THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

August 24, 2007

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-07-33 Los Tres Vaqueros Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 6, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Raef Rd. & F.M. 2575)
APPLICANT: Jose Meraz

The Director of Community Services approved the above-mentioned item on August 16, 2007. The plat was filed of record in the Official Public Records of Potter County in Volume 3908, Page 480 on August 16, 2007. Please post your records accordingly.

Kelley Shaw, Planning Director

01109292

VOL. 3908 PAGE 480

C-334 Aug 16, 2007

Z-10

SEC 6

BLK 2 AB+M

JL

P-07-33

APP

CENSUS TRACT: No. 144

LOS TRES VAQUEROS, UNIT No. 1

A SUBURBAN ADDITION TO THE CITY OF AMARILLO, TEXAS

BEING AN UNPLATTED TRACT OF LAND (3.300 ACRES) IN THE SOUTHWEST QUARTER (SW/4) OF SECTION No. 6, BLOCK No. 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS.

DEDICATION:

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER)

That Jose Meraz, being the owner of the land shown and described on this plat, has caused all of said lands to be surveyed, subdivided, platted and designated as "LOS TRES VAQUEROS, UNIT No. 1", an addition to Potter County, Texas, and does declare that the streets shown upon such plat and map are dedicated, and same are hereby dedicated, to the public forever, to be used as streets.

EXECUTED THIS 16 DAY OF AUGUST, 2007.

Jose Meraz
7805 E. Amarillo Blvd.
Amarillo, Texas 79107-7841
(806) 374-0000

ATTEST:

STATE OF TEXAS)
)
COUNTY OF POTTER)

BEFORE ME, the undersigned authority, on this day personally appeared Jose Meraz, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF August, 2007.

Notary Public, Potter County, Texas

JENNIFER KAYE LEDBETTER
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
4-26-2010

APPROVED:

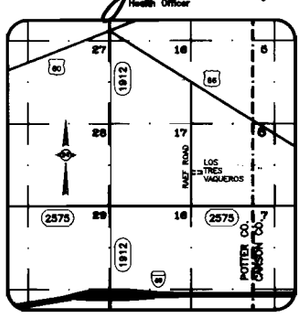
Approved by Vicki Covey, the designated official for the City of Amarillo, Texas, dated this 16 day of August

Vicki Covey
Vicki Covey

APPROVED:

Approved by the Bi-City-County Health Department, dated this 16th day of AUGUST 2007.

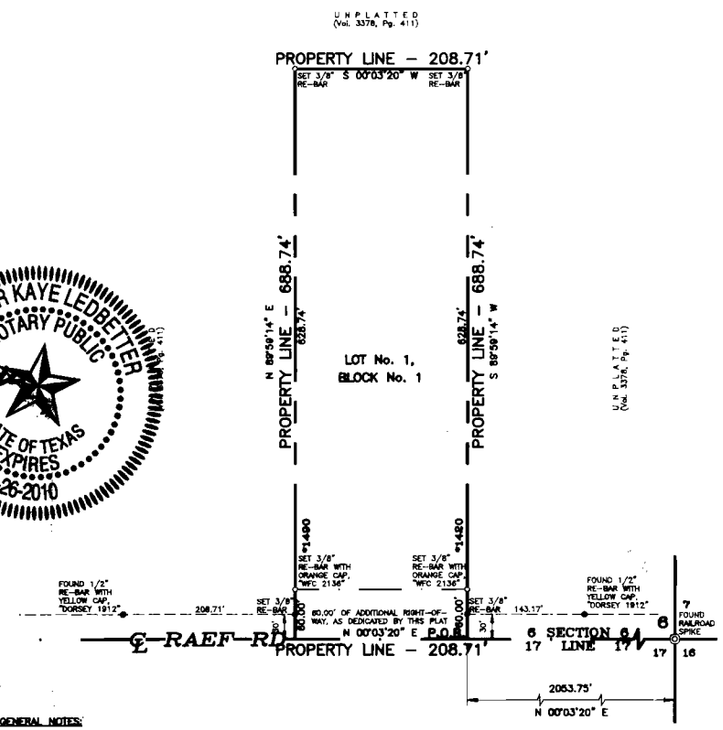
Health Officer



VICINITY MAP
SCALE: 1" = 1 MILE

Scale: 1" = 100'

0' 50' 100' 200'
Graphic Scale



DESCRIPTION:

