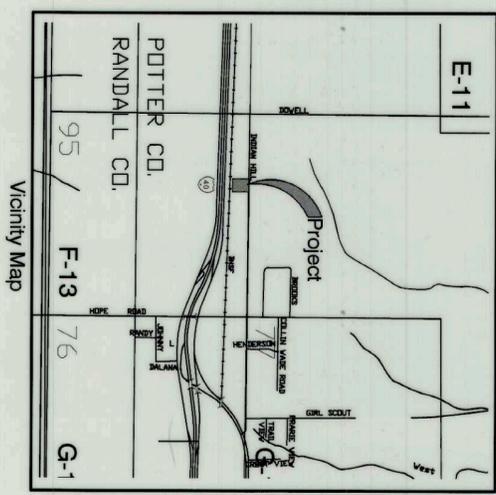
Grantees Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

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

State Plane - Texas North Zone (NAD 83)
Northing (Y): 3714379.76
Easting (X): 510814.41
Convergence: -00°16'54.9"
Combined Scale Factor: 0.9997465909



- Legend:**
- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
 - ⊗ = 1/2" iron rod w/cap stamped "GRESHAM R.P.L.S. 1939" (found)
 - = 1/2" iron rod (found)
 - ⊗ = bolt (found)
 - @1234 = Address assigned by the City of Amarillo (subject to change without notice)
 - SPS = Southwestern Public Service Co.
 - AT&T = American Telephone & Telegraph Co.
 - ☐ = Suddenlink Communications Co.
 - = 6' x 6' SPS, SUD, & AT&T Easement
 - () = Public Utility Easement
 - () = Instrument recording in County Clerks Office



Description

A 3.50 acre tract of land being a portion of a 5.00 acre tract of land described in that certain instrument recorded in Volume 1253, Page 830 of the Deed Records of Potter County Texas, and all of a 1.0 acre tract of land described in that certain instrument recorded in Volume 1453, Page 546 of the Official Public Records of Potter County Texas, in Section 95, Block 9, B.S. & F. Survey, Potter County Texas, as surveyed on the ground by Robert Keys and Associates on November 30, 2012 and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of Lot 6, Block 1, Keri Ridge Unit No. 3, a suburban subdivision to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4219, Page 258, of the Official Public Records of Potter County, Texas, from whence the northwest corner of said Section 95, bears N.89°42'22"W., 149.50 feet, N.00°03'48"E., 41.15 feet and N.89°45'59"W., 1591.60 feet, as per said Keri Ridge Unit No. 3.

Thence S.89°48'25"E., at 134.89 feet pass a 1/2 inch iron rod, found at the northwest corner of said 1.0 acre tract of land, a total of 343.60 feet to a 1/2 inch iron rod, found at the northeast corner of this tract of land, and same being the northeast corner of said 1.0 acre tract of land;

Thence S.00°02'51"W., along the west line of another 5.00 acre tract of land described in that certain instrument recorded in Volume 1226, Page 191 of the Deed Records of Potter County Texas, at 208.71 feet pass the southeast corner of said 1.0 acre tract of land, a total distance of 448.27 feet to a 1/2 inch iron rod, found at the southeast corner of this tract of land and same being the southeast corner of said 5.00 acre parent tract of land;

Thence N.88°17'20"W., 343.87 feet along the northerly line of an "abandoned" railroad right-of-way as described in that certain instrument recorded in Volume 2908, Page 456 of the Official Public Records of Potter County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land, and same being the southeast corner of said Lot 6;

Thence N.00°03'48"E., (directional control - GPS Observation WGS-84), 439.16 feet to the **PLACE OF BEGINNING.**

Approval

Approved by the Bi-City-County Health Department,
Health Official [Signature] Date 2/6/18

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 8th day of February, 2018.

[Signature]
Designated City Official

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 30th day of November 2012.

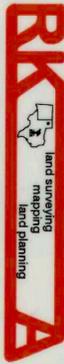
[Signature]
Registered Professional Land Surveyor
Job #20171132



Keri Ridge Unit No. 6

A Suburban Subdivision to the City of Amarillo being an unplatted tract of land out of Section 95, Block 9, B. S. & F. Survey, Potter County, Texas 3.50± Acres

Robert Keys & Associates



(806)352-1782 Email: rka@keysurveying.com
7106 S. Bell Street, Amarillo, Texas 79108-7039
Firm No. 10034400 www.keysurveying.com

Filed of Record:

2/08/18 date
20180208001250 County Clerk File No.

Potter county