

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 8, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-04 Grand Avenue Tracts Unit No. 9, an addition to the City of Amarillo being a replat of a portion of Tract 23, Grand Avenue Tracts in Section 139, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Grand St & SE 27th Ave)
DEVELOPER: Harold Jones

The Designated Official for the City of Amarillo approved the above-mentioned item on January 28, 2013. The plat was filed of record in the Official Public Records of Potter County Instrument #1229991 on January 31, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director



BLK 2 AB-M

SEC 139

P-13

AP NO. 14-13
 CENSUS TRACT: 107

107 2A BLOCK 1
 RECORD VOLUME 88, PAGE 81
 OFFICIAL PUBLIC RECORDS
 POTTER COUNTY, TEXAS

GRAND AVENUE TRACTS UNIT NO. 9

An Addition to the City of Amarillo being a portion of Tract 23, Grand Avenue Tracts, in Section 139, Block 2,
 A.B. & M. Survey, Potter County, Texas

BY ALLEY
 VOLUME 88, PAGE 81
 DEED RECORDS
 POTTER COUNTY, TEXAS

N 00°05'06" E
 118.54'

S 89°59'41" E
 N 3°17'28.88" E
 E 587.73832'

POINT OF BEGINNING
 100.04'

N 3°17'28.88" E
 E 587.73834'

118.54'

S 89°59'41" E

Lot 1
 (0.27 ACRES)

* 2512

1/32 OF ADDITIONAL
 RIGHT-OF-WAY
 DEDICATED BY THIS PLAT

10 X 118.8 TRACT
 VOLUME 88, PAGE 81
 DEED RECORDS
 POTTER COUNTY, TEXAS

WEST SECTION LINE SECTION 139
 CENTER LINE OF GRAND STREET

GRAND STREET

(77' Right-Of-Way) (Volume 88, Page 81 & Volume 88, Page 82, Deed Records, Potter County, Texas)

STATE OF TEXAS
 COUNTY OF POTTER

EDUCATION
 KNOW ALL MEN BY THESE PRESENTS

TRACTS 23
 GRAND AVENUE TRACTS
 VOLUME 88, PAGE 81
 OFFICIAL PUBLIC RECORDS
 POTTER COUNTY, TEXAS

THAT HAROLD C. JONES BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE REASSIGNED, REDESIGNED AND DESIGNATED AS GRAND AVENUE TRACTS UNIT NO. 9, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THE 29th DAY OF JANUARY, 2013
 HAROLD C. JONES
 AMARILLO, TEXAS 79101

ATTEST:
 HAROLD BOERSTLER
 My Commission Expires

EXECUTED THE 29th DAY OF JANUARY, 2013
 Harold Boerstler
 NOTARY PUBLIC IN THE STATE OF TEXAS

SUBJECT PROPERTY

VICINITY MAP
 Not To Scale

LEGAL DESCRIPTION

A 0.27 acre tract of land out of the Southeast portion of Tract 23, Grand Avenue Tracts, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 88, Page 81 of the Deed Records, Potter County, Texas and the original Southwest corner of this tract of land bears S 89°59'41" E, 20.00 feet.

THENCE S 89°59'41" E, 100.04 feet to the POINT OF BEGINNING of the tract of land;

Said tract contains a computed area of 0.27 acres of land as described.

NOTES

- 1) Bearings and distances along property lines are shown as measured. Overlaps are relative to true North as determined from G.P.S. observations.
- 2) This plat does not include flood hazard information as required by the FEMA Map Panel No. 46275C2426C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the binder to determine if flood insurance is required for the subject property. Flood hazard areas are appropriate only if based on a flood insurance study by the F.E.M.A. (Map) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily flood hazard areas. "X" as shown on the referenced F.E.M.A./FIRM Community Panel.
- 3) This plat does not lie within the Amarillo ETJ.
- 4) Coordinates shown are Texas State Plane, North Zone, NAD 83 coordinates as determined using GPS methods.

APPROVAL

APPROVED BY NOTARY COUNTY DESIGNATED OFFICIAL
 FOR THE CITY OF AMARILLO, TEXAS, ON
 THIS 29th DAY OF
 JANUARY, 2013

Harold Boerstler
 NOTARY PUBLIC

FILED OF RECORD
 DATE 1-31-13
 VOLUME 1229991
 PAGE 1

POTTER COUNTY

GRANTEES ADDRESS
 CITY OF AMARILLO
 AMARILLO, TEXAS 79101

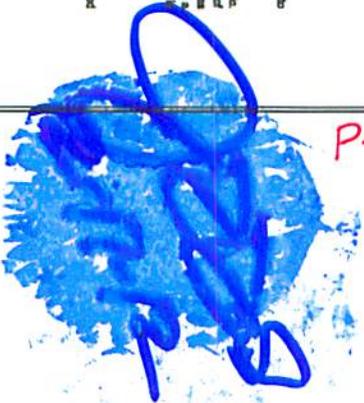
DAVIS GEOMATICS, LLC
 PROFESSIONAL GEOMATIC CONSULTANTS
 LINDSEY BAKER, LINDSEY BAKER, LINDSEY BAKER - CERTIFIED SURVEYORS
 P.O. BOX 481, AMARILLO, TEXAS 79101
 806.374.2222 FAX 806.374.2222
 www.davisgeomatics.com

CREATED BY: LINDSEY BAKER
 CHECKED BY: LINDSEY BAKER
 DATE: 01/31/2013 10:15 AM
 SHEET: 1 OF 1
 GRAND AVENUE TRACTS UNIT NO. 9

