

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 30, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-58 Sunrise Park Unit No. 12, an addition to the City of Amarillo, being a replat of Sunrise Park Unit No. 11 and a portion of an unplatted tract of land, in Section 106, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Whitaker Rd. & Interstate-40 E)
DEVELOPER: Dean Morrison

The Designated Official for the City of Amarillo approved the above-mentioned item on December 8, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4374, Page 565 on December 9, 2011. Please post your records accordingly.



Kelley Shaw, Planning Director

PLAT D-63 12-9-11

page 2 of 2

BLK2 AB+M

SEC 106

R-12

GRANTS TRACT NO. 145
A.C. FILE NO. R-12

DEDICATION

The State of Texas §
County of Potter §
Know all men by these presents
That, **Budweiser Distributing Company of Borger, LP** being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, located and designated as **Sunrise Park Unit No. 12**, 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 as "excepting" and its recording information is shown
Executed this 8 day of December 2011

Budweiser Distributing Company of Borger, LP
By its General Partner, Morning Chemishing, Inc., a Texas Corporation
[Signature]
Luan Morrison, President & CEO
100 S Philadelphia Street
Amarillo, TX 79103

DEDICATION

The State of Texas §
County of Potter §
Know all men by these presents
That, **Goode Real Estate Holdings, LLC** being the owner, a portion of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, located and designated as **Sunrise Park Unit No. 12**, 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 as "excepting" and its recording information is shown
Executed by 2nd day of July 2011

[Signature]
Scott Wyle, Manager
102 E 407 Street
Amarillo, TX 79104
806-789-9277

NOTARY ATTEST

State of Texas §
County of Potter §
Before me, the undersigned authority, on this day personally appeared **Dean Morrison**, 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 indicated said corporation.
Given under my hand and seal of authority on this 8th day of December 2011



[Signature]
Notary Public

NOTARY ATTEST

State of Texas §
County of Potter §
Before me, the undersigned authority, on this day personally appeared **Scott Wyle**, 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 2 day of December 2011

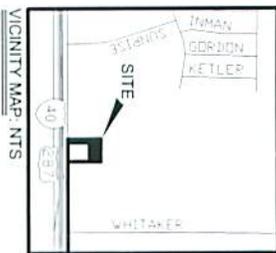
[Signature]
Notary Public



APPROVAL

Approved by Vicki C. *[Signature]*, the designated official for the City of Amarillo, Texas, this 8th day of December 2011
Vicki Coney
Vice Mayor

SUNRISE PARK UNIT NO. 12
AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF THE WEST 60.00 FEET OF LOT 2, BLOCK 29,
SUNRISE PARK UNIT NO. 11 AND AN UNPLATTED TRACT
OF LAND IN SECTION 106, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS
3.38 ACRES ±



FILED OF RECORD:

12-9-11
4374
565

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



APP

P-11-58

JS

COUNTY CLERK'S MEMO
Portions of this document not
legible and/or reproducible when
received for recording

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

Property Information	
Property ID: 41115	Geo ID: 20010600500
Legal Acres: 99.0200	
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:	

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: 487,716
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 487,716

VOL. 4374 PAGE 564

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:	12/07/2011				Total Due if paid by: 12/31/2011	0.00

Tax Certificate Issued for:	Taxes Paid in 2011
POTTER COUNTY	3,089.68
AMARILLO	1,561.13
PANHANDLE WD	44.63
AMA COLLEGE	923.64
AMARILLO ISD	5,706.27

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: 12/07/2011
Requested By: ROBERT KEYS & ASSOCIATES
Fee Amount: 10.00
Reference #: R200 1060 0500


Signature of Authorized Officer of Collecting Office

Ret to
City of Amarillo
Planning Dept
PO Box 1971
Amarillo TX 79105

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Dec 09, 2011 at 08:49A

Receipt# - 165848

Document Number 01206910:

Amount 24.00

Julie Smith
County Clerk, Potter County

by lae 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

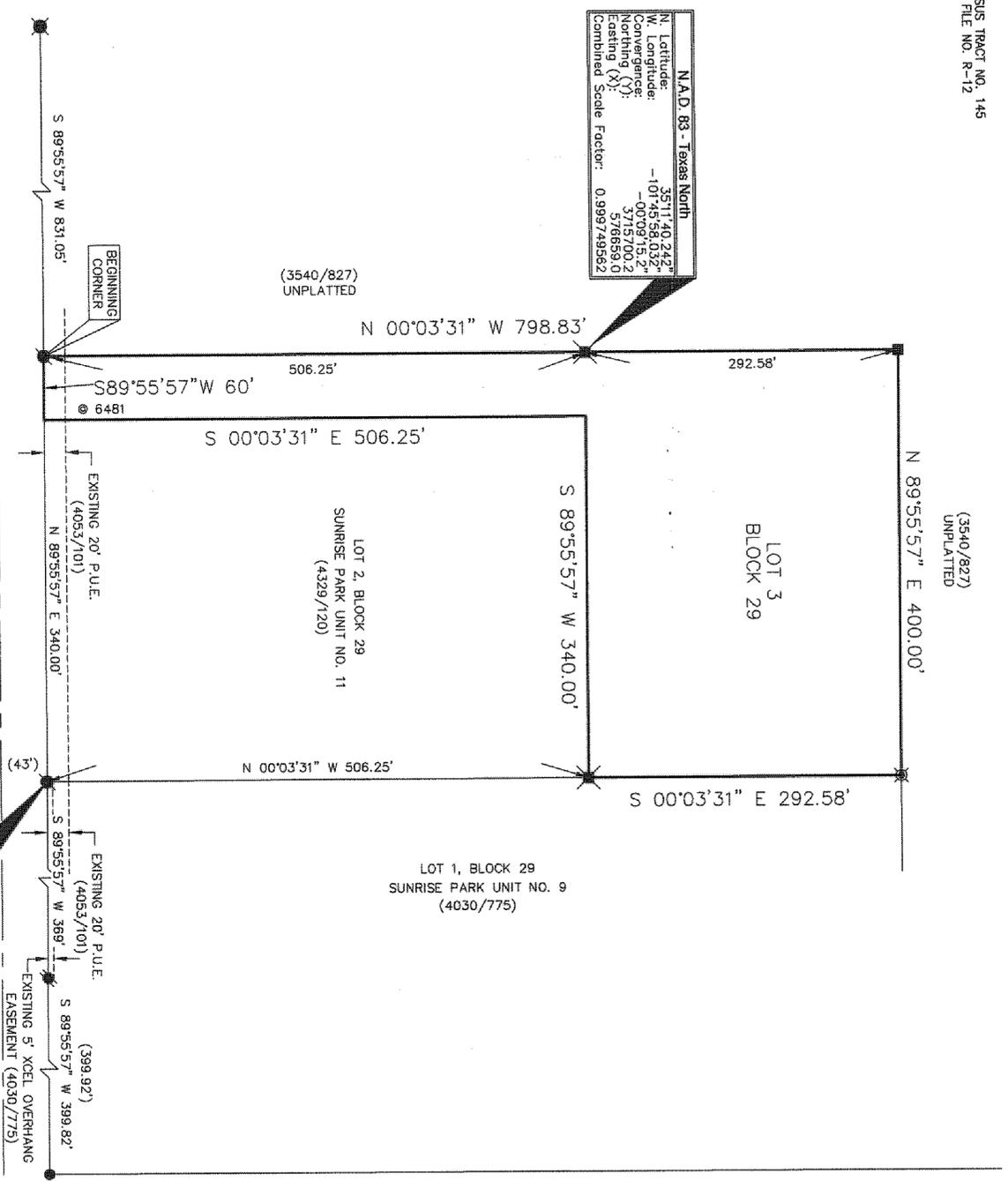
By Spett Seaton Deputy

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.

COUNTY CLERK'S MEMO

Portions of this document may
not be legible and/or reproducible
when received for recording.

N.A.D. 83 - Texas North
N. Latitude: 35°11'40.242"
W. Longitude: -101°45'58.032"
Convergence: -0°08'15.2"
Northing (Y): 3715700.2
Easting (X): 576659.0
Combined Scale Factor: 0.999749562



N.A.D. 83 - Texas North
N. Latitude: 35°11'35.240"
W. Longitude: -101°45'53.207"
Convergence: -0°07'10.5"
Northing (Y): 3715705.5
Easting (X): 577058.1
Combined Scale Factor: 0.999745520

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 4th day of November, 2011.

Robert E. Keys
Registered Professional Land Surveyor



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

LEGEND:

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rod w/cap stamped "GOLLADAY R.P.L.S. 1478" (found)
- = 1/2" iron rod w/cap stamped "R.P.L.S. 4928" (found)
- = "MAG" nail in concrete (found)
- @1234 = address as assigned by City of Amarillo (subject to change at anytime)

NOTES

- 1) This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "A" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0534C, dated June 04, 2010. 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 zone "A" 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 (653.15).
- 4) This plat is subject to aviation heights hazard restrictions. Therefore, an aviation clear zone easement with an maximum building height elevation of 3755 above mean sea level has been filed in accordance with this plat.

DESCRIPTION

A 3.38 acre tract of land being the west 60.00 feet of Lot 2, Block 29, Sunrise Park Unit No. 11, an addition to the City of Amarillo, Potter County, Texas according to the map or plat thereof, of record in Volume 4329, Page 120 of the Official Public Records of Potter County, Texas, and an unplatted tract of land both being out of a 118.986 acre tract of land as described in that certain instrument recorded 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 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land, and same being the southwest corner of said Lot 2, from whence a 1/2 inch iron rod with cap stamped "GOLLADAY R.P.L.S. 1478", found at the southwest corner of said 118.986 acre tract of land bears S. 89° 55' 57" W., 831.05 feet;

Thence N. 00° 03' 31" W., (bearings herein are based on true north as determined by GPS observations WGS-84), at 506.25 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 2, a total distance of 798.83 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land;

Thence N. 89° 55' 57" E., 400.00 feet to a "MAG" Nail in concrete, found at the northeast corner of this tract of land, and same being the northwest corner of Lot 1, Block 29 of Sunrise Park Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4030, Page 775 of the Official Public Records of Potter County, Texas;

Thence S. 00° 03' 31" E., 292.58 feet along the west line of said Lot 1 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly southeast corner of this tract of land and same being the northeast corner of said Lot 2;

Thence S. 89° 55' 57" W., 340.00 feet along the north line of said Lot 2 to an interior jog corner of this tract of land;

Thence S. 00° 03' 31" E., 506.25 feet to the most southerly southeast corner of this tract of land, from whence a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said Lot 2 bears N. 89° 55' 57" E., 340.00 feet;

Thence S. 89° 55' 57" W., 60.00 feet along the north monumented right-of-way line of Interstate Highway 40 East, (dedication unknown) to the **POINT OF BEGINNING**.

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SUNRISE PARK UNIT NO. 11 AND AN UNPLATTED TRACT
OF LAND IN SECTION 106, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS
3.38 ACRES ±

FILED OF RECORD:
12-9-11 date
4374 volume
POTTER county
562 page

Robert Keys & Associates
land surveying
mapping
land planning
RK
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