THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

April 12, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-14 Raef Acres Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 4, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Raef Rd. & Hwy 60)

DEVELOPER: Steven and Tisha Batis

The above-mentioned minor plat was approved on March 16, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4202 Page 289 on March 24, 2010. Please post your records accordingly.

Kelley Shaw, Planning Director

VOL. 4202 PAGE 288

01170389

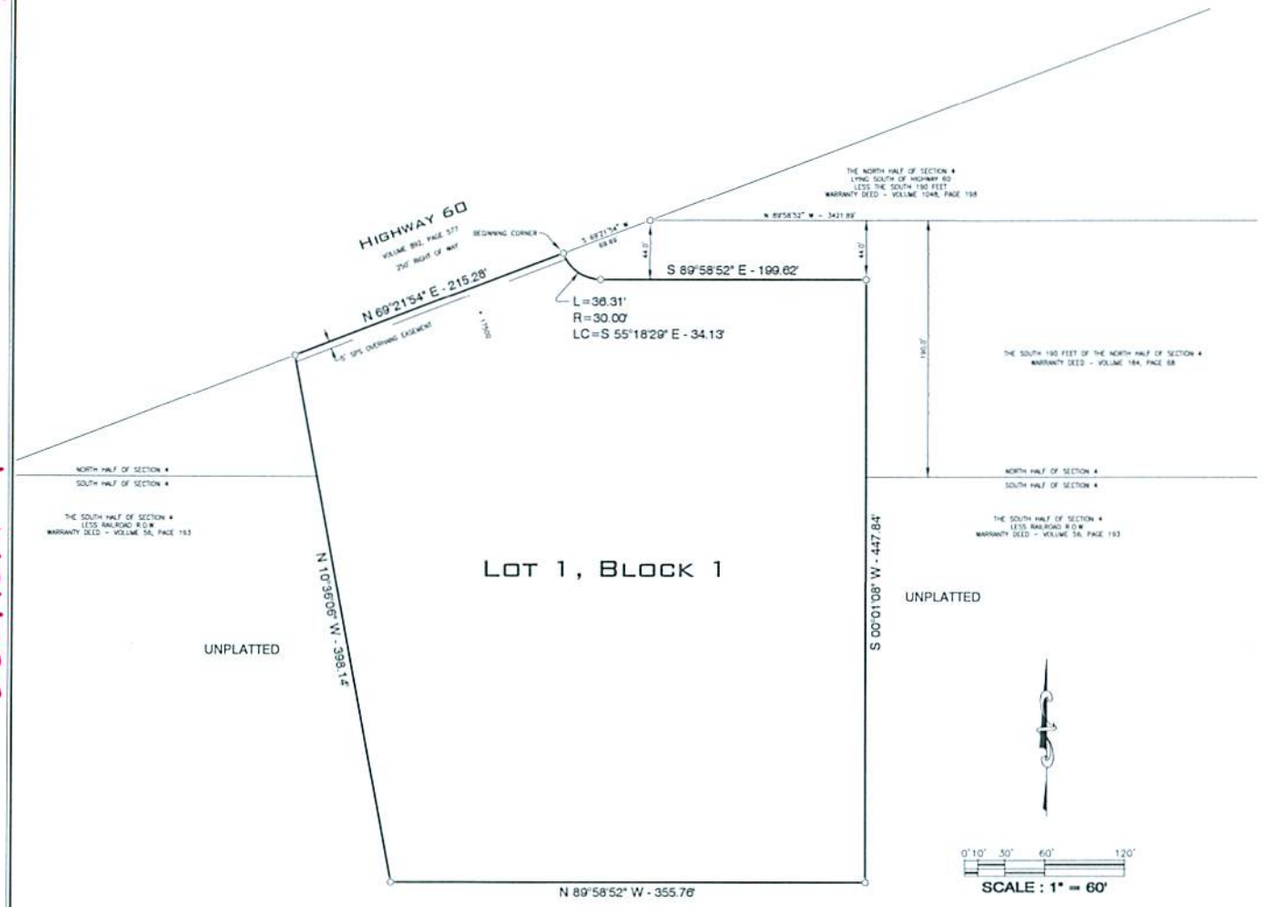
PLAT D-17

Z-8

SECTION 4

BLOCK 2 AB&M

CENSUS TRACT NO. 144
AP NO. Z-8



LEGEND:

