



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

4/14/2016

Robert Keys
4423 SW. 45th Ave
Amarillo, TX 79109

RE: Letter of Action: Approval- Soncy Heights Unit No. 11 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 3/8/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1290395 on 3/30/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey
Current Planner I

D 215

BIK9B5+F

SEC 61

H-13

Genus Tract No. 117
 AP Map No. H-13

Notes

- 1) This plat does lie within the Extrajurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C 0585C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the holder 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 the firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the relevant F.E.M.A. of 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 when present, when differing from measured distances. Rules of Precedence and Practices regarding Precision (663.15) apply.
- 4) Scales lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) There is hereby created by this plat a sanitary control assessment around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems 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 locations will be made on an individual basis. This assessment is for the sole purpose of sanitary control and does not prohibit building encroachment. 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.

Dedication

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

That, **Run Property Holdings, Inc.**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Soncy Heights Unit No. 11** a suburban subdivision 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 otherwise, existing with the recording information shown.

Executed this 30th day of March, 2016

[Signature]
 Director, President of
 Run Property Holdings, Inc.
 9515 W. Amarillo Blvd.
 Amarillo, Texas 79159
 (806) 584-4142

Notary Attest:

State of Texas §
 County of Randall §

Before me, the undersigned authority on this day personally appeared **Drew Terrell**, President of **Run Property Holdings, Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of March, 2016

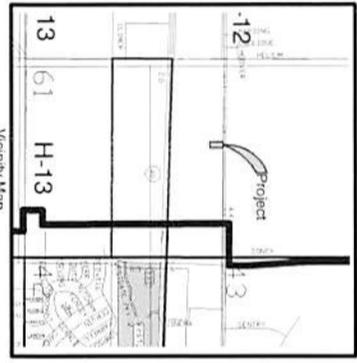
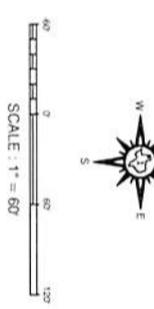
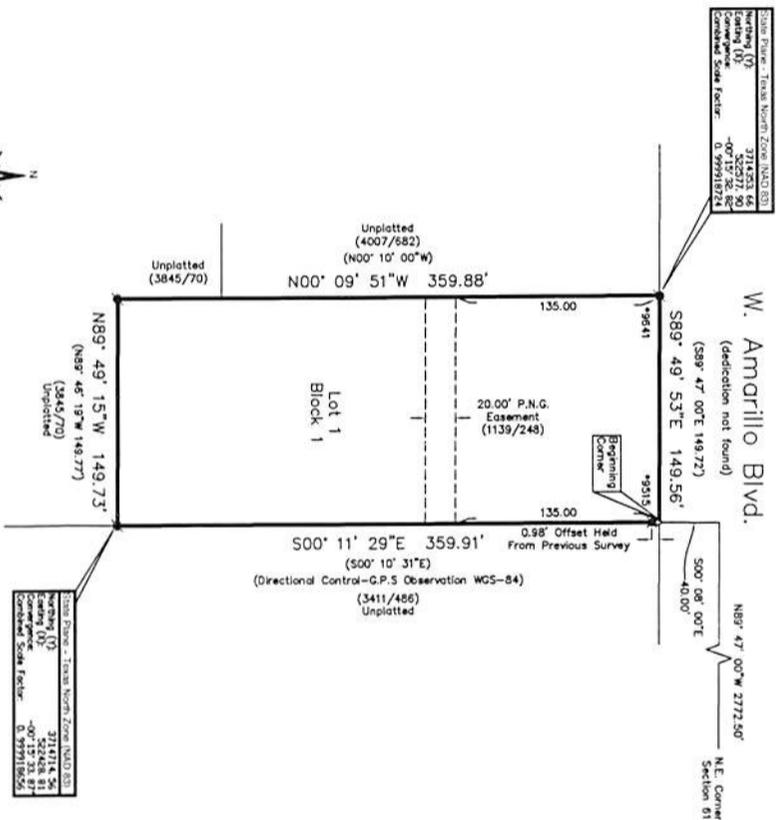
[Signature]
 Notary Public in and for the State of Texas
 My commission expires 02-19



