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

3/21/2019

Cindy Reasoner
Capstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, Texas 79109

RE: Letter of Action: Approval – Sundown Estates Unit No. 2 – ZB1900085 Final Plat

The City of Amarillo has approved the above Final Plat on 2/28/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019003305 on 2/28/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

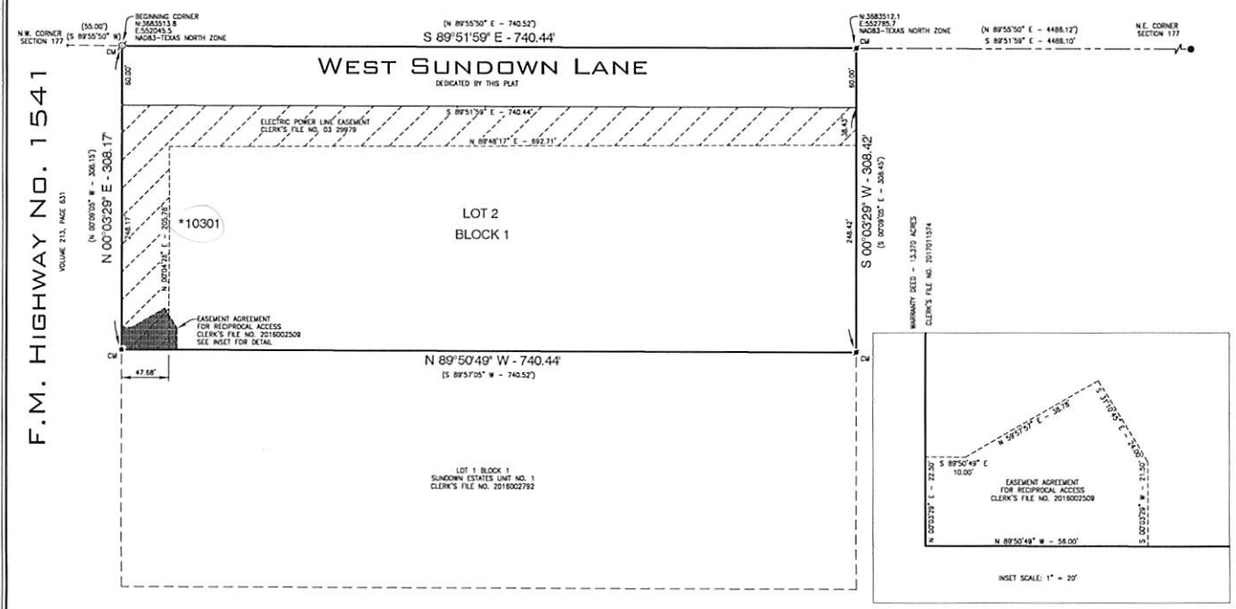
CENSUS TRACT NO. 217.02
AP No. N-19

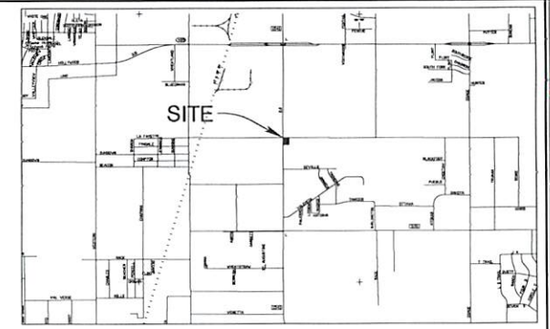
N-19

SEC 177

BLK 2 AB+M

2019003305 PLAT Total Pages: 3





VICINITY MAP - NOT TO SCALE

NOTES

1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0230E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
5. Sanitary Control Easement:
   There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 foot to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
6. This plat is subject to Aviation Height Hazard Restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height of 4,800 feet M.S.L. has been filed in accordance with this plat.
7. The area of public right of way being dedicated by this plat is 44,426 square feet.

DEDICATION

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

That, Spur Rentals, LLC, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Sundown Estates Unit No. 2**, 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.

Executed this 25th day of January, 2019

Louis Homen, President
Spur Rentals, LLC
112 S.W. 8th Avenue, Suite 620
Amarillo, Texas 79101-2314

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Louis Homen**, 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.

Given under my hand and seal of authority on this 25th day of January, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID 132533390-2
My Commission Expires 01-03-2022

Cindy Reasoner
Notary Public

GRANTEES ADDRESS

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

GRANTEES ADDRESS

Randall County Road & Bridge Department
P.O. Box 1336
Amarillo, Texas 79015

SCALE : 1" = 80'

LEGEND:

- = 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507" (found)
- = ½ inch iron pipe (found)
- = ⅝ inch iron rod (found)
- = 3/8 inch iron rod (found)
- *1234 = address assigned by the City of Amarillo
- CM = controlling monument

DESCRIPTION

A 5.24 acre tract of land being the same tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 2016002510 of the Official Public Records of Randall County, Texas, situated in Section 177, Block 2, A. B. & M. Survey, Randall County, Texas, and said 5.24 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe, found at the northwest corner of this tract of land, from whence the northwest corner of said Section 177 bears S. 89°55'50" W., 55.00 feet, according to said Special Warranty Deed;

Thence S. 89°51'59" E., 740.44 feet along the north line of said Section 177 to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the northeast corner of this tract of land, from whence a ½ inch iron rod, found at the northeast corner of said Section 177 bears S. 89°51'59" E., 4486.10 feet;

Thence S. 00°03'29" W., along the west line of a 13.370 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2017011574 of the Official Public Records of Randall County, Texas, at 50.00 feet pass a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found in reference, continuing for a total distance of 308.42 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the southeast corner of this tract of land;

Thence N. 89°50'49" W., 740.44 feet along the north line of Lot 1, Block 1, Sundown Estates Unit No. 1, a suburban subdivision to the City of Amarillo, according to the map or plat thereof, recorded under Clerk's File No. 2016002792 of the Official Public Records of Randall County, Texas, to a 3/8 inch iron rod, found at the southwest corner of this tract of land;

Thence N. 00°03'29" E., along the east right-of-way line of F.M. Highway No. 1541, at 258.17 feet pass a 3/8 inch iron rod with a cap stamped "R.P.L.S. 2507", found in reference, continuing for a total distance of 308.17 feet to the **POINT OF BEGINNING**.

APPROVALS:

Approved by the Bi-City-County Health Department:

Date 2/28/2019 Health Officer: J. C. W. Bots, RS

Approved by the designated official for the City of Amarillo, Texas:

Date 2/28/2019 Designated Official:

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 17th day of October, 2018.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

FILED OF RECORD:
2/28/19 DATE
RANDALL COUNTY
2019003305 COUNTY CLERKS FILE NO.

SUNDOWN ESTATES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 177, BLOCK 2,
A. B. & M. SURVEY,
RANDALL COUNTY, TEXAS.
5.24 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

Page 1 of 1
Job No. 2018147

U:\2018\Amarillo\N\N19\10301 F.M. 1541\dwg\2018147.dwg 1/25/2019 1:35:17 PM CST

N-19

HR

P-19-12

APP

Christina McMurray
Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997

Tax Certificate

Property Account Number:

R200177000270

Statement Date: 01/24/2019
Owner: SPUR RENTALS LLC
Mailing Address: 112 SW 8TH AVE STE 620
AMARILLO, TX 791012314

Property Location: 0010301 FM 1541
Legal: SECT 177 A B & M|LOT BLOCK 0002|5.24
AC TR BEG 55FT E|OF NW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200177000270
AD NUMBER: R200177000270
GF NUMBER: SPUR RENTALS
CERTIFICATE NO : 1980134

DATE : 1/24/2019
FEE : $10.00

PROPERTY DESCRIPTION
SECT 177 A B & M|LOT BLOCK 0002|5.24
AC TR BEG 55FT E|OF NW COR OF SECT
0010301 FM 1541 (WASHINGTON)
5.24 ACRES

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

REQUESTED BY
ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER
SPUR RENTALS LLC
112 SW 8TH AVE STE 620
AMARILLO TX 791012314

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE $7,333.94

CURRENT VALUES

LAND MKT VALUE:	$34,940	IMPROVEMENT :	$397,410
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$432,350	LIMITED VALUE:	$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	Randall County	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	Randall County Noxious Weed Di	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						2018 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 1/2019 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R200177000270

CERTIFIED BY: Paula J Madrid
Authorized agent of Randall County

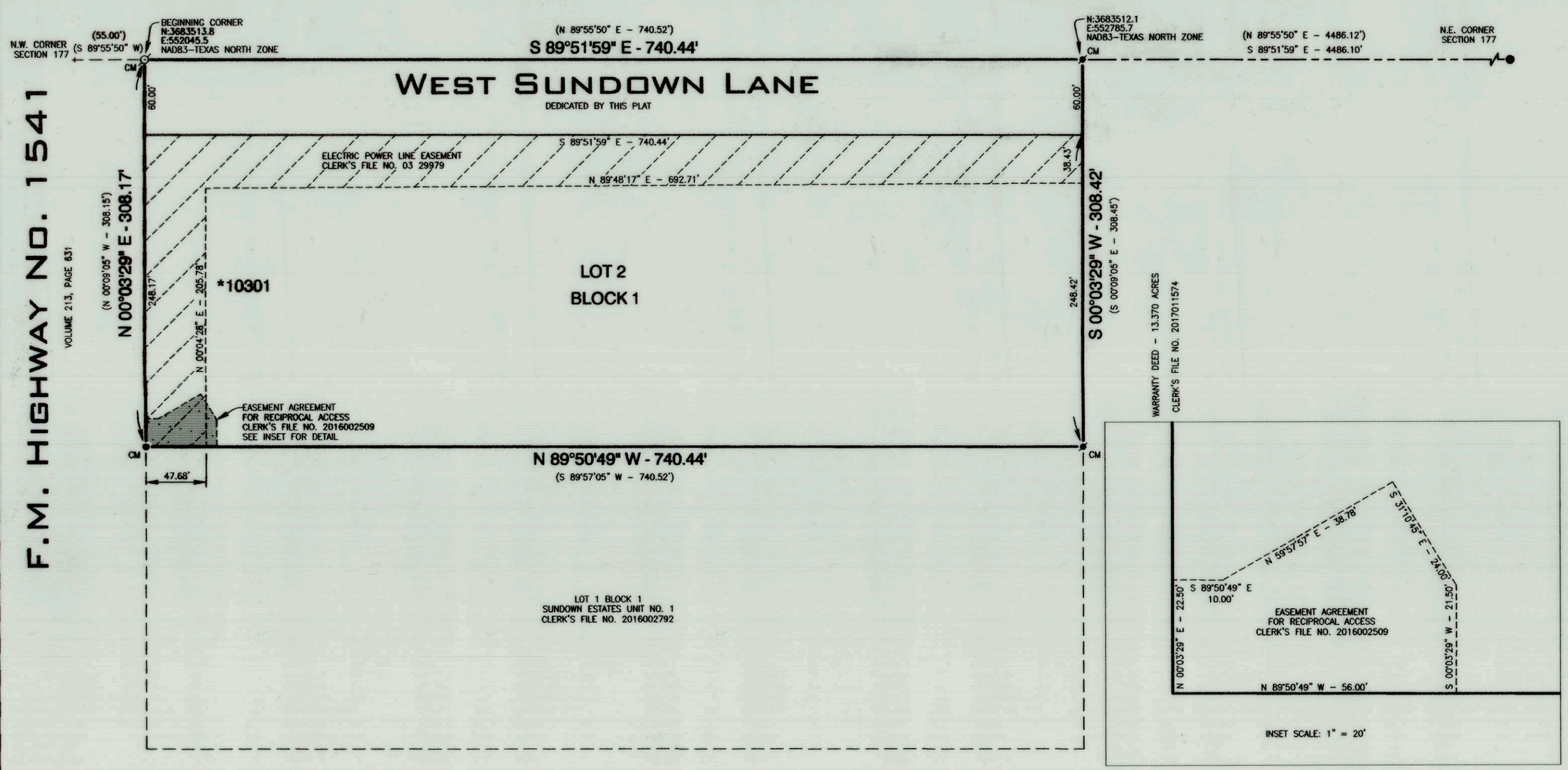
FILED AND RECORDED

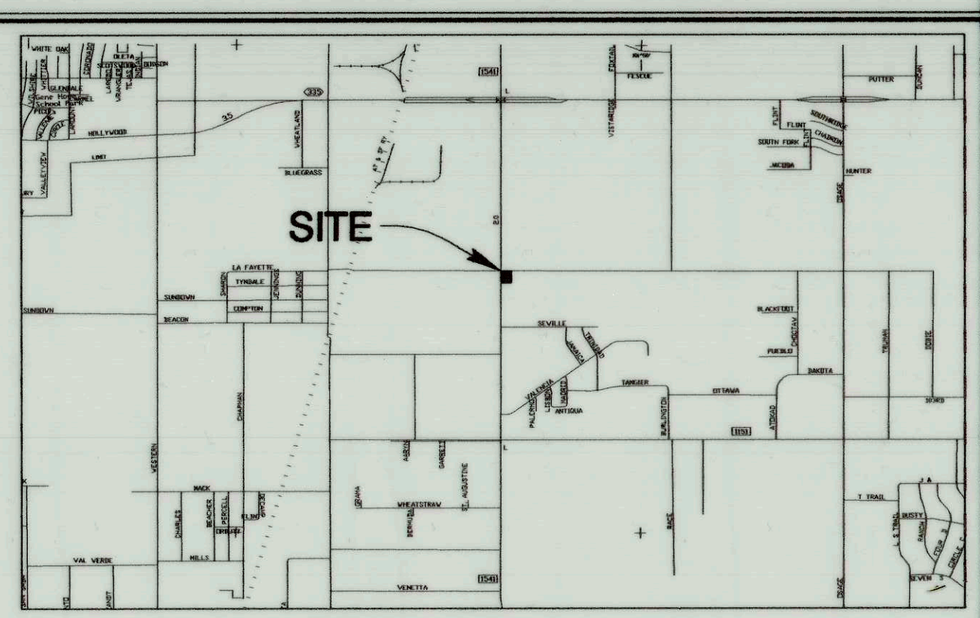
OFFICIAL PUBLIC RECORDS

Susan B. Allen

2019003305
02/28/2019 04:46 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT NO. 217.02
AP No. N-19





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Executed this 25th day of January, 2019.

Louis Homen, President
Spur Rentals, LLC
112 S.W. 8th Avenue, Suite 620
Amarillo, Texas 79101-2314

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Louis Homen**, 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.

Given under my hand and seal of authority on this 25th day of January, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Cindy Reasoner
Notary Public

GRANTEES ADDRESS

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

GRANTEES ADDRESS

Randall County Road & Bridge Department
P.O. Box 1336
Amarillo, Texas 79015

0' 20' 40' 80' 160'
SCALE : 1" = 80'

LEGEND:

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APPROVALS:

Approved by the Bi-City-County Health Department:

Date: 2/28/2019 Health Officer: J. W. Sta, RS

Approved by the designated official for the City of Amarillo, Texas:

Date: 2/28/2019 Designated Official: [illegible]

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 17th day of October, 2018.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

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2/28/19 DATE
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SUNDOWN ESTATES UNIT NO. 2

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