DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

9/21/2016

Daryl R. Furman
Furman Land Surveyors Inc
P O Box 1416
Amarillo TX 79105

RE: Letter of Action: Approval - Soncy Park Unit No. 17 – ZB1602295 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 9/12/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016016513 on 9/14/2016. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

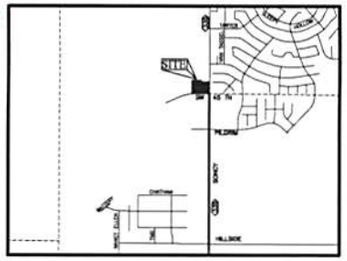
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

Cody Balzen

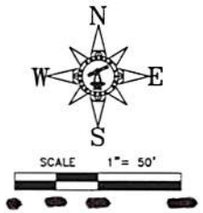
Cody Balzen
Planner I

2010 CENSUS TRACT # 216.08 A.P.# II-15



VICINITY MAP

NOT TO SCALE



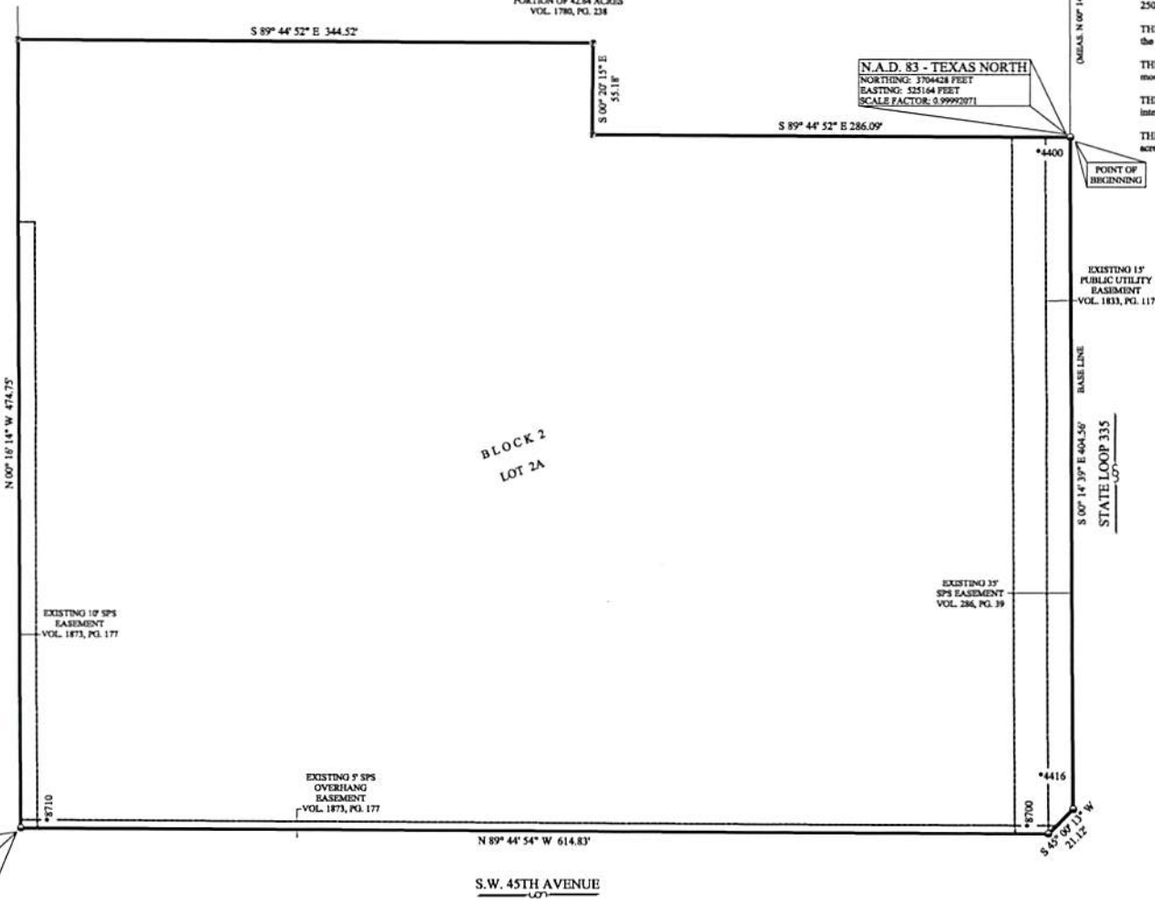
NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0065E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/ CAP FND
- 3/8" IRON ROD W/CAP FND
- *___ ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)



DESCRIPTION

A 6.50 acres tract of land out of Section 62, Block 9, B.S. & F. Survey, Randall County, Texas and being all of Lot 2, Block 2, Soncy Park Unit No. 3, an addition to the City of Amarillo according to the map or plat thereof recorded in Volume 1873, Page 177 plus a portion of a 42.64 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1780, Page 238 of the Deed Records of Randall County, Texas, said 6.50 acres tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on August 9, 2016 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the monumented West Right-of-Way line of Loop Highway No. 335 (Soncy Road), from whence a 3/8 inch iron rod with "KEYS" cap found at the Southeast corner of Lot 3, Block 2, Soncy Park Unit No. 4, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded under Clerk's File No. 00615704 of the Official Public Records of Randall County, Texas, bears N. 00° 14' 39" W. 165.00 feet;