Grantor's Address:
 Run Property Holdings, Inc.
 P.O. Box 1971
 Amarillo, Texas 79105-1971

Grantee's Address:
 Potter County
 2419 Wilcox Court
 Amarillo, TX 79107

| | |
|--|--------------|
| State Public - Texas North Zone (NAD 83) | 3174233.66 |
| Feet to Meter | 0.3048006096 |
| Feet to Meter | 0.3048006096 |
| Control Scale Factor | 0.99998724 |



- Legend:**
- = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664" (found)
 - = 5/8 inch iron rod (found)
 - Δ = mag nail (set)
 - @1234 = Address assigned by the City of Amarillo (subject to change without notice)
 - [] = Instrument recording in County Clerks Office

Description

A 1.24 acre tract of land described in that certain instrument recorded in Volume 2534, Page 64 of the Official Public Records of Potter County, Texas, situated in Section 61, Block 9, B.S. & F. Survey, Potter County, Texas, and surveyed on the ground by Robert Keys and dated on the 11th day of February, 2016, and said tract of land being further described by metes and bounds as follows:

Commencing at the northeast corner of said Section 61:

Thence N. 89° 47' 00" W., 277.250 feet (per previous deed) along the north line of said Section 61;

Thence S. 00° 08' 00" E., 40.00 feet (per previous deed) to a mag nail, set at the northeast and **BEGINNING CORNER** of this tract of land;

Thence S. 00° 11' 29" E., (Directional Control GPS Observation WGS-84), at 0.98 feet pass a 5/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found, a total distance of 359.91 feet along the west line of a tract of land described in that certain instrument recorded in Volume 3411, Page 486 of the Official Public Records of Potter County, Texas to a 5/8 inch iron rod, found at the southeast corner of this tract of land;

Thence N. 89° 49' 15" W., 149.73 feet along the most westerly north line of a tract of land described in that certain instrument recorded in Volume 3845, Page 70 of the Official Public Records of Potter County, Texas to a 5/8 inch iron rod, found at the southwest corner of this tract of land;

Thence N. 00° 09' 51" W., 359.88 feet along the most northerly east line of a tract of land described in that certain instrument recorded in Volume 3845, Page 70 of the Official Public Records of Potter County, Texas and the east line of a tract of land described in that certain instrument recorded in Volume 4007, Page 682 of the Official Public Records of Potter County, Texas 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;

Thence S. 89° 49' 53" E., along the south right-of-way line of W. Amarillo Boulevard (dedication not found), 149.56 feet to the **POINT OF BEGINNING**.

Approval

Approved by the Bi-County Health Department
 Health Official *[Signature]* Date March 30, 2016

Approval *[Signature]* Date 03/11

Approved by Designated Official for the City of Amarillo, Texas, the Marcy day of March, 2016

City Manager Development Services

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 11th day of February, 2016.

[Signature]
 Registered Professional Land Surveyor
 Job #20160210



Soncy Heights Unit No. 11
 A Suburban Subdivision to the City of Amarillo
 being an unplatted tract of land out of Section 61, Block 9, B. S. & F. Survey, Potter County, Texas
 1.24± Acres

Filed of Record:
3-30-16
 date **1290395**
 County Clerk for the

Robert Keys & Associates
 4823 S.W. 45th Avenue, Amarillo, Texas 79109-2405
 806.322.1782 Email: rka@rkaassociates.com
 4823 S.W. 45th Avenue, Amarillo, Texas 79109-2405
 806.322.1782 Email: rka@rkaassociates.com

APP

P-110-110

JS

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

| Property Information | |
|---------------------------------|---|
| Property ID: 49026 | Geo ID: 37006107800 |
| Legal Acres: 1.2350 | |
| Legal Desc: SECT 61 B S & F LOT | BLOCK 0009 1.24 ACS BEG |
| | 2622.78FT W & 40FT S OF N E COR OF SECT |
| Situs: 9515 W AMARILLO BLVD | , 79124 |
| DBA: | |
| Exemptions: | |

