

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

March 11, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-13 Sunset Park Addition Unit No. 6, an addition to the City of Amarillo, being an unplatted tract of land in Section 226, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 10th Ave. & Kentucky St.)

DEVELOPER: Carla Hughes

The above-mentioned minor plat was approved on March 2, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4195 Page 657 on March 2, 2010. Please post your records accordingly.



Kelley Shaw, Planning Director

01168757

VOL. 4195 PAGE 657

D-13

L-12

SECTION 246

BIK 2 AB+M

CENSUS TRACT: 119
AMARILLO GRID: L-12

SUNSET PARK ADDITION UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED
TRACT OF LAND IN SECTION 226, BLOCK 2, A.B. & M. SURVEY,
POTTER COUNTY, TEXAS.

GRANTEES ADDRESS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TEXAS 79105-1971

Scale 1" = 40'

- - APEX CAP SET
- - PROPERTY CORNER
- - NO AS NOTED
- + - "x" IN CONCRETE
- * - ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

DEDICATION

THE STATE OF TEXAS)
COUNTY OF POTTER) KNOW ALL MEN BY THESE PRESENTS

THAT TCH PROPERTY COMPANY, LTD., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SUNSET PARK ADDITION UNIT NO. 6, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL ALLEYS, LANCES AND EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS ALLEYS, LANCES AND EASEMENTS.

ON THIS 1st DAY OF March, 2010

CARLA HUGHES, PRESIDENT
TCH PROPERTY COMPANY, LTD.
0001 I-40 WEST, BUILDING #2
AMARILLO, TEXAS 79108
PHONE: (808) 342-0600

ATTEST

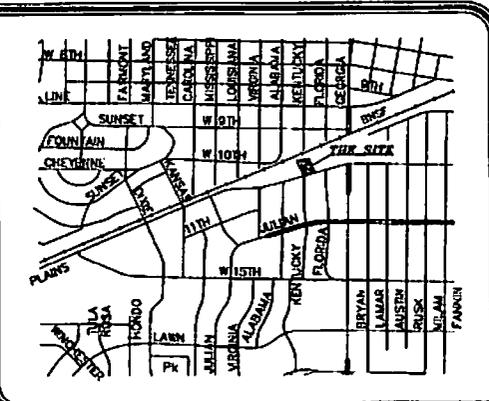
THE STATE OF TEXAS)
COUNTY OF POTTER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED, CARLA HUGHES, PRESIDENT (TCH PROPERTY COMPANY, LTD.), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

ON THIS 1st DAY OF March, 2010

Shirley Shores
11-05-2013
(NOTARY PUBLIC)
COMMISSION EXPIRES

Ne Scale
Vicinity Map

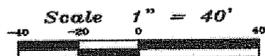


CENSUS TRACT: 119
AMARILLO GRID: L-12

SUNSET PARK ADDITION UNIT NO. 6

GRANTEES ADDRESS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TEXAS 79105-1971

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 226, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS.



- - APEX CAP SET
- - PROPERTY CORNER FND AS NOTED
- + - "+" IN CONCRETE
- * - ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

DEDICATION

THE STATE OF TEXAS)
COUNTY OF POTTER) KNOW ALL MEN BY THESE PRESENTS

THAT TCH PROPERTY COMPANY, LTD., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SUNSET PARK ADDITION UNIT No. 6, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS ALLEYS, LANES AND EASEMENTS.

ON THIS 1st DAY OF March, 2010

CARLA HUGHES, PRESIDENT
TCH PROPERTY COMPANY, LTD.
6601 I-40 WEST, BUILDING #2
AMARILLO, TEXAS 79106
PHONE: (806) 342-0600

ATTEST

THE STATE OF TEXAS)
COUNTY OF POTTER)

