

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

May 15, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-18 Hester Road Estates Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land situated in Section 22, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Hester Rd & Cliffside Rd)
DEVELOPER: Stanley Stambaugh

The Designated Official for the City of Amarillo approved the above-mentioned item on April 28, 2014. The plat was filed of record in the Official Public Records of Potter County Instrument #1255773 on May 8, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

FILED and RECORDED

Instrument Number: 1255773

Filing and Recording Date: 05/08/2014 11:59:09 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.



Julie Smith, County Clerk
Potter County, Texas

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

lhinojosa



PLANNING DEPT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re: 1255773

- LEGEND:**
- =1/2" iron rod w/cap stamped "FURMAN 1959" (found)
 - =2-1/2" iron pipe (found)
 - =1/2" iron rod (found)
 - () =Instrument recording in County Clerks Office
- @1234= Address assigned by the City of Amarillo (subject to change without notice)

DEDICATION

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

That, **Stanley Stambaugh** 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 **Hester Road Estates Unit No. 1** a suburban subdivision situated in Section 22, Block 9, B. S. & F. Survey, 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 as existing with the recording information shown.

Executed this 21st day of March, 2014.

Stanley Stambaugh
Stanley Stambaugh
6013 Dreyfuss Road
Amarillo, Texas 79106

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Stanley Stambaugh**, 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.

Given under my hand and seal of office this 21st day of March, 2014.



Robert Ed Keys
Notary Public in and For the State of Texas
My commission expires: 6-22-15

APPROVAL

Approved by the Designated Official for the City of Amarillo, Texas on this 20th day of April, 2014.

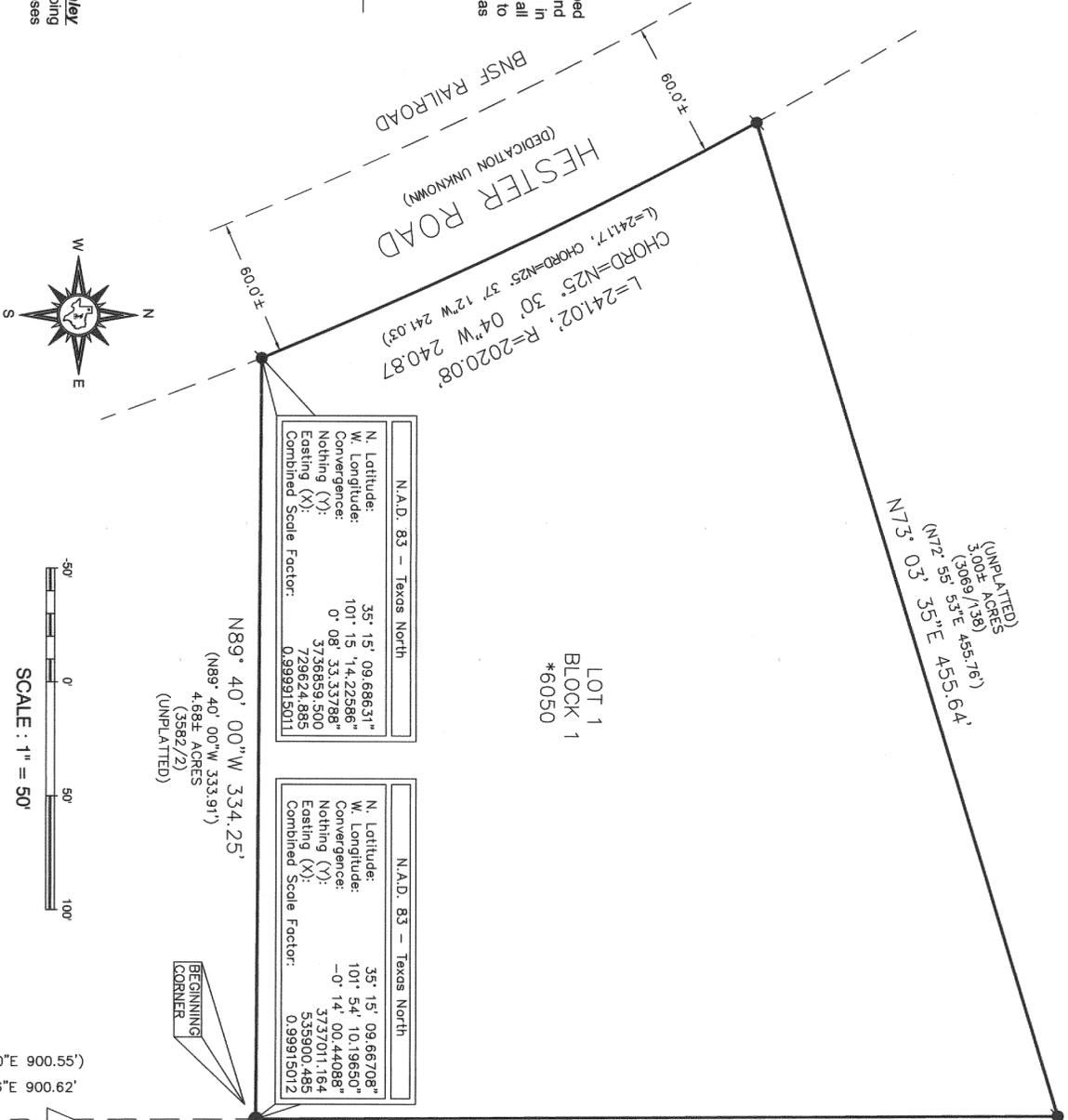
[Signature]
Assistant City Manager, Development Services

Approved by the Bi-City-County Health Department on this 25th day of April, 2014.