Owner ID: 100128965 100.00%
RUN PROPERTY HOLDINGS INC
% RUN BUSINESS SOLUTIONS INC
PO BOX 51207
AMARILLO, TX 79159-1207

| For Entities | Value Information |
|-------------------|--------------------------|
| HIGH PLAINS WATER | Improvement HS: 0 |
| POTTER COUNTY | Improvement NHS: 194,708 |
| | Land HS: 0 |
| | Land NHS: 48,124 |
| | Productivity Market: 0 |
| | Productivity Use: 0 |
| | Assessed Value 242,832 |

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

| Year | Entity | Taxable | Tax Due | Disc./P&I | Attorney Fee | Total Due |
|---------|--------|---------|---------|-----------|--------------|-----------|
| Totals: | | | 0.00 | 0.00 | 0.00 | 0.00 |

Effective Date: 02/16/2016

Total Due if paid by: 02/29/2016 0.00

Tax Certificate Issued for:
POTTER COUNTY
HIGH PLAINS WATER

Taxes Paid in 2015
1,612.45
19.49

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 TAXES HAVE NOT BEEN CALCULATED

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

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: 02/16/2016
Requested By: RUN PROPERTY HOLDINGS INC
Fee Amount: 10.00
Reference #: R37006107800


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1290395

Filing and Recording Date: 03/30/2016 03:10:16 PM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive style.

Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

jmilller

Let.

PLANNING DEPT ESCROW ACCT
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

Re: 1290395

Notes

- 1.) This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C 0555C, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. 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 "AE" 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.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 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 systems 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 locations 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.

Dedication

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

That, **Run Property Holdings, Inc.**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Soncy Heights Unit No. 11** a suburban subdivision 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 existing with the recording information shown.

Executed this 3rd day of March, 2016.
[Signature]
Drew Terrell, President of
Run Property Holdings, Inc.
9515 W. Amarillo Blvd.
Amarillo, Texas 79159
(806) 584-4142

Notary Attest

State of Texas \$
County of Randall \$
Before me, the undersigned authority on this day personally appeared **Drew Terrell, President of Run Property Holdings, Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.
Given under my hand and seal of office this 3rd day of March, 2016.

