



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

9/13/2018

Robert Keys
4423 W 45th Ave.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval - Musket Acres Unit No. 3 – ZB1802547 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 8/23/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0011739 on 8/27/2018. 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,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

D-381

N:\1\Potter\5 25P\Section 129\Lower Store No. 230 P.40 B.Amnot\Musket Acres Unit 2\Musket Acres Unit No.5.dwg, 8/24/2018 6:51:43 PM

BLK 9 BS+F

SEC 129

D-13

County Tract No. 143
 AP Map No. D-13

Dedication
 The State of Texas
 Know all men by these presents:

That, **Lower Travel Signs & Lower Country Signs, Inc.**, being the owner of part of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Musket Acres Unit No. 3**, a subdivision of **Section 129, Block 9, S. & F. Survey**, and does hereby dedicate to the public owner to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 21st day of August, 2018
 [Signature]
 General Land Office
 Lower Travel Signs & Country Signs, Inc.
 15 W. 6th Street, Suite 2000
 Tulsa, Oklahoma 74119

Notary Attest
 State of **Oklahoma**,
 County of **Oklahoma**;

Before me, the undersigned authority on this day personally appeared **Greg Lowe**, of **Lower Travel Signs & Country Signs, 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 herein expressed.

Given under my hand and seal of office as a Notary Public of the State of Oklahoma this 21st day of August, 2018.
 [Signature]
 Notary Public

Dedication
 The State of **Oklahoma**
 Know all men by these presents:
 County of **Potter** §

That, **Musket Corporation**, an **Oklahoma Corporation** being the owner of part of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Musket Acres Unit No. 3**, a subdivision of **Section 129, Block 9, S. & F. Survey**, and does hereby dedicate to the public owner to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

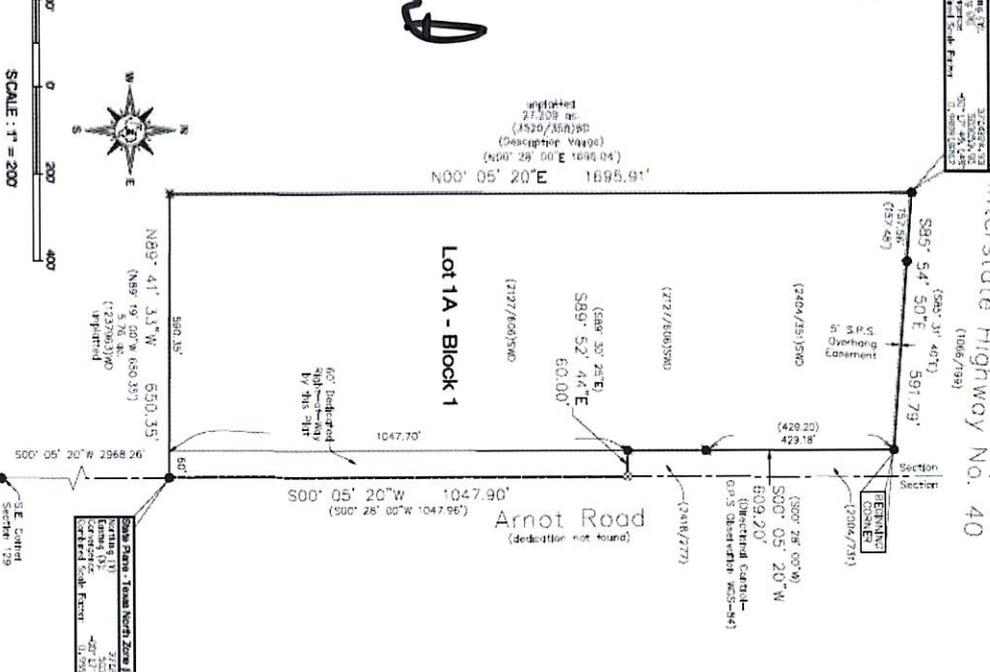
Executed this 21st day of August, 2018
 [Signature]
 Greg Lowe of
 Musket Corporation
 15 W. 6th Street, Suite 2000
 Tulsa, Oklahoma 74119

Notary Attest
 State of **Oklahoma**,
 County of **Oklahoma**;

Before me, the undersigned authority on this day personally appeared **Greg Lowe**, of **Musket Corporation**, 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 herein expressed.

