

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

March 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-29 Keri Ridge Addition Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 95, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Dowell Rd & Indian Hill Rd)
DEVELOPER: Billy Krause

The Designated Official for the City of Amarillo approved the above-mentioned item on February 9, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1269708 on February 13, 2015. Please post your records accordingly.

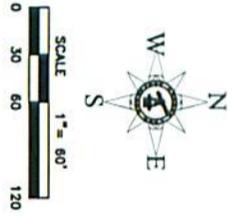
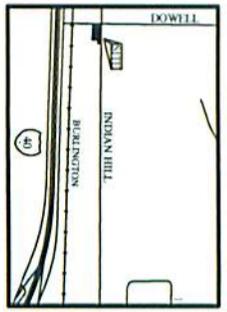


Kelley Shaw, Planning Director

BLK 9 B5+F

SEC 95

2010 CENSUS TRACT #141
 AP F-41



LEGEND

- 1. 1/2" = 80' ROAD
- 2. 1/4" = 40' ROAD
- 3. 1/8" = 20' ROAD
- 4. 1/16" = 10' ROAD
- 5. 1/32" = 5' ROAD
- 6. 1/64" = 2.5' ROAD
- 7. 1/128" = 1.25' ROAD
- 8. 1/256" = 0.625' ROAD
- 9. 1/512" = 0.3125' ROAD
- 10. 1/1024" = 0.15625' ROAD
- 11. 1/2048" = 0.078125' ROAD
- 12. 1/4096" = 0.0390625' ROAD
- 13. 1/8192" = 0.01953125' ROAD
- 14. 1/16384" = 0.009765625' ROAD
- 15. 1/32768" = 0.0048828125' ROAD
- 16. 1/65536" = 0.00244140625' ROAD
- 17. 1/131072" = 0.001220703125' ROAD
- 18. 1/262144" = 0.0006103515625' ROAD
- 19. 1/524288" = 0.00030517578125' ROAD
- 20. 1/1048576" = 0.000152587890625' ROAD
- 21. 1/2097152" = 0.0000762939453125' ROAD
- 22. 1/4194304" = 0.00003814697265625' ROAD
- 23. 1/8388608" = 0.000019073486328125' ROAD
- 24. 1/16777216" = 0.0000095367431640625' ROAD
- 25. 1/33554432" = 0.00000476837158203125' ROAD
- 26. 1/67108864" = 0.000002384185791015625' ROAD
- 27. 1/134217728" = 0.0000011920928955078125' ROAD
- 28. 1/268435456" = 0.00000059604644775390625' ROAD
- 29. 1/536870912" = 0.000000298023223876953125' ROAD
- 30. 1/1073741824" = 0.0000001490116119384765625' ROAD
- 31. 1/2147483648" = 0.00000007450580596923828125' ROAD
- 32. 1/4294967296" = 0.000000037252902984619140625' ROAD
- 33. 1/8589934592" = 0.0000000186264514923095703125' ROAD
- 34. 1/17179869184" = 0.00000000931322574615478515625' ROAD
- 35. 1/34359738368" = 0.000000004656612873077392578125' ROAD
- 36. 1/68719476736" = 0.0000000023283064365386962890625' ROAD
- 37. 1/137438953472" = 0.00000000116415321826934814453125' ROAD
- 38. 1/274877906944" = 0.00000000058207660913467407171875' ROAD
- 39. 1/549755813888" = 0.000000000291038304567337035859375' ROAD
- 40. 1/1099511627776" = 0.00000000014551915228366851792890625' ROAD
- 41. 1/2199023255552" = 0.000000000072759576141834258964453125' ROAD
- 42. 1/4398046511104" = 0.0000000000363797880709171294822265625' ROAD
- 43. 1/8796093022208" = 0.000000000018189894035458564741128125' ROAD
- 44. 1/17592186444416" = 0.0000000000090949470177292823705640625' ROAD
- 45. 1/35184372888832" = 0.0000000000045474735088641191428125' ROAD
- 46. 1/70368745777664" = 0.00000000000227373675443205707140625' ROAD
- 47. 1/14073749155328" = 0.000000000001136868377216028535703125' ROAD
- 48. 1/28147498310656" = 0.00000000000056843418860801427015625' ROAD
- 49. 1/56294996621312" = 0.0000000000002842170943040071353515625' ROAD
- 50. 1/11258999322624" = 0.000000000000142108547152003567676953125' ROAD
- 51. 1/22517998645248" = 0.0000000000000710542735760017838384765625' ROAD
- 52. 1/45035997290496" = 0.00000000000003552713678800089191923828125' ROAD
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- 54. 1/180143989161984" = 0.0000000000000088817841970002229798095703125' ROAD
- 55. 1/360287978323968" = 0.00000000000000444089209850011148989803515625' ROAD
- 56. 1/720575956647936" = 0.000000000000002220446049250055744949476953125' ROAD
- 57. 1/1441151912955872" = 0.00000000000000111022302462500277747473876953125' ROAD
- 58. 1/2882303825911744" = 0.00000000000000055511151231250013888888919140625' ROAD
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- 60. 1/11529215303646976" = 0.0000000000000001387778780781250347222222978515625' ROAD
- 61. 1/23058430607293952" = 0.000000000000000069388939039062517361111148928953125' ROAD
- 62. 1/46116861214587904" = 0.0000000000000000346944695195312508682222249476953125' ROAD
- 63. 1/92233722429175808" = 0.00000000000000001734723475976562543411112473876953125' ROAD
- 64. 1/184467448858351616" = 0.000000000000000008673617379882812521705556238919140625' ROAD
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- 78. 1/3022314677976328705408" = 0.0000000000000000000005293955920338888810587911548461938769531250000132505121154846193876953125' ROAD
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- 81. 1/24178517423810628442448" = 0.000000000000000000000066174449004236111110484619387695312500000165625141202423096923876953125' ROAD
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- 101. 1/2535301309493320693620153232" = 0.0000000000000000000000000000631088725920707222002118055555242309692387695312500000000157351738769531262804846193876953125' ROAD
- 102. 1/5070602618966641387240306464" = 0.0000000000000000000000000000315544362960351111002118055555242309692387695312500000000078675869238769531262804846193876953125' ROAD
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- 120. 1/1329228087869185225357899456512" = 0.000000000000000000000000000000000120370621813204861100211805555524230969238769531250000000003

