

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

May 28, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-09-35 Sunrise Park Unit No. 10, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 106, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: I-40 East & Sunrise)

DEVELOPER: John Miller

The above-mentioned minor plat was approved on April 30, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4219 Page 256 on May 20, 2010. Please post your records accordingly.



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Kelley Shaw, Planning Director



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

Property Information	
Property ID: 41115	Geo ID: 20010600500
Legal Acres: 103.0210	
Legal Desc: SECT 106 A B & M LOT	BLOCK 0002 IRREG TRAC
	N BEG 43FT N & 1411.73FT W OF SE COR OF SECT
Situs: E IH 40	AMARILLO, TX
DBA:	
Exemptions:	

VOL. 4219 PAGE 257

Owner ID: 100011508      100.00%  
BUDWEISER DISTRIBUTING CO  
OF BORGER  
PO BOX 9358  
AMARILLO, TX 79105-9358

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 559,906
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 559,906

**Current/Delinquent Taxes**

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 04/27/2010			Total Due if paid by: 04/30/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	3,338.55
AMARILLO	1,736.21
PANHANDLE WD	49.83
AMA COLLEGE	1,030.95
AMARILLO ISD	6,550.90

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 04/27/2010  
Requested By: BUDWEISER DISTRIBUTING CO  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: May 20, 2010 at 10:30A

Receipt# - 143840

Document Number 01173889:

Amount 20.00

Julie Smith  
County Clerk, Potter County

by JCB Deputy

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.

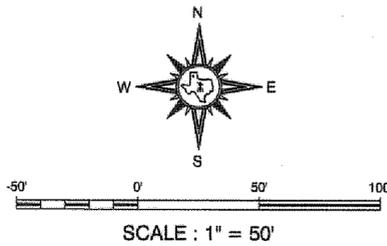
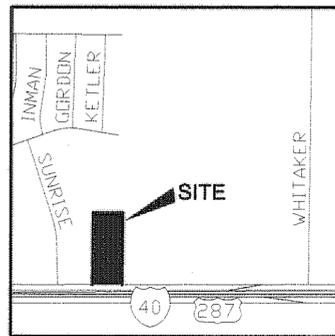
Julie Smith, County Clerk  
Potter County



Lydia Smith 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.

Return to -  
City of Amarillo  
Ath. Planning Dept  
PO Box 1971  
Amarillo, TX 79105



**LEGEND:**

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- ✕ = 1/2" iron rod w/cap stamped "GOLLADAY R.P.L.S. 1478" (found)
- ✎ = 1/2" iron rod w/cap stamped "FURMAN R.P.L.S. 1959" (found)
- ✎ = 1/2" iron rod w/cap stamped "DORSEY R.P.L.S. 1912" (found)
- ⊗ = 2" iron pipe (found)
- @1234 = address as assigned by City of Amarillo (subject to change at anytime)
- P.U.E. = Public Utility Easement

**NOTES**

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zones "A" or "B" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 480529 0026 A, dated July 19, 1982, nor does this plat lie within the City of Amarillo's base flood, according to the flood hazard areas chapter of the municipal code. 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" or "B" as shown on the referred F.E.M.A./F.I.R.M. 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.) This plat is subject to aviation heights hazard restrictions. Therefore, an aviation clear zone easement with a maximum building height elevation of 3755 above mean sea level has been filed in accordance with this plat.

State Plane - Texas North	
Northing (Y)	3715770.93
Easting (X)	575826.67
Convergence	-00° 09' 09.8"
Combined Scale Factor	0.999745563

VICINITY MAP: NTS

**DEDICATION**

The State of Texas §  
County of Potter §

Know all men by these presents:

That, **WesTex Document, Inc.** 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 **Sunrise Park Unit No. 10**, an addition to the City of Amarillo, 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 "existing" with recorded information designated.

Executed this 19th day of April, 2010.

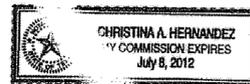
*John Miller*  
John Miller, President  
WesTex Document, Inc.  
815 S. Gilbert Drive  
Lubbock, Texas 79416  
806.239-0155

**NOTARY ATTEST**

State of Texas §  
County of Lubbock §

Before me, the undersigned authority, on this day personally appeared **John Miller**, 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, and in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 19th day of April, 2010.



*Christina A. Hernandez*  
Christina A. Hernandez  
Notary Public

**APPROVAL**

Approved by Vicki Covey, Designated Official for the City of Amarillo, Texas, this 20th day of April, 2010.

*Vicki Covey*  
Vicki Covey Designated Official for the City of Amarillo

**DESCRIPTION**

A 4.0 +/- acre tract of land, out of a 118.986 acre tract of land, as described in that certain instrument of conveyance of record in Volume 3540, Page 827 of the Official Public Records of Potter County, Texas, situated in Section 106, Block 2, A. B. & M. Survey, Amarillo, Potter County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "GOLLADAY R.P.L.S. 1478", found at the southeast corner of said 118.986 acre tract of land bears N. 89° 55' 57" E., 1699.86 feet and from whence the southeast corner of said Section 106 bears South, 43.00 feet and East, 642.81 feet (per previous deed) from the afore southeast corner of said 118.986 acre tract of land;

Thence S. 89° 55' 57" W., (bearings herein are based on true north as determined by GPS observations), at 40.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 300.00 feet along the north right-of-way line of Interstate Highway 40 East (dedication unknown) to a 1/2 inch iron rod with cap stamped "GOLLADAY R.P.L.S. 1478", found at the southwest corner of this tract of land, and same being the southwest corner of said 118.986 acre tract of land;

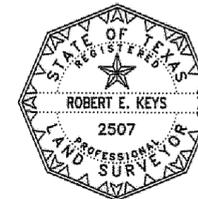
Thence N. 00° 01' 56" W., at 9.22 feet pass a 1/2 inch iron rod with a cap stamped "DORSEY R.P.L.S. 1912", found at the southeast corner of a tract of land as described in Volume 2639, Page 252 of the Official Public Records of Potter County, Texas, at 290.08 feet pass a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 1959", found at the northeast corner of said tract of land described in that certain instrument recorded in Volume 2639, Page 252, and same being the southeast corner of Lot 1, Block 28 of Sunrise Park Unit No. 7, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 3022, Page 319 of the Official Public Records of Potter County, Texas, at 335.01 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 580.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence a 2 inch iron pipe, found at the northwest corner of said 118.986 acre tract of land bears N. 00° 01' 56" W., 2008.47 feet;

Thence N. 89° 55' 57" E., 300.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land;

Thence S. 00° 01' 56" E., 580.00 feet to the **POINT OF BEGINNING**.

**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 24<sup>th</sup> day of August, 2009.



*Robert E. Keys*  
Registered Professional Land Surveyor

**SUNRISE PARK UNIT NO. 10**  
AN ADDITION TO THE CITY OF AMARILLO, TEXAS,  
BEING AN UNPLATTED TRACT OF LAND SITUATED IN  
SECTION 106, BLOCK 2, A. B. & M. SURVEY,  
POTTER COUNTY, TEXAS.  
4.0 ACRES +/-

FILED OF RECORD:

5/20/10  
date  
4219  
volume

POTTER  
county  
250  
page

**KS&S KEYS & SHEHAN**  
Engineering & Surveying, LLP

4423 S.W. 45th Avenue  
Amarillo, Texas 79108  
Office: (806) 352-1732  
Email: info@KS-es.com  
Web: www.KS-es.com

3324 S. Loop 286, Ste. 240 D  
Lubbock, Texas 79423  
Office: (806) 389-3424  
Fax: (806) 382-1942  
Fax: (806) 796-1647

State Plane - Texas North	
Northing (Y)	3715191.28
Easting (X)	576126.95
Convergence	-00° 09' 09.8"
Combined Scale Factor	0.999745563

GRANTEE'S ADDRESS:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

S 89°55'57" W 300.00'  
INTERSTATE 40 EAST  
(DEDICATION UNKNOWN)  
(FRONTAGE ROAD)  
ONE WAY