Given under my hand and seal of office as a Notary Public of the State of Oklahoma this 21st day of August, 2018.
 [Signature]
 Notary Public

Notary Public
 Michelle L. Wright
 #11004893
 EXP 05/27/19
 State of Oklahoma
 County of Oklahoma



Description
 A 24.16 acre tract of land being all of a 19,992 acre tract of land described in that certain Special Warranty Deed recorded in Volume 2127, Page 606 of the Official Public Records of Potter County, Texas, all of Lot 1, Block 1, Musket Acres Unit No. 1, a Suburban Subdivision in Potter County, Texas, according to the recorded map or plat therein, recorded in Volume 2004, Page 131 of the Official Public Records of Potter County, Texas, and also according to the recorded map or plat therein, recorded in Volume 2418, Page 277 of the Official Public Records of Potter County, Texas, and also according to the recorded map or plat therein, recorded in Volume 2418, Page 277 of the Official Public Records of Potter County, Texas, situated in Section 129, Block 9, S. & F. Survey, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on the 16th, 18th, 19th and 20th days of May, 2016, and said tract of land being further described by metes and bounds as follows:
 BEGINNING at a 1/2 inch non-refer, found at northeast corner of said Lot 1 and northeast corner of this tract of land.
 Thence S. 00° 05' 20" W., Directional Control GPS Observation WGS-84, at 429.16 feet pass a 1/2 inch non-refer with a cap stamped "KEYS R.P.L.S. 2507" found at the southeast corner of said Lot 2, a front distance of 609.20 feet to a 1/2 inch non-refer with a cap stamped "KEYS R.P.L.S. 2507" found at the southeast corner of said Lot 2 and being 9.95 corner of this tract of land;
 Thence S. 89° 52' 44" E., 60.00 feet, along the south line of said Musket Acres Unit No. 2, to an "X" cut in concrete, set at the easterly northeast corner of the tract of land;
 Thence S. 00° 05' 20" W., 1047.90 feet, along the east line of said Section 129, to a 1/2 inch non-refer, found at the southeast corner said 19,992 acre tract of land and the southeast corner of this tract of land and being the northeast corner of a 5.76 acre tract of land described in that certain General Warranty Deed recorded under Clerk's File No. 1231963 of the Official Public Records of Potter County, Texas, from whence a 1/2 inch non-refer, found at the southeast corner of said Section 129 bears S. 00° 20' W., 2889.20 feet;
 Thence N. 89° 41' 33" W., 650.36 feet, along the north line of said 5.76 acre tract of land, to a 1/2 inch non-refer with a cap stamped "COLLAVALY R.P.L.S. 1478" found at southwest corner of this tract of land and the southwest corner of said 19,992 acre tract of land;
 Thence N. 00° 05' 19" E., 1995.91 feet, to a 1/2 inch non-refer, found at the northeast corner of the tract of land and the northwest corner of said 19,992 acre tract of land;
 Thence S. 89° 54' 09" E., along the south right-of-way line of Interstate Highway No. 40 as dedicated by that certain Deed recorded in Volume 1026, Page 199 of the Official Public Records of Potter County, Texas, at the northeast corner of said Lot 1, a distance of 591.90 feet to the POINT OF BEGINNING.

Notes
 1) This plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.
 2) This plat does not lie within the flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Hazard Insurance Study for Potter County, Texas, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood elevation according to the flood damage mitigation chapter of the food damage mitigation ordinance. Flood hazard information is indicated for the site location of the order to determine if food insurance is required for the subject property. Flood hazard areas are approximate only based on small scale F.E.M.A. Maps and should not be construed as a food elevation study by this firm. Many areas are subject to flooding but are not necessarily in food hazard area zones "AE" as shown on the referenced F.E.M.A./FIRM which designates approximate flood hazard areas. 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 with parentheses when differing from measured distances and/or bearings and not with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (65-13).
 4) There is hereby created by this plat a sanitary control easement around each approved water well location with a 150 foot radius within which no subsurface sewage systems may be constructed. Conversely, no water well location will be approved that is closer than 150 feet to a subsurface sewage 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 wells and sewage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

Approval
 Approved by Designated City Official for the City of Amarillo, Texas, this 23rd day of August, 2018.
 [Signature]
 Designated City Official
Approval
 Approved by the B-C-P-C-County Health Department Health Official 8/21/18
 [Signature]
 Health Official

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 permanent survey staked on the ground by me or by others under my direct supervision on the 16th, 18th, 19th, 20th days of May 2016.