A 3.300 ACRE TRACT OF LAND, BEING DESCRIBED AS THE SOUTH 1.000 ACRE OUT OF A 2.000 ACRE TRACT (DEED RECORDS: Volume 3378, Page 412) AND 2.300 ACRES OUT OF A 48.07 ACRE TRACT (DEED RECORDS: Volume 3378, Page 411), ALL LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION No. 6, BLOCK No. 2, A. B. & M. SURVEY, AS RECORDED IN VOLUME 2887, PAGE 769, AND VOLUME 3378, PAGES 409 – 412, OF THE DEED RECORDS OF THE POTTER COUNTY COURTHOUSE IN AMARILLO, TEXAS; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT, A RAILROAD SPIKE CORNER FOUND IN THE INTERSECTION OF FARM-TO-MARKET ROAD 2575 AND RAEF ROAD FOR THE SOUTHWEST CORNER OF SECTION No. 6, BLOCK No. 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS;

THENCE, N 00° 03' 20" E, FOR A DISTANCE OF 2053.75 FEET, ALONG THE WEST LINE OF SAID SECTION No. 6 AND CENTERLINE OF RAEF ROAD, TO THE POINT OF BEGINNING; SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 48.07 ACE TRACT, THE SOUTHWEST CORNER OF SAID 2.000 ACRE TRACT, THE SOUTHWEST CORNER OF THE SIXTY FEET (60') OF ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THIS PLAT, AND THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE, N 00° 03' 20" E, FOR A DISTANCE OF 208.71 FEET, ALONG THE WEST LINE OF SAID SECTION No. 6, THE CENTERLINE OF RAEF ROAD, AND THE WEST LINE OF SAID 2.000 ACRE TRACT, TO A POINT FOR THE NORTHWEST CORNER OF THE SIXTY FEET (60') OF ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THIS PLAT AND THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE, N 89° 59' 14" E, FOR A DISTANCE OF 30.00 FEET, TO A 3/8" RE-BAR CORNER SET IN THE EAST LINE OF RAEF ROAD; AND CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A 3/8" RE-BAR CORNER WITH AN ORANGE CAP STAMPED "WFC 2136" SET FOR THE NORTHEAST CORNER OF THE SIXTY FEET (60') OF ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THIS PLAT; AND CONTINUING FOR A TOTAL DISTANCE OF 688.74 FEET TO A 3/8" RE-BAR CORNER SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE, S 00° 03' 20" W, FOR A DISTANCE OF 208.71 FEET, TO A 3/8" RE-BAR CORNER SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE, S 89° 59' 14" W, FOR A DISTANCE OF 628.74 FEET, TO A 3/8" RE-BAR CORNER WITH AN ORANGE CAP STAMPED "WFC 2136" SET FOR THE SOUTHEAST CORNER OF THE SIXTY FEET (60') OF ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THIS PLAT; AND CONTINUING FOR A TOTAL DISTANCE OF 658.74 FEET TO A 3/8" RE-BAR SET IN THE EAST LINE OF RAEF ROAD; AND CONTINUING FOR A TOTAL DISTANCE OF 688.74 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 3.300 ACRES, MORE OR LESS.

CERTIFICATE:

I, William F. Carder, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correct as surveyed and staked on the ground by me from a perimeter survey on this 16 day of July, 2007.

William F. Carder
Registered Professional Land Surveyor
Texas Registration No. 2136
Borger, Texas

REFERENCES:
--POTTER CO. DEED REC. Vol. 2887, Page 769 (Original Tract)
--POTTER CO. DEED REC. Vol. 3378, Page 410 (Exhibit "A" – 74.91 Ac.)
--POTTER CO. DEED REC. Vol. 3378, Page 411 (Exhibit "B" – 48.07 Ac.)
--POTTER CO. DEED REC. Vol. 3378, Page 412 (Exhibit "C" – 2.00 Ac.)

GENERAL NOTES:

1.) THIS PLAT LIES WITHIN THE AMARILLO E.T.J.

2.) THIS PLAT DOES NOT LIE IN A FLOOD AREA AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP COMMUNITY PANEL No. 481241 0012 A, DATED DECEMBER 6, 1977. THIS PLAT IS NOT LOCATED WITHIN THE CITY BASE FLOOD ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE CITY MUNICIPAL CODE. THE AREA DRAINS TO PLAYA No. 62.

3.) BASE BEARING ON SECTION LINE, N 00° 03' 20" E, ESTABLISHED BY MR. DORSEY, R.P.L.S. No. 1812.

4.) THE COORDINATES FOR THE POINT OF BEGINNING (P.O.B.) ARE N 35° 13' 39" & W 101° 38' 07". THE STATE PLANE COORDINATES FOR THE P.O.B. ARE N: 448,781.5 & E: 1,938,610.3 (TX. NORTH).

5.) THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 3850' M.S.L. HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.

6.) 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. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. THE WATER WELL LOCATION WILL BE A MINIMUM OF 50 FEET FROM ANY PROPERTY LINE. THE LAND SHOWN AND DESCRIBED IN THIS PLAT IS SUITABLE FOR STANDARD, NON-STANDARD, OR PROPRIETARY ON-SITE SEWAGE FACILITIES.

LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
SECTION ROAD EASEMENT LINE
1/2" RE-BAR, FOUND •
3/8" RE-BAR, SET ○
SECTION CORNER, FOUND ◎
ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE) •

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS
79105-1971

FILED OF RECORD: _____ DATE _____ COUNTY
_____ VOLUME _____ PAGE

CARDER ENGINEERING
1410 S. CEDAR
BORGER, TEXAS 79008

FINAL PLAT
LOS TRES VAQUEROS, UNIT No. 1, BEING AN UNPLATTED TRACT OF LAND IN THE SW/4 OF SECTION No. 6, BLOCK No. 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS.

DRAWN	DATE	SCALE	DWG.NO
J.K.A.	7/06/07	1" = 100'	LTV-MERAZ

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Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Aug 16, 2007 at 12:01P

Receipt# - 105641

Document Number 01109292:

Amount 19.00

Julie Smith
County Clerk, Potter County

by_____, Deputy

Rit
Planning Dept
City of Amarillo
PO Box 1971
Amarillo Tx 79105

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.

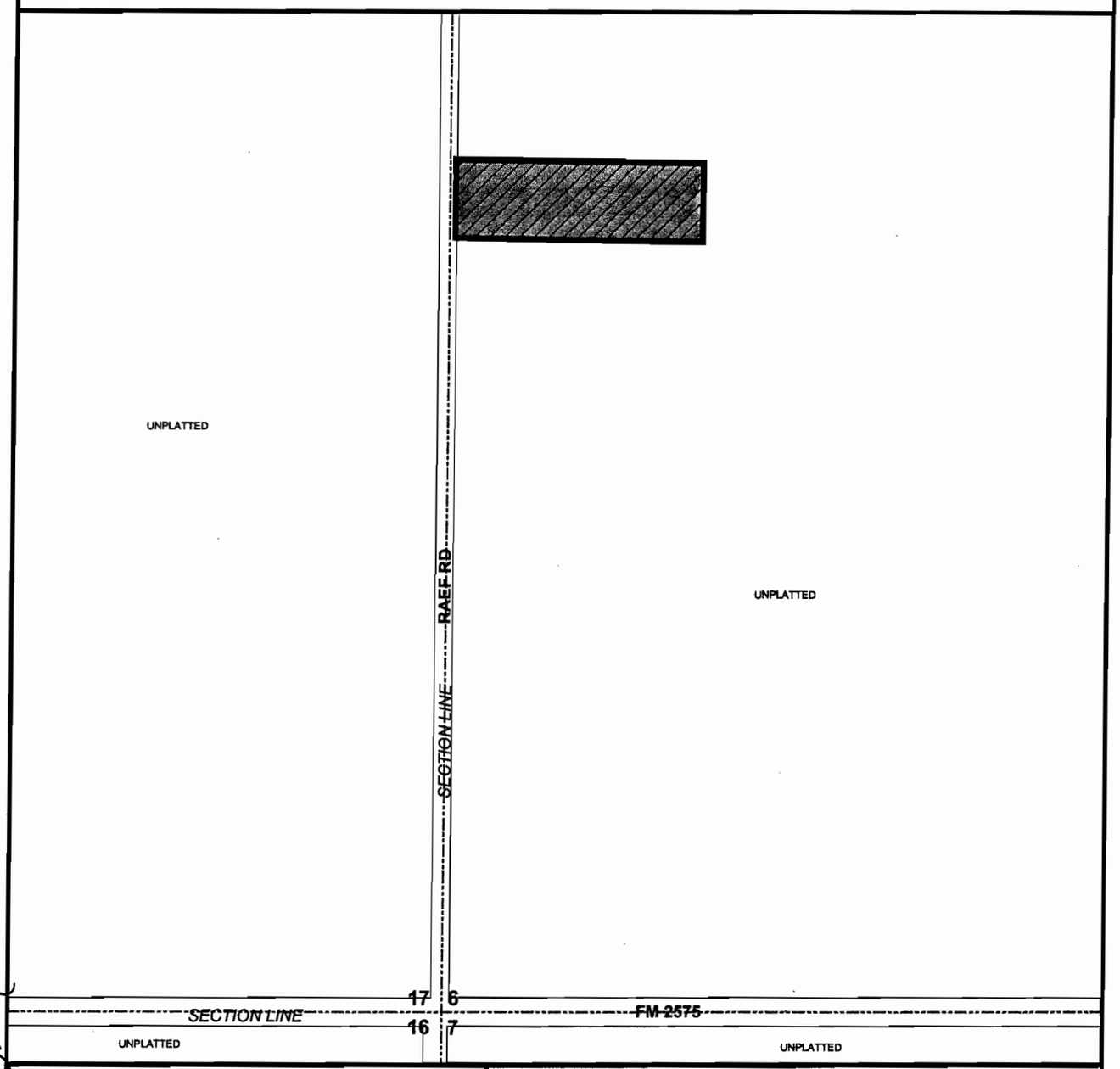
COUNTY COURT POTTER COUNTY TEXAS

Julie Smith, County Clerk
Potter County

By_____, 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.

