

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

July 12, 2011

TO: Final Distribution

FROM: Planning Department

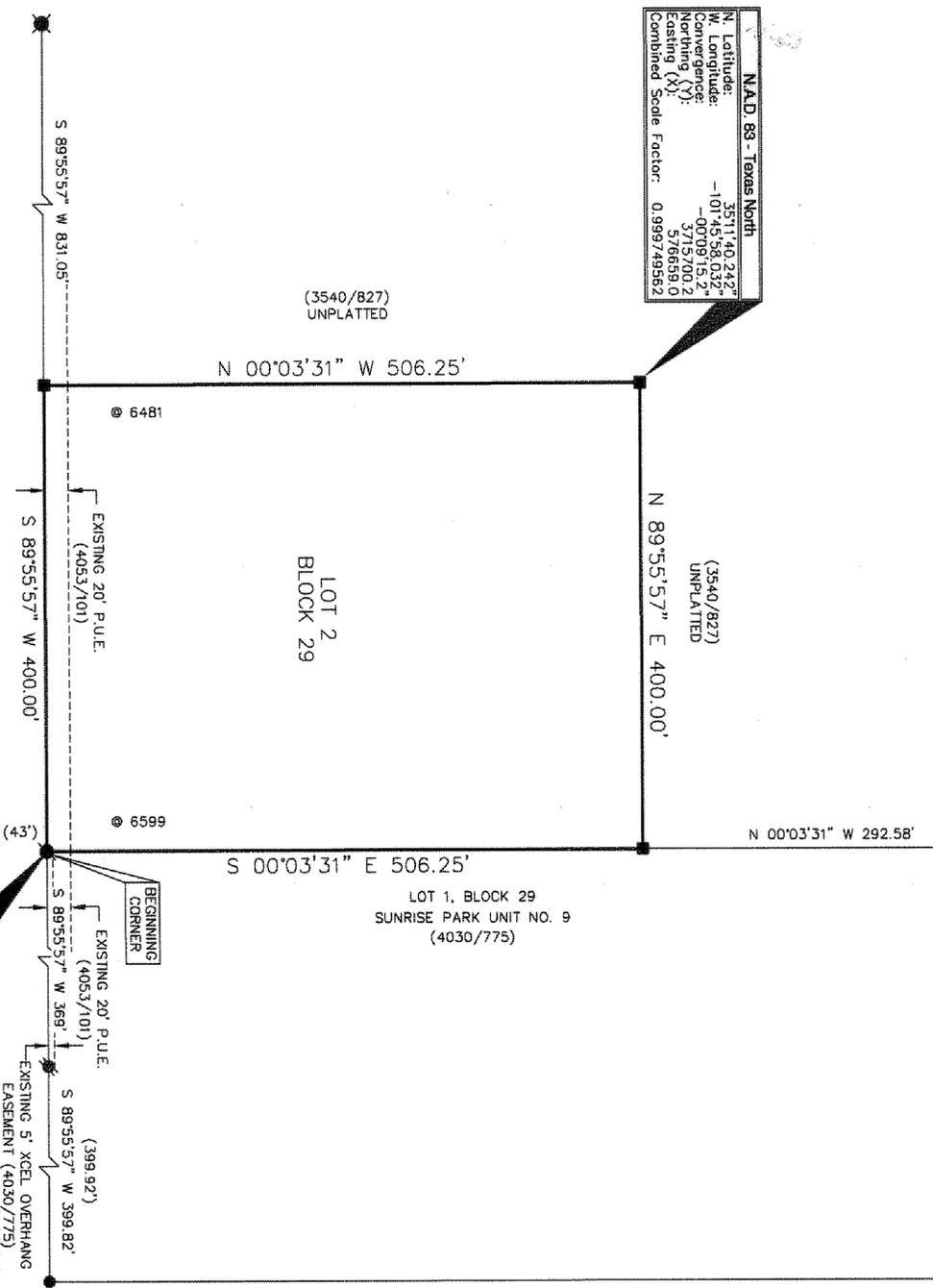
SUBJECT: P-11-40 Sunrise Park Unit No. 11, an addition to the City of Amarillo, being an unplatted tract of land situated in Section 106, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Whitaker Rd. & Interstate-40 E)
DEVELOPER: Dean Morrison

The Designated Official for the City of Amarillo approved the above-mentioned item on June 15, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4329, Page 122 on June 15, 2011. Please post your records accordingly.

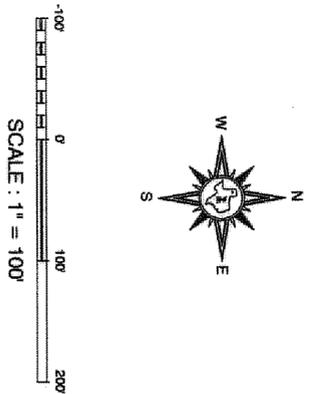


Kelley Shaw, Planning Director

N.A.D. 83 - Texas North
N. Latitude: 35°11'40.242"
W. Longitude: -101°45'58.032"
Convergence: -00°09'15.2"
Northing (Y): 5715700.2
Easting (X): 576699.0
Combined Scale Factor: 0.999745520