Musket Acres Unit No. 3
 A Suburban Subdivision to the City of Amarillo being a replat of Musket Acres Unit No. 1 and an unplatted tract of land out of Section 129, Block 9, S. & F. Survey, Potter County, Texas, 24.16± Acres

Robert Keys & Associates
 9005 28th Ave. East
 P.O. Box 1003000
 Fort Worth, TX 76160
 www.robertkeys.com

Filed for Record: 8/27/18
 Potter County
 2018 0PR0011739
 County Clerk File No.

He

P-18-89

APP

TAX CERTIFICATE

Issued By:

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

Property Information

Property ID: 48851 Geo ID: 5221000001
Legal Acres: 4.4200
Legal Desc: MUSKET ACRES # 1 LOT 001 BLOCK 0001
Situs: 14701 W IH 40 AMARILLO, TX 79119
DBA:
Exemptions:

Owner ID: 100248718 100.00%
LOVES COUNTRY STORE INC
% RYAN LLC
15 W 6TH ST STE 2400
TULSA, OK 74119-5417

For Entities

HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 315,892
Land HS: 0
Land NHS: 113,420
Productivity Market: 0
Productivity Use: 0
Assessed Value 429,312

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: 07/27/2018

Total Due if paid by: 07/31/2018

0.00

Tax Certificate Issued for:
POTTER COUNTY
HIGH PLAINS WATER

Taxes Paid in 2017
2,876.39
29.62

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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


Signature of Authorized Officer of Collecting Office

Date of Issue: 07/27/2018
Requested By: ROBERT KEYS & ASSOCIATES
Fee Amount: 10.00
Reference #:

TAX CERTIFICATE

Issued By:

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

Property Information

Property ID: 48852 Geo ID: 5221000050
Legal Acres: 1.7900
Legal Desc: MUSKET ACRES # 2 LOT 002 BLOCK 0001
Situs: 2420 ARNOT RD , 79119
DBA:
Exemptions:

Owner ID: 100248697 100.00%
MUSKET CORPORATION
% RYAN LLC
15 W 6TH ST STE 2400
TULSA, OK 74119-5417

For Entities

HIGH PLAINS WATER
POTTER COUNTY

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 20,400
Productivity Market: 0
Productivity Use: 0
Assessed Value 20,400

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: 07/27/2018

Total Due if paid by: 07/31/2018

0.00

Tax Certificate Issued for:
POTTER COUNTY
HIGH PLAINS WATER

Taxes Paid in 2017
136.68
1.41

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 07/27/2018
Requested By: ROBERT KEYS & ASSOCIATES
Fee Amount: 10.00
Reference #: R052 2100 0050


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0011739

Filing and Recording Date: 08/27/2018 04:32:20 PM Pages: 5 Recording Fee: \$43.00

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 cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

carredondo

CITY OF AMARILLO
PLANNING DEPT
PO BOX 1971
AMARILLO TX 79105

Dedication

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

That, **Loves Travel Stops & Loves County Store, Inc.**, being the owner of part of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Musket Acres Unit No. 3** 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 21st day of August, 2018.

Greg Love of Loves Travel Stops & Country Stores, Inc.
15 W. 6th Street, Suite 2400
Tulsa, Oklahoma 74119

Notary Attest

State of Oklahoma §
County of Oklahoma §

Before me, the undersigned authority on this day personally appeared **Greg Love, of Loves Travel Stops & Country Stores, 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 21st day of August, 2018.

M. Anne S. Boyd
Notary Public



Dedication

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

That, **Musket Corporation, an Oklahoma Corporation** being the owner of part of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Musket Acres Unit No. 3** 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 21st day of August, 2018.

Greg Love of Musket Corporation
15 W. 6th Street, Suite 2400
Tulsa, Oklahoma 74119

Notary Attest

State of Oklahoma §
County of Oklahoma §

Before me, the undersigned authority on this day personally appeared **Greg Love, of the Musket Corporation**, 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 21st day of August, 2018.