LOS TRES VAQUEROS UNIT #1



CITY OF AMARILLO
PLANNING DEPARTMENT

Plat of Los Tres Vaqueros Unit #1, being an unplatted tract of land in Section 6, Block 2, AB&M Survey, Potter County, TX

Scale: 1" = 400'
Date: 6-25-07
Case No: P-07-33

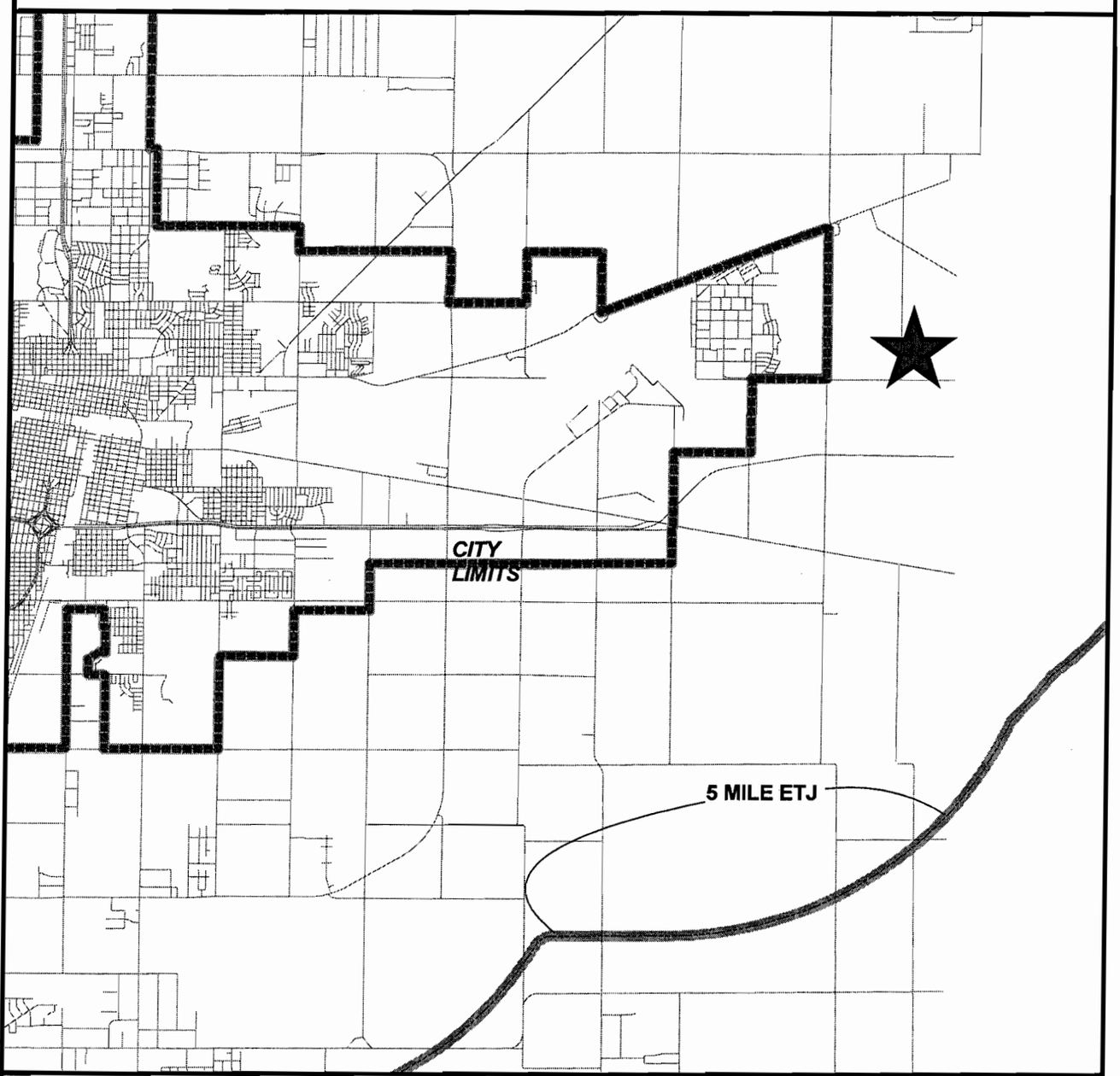
N
W E
S

Developer: Jose Meraz

Surveyor: William Carder

Z-10

P-07-33



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1" = 2 MILES
Date: 6-27-07
Case No: P-07-33

N
W E
S

VICINITY SKETCH