APP

P-13-04

JS



FILED and RECORDED

Instrument Number: 1229991

Filing and Recording Date: 01/31/2013 09:46:26 AM 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.

levans

GRAND AVENUE TRACTS UNIT NO. 9

An Addition to the City of Amarillo being a replat of a portion of Tract 23, Grand Avenue Tracts, in Section 139, Block 2, A.B. & M. Survey, Potter County, Texas

LOT 23, BLOCK 1
REYNOLDS & ASHFORD ADDITION
VOLUME 500, PAGE 561
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

N 00°14'05" E
65.89'
S 89°59'41" E
N: 3,712,866.68
E: 567,739.62

POINT OF BEGINNING
100.04'

N: 3,712,866.37
E: 567,839.64

S 89°59'41" E
20.00'

118.54'

Lot 1
(0.27 ACRES)

* 2512

20' OF ADDITIONAL
RIGHT-OF-WAY
DEDICATED BY THIS PLAT

10' X 118.6' TRACT
VOLUME 888, PAGE 81
DEED RECORDS
POTTER COUNTY, TEXAS

GRAND STREET

(70' Right-Of-Way) (Volume 500, Page 561, & Volume 888, Page 80, Deed Records, Potter County, Texas)

N 00°05'06" E

N 89°59'41" W

STATE OF TEXAS
COUNTY OF POTTER
DEED RECORDS
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

TRACT 23
GRAND AVENUE TRACTS
VOLUME 151, PAGE 371
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF POTTER
ATTEST

100.04'

S 00°05'06" W

S 89°59'41" E
20.00'

20'

10'

40'

EAST SECTION LINE SECTION 139
CENTER LINE OF GRAND STREET

EXECUTED THIS 23rd DAY OF January, 2013
HAROLD O. JONES, 6645 E. LOOP 335 S.,
AMARILLO, TEXAS 79118
(806) 822-2890

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HAROLD O. JONES, 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 THEREIN EXPRESSED.

EXECUTED THIS 23rd DAY OF January, 2013
Notary Public in the State of Texas
Amanda R. Swartz



VICINITY MAP
Not To Scale

LEGEND

- 1/2" X 24" REBAR WITH CAP STAMPED
- 7/8" IN CONCRETE SET
- 7/8" IN CONCRETE SET
- 1/2" IRON PIPE FOUND
- 1/2" REBAR W/ CAP FOUND
- 1/2" REBAR FOUND
- ADDRESS (SUBJECT TO CHANGE WITHIN 30 DAYS)

SCALE: 1" = 10'

LEGAL DESCRIPTION

A 0.27 acre tract of land out of the Southeast portion of Tract 23, Grand Avenue Tracts, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 371 of the Deed Records, Potter County, Texas and being a portion of a tract of land described in Volume 2267, Page 332 of the Official Public Records, Potter County, Texas, said 0.27 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" X 24" rebar with a cap stamped "DAVIS GEOMATICS" (such type rebar and plastic cap hereafter referred to as a DAVIS CAP) set, whence a 1/2" rebar with cap found at the Southeast corner of Tract 23, Block 1, Reynolds & Ashford Addition according to the recorded map or plat thereof, of record in Volume 500, Page 561 of the Deed Records, Potter County, Texas, whence a 1/2" rebar found bears S 89°59'41" E, 20.00 feet;

THENCE S 00°05'06" W - bearings contained herein are relative to true North as determined from G.P.S. observations - 118.54 feet to a DAVIS CAP set whence an "X" in concrete found at the original Southeast corner of this tract of land bears S 89°59'41" E, 20.00 feet;

THENCE N 89°59'41" W, 104.04 feet to a 1/2" rebar found at the Southwest corner of this tract of land;

THENCE N 00°05'06" E, 118.54 feet to a 1/2" rebar with cap found at the Northwest corner of this tract of land whence a 1/2" rebar found bears N 00°14'05" E, 65.89 feet;

THENCE S 89°59'41" E, 100.04 feet to the POINT OF BEGINNING of this tract of land;

Said tract contains a computed area of 0.27 acres of land as described.

NOTES

- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
- 2) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C0545C, dated June 4, 2010. 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" as shown on the referred F.E.M.A.F.I.R.M. Community Panel.
- 3) This plat does not lie within the Amarillo ETJ.
- 4) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined using OPUS solutions.

* SQUARE FOOTAGE OF STREET :
2370.8 Square Feet

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 23rd DAY OF January, 2013.

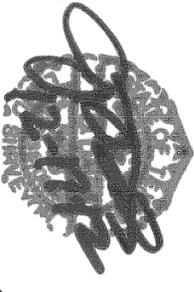
Vicki Covey
VICKI COVEY

FILED OF RECORD
DATE 1-31-13

VOLUME 1229991

POTTER COUNTY

GRANTEES ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79106-1971



J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS - PROFESSIONAL LAND SURVEYORS - GEODETIC REBAR SURVEYORS
COUNCIL ON KANSAS - DICKINSON, TEXAS
P.O. BOX 4061, AMARILLO, TEXAS 79106-4061
806.374.4394 - FAX 806.359.0886
www.davisgeomatics.com - email: info@davisgeomatics.com

DRAWN BY: H. Benschler
SCALE: 1" = 10'
DATE: 12-17-2012
FILE NO.: 12-12-181
GRAND AVENUE TRACTS UNIT NO. 9