THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

November 5, 2014

TO: Final Distribution

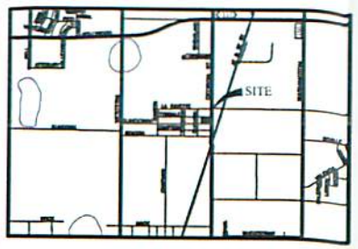
FROM: Planning Department

SUBJECT: P-14-59 Sundown Acres Unit No. 7, a suburban subdivision to the City of Amarillo, being a replat of a portion of Lot 1, and all of Lots 2 & 3, all in Block 26, Sundown Acres, in Section 2, Block 2, J. Pointevent, Randall County, Texas. (Vicinity: Georgia St & Tyndale Ln)
DEVELOPERS: Lloyd Burd & Keith Burd

The Designated Official for the City of Amarillo approved the above-mentioned item on October 21, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014017144 on October 21, 2014. Please post your records accordingly.

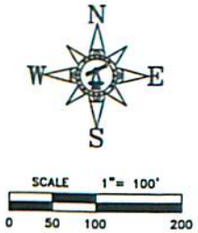
Kelley Shaw, Planning Director

2010 CENSUS TRACT # 217.03 A.P. L-19



VICINITY MAP

NOT TO SCALE



LEGEND:

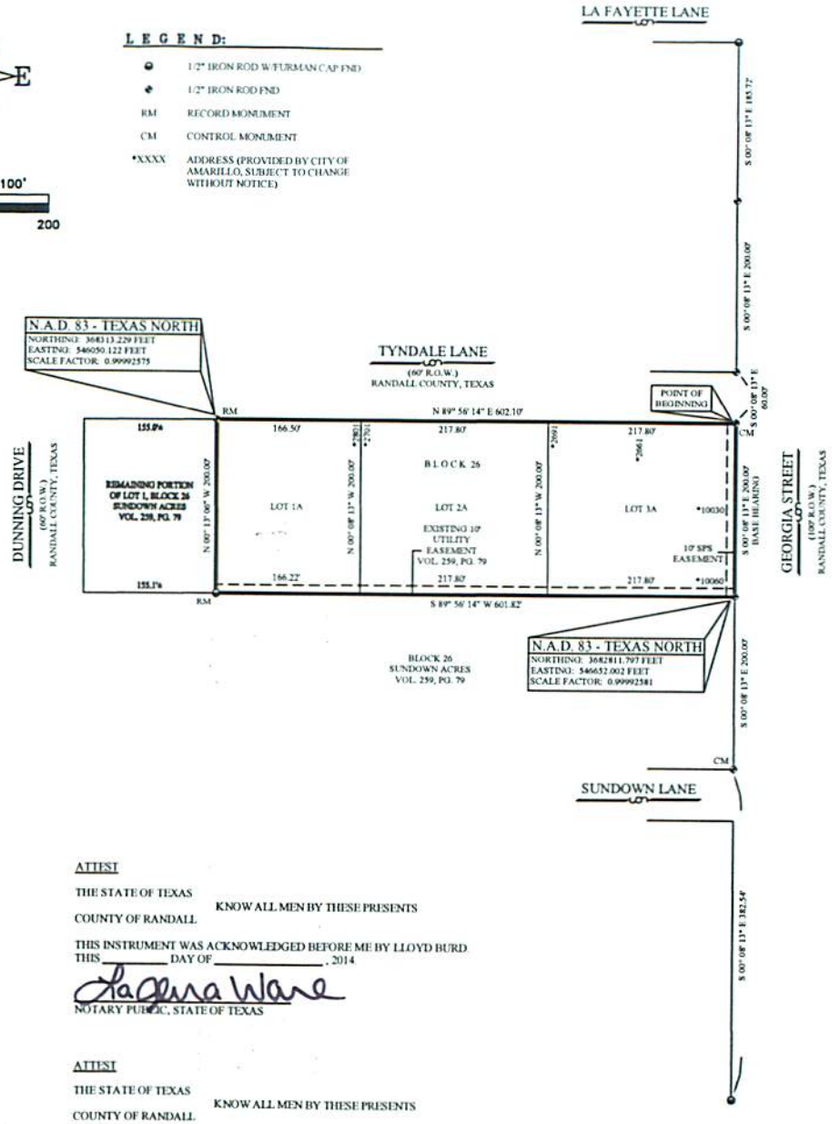
- 1/2" IRON ROD W/FURMAN CAP FND
- 1/2" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

NOTES:

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

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0230E, 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.