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information

Property ID: 49111 Geo ID: 37009500207
Legal Acres: 2.0000
Legal Desc: SECT 95 B S & F LOT BLOCK 0009 512.29FT E X
170FT S BEG 357.11FT E & 40FT S OF NW COR OF
SECT
Situs: 13201 INDIAN HILL RD , 79119
DBA:
Exemptions:

Owner ID: 180131 100.00%
KRAUSE WILLIAM MAX
PO BOX 10241
AMARILLO, TX 79116-0241

For Entities

HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 214,369
Land HS: 0
Land NHS: 16,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 230,369

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/06/2015

Total Due if paid by: 02/28/2015 0.00

Tax Certificate Issued for:
POTTER COUNTY
HIGH PLAINS WATER

Taxes Paid in 2014
1,460.58
18.48

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/06/2015
Requested By: KRAUSE WILLIAM MAX
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1269708

Filing and Recording Date: 02/13/2015 02:46:01 PM Pages: 5 Recording Fee: \$43.00

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

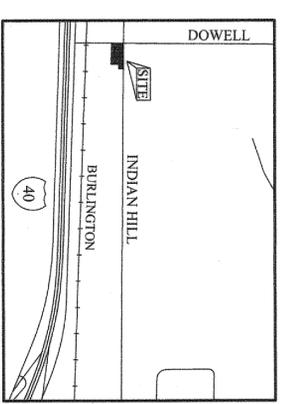
DO NOT DESTROY - This document is part of the Official Public Record.

msmith

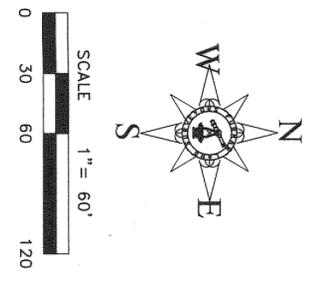
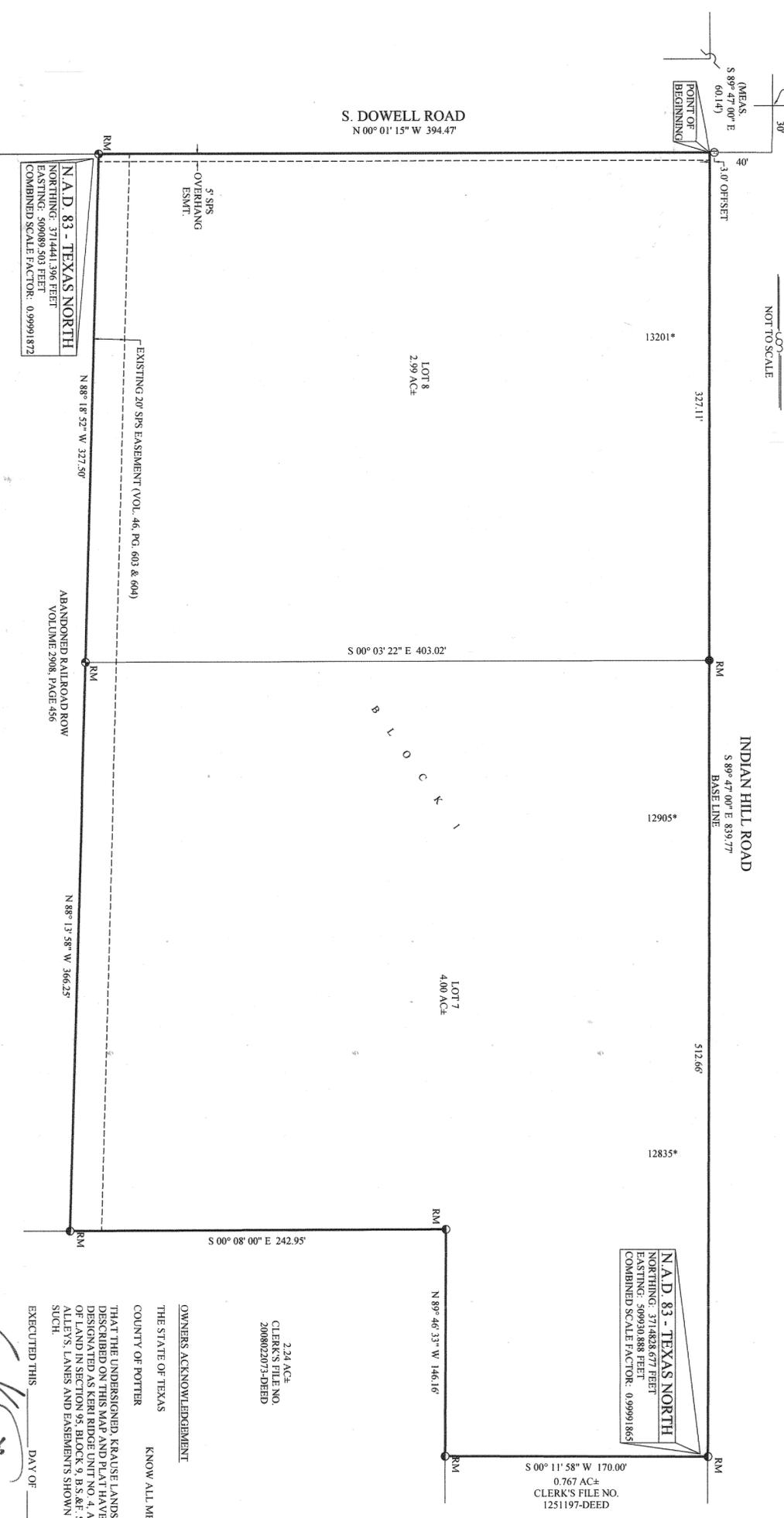
let
do:

PLANNING DEPT ESCROW ACCT
CITY OF AMARILLO
AMARILLO, TX 79105-1971

Re: 1269708



VICINITY MAP
NOT TO SCALE



LEGEND:

- ① 1/2\"/>

NOTES:

- THIS PLAT IS WITHIN THE CITY OF AMARILLO E.T.I.
- THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48125C03050C, DATED JUNE 4, 2010, OR WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 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. NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE 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.

N.A.D. 83 - TEXAS NORTH
NORTHING: 371441.396 FEET
EASTING: 309089.503 FEET
COMBINED SCALE FACTOR: 0.99991872

0.767 AC.
CLERK'S FILE NO. 1251197-DEED

APPROVAL
APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON THIS 10th DAY OF FEB, 2014
HEALTH OFFICER: [Signature]

ATTEST
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM MAX KRAUSE, AKA BILLY KRAUSE, THIS 5th DAY OF SEP, 2014.
NOTARY PUBLIC, STATE OF TEXAS
[Signature]

ATTEST
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANNNA KRAUSE, THIS 5th DAY OF SEP, 2014.
NOTARY PUBLIC, STATE OF TEXAS
[Signature]

ATTEST
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BILLY KRAUSE, THIS 5th DAY OF SEP, 2014.
NOTARY PUBLIC, STATE OF TEXAS
[Signature]

ATTEST
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BILLY KRAUSE, THIS 5th DAY OF SEP, 2014.
NOTARY PUBLIC, STATE OF TEXAS
[Signature]

ATTEST
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BILLY KRAUSE, THIS 5th DAY OF SEP, 2014.
NOTARY PUBLIC, STATE OF TEXAS
[Signature]

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, WILLIAM MAX KRAUSE, AKA BILLY KRAUSE, AND WIFE, DANNNA KRAUSE, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS KERI RIDGE UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 95, BLOCK 9, B.S.&F. SURVEY POTTER COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 5th DAY OF SEP, 2014.

APPROVAL
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 1st DAY OF FEBRUARY, 2014
ASSISTANT CITY MANAGER DEVELOPMENT SERVICES: [Signature]

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, WILLIAM MAX KRAUSE, AKA BILLY KRAUSE, AND WIFE, DANNNA KRAUSE, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS KERI RIDGE UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 95, BLOCK 9, B.S.&F. SURVEY POTTER COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
EXECUTED THIS 5th DAY OF SEP, 2014.

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GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79104-1971
AND BRIDGE DEPT.
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79104-1971
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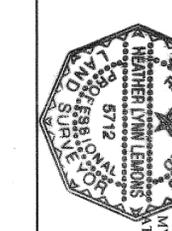
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P.O. BOX 1416, AMARILLO, TEXAS 79105, (806) 734-4266, FAX (806) 374-4268
P.O. BOX 464, DUMAS, TEXAS 79029, (806) 934-1065, FAX (806) 934-1082
PROJECT NO. 1415551-PLAT FILE NO. F-13
DRAWING NO. Z-SUB 1415551-PLAT



CERTIFICATE
I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND AND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED, AND ALL PERIMETER CORNERS ON THIS 31ST DAY OF MARCH, 2014.

CERTIFICATE
I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND AND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED, AND ALL PERIMETER CORNERS ON THIS 31ST DAY OF MARCH, 2014.