THENCE S. 00° 14' 39" E. (base line), 404.56 feet along the monumented West Right-of-Way line of said Loop Highway No. 335 to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the most Easterly Southeast corner of said Lot 2 for the most Easterly Southeast corner of this tract of land;

THENCE S. 45° 00' 13" W. 21.12 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found in the North Right-of-Way line of S.W. 45th Avenue, as it exists on the ground, at the most Southerly Southeast corner of said Lot 2 for the most Southerly Southeast corner of this tract of land;

THENCE N. 89° 44' 54" W. 614.83 feet along the North Right-of-Way line of S.W. 45th Avenue, as it exists on the ground, also being the south line of said Lot 2, to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found at the Southwest corner of said Lot 2, for the Southwest corner of this tract of land;

THENCE N. 00° 10' 14" W. 474.75 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the West line of said 42.64 acre tract of land for the Northwest corner of this tract of land;

THENCE S. 89° 44' 52" E. 344.52 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Northerly Northeast corner of this tract of land;

THENCE S. 00° 20' 22" W. 55.18 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at an interior jog corner of this tract of land;

THENCE South 89° 44' 52" East, 286.09 feet to the PLACE OF BEGINNING and containing an area of 6.50 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, J GAUT FOR 4400 SONCY, LLC, THE PRESENT OWNERS 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 SONCY PARK UNIT NO. 17, 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 7th DAY OF September, 2016.

J GAUT FOR
4400 SONCY, LLC
619 E TYLER STREET, SUITE 210
AMARILLO, TX 79101
(806) 373-3111

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J GAUT.

THIS 7th DAY OF September, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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

SONCY PARK UNIT NO. 17

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
AND A REPLAT OF ALL OF LOT 2, BLOCK 2
SONCY PARK UNIT NO. 3
IN SECTION 62, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
6.50± ACRES

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS,

ON THIS 8 DAY OF SEPT, 2016.

DESIGNATED CITY OFFICIAL

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 11TH DAY OF AUGUST, 2016.

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

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 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
M.K. McINTIRE, RPLS · KYLE L. BRADY, SIT
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. 1619167 FILE NO. H-14
DRAWING NO. P:\SUB 16\RANDALL\H-14\1619167\

FILED OF RECORD

9-14-16 (DATE) RANDALL (COUNTY)
2016016513
CLERK'S DOCUMENT NO.

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

2016016513 PLAT Total Pages: 4

APP P-16-77 JS BK 9 B5-F SEC 62 H-14

ANNEX
FURMAN

T A X C E R T I F I C A T E NO. 95818

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 ..: 4400 SONCY LLC
ADDRESS: 619 S TYLER ST STE 210
AMARILLO TX 79101

PROPERTY DESCRIPTION
==========
SONCY PARK # 3
LOT 002 BLOCK 0002

PROPERTY ACCOUNT NUMBER: R 73 0581 0300.0 **TAXES FOR 2015 ARE $** 68,333.23
Acres: 5.2700 **Randall County Market Value:** 3,061,127
2015 Taxes WITHOUT Exemptions $ 68,333.23

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 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christina McMurray
DEPUTY

8/12/2016
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX
FURMAN

T A X C E R T I F I C A T E NO. 95819

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P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: SONCY HOLLOW LTD
ADDRESS: 200 WESTGATE PKWY UNIT D
AMARILLO TX 79121

PROPERTY DESCRIPTION
==========
SECT 62 B S & F
LOT BLOCK 0009
IRREG TR
BEG 424.4FT N & 30FT
W OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0620 3000.0 **TAXES FOR 2015 ARE $** 21,445.93
Acres: 8.0200 **Randall County Market Value:** 960,714
2015 Taxes WITHOUT Exemptions $ 21,445.93

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TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christina McMurray

DEPUTY

8/12/2016

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

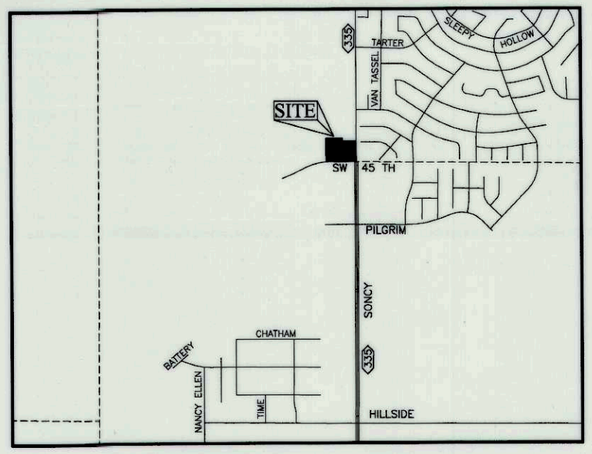
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016016513
09/14/2016 08:13 AM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 216.08 A.P.# H-15