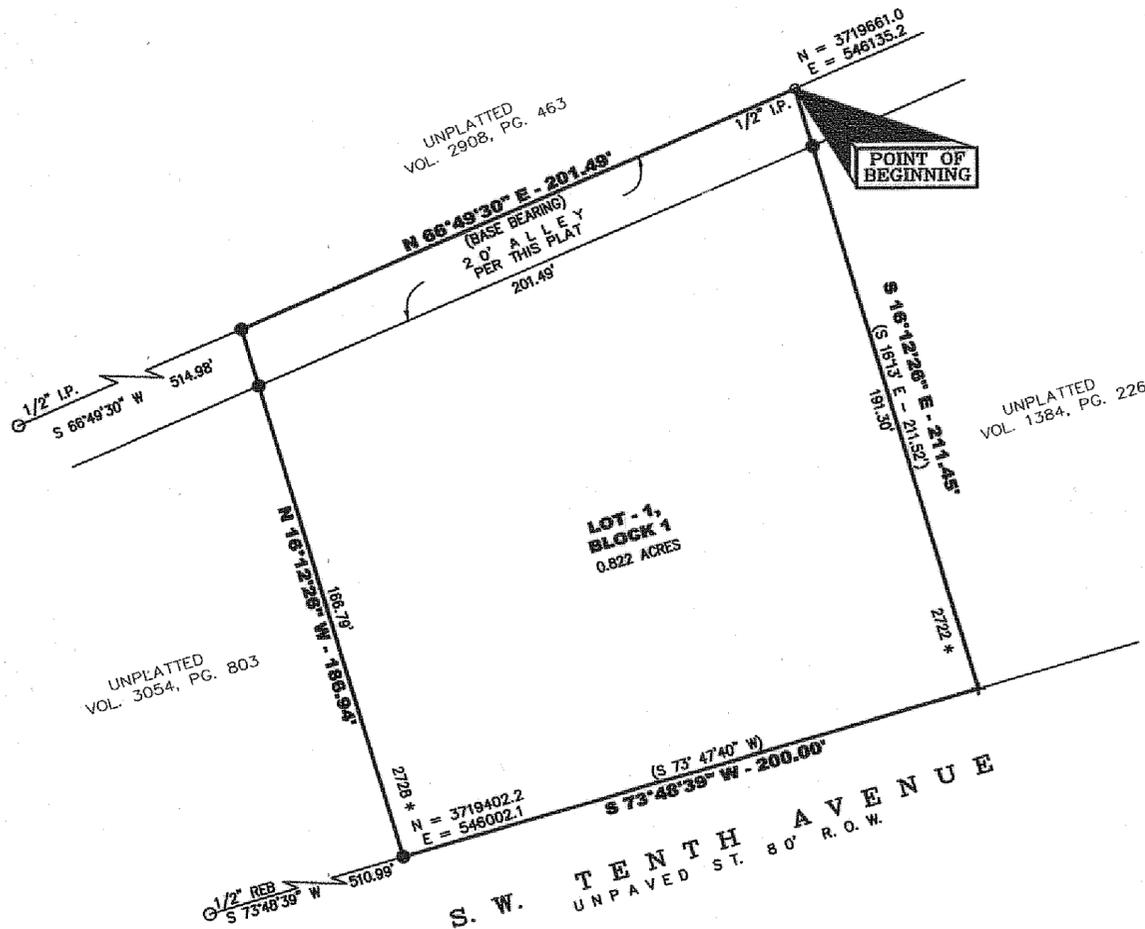
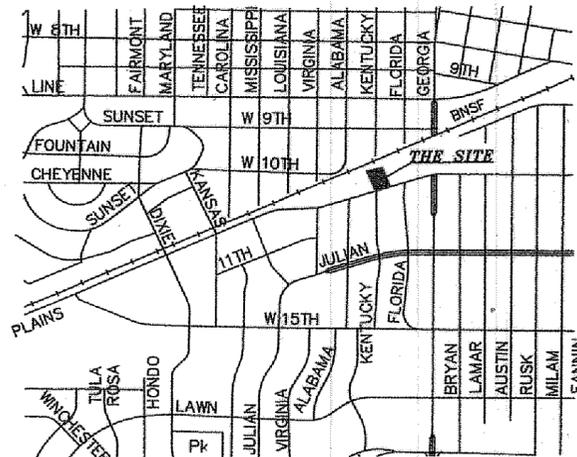
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED, CARLA HUGHES, PRESIDENT (TCH PROPERTY COMPANY, LTD.), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

ON THIS THE 1st DAY OF March, 2010

Opette Thorne
(NOTARY PUBLIC)
COMMISSION EXPIRES: 11-05-2018
POTTER THORNE
MY COMMISSION EXPIRES
November 5, 2018

Vicinity Map
No Scale



NOTES:

1. THE PROPERTY IS IN CENSUS TRACT NO. 119 ACCORDING TO THE CITY OF AMARILLO CENSUS MAP, JANUARY 2000.
2. INFORMATION IN PARENTHESIS () DENOTES PREVIOUS SURVEY INFORMATION PER PLAT OF RECORD AS PROVIDED IN THE LEGAL DESCRIPTION.
3. THIS PLAT DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF AMARILLO, TEXAS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480529-0023A, EFFECTIVE JULY 19, 1982, THIS PROPERTY DOES NOT APPEAR TO FALL WITHIN A SPECIAL FLOOD HAZARD AREA, NOR DOES THIS PROPERTY APPEAR TO FALL WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE AFORE SAID DOES NOT REPRESENT A DETAILED FLOOD STUDY.
5. COORDINATES FOR PLAT - STATE PLANE, NAD 83

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS.

ON THIS THE 2nd DAY OF March, 2010

Vicki Covey
CHAIRMAN

FILED OF RECORD

3/2/10 DATE
Potter COUNTY
4195 VOLUME
657 PAGE

LEGAL DESCRIPTION

A 0.915 ACRE TRACT OF LAND OUT OF THAT CERTAIN TRACT OR PARCEL OF LAND AS CONVEYED TO TCH PROPERTY CO., LTD BY INSTRUMENT AS RECORDED IN VOLUME 3054, PAGE 803 OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, BEING SITUATED IN SECTION 226, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

POINT OF BEGINNING IS 1/2" IRON PIPE FOUND IN SOUTH LINE OF THAT CERTAIN TRACT OR PARCEL OF LAND AS CONVEYED TO THE CITY OF AMARILLO BY INSTRUMENT AS RECORDED IN VOLUME 2908, PAGE 463, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, (AKA - THE OLD ROCK ISLAND RAILROAD), A 100 FOOT RIGHT-OF-WAY (R-O-W) AS CALLED FOR IN SAID TCH PROPERTY CO., LTD DEED, SAME BEING THE NORTH LINE OF A 20 FOOT EASEMENT FOR ALLEY PURPOSES AS RECORDED IN VOLUME 350, PAGE 55, OFFICIAL PUBLIC RECORDS, POTTER COUNTY, TEXAS AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OR PARCEL OF LAND AS CONVEYED TO JOHN AND KAY FULGENZI BY INSTRUMENT AS RECORDED IN VOLUME 1384, PAGE 226, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 16°12'26" E ON SAID WEST LINE OF FULGENZI TRACT FOR A DISTANCE OF 211.45 FEET TO A "+" IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID FULGENZI TRACT, SAME BEING A POINT IN THE NORTH (R-O-W) LINE OF S.W. TENTH AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 73°48'39" W ON SAID NORTH R-O-W LINE OF S.W. TENTH AVENUE FOR A DISTANCE OF 200.00 FEET TO A 1/2" REBAR WITH A RED PLASTIC CAP MARKED "APEX 5275-5718" (SUCH TYPE REBAR BEING HEREAFTER REFERRED TO AS AN APEX CAP) SET FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID TCH PROPERTY CO., LTD TRACT BEARS S 73°48'39" W - 510.99 FEET;

THENCE N 16°12'26" W FOR A DISTANCE OF 186.94 FEET TO AN APEX CAP SET IN THE SOUTH R-O-W LINE OF SAID CITY OF AMARILLO TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TCH PROPERTY CO., LTD TRACT BEARS S 66°49'30" W - 514.98 FEET.

THENCE N 66°49'30" E (BASE BEARING) ON THE SOUTH LINE OF AFORE MENTIONED CITY OF AMARILLO TRACT FOR A DISTANCE OF 201.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.915 ACRES (or 39,839 Sq. Ft.) OF LAND, MORE OR LESS, OF WHICH 4,030 Sq. Ft. LIES WITHIN SAID ALLEY.

SUNSET PARK ADDITION UNIT NO. 6, CITY OF AMARILLO, POTTER COUNTY, TEXAS

CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT VISIBLE ON THE GROUND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

DATED THIS 3RD DAY OF FEBRUARY, 2010.

SURVEYED BY: APEX Surveying & Mapping



M.K. McEntire
M.K. McENTIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5718
AMARILLO, TEXAS

Job No.	Scale	Revisions:
209-602-3	1" = 40'	
Sheet	Date	
1 of 1	02/03/10	Drawn By: SJS