3) 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 MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE 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.



DESCRIPTION

A 2.76± acre tract of land, being the all of Lots 2 and 3, and the East 95 feet of Lot 1, Block 26, of the Corrected and Revised Map of Sundown Acres, a subdivision situated in the Northeast part of Section 2, Block 2, J. Poitevent, Survey, Randall County, Texas, according to the Map or Plat thereof, recorded in Volume 259, and Page 79 of the Deed Records of Randall County, Texas, having been surveyed on the ground by Furman Land Surveyors, Inc. on May 16, 2014 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the West Line in S. Georgia St., and the South line of Tyndale Lane, the Northeast corner and POINT OF BEGINNING, of this tract;

Thence S 00°08'13" E, along the West line of said S. Georgia St., 200.00 feet to a 1/2" iron rod found for the Southeast corner of said Lot 3, from whence a 1/2" iron rod found for the Southeast corner of said Block 26 bears S 00°08'13" E (Base Bearing), 200.00 feet, the Southeast corner of this tract;

Thence S 89°56'14" W, along the South Line of said Lots 1, 2, and 3, 601.82 feet to a 1/2" iron rod with cap stamped "Furman RPLS" found, the Southwest corner of this tract;

Thence N 00°13'06" W, 200.00 feet to a 1/2" iron rod found in the South line of Tyndale Lane, the Northwest corner of this tract

Thence N 89°56'14" E, along the South line of Tyndale Lane, 602.10 feet to the POINT OF BEGINNING, and containing 2.76 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF OKLAHOMA
COUNTY OF CADDO — KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, LLOYD BURD, THE PRESENT OWNER 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 SUNDOWN ACRES UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2014.

Keith Burd

LLOYD BURD BY KEITH BURD, P.O.A.
111 N. LEVETA ST.
CYRIL, OKLAHOMA 73029
(806)676-6911

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL — KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, KEITH BURD, THE PRESENT OWNER 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 SUNDOWN ACRES UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS _____ DAY OF _____, 2014.

Keith Burd

KEITH BURD
2801 TYNDALE LANE
AMARILLO, TEXAS 79118
(806) 676-6911

SUNDOWN ACRES UNIT NO. 7

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO
BEING A REPLAT OF
A PORTION OF LOT 1
AND ALL OF LOTS 2 & 3, BLOCK 26
SUNDOWN ACRES
IN SECTION 2, BLOCK 2, J. POINTEVENT,
RANDALL COUNTY, TEXAS
2.76± ACRES

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON THIS 21st DAY OF OCTOBER, 2014.

HEALTH OFFICER

APPROVAL

APPROVED BY THE, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 21 DAY OF OCT, 2014.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL — KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LLOYD BURD THIS _____ DAY OF _____, 2014.

Lajena Ware
NOTARY PUBLIC, STATE OF TEXAS

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL — KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH BURD THIS _____ DAY OF _____, 2014.

Lajena Ware
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD 10-21-14 (DATE) RANDALL (COUNTY)
2014017144
CLERK'S DOCUMENT NO.

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 BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 14TH DAY OF OCTOBER, 2014.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10010907 & 10193971

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-5240 · FAX (806) 374-5248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 935-1493 · FAX (806) 935-1483

PROJECT NO. 1415540 FILE NO. L-19
DRAWING NO. Z:\SUB 14\Randall\L-19\1415540\

2014017144 PLAT Total Pages: 4

APP

BLK 2 J Pointevent

P-14-59

Sec 2

JS

L-19

ANNEX

T A X C E R T I F I C A T E NO. 93811

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: BURD LLOYD
ADDRESS: 111 N LEVETA ST
CYRIL OK 73029

PROPERTY DESCRIPTION
==========
SUNDOWN ACRES
LOT BLOCK 0026
E 210FT OF 2

PROPERTY ACCOUNT NUMBER: R 73 2600 1380.0 **TAXES FOR 2014 ARE $** 1,752.48
Acres: .9600 **Randall County Market Value:** 108,032
2014 Taxes WITHOUT Exemptions $ 1,752.48

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2014 taxes have not been calculated.