[Signature]
Health Officer

GRANTEES ADDRESS:
Potter County
2419 E. Willow Creek
Amarillo, Texas 79108

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



DESCRIPTION

A 2.58 acre tract of land in Section 22, Block 9, B. S. & F. Survey, Potter County, Texas, being that same tract of land as described in that certain instrument recorded in Volume 1783, Page 29 of the Official Public Records of Potter County, Texas, being surveyed on the ground on this 27th day of November, 2013 by Robert Keys and Associates, and being further described by metes and bounds as follows:

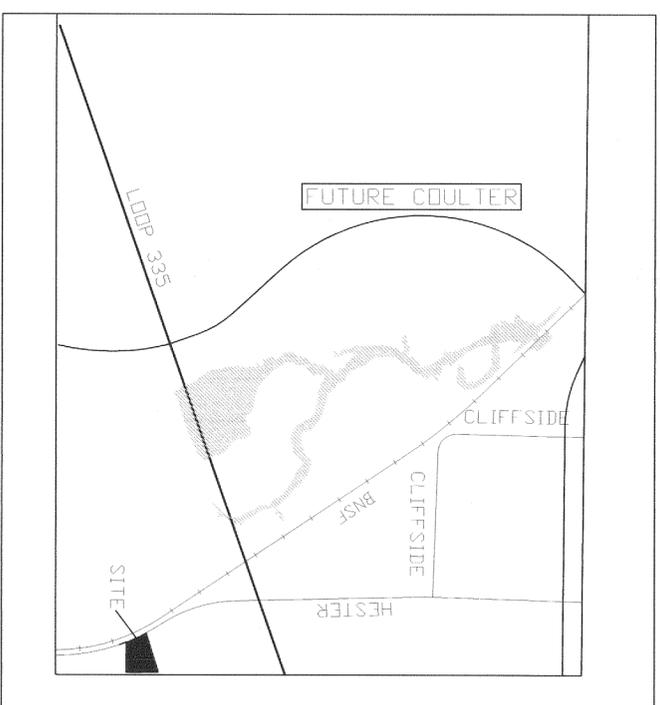
BEGINNING at a 1/2 inch iron rod, found at the southeast corner of this tract of land, from whence a 2-1/2 inch iron pipe, found at the southeast corner of said Section 22 bears S. 00° 13' 06" E. (Directional Control - GPS Observation WGS-84) 900.62 feet;

Thence N. 89° 40' 00" W., 334.25 feet along the north line of a 4.68 acre tract of land as described in that certain instrument recorded in Volume 3582, Page 2 of the Official Public Records of Potter County, Texas to a 1/2 inch iron rod with cap stamped "Furman R.P.L.S. 1959", found at the southwest corner of this tract of land, and same being the beginning of a curve to the left with a radius of 2020.08 feet;

Thence Northwesterly, along said curve to the left, and same being the easterly monumented right-of-way line of Hester Road (dedication unknown), an arc length of 241.02 feet with a chord of N. 25° 30' 04" W., 240.87 feet to a 1/2 inch iron rod with cap stamped "Furman R.P.L.S. 1959", found at the northwest corner of this tract of land;

Thence N. 73° 03' 35" E., 455.64 feet along the south line of a 3.00 acre tract of land as described in that certain instrument recorded in Volume 3069, Page 138 of the Official Public Records of Potter County, Texas to a 1/2 inch iron rod with cap stamped "Furman R.P.L.S. 1959", found at the northeast corner of this tract of land;

Thence S. 00° 20' 21" E., 352.12 feet along the east line of said Section 22 to the **POINT OF BEGINNING.**



- 1) This plat lies 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. 48375C0369C, 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 a flood hazard area zone "AE" as shown on the referred F.E.M.A./FIRM, 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 parenthesis 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).
- 4) 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 will be approved that is closer than 100 feet to sub-surface sewerage system. Water well location 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.

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 27th day of November, 2013.

Registered Professional Land Surveyor



HESTER ROAD ESTATES UNIT NO. 1
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 22, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS
2.58 AC. ±

FILED OF RECORD:

5-8-14 POTTER county

1255773 page

Robert Keys & Associates
land surveying
mapping
land planning
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