- ○ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊛ = ½ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928" (set)
- ● = ½ inch iron rod (set) on a 40d nail (found)
- ⊛ = ¾ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959" (found)
- ⊛ = 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR" (found)
- ■ = concrete monument (found)
- ● = 3/8 inch iron rod (found)
- ⌀ = 40d nail (found)
- CM = controlling monument
- * = address assigned by the City of Amarillo, subject to change without notice

GRANTEE'S ADDRESSES:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

Potter County Road and Bridge Department
2419 E. Willow Creek Drive
Amarillo, TX 79108

DEDICATION

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

That, Tisha Batis and Steven Batis, being the owners of the land shown and described on this plat have caused all of said lands to be surveyed, subdivided, platted and designated as Raef Acres Unit No. 1, a suburban subdivision to the City of Amarillo, Texas, and do declare that all easements shown upon such map or plat are dedicated to the public forever to be used as easements.

Executed this 4th day of March, 2010.

Tisha Batis
13105 Cisco Drive
Amarillo, Texas 79111
(806) 290-2541

Steven Batis
13105 Cisco Drive
Amarillo, Texas 79111
(806) 290-2541

NOTARY ATTEST

The State of Texas §
County of Randall §

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

Given under my hand and seal of authority on this 4th day of March, 2010.

CINDY BEYER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 12-27-2009

Notary Public

NOTARY ATTEST

The State of Texas §
County of Randall §

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

Given under my hand and seal of authority on this 4th day of March, 2010.

CINDY BEYER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 12-27-2009

Notary Public

RAEF ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN
SECTION 4, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
4.00 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • (806) 352-9197 fax • info@cstonesurvey.com

KWS

P-10-14

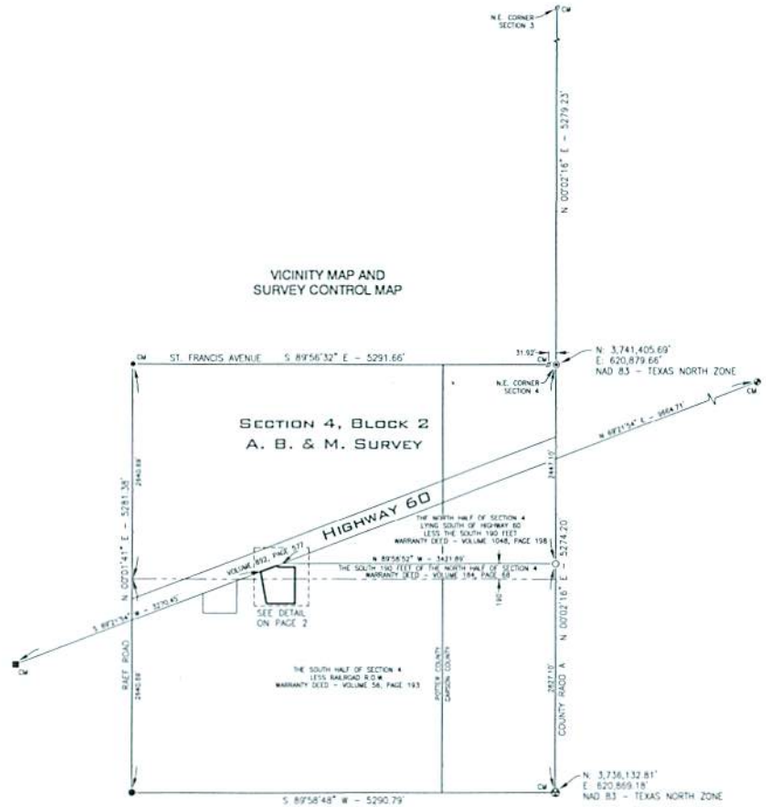
APPROVED

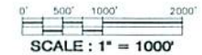
VOL. 4202 PAGE 289

PLAT D-18

CENSUS TRACT NO. 144
AP NO. Z-8

VICINITY MAP AND
SURVEY CONTROL MAP





LEGEND:

- ○ = ⅝ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊛ = ⅝ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928" (set)
- ● = ⅝ inch iron rod (set) on a 40d nail (found)
- ⊛ = ⅝ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959" (found)
- ⊛ = 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR" (found)
- ■ = concrete monument (found)
- • = 3/8 inch iron rod (found)
- ⌐ = 40d nail (found)
- CM = controling monument
- * = address assigned by the City of Amarillo; subject to change without notice

NOTES

1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood Zone A, according to the U.S. Department of Housing and Urban Development's Flood Hazard Boundary Map, Community Panel No. 481241 0012 A, dated December 6, 1977.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Geodatic North as determined by GPS observations at an origin point of 35°15'28.378" North Latitude and 101°37'53.330" West Longitude (NAD83-CORS96-EPOCH2002).
   State Plane coordinates shown hereon were derived by GPS observations and computed by OPUS.
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 system 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 location will be a minimum of 50 feet from any property line. The land shown and described on this plat is suitable for standard, non-standard or proprietary on-site sewerage facilities.
6. This plat is subject to Aviation Height Hazard Restrictions, therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 4550 feet MSL has been filed in accordance with this plat.