M. Anne S. Boyd
Notary Public

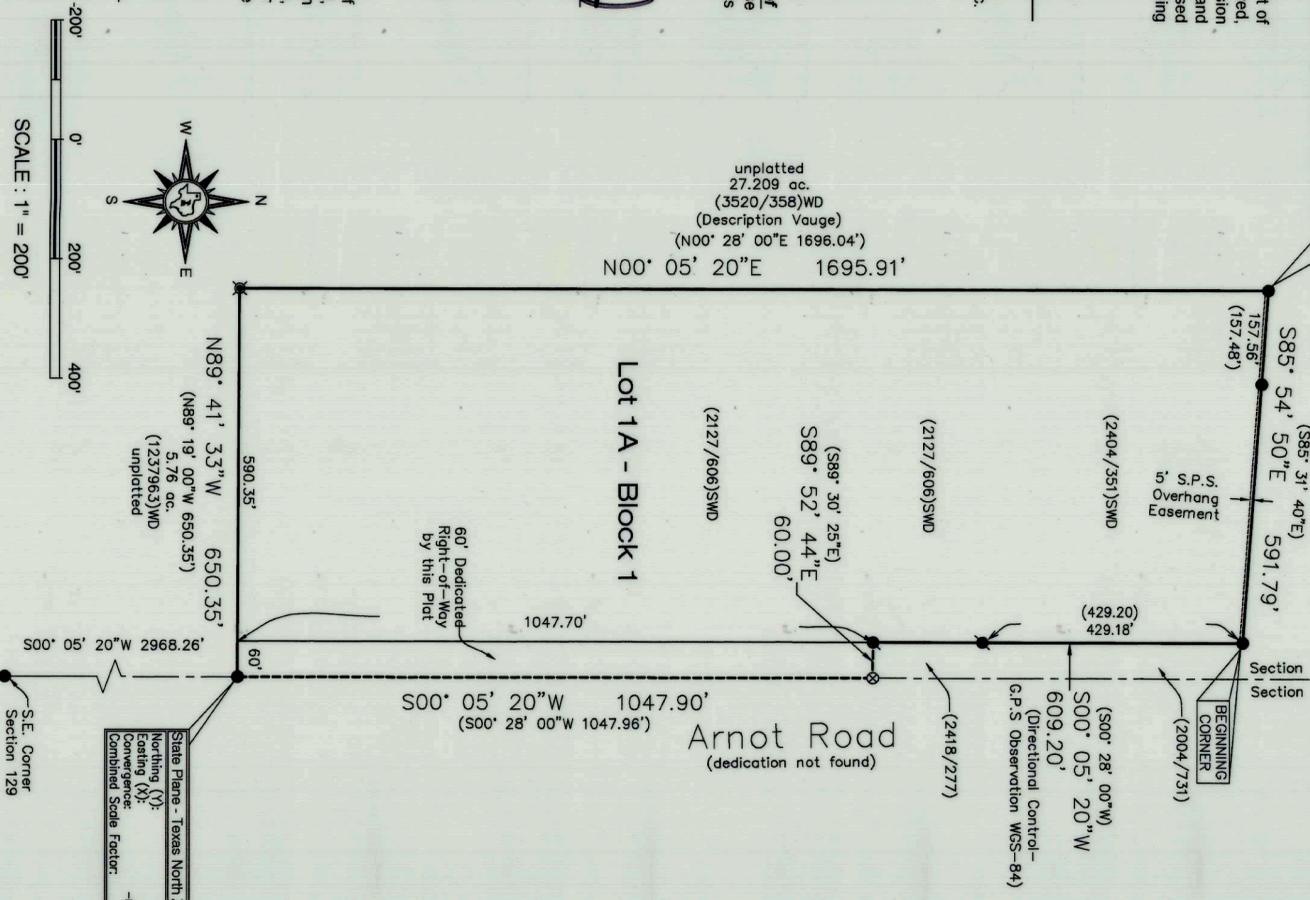


Grantor's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Grantee's Address:
Potter County Road Department
2419 E. Willow Creek
Amarillo, Texas 79108

State Plane - Texas North Zone (NAD 83)	3712522.69
Northing (Y)	5036292.66
Easting (X)	-00° 17' 44.628"
Convergence	0.999919092
Combined Scale Factor	