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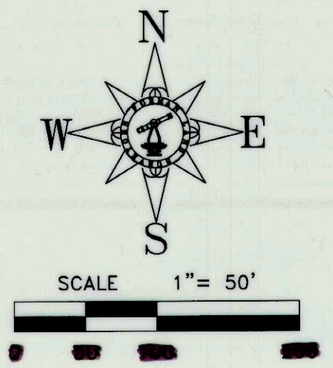

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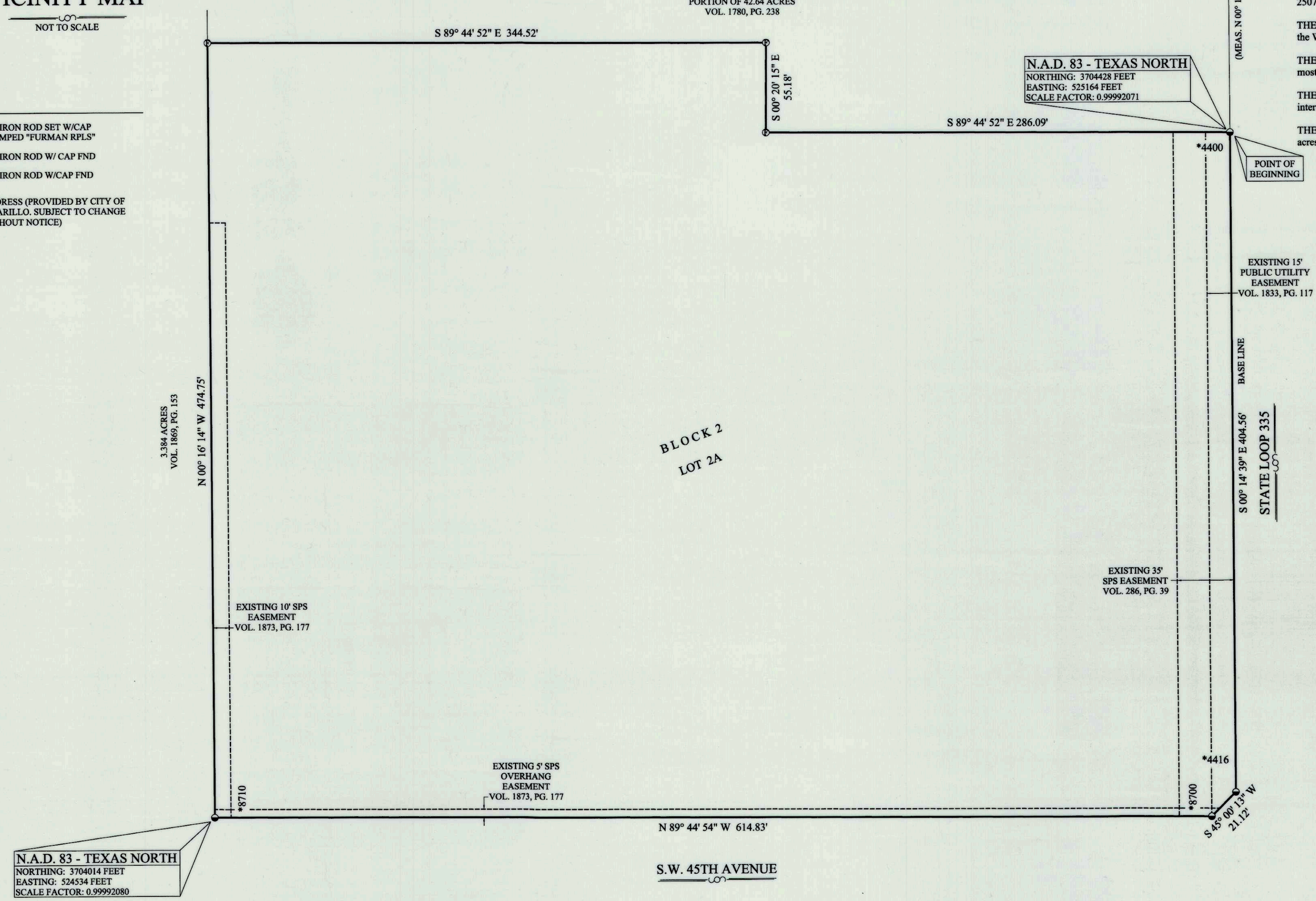

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EXECUTED THIS 7th DAY OF September, 2016.

J GAUT FOR
4400 SONCY, LLC
619 S. TYLER STREET, SUITE 210
AMARILLO, TX 79101
(806) 373-3111

ATTEST

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THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J GAUT.

THIS 7th DAY OF September, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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

SONCY PARK UNIT NO. 17

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND
AND A REPLAT OF ALL OF LOT 2, BLOCK 2
SONCY PARK UNIT NO. 3
IN SECTION 62, BLOCK 9, B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
6.50± ACRES

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO TEXAS,

ON THIS 12th DAY OF Sept, 2016.

DESIGNATED CITY OFFICIAL

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

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 11TH DAY OF AUGUST, 2016.

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

FILED OF RECORD

9-14-16 (DATE) Randall (COUNTY)

2016016513 CLERK'S DOCUMENT NO.

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

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
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