DESCRIPTION

A 4.000 acre tract of land out of the South Half of Section 4, Block 2, A. B. & M. Survey, lying south of Highway 60, according to that certain Warranty Deed recorded in Volume 56, Page 193 of the Deed Records of Potter County, Texas, and out of the South 190 feet of the North Half of said Section 4, lying south of Highway 60, according to that certain Warranty Deed recorded in Volume 184, Page 68 of the Deed Records of Potter County, Texas, and said 4.000 acre tract of land being described by metes and bounds as follows:

Commencing at a ⅝ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959", found at the southeast corner of said Section 4;

Thence N. 00°02'16" E., along the east line of said Section 4 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of the said South 190 feet of the North Half of Section 4, from whence a ½ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928", set at the northeast corner of said Section 4 bears N. 00°02'16" E., 2447.10 feet;

Thence N. 89°58'52" W., 3421.89 feet along the north line of the said South 190 feet of the North Half of Section 4 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set in the southeasterly right-of-way line of Highway 60, from whence a 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR", found in the southeasterly right-of-way line of Highway 60 bears N. 69°21'54" E., 9664.71 feet;

Thence S. 69°21'54" W., 69.69 feet along the southeasterly right-of-way line of Highway 60 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most northerly and **BEGINNING CORNER** of this tract of land;

Thence Southeasterly, 36.31 feet along a curve to the left having a radius of 30.00 feet and a chord of S. 55°18'29" E., 34.13 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the point of tangency;

Thence S. 89°58'52" E., 199.62 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land;

Thence S. 00°01'08" W., 447.84 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land;

Thence N. 89°58'52" W., 355.76 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land;

Thence N. 10°36'06" W., 398.14 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, from whence a concrete monument, found in the southeasterly right-of-way line of Highway 60 bears S. 69°21'54" W., 3270.45 feet;

Thence N. 69°21'54" E., 215.28 feet along the southeasterly right-of-way line of Highway 60 to the **POINT OF BEGINNING**.

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 3rd day of June, 2009.

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

STATE OF TEXAS
REGISTERED
JEFFREY FLOYD REASONER
4928
PROFESSIONAL
LAND SURVEYOR

APPROVALS

Approved by Vicki Covey, the Designated Official for the City of Amarillo, Texas, on this 16 day of March, 2010.

Vicki Covey
Vicki Covey

Approved by the Ph City County Health Department, on this 16th day of MARCH, 2010.

