



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

5/20/2020

Daryl R. Furman, R.P.L.S.
Furman Land Surveyors, Inc.
3501 S. Georgia St., Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval- Sundown Acres Unit No. 9 – ZB2000445 - Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 5/13/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020009051 on 5/18/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

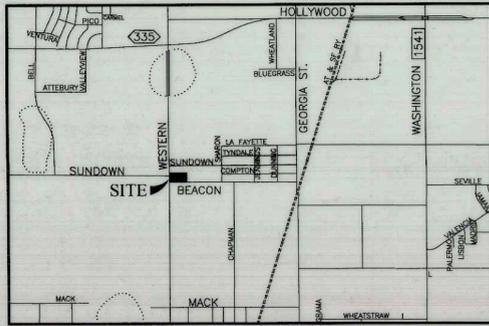
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

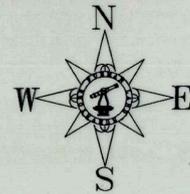
Sincerely,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'. The signature is written in a cursive, flowing style.

Brady D. Kendrick
Planner II



VICINITY MAP
NOT TO SCALE



SCALE 1" = 60'
0 30 60 120

- LEGEND:**
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - 1/2" IRON ROD FND
 - 1/2" IRON PIPE FND
 - ⦿ 3/8" IRON ROD FND
 - (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

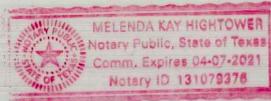
OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DUSTIN DAVIS, BEING 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 SUNDOWN ACRES UNIT NO. 9, A SUBURBAN SUBDIVISION 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 MAY, 2020.

DUSTIN DAVIS
18301 S. WESTERN STREET
CANYON, TEXAS 79015



ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DUSTIN DAVIS.

THIS 7th DAY OF May, 2020.

Melenda Kay Hightower
NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, JODI DAVIS, BEING 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 SUNDOWN ACRES UNIT NO. 9, A SUBURBAN SUBDIVISION 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.

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JODI DAVIS
18301 S. WESTERN STREET
CANYON, TEXAS 79015



ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JODI DAVIS.

THIS 7th DAY OF May, 2020.

Melenda Kay Hightower
NOTARY PUBLIC, STATE OF TEXAS

NOTES

- 1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 21,989± SQ. FT. IN THE STREETS.
- 4) 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.
- 4) A PRIVATE PERPETUAL DRAINAGE EASEMENT, RUNNING WITH THE LAND, IS ASSIGNED TO LOTS 1, 2 AND 3, BLOCK 30 AS SHOWN ON THIS PLAT. LAND OWNER/S ARE RESPONSIBLE FOR MAINTENANCE OF THE PORTION OF THE ABOVE PRIVATE DRAINAGE EASEMENT LOCATED ON THEIR RESPECTIVE LOT. IN NO INSTANCE SHALL ANY OBSTRUCTIONS BE ALLOWED TO BE PLACED IN THE ABOVE EASEMENT THAT IMPEDES THE DRAINAGE FLOW.

DESCRIPTION

A 6.57 acre± tract of land in Section 2, Block 2, J. Pointevent Survey, Randall County, Texas and being a portion of a 14.73 acre tract of land as described in that certain instrument of conveyance recorded in Volume 1955, Page 280 of the Deed Records, Randall County, Texas. Said 6.57 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on September 27, 2019 and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 14.73 acre tract of land, same point being the Southwest corner of the herein described tract of land, from whence the Northwest corner of said Section 2 bears Northerly 1649.45 feet and Westerly 40.00 feet per record data;

THENCE North 00° 04' 24" West along the East monumented right-of-way line of S. Western Street, at 20.00 feet passing a 1/2 inch iron rod found at the intersection of the right-of-way line of said S. Western Street with the North monumented right-of-way line of Beacon Road as called for in that certain Right-of-Way Easement recorded in Volume 652, Page 249, Deed Records, Randall County, Texas, a total distance of 397.43 feet to a 1/2 inch iron pipe found at the most Westerly Northwest corner of said 14.73 acre tract of land, same point being the Southwest corner of a 3 acre tract of land as described in that certain instrument of conveyance recorded in Volume 522, Page 357, Deed Records, Randall County, Texas and also being the most Westerly Northwest corner of this tract of land;

THENCE North 89° 56' 58" East, at 517.30 feet passing a 1/2 inch iron rod found as called for, a total distance of 518.00 feet to the Southeast corner of said 3 acre tract of land, same point being an interior jog corner of said 14.73 acre tract of land and also being an interior jog corner of this tract of land;

THENCE North 00° 12' 14" East, 14.42 feet to a 1/2 inch iron rod found at the most Northerly Northwest corner of said 14.73 acre tract of land and also being the Southwest corner of a 1.408 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2005002127 of the Official Public Records of Randall County, Texas;

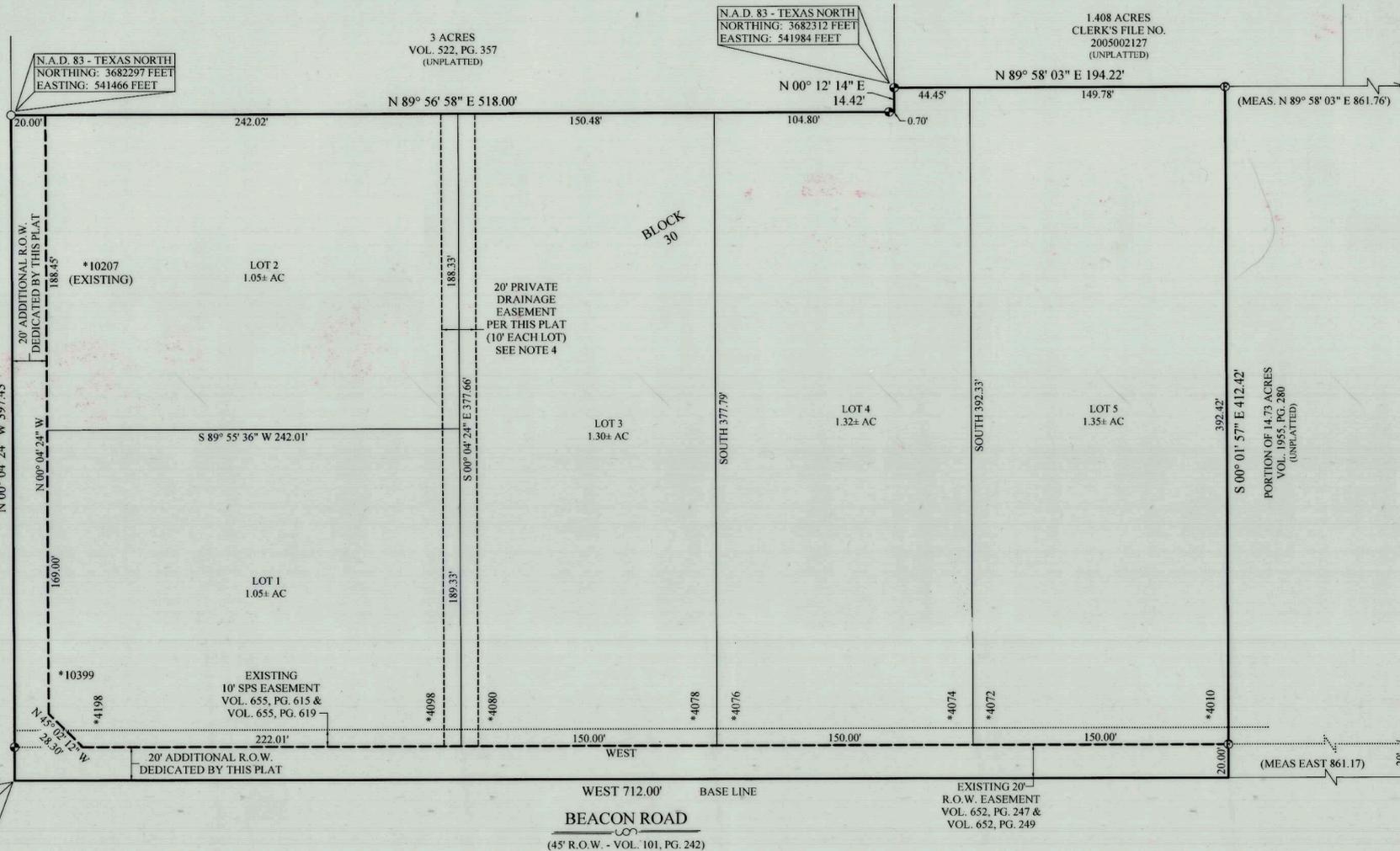
THENCE North 89° 58' 03" East along a Northerly line of said 14.73 acre tract of land, a distance of 194.22 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northeast corner of this tract of land, from whence a 3/8 inch iron rod found at the Northeast corner of said 14.73 acre tract of land bears North 89° 58' 03" East, 861.76 feet;

THENCE South 00° 01' 57" East, at 392.42 feet passing a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North right-of-way line of said Beacon Road, a total distance of 412.42 feet to a point in the South line of said 14.73 acre tract of land at the Southeast corner of this tract of land, from whence the Southeast corner of said 14.73 acre tract of land bears East, 861.17 feet;

THENCE West, base line, along the South line of said 14.73 acre tract of land, a distance of 712.00 feet to the PLACE OF BEGINNING and containing a computed area of 6.57 acres of land, more or less, of which 0.33 acre± lies within the right-of-way easement of said Beacon Road, leaving a net area of 6.24 acres of land, more or less.

(Description per instrument recorded under Clerk's File No. 2019017539 of the Official Public Records of Randall County, Texas)

**SUNDOWN ACRES
UNIT NO. 9**
A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 2, BLOCK 2
J. POINTEVENT SURVEY
RANDALL COUNTY, TEXAS
6.57± ACRES



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS.

ON THIS 13th DAY OF May, 2020.

Al Parker
CHAIRMAN

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

ON THIS 11th DAY OF MAY, 2020.

J. G. ...
HEALTH OFFICER

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

FILED OF RECORD

5-18-2020

(DATE)

RANDALL
(COUNTY)

2020009051

CLERK'S FILE 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 27TH DAY OF SEPTEMBER, 2019.

DARYL R. FURMAN RPLS 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 · KYLE L. BRADY, RPLS
CHASE ROME, 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. 1925412 FILE NO. L-19
DRAWING NO. P:\SUB 19\RANDALL\L-19\1925412\1925412