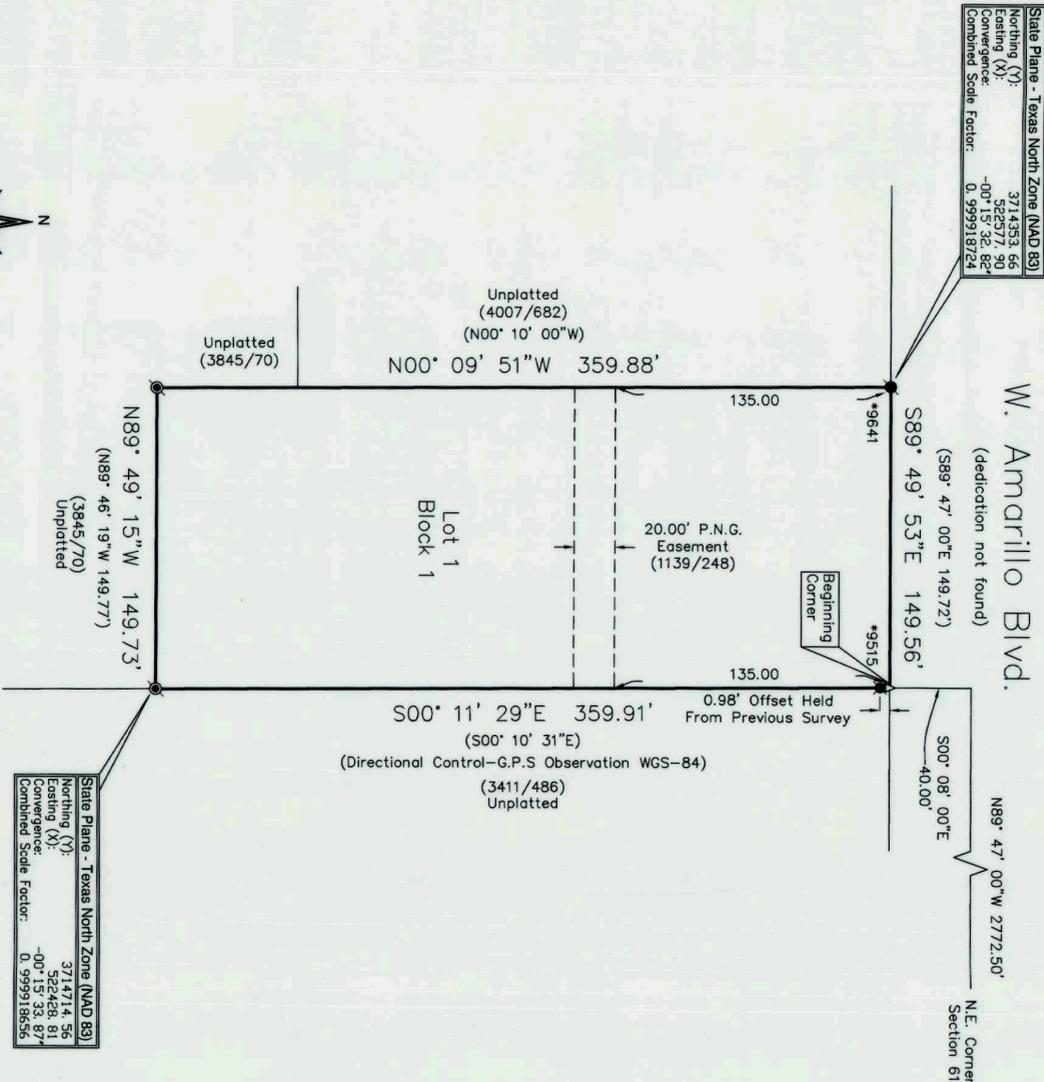


[Signature]
Notary Public in and For the State of Texas
My commission expires: 6-22-19

Grantee's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Grantee's Address:
Potter County Road Department
2419 Willow Creek
Amarillo, TX 79107

| | |
|---|--------------|
| State Plane - Texas North Zone (NAD 83) | |
| Northing (Y): | 3714353.66 |
| Eastings (X): | 522428.81 |
| Convergence: | -00 13 33.87 |
| Combined Scale Factor: | 0.999916724 |



Description

A 1.24 acre tract of land described in that certain instrument recorded in Volume 2534, Page 94 of the Official Public Records of Potter County, Texas, situated in Section 61, Block 9, B.S. & F. Survey, Potter County, Texas, and surveyed on the ground by Robert Keys and Associates on this 11th day of February, 2016, and said tract of land being further described by metes and bounds as follows:

Commencing at the northeast corner of said Section 61;

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Thence S. 00° 08' 00" E. 40.00 feet (per previous deed) to a mag nail, set at the northeast and **BEGINNING CORNER** of this tract of land;

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Thence S. 89° 49' 53" E., along the south right-of-way line of W. Amarillo Boulevard (dedicated not found), 149.56 feet to the **POINT OF BEGINNING**.

Approval

Approved by the Bi-City-County Health Department:

[Signature] Health Official
Date: March 30, 2016

Approval

Approved by Designated Official for the City of Amarillo, Texas, this 3rd day of March, 2016.
[Signature]
Assistant City Manager Development Services

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 11th day of February, 2016.



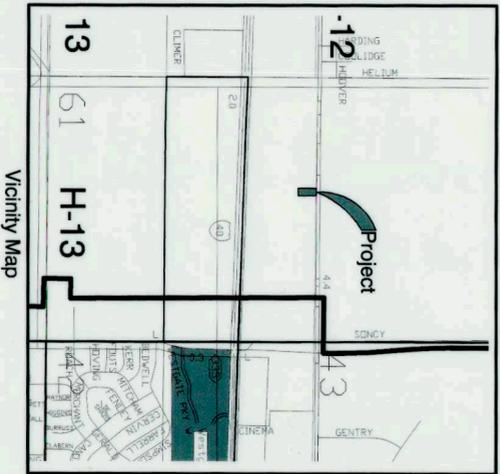
[Signature]
Registered Professional Land Surveyor
Job #20160210

Soncy Heights Unit No. 11

A Suburban Subdivision to the City of Amarillo
being an unplatted tract of land out of Section 61, Block 9, B. S. & F. Survey,
Potter County, Texas
1.24± Acres

Robert Keys & Associates

land surveying
land planning
RK & A
(806) 352-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79108-5405
Firm No. 10034400 www.keysurveying.com



Filed of Record:

3-30-16 date

Potter county

1290395 County Clerk File No.