J. W. Bates, RS
Health Officer

FILED OF RECORD:
03/24/10 — DATE
4202 — VOLUME
POTTER — COUNTY
288 — PAGE

RAEF ACRES UNIT NO. 1

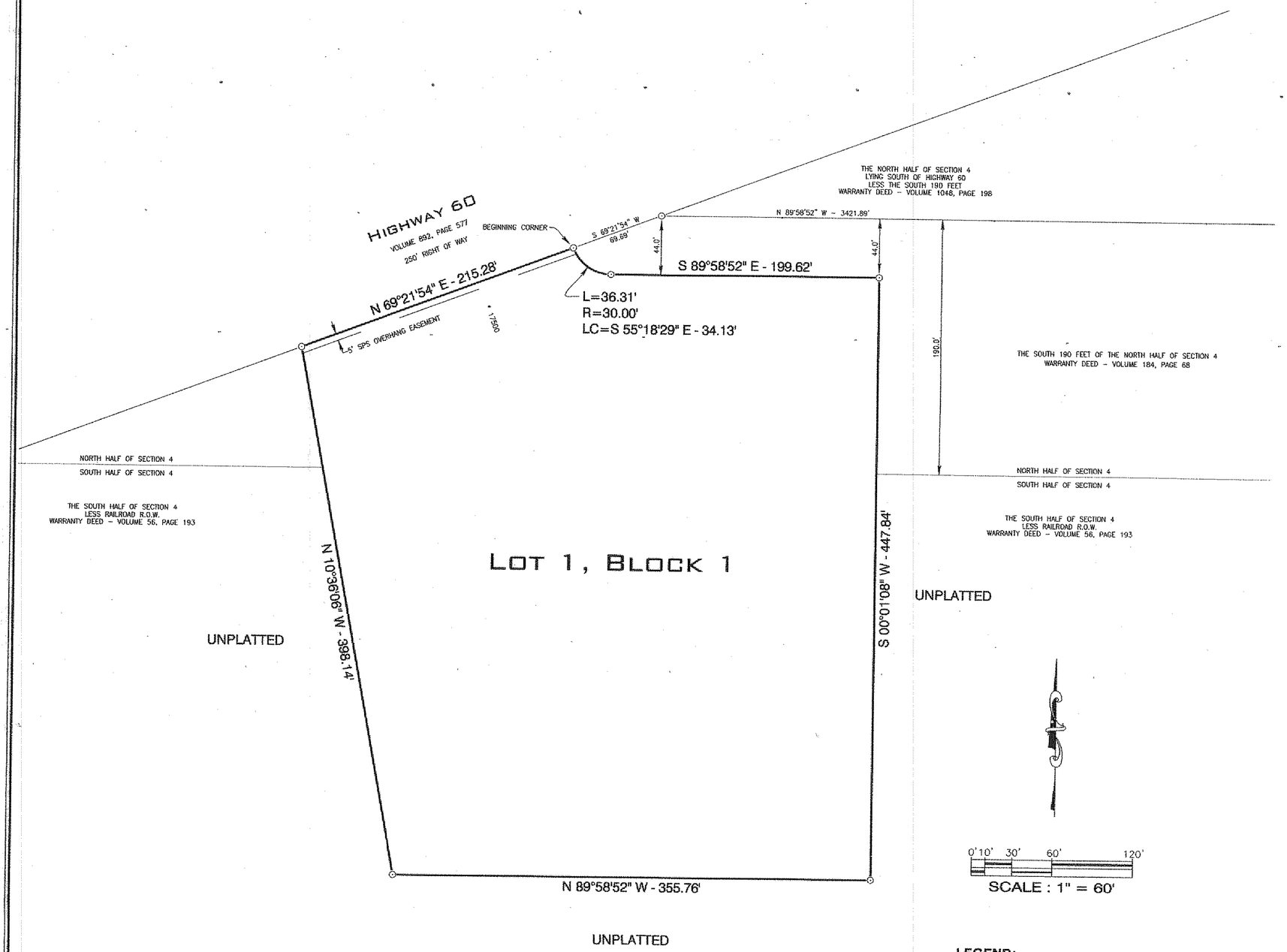
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN
SECTION 4, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
4.00 ACRES

GRANTEE'S ADDRESSES:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

Potter County Road and Bridge Department
2419 E. Willow Creek Drive
Amarillo, TX 79108

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • (806) 352-9197 fax • info@cstonesurvey.com

CENSUS TRACT NO. 144
AP NO. Z-8



LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊛ = ½ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928" (set)
- ● = ½ inch iron rod (set) on a 40d nail (found)
- ⊛ = ¾ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959" (found)
- ⊛ = 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR" (found)
- ■ = concrete monument (found)
- ● = 3/8 inch iron rod (found)
- ø = 40d nail (found)
- CM = controlling monument
- * = address assigned by the City of Amarillo, subject to change without notice

GRANTEE'S ADDRESSES:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

Potter County Road and Bridge Department
2419 E. Willow Creek Drive
Amarillo, TX 79108

DEDICATION

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

That, **Tisha Batis** and **Steven Batis**, being the owners of the land shown and described on this plat have caused all of said lands to be surveyed, subdivided, platted and designated as **Raef Acres Unit No. 1**, a suburban subdivision to the City of Amarillo, Texas, and do declare that all easements shown upon such map or plat are dedicated to the public forever to be used as easements.

Executed this 4th day of March, 2010.

Tisha Batis
13105 Cisco Drive
Amarillo, Texas 79111
(806) 290-2541

Steven Batis
13105 Cisco Drive
Amarillo, Texas 79111
(806) 290-2541

NOTARY ATTEST

The State of Texas §
County of Randall §

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

Given under my hand and seal of authority on this 4th day of March , 2010.