Interstate Highway No. 40
(1066/199)



Description

A 24.16 acre tract of land being all of a 19,992 acre tract of land described in that certain Special Warranty Deed recorded in Volume 2127, Page 606 of the Official Public Records of Potter County, Texas, all of Lot 1, Block 1, Musket Acres Unit No. 1, a Suburban Subdivision to Potter County, Texas, according to the recorded map or plat thereof, recorded in Volume 2004, Page 731 of the Official Public Records of Potter County, Texas, and all of Lot 2, Block 1, Musket Acres Unit No. 2, a Suburban Subdivision to Potter County, Texas, according to the recorded map or plat thereof, recorded in Volume 2418, Page 277 of the Official Public Records of Potter County, Texas, situated in Section 129, Block 9, B.S. & F. Survey, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on this 18th, 19th and 20th days of May, 2016, and said tract of land being further described by metes and bounds as follows:

- BEGINNING** at a 1/2 inch iron rebar, found at northeast corner of said Lot 1 and northeast corner of this tract of land;
- Thence S. 00° 05' 20" W., (Directional Control GPS Observation WGS-84), at 429.18 feet pass a 1/2 inch iron rebar with a cap stamped KEYS R.P.L.S. 2507, found at the southeast corner of said Lot 2, a total distance of 609.20 feet to a 1/2 inch iron rebar with a cap stamped KEYS R.P.L.S. 2507, found at the southeast corner of said Lot 2 and being a jog corner of this tract of land;
- Thence S. 89° 52' 44" E., 60.00 feet, along the south line of said Musket Acres Unit No. 2, to an "X" cut in concrete, set at the most easterly northeast corner of this tract of land;
- Thence S. 00° 05' 20" W., 1047.90 feet, along the east line of said Section 129, to a 1/2 inch iron rebar, found at the southeast corner said 19,992 acre tract of land and the southeast corner of this tract of land and being the northeast corner of a 5.76 acre tract of land described in that certain General Warranty Deed recorded under Clerk's File No. 1237963 of the Official Public Records of Potter County, Texas, from whence a 1/2 inch iron rebar, found at the southeast corner of said Section 129 bears S. 00° 05' 20" W., 2968.26 feet;
- Thence N. 89° 41' 33" W., 650.36 feet, along the north line of said 5.76 acre tract of land, to a 1/2 inch iron rebar with a cap stamped GOLLADAY R.P.L.S. 1478, found at southwest corner of this tract of land and the southwest corner of said 19,992 acre tract of land;
- Thence N. 00° 05' 19" E., 1695.91 feet to a 1/2 inch iron rebar, found at the northwest corner of this tract of land and the northwest corner of said 19,992 acre tract of land;
- Thence S. 85° 54' 50" E., along the south right-of-way line of Interstate Highway No. 40 as dedicated by that certain Deed recorded in Volume 1066, Page 199 of the Deed Records of Potter County, Texas, at 157.57 feet pass a 1/2 inch iron rebar, found at the northwest corner of said Lot 1, a total distance of 591.80 feet to the **POINT OF BEGINNING**.

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. 48375C0500C, 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 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./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.) There is hereby created by this plat a sanitary control easement around each approved water well location with a 150 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 150 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.

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 22nd day of August, 2018.

Robert E. Keys
Designated City Official

Approval

Approved by the Bt-City-County Health Department.

Robert E. Keys
Health Official
Date 8/21/18

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 18th, 19th-20th days of May 2016.

Robert E. Keys
Registered Professional Land Surveyor
Job #180302



Filed of Record: 8/27/2018

date 8/27/2018 Potter county
2018 OPR 0011739
County Clerk, File No.

Robert Keys & Associates

A Suburban Subdivision to the City of Amarillo being a replat of Musket Acres Unit No. 1 and a replat of Musket Acres Unit No. 2 and an unplatted tract of land out of Section 129, Block 9, B. S. & F. Survey, Potter County, Texas 24.16± Acres

land surveying
mapping
land planning

(806)352-1792 Email: rka@keysurveying.com
7106 S. Bell Street, Amarillo, Texas 79108-7003
Firm No. 10034400 www.keysurveying.com