N.A.D. 83 - Texas North
N. Latitude: 35°11'35.240"
W. Longitude: -101°45'53.207"
Convergence: -00°09'12.4"
Northing (Y): 5715193.5
Easting (X): 577058.1
Combined Scale Factor: 0.999745520

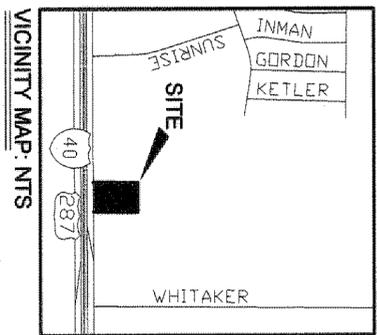


LEGEND:

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rod w/cap stamped "GOLLADAY R.P.L.S. 1478" (found)
- = 1/2" iron rod w/cap stamped "R.P.L.S. 4928" (found)
- = "MAG" nail in concrete (found)
- = address as assigned by City of Amarillo (subject to change at anytime)

DESCRIPTION

- 1) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
 - 2) This plat does not lie within flood hazard area zone "A" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4835C0534C, dated June 04, 2010, nor does this plat lie within the City of Amarillo's base flood, according to the flood hazard areas chapter of the municipal code. 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 zone "A" 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 offering from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (863.15).
 - 4) This plat is subject to aviation heights hazard restrictions. Therefore, an aviation clearance easement with a maximum building height elevation of 3755 above mean sea level has been filed in accordance with this plat.
- A 4.65 acre tract of land out of a 118.986 acre tract of land as described in that certain instrument recorded in Volume 3540, Page 827 of the Official Public Records of Potter County, Texas, situated in Section 106, Block 2, A. B. & M. Survey, Amarillo, Potter County, Texas, and being more particularly described by metes and bounds as follows:
- BEGINNING** at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of this tract of land, and same being the southwest corner of Lot 1, Block 29 of Sunrise Park Unit No. 9, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 4030, Page 775 of the Official Public Records of Potter County, Texas;
- Thence S. 89° 55' 57" W. (bearings herein are based on true north as determined by GPS observations), 400.00 feet along the north monumented right-of-way line of Interstate Highway 40 East to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "GOLLADAY R.P.L.S. 1478", found at the southwest corner of said 118.986 acre tract of land bears S. 89° 55' 57" W., 831.05 feet.
- Thence N. 00° 03' 31" W., 506.25 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land;
- Thence N. 69° 55' 57" E., a distance of 400.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a "MAG" nail in concrete, found at the northwest corner of said Lot 1 bears N. 00° 03' 31" W., 292.58 feet.
- Thence S. 00° 03' 31" E., 506.25 feet along the west line of said Lot 1 to the **POINT OF BEGINNING**.



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 day of May, 2011.

Registered Professional Land Surveyor



NOTARY ATTEST

Dean Morrison, President & CEO
100 S. Philadelphia Street
Amarillo, TX 79103

State of Texas §
County of Potter §

Before me, the undersigned authority, on this day personally appeared Dean Morrison, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 14th day of June, 2011.

Notary Public
Teresa Y. Gonzalez

COBA, C. CALDWELL
Notary Commission Expires August 06, 2013
P.O. Box 1971
Amarillo, Texas 79105-1971

APPROVAL

Approved by Vicki Covey, the designated official for the City Planning and Zoning Commission of Amarillo, Texas, this 18th day of June, 2011.

Vicki Covey

SUNRISE PARK UNIT NO. 11

AN ADDITION TO THE CITY OF AMARILLO
BEING AN UNPLATTED TRACT OF LAND SITUATED IN
SECTION 106, BLOCK 2,
A. B. & M. SURVEY, POTTER COUNTY, TEXAS.
± 4.65 ACRES

FILED OF RECORD:
6/15/11 POTTER
4329 county
120 volume page

Robert Keys & Associates
land surveying
mapping
land planning
RK
6806352-1762 Fax(806)352-1942 Email:info@keysurveying.com
4423 S.W. 46th Amarillo, Texas 79108-5405
www.keysurveying.com

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

Property Information	
Property ID: 41115	Geo ID: 20010600500
Legal Acres: 99.0200	
Legal Desc: SECT 106 A B & M LOT	BLOCK 0002 IRREG TRAC
	N BEG 43FT N & 1411.73FT W OF SE COR OF SECT
Situs: E IH 40	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100011508 100.00%
BUDWEISER DISTRIBUTING CO
OF BORGER
PO BOX 9358
AMARILLO, TX 79105-9358

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 487,716
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 487,716

VOL. 4329 PAGE 121

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 06/14/2011			Total Due if paid by: 06/30/2011			0.00

Tax Certificate Issued for:	Taxes Paid in 2010
POTTER COUNTY	2,921.96
AMARILLO	1,512.36
PANHANDLE WD	43.41
AMA COLLEGE	926.47
AMARILLO ISD	5,706.27

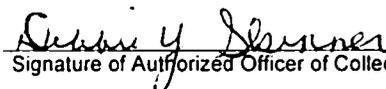
THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2011 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 06/14/2011
Requested By: BUDWEISER DISTRIBUTING CO
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Jun 15, 2011 at 