CINDY BEYER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 12-27-2009

Notary Public

NOTARY ATTEST

The State of Texas §
County of Randall §

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

Given under my hand and seal of authority on this 4th day of March, 2010.

CINDY BEYER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 12-27-2009

Notary Public

RAEF ACRES UNIT NO. 1

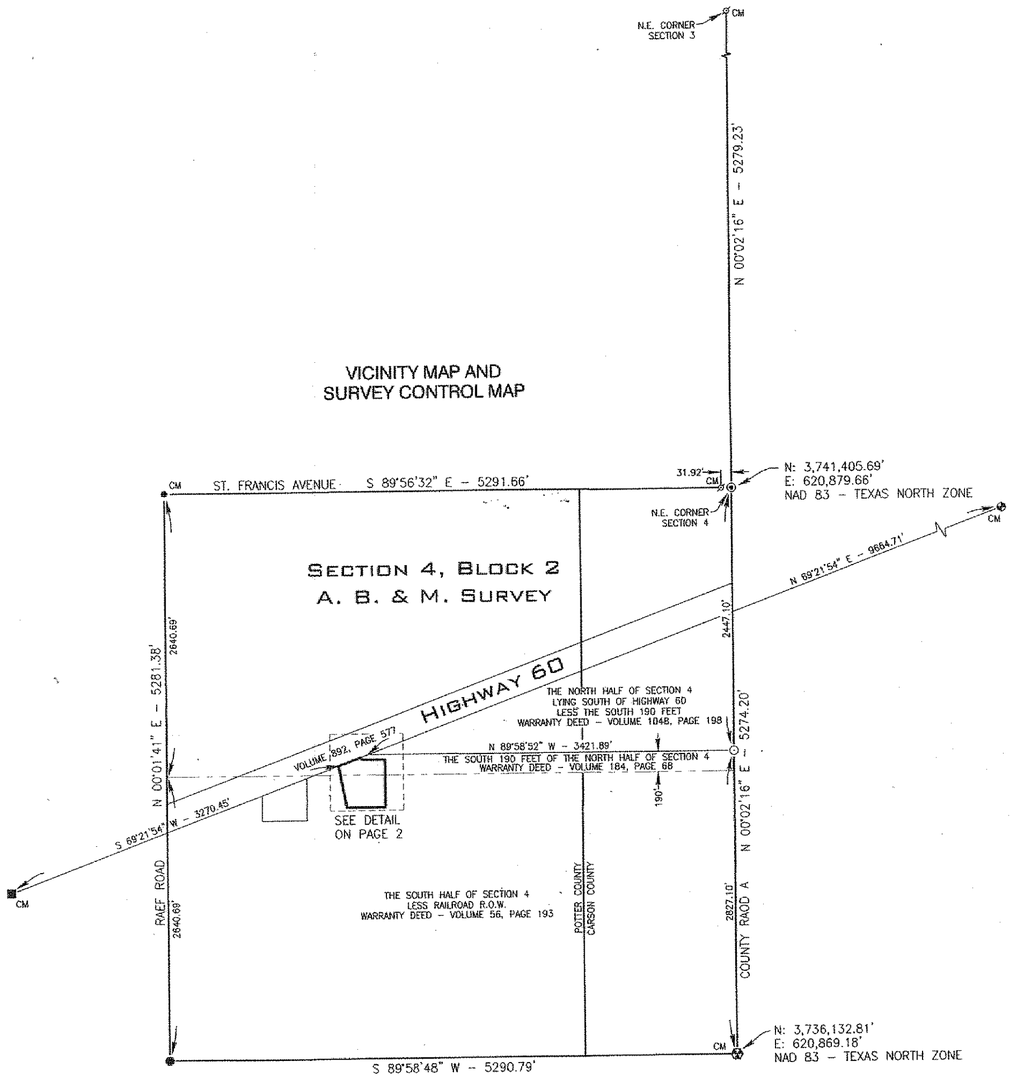
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN
SECTION 4, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
4.00 ACRES

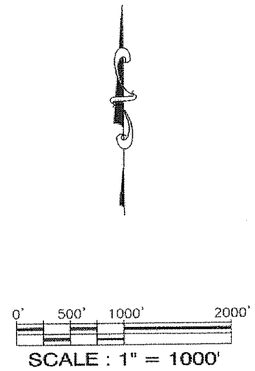
CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • (806) 352-9197 fax • info@cstonesurvey.com

U:\2010\Amarillo\Z\Z8\Raef Acres Unit No.1\dwg\2010278.dwg 3/4/2010 11:09:51 AM CST

CENSUS TRACT NO. 144
AP NO. Z-8

VICINITY MAP AND SURVEY CONTROL MAP





LEGEND:

- ⊙ = ½ inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊛ = ½ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928" (set)
- ● = ½ inch iron rod (set) on a 40d nail (found)
- ⊛ = ¾ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959" (found)
- ⊛ = 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR" (found)
- ■ = concrete monument (found)
- • = 3/8 inch iron rod (found)
- ø = 40d nail (found)
- CM = controlling monument
- * = address assigned by the City of Amarillo, subject to change without notice

NOTES

1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood Zone A, according to the U.S. Department of Housing and Urban Development's Flood Hazard Boundary Map, Community Panel No. 481241 0012 A, dated December 6, 1977.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Geodetic North as determined by GPS observations at an origin point of 35°15'28.378" North Latitude and 101°37'53.370" West Longitude (NAD83-CORS96-EPOCH2002).
   State Plane coordinates shown hereon were derived by GPS observations and computed by OPUS.
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 system 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 location will be a minimum of 50 feet from any property line. The land shown and described on this plat is suitable for standard, non-standard or proprietary on-site sewerage facilities.
6. This plat is subject to Aviation Height Hazard Restrictions, therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 4550 feet MSL has been filed in accordance with this plat.

DESCRIPTION

A 4.000 acre tract of land out of the South Half of Section 4, Block 2, A. B. & M. Survey, lying south of Highway 60, according to that certain Warranty Deed recorded in Volume 56, Page 193 of the Deed Records of Potter County, Texas, and out of the South 190 feet of the North Half of said Section 4, lying south of Highway 60, according to that certain Warranty Deed recorded in Volume 184, Page 68 of the Deed Records of Potter County, Texas, and said 4.000 acre tract of land being described by metes and bounds as follows:

Commencing at a ¾ inch iron rod with an aluminum cap stamped "R.P.L.S. 1959", found at the southeast corner of said Section 4;

Thence N. 00°02'16" E., along the east line of said Section 4 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of the said South 190 feet of the North Half of Section 4, from whence a ½ inch iron rod with an aluminum cap stamped "CORNERSTONE R.P.L.S. 4928", set at the northeast corner of said Section 4 bears N. 00°02'16" E., 2447.10 feet;

Thence N. 89°58'52" W., 3421.89 feet along the north line of the said South 190 feet of the North Half of Section 4 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set in the southeasterly right-of-way line of Highway 60, from whence a 5/8 inch iron rod with an aluminum cap stamped "JOHN DORSEY SURVEYOR", found in the southeasterly right-of-way line of Highway 60 bears N. 69°21'54" E., 9664.71 feet;

Thence S. 69°21'54" W., 69.69 feet along the southeasterly right-of-way line of Highway 60 to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the most northerly and **BEGINNING CORNER** of this tract of land;

Thence Southeasterly, 36.31 feet along a curve to the left having a radius of 30.00 feet and a chord of S. 55°18'29" E., 34.13 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the point of tangency;

Thence S. 89°58'52" E., 199.62 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land;

Thence S. 00°01'08" W., 447.84 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land;

Thence N. 89°58'52" W., 355.76 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of this tract of land;

Thence N. 10°36'06" W., 398.14 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, from whence a concrete monument, found in the southeasterly right-of-way line of Highway 60 bears S. 69°21'54" W., 3270.45 feet;

Thence N. 69°21'54" E., 215.28 feet along the southeasterly right-of-way line of Highway 60 to the **POINT OF BEGINNING**.

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 3rd day of June, 2009.

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

APPROVALS

Approved by Vicki Covey, the Designated Official for the City of Amarillo, Texas, on this 16th day of March, 2010.

Vicki Covey
Vicki Covey

Approved by the Bi City County Health Department, on this 16th day of March, 2010.

J. W. Stiles, RS
Health Officer

FILED OF RECORD:
3/24/10 DATE
4202 VOLUME
POTTER COUNTY
288 PAGE

RAEF ACRES UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND IN
SECTION 4, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS.
4.00 ACRES

GRANTEE'S ADDRESSES:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105–1971

Potter County Road and Bridge Department
2419 E. Willow Creek Drive
Amarillo, TX 79108

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • (806) 352-9197 fax • info@cstonesurvey.com