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine M Murray
DEPUTY

10/20/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX

T A X C E R T I F I C A T E NO. 93810

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

EXEMPTIONS APPLY
EXEMPTIONS : HST *

PROPERTY OWNER	**PROPERTY DESCRIPTION**
==========	==========
NAME ..: BURD KEITH	SUNDOWN ACRES
ADDRESS: BURD RENEE	LOT BLOCK 0026
2801 TYNDALE LN	E 95FT OF 1 &
AMARILLO TX 79118	W 40FT OF 2

PROPERTY ACCOUNT NUMBER: R 73 2600 1360.0 **TAXES FOR 2014 ARE $** 2,266.34
Acres: .6200 **Randall County Market Value:** 150,944
2014 Taxes WITHOUT Exemptions $ 2,448.58

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	**TAXING UNIT**	**TAXES, PENALTIES & INTEREST**
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TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christina M Murray

DEPUTY

10/20/2014

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

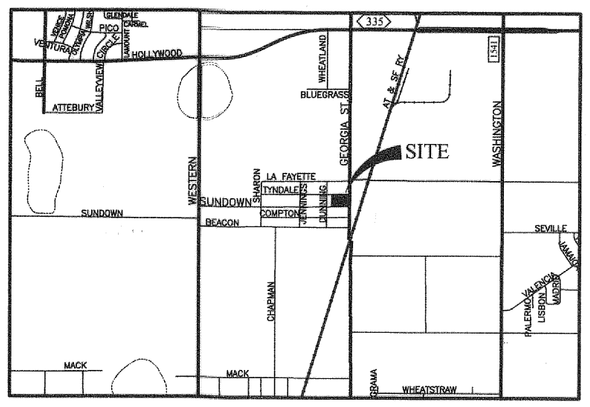
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2014017144
10/21/2014 09:00 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 217.03 A.P. L-19



VICINITY MAP

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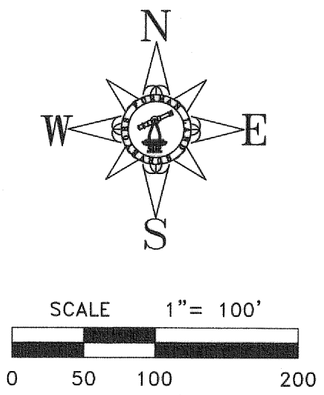

L E G E N D:

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CM	CONTROL MONUMENT
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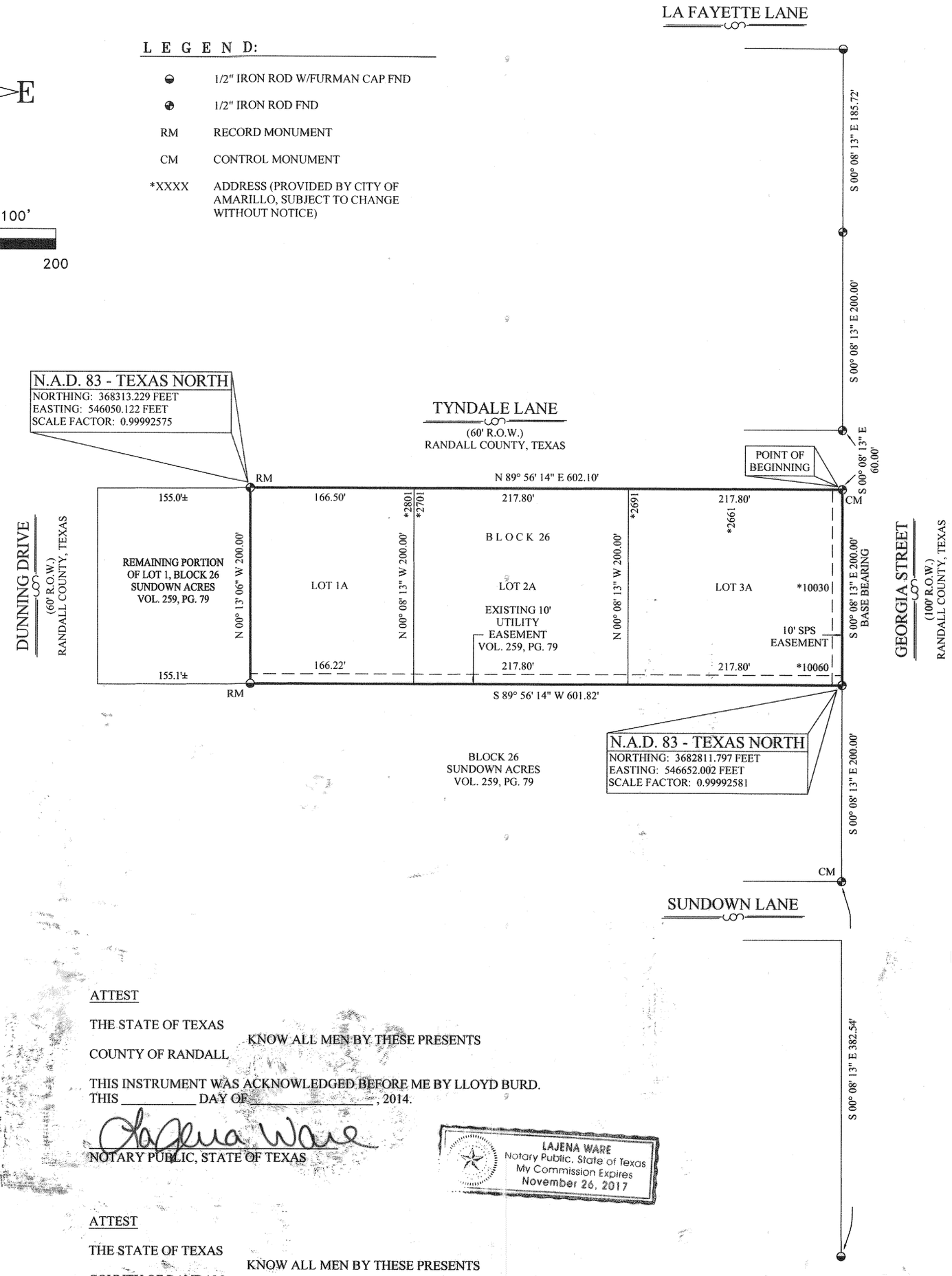

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COUNTY OF CADDO

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EXECUTED THIS _____ DAY OF _____, 2014.

Keith Burd

LLOYD BURD BY KEITH BURD, P.O.A.
111 N. LEVETA ST.
CYRIL, OKLAHOMA 73029
(806)676-6911

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EXECUTED THIS _____ DAY OF _____, 2014.

Keith Burd

KEITH BURD
2801 TYNDALE LANE
AMARILLO, TEXAS 79118
(806) 676-6911

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT, ON THIS 21ST DAY OF OCTOBER, 2014.

J. W. Stokes, RS

HEALTH OFFICER

APPROVAL

APPROVED BY THE, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS, ON THIS 21st DAY OF OCTOBER, 2014.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LLOYD BURD.
THIS _____ DAY OF _____, 2014.

LaJena Ware

NOTARY PUBLIC, STATE OF TEXAS

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH BURD.
THIS _____ DAY OF _____, 2014.

LaJena Ware

NOTARY PUBLIC, STATE OF TEXAS

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

SUNDOWN ACRES UNIT NO. 7

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO
BEING A REPLAT OF
A PORTION OF LOT 1
AND ALL OF LOTS 2 & 3, BLOCK 26
SUNDOWN ACRES
IN SECTION 2, BLOCK 2, J. POINTEVENT,
RANDALL COUNTY, TEXAS
2.76± ACRES

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STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
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DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1415549 FILE NO. L-19
DRAWING NO. X:\SUB 14\Randall\L-19\1415549\

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD DEPT.
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD 10/21/2014 (DATE) Randall (COUNTY)

2014017144
CLERK'S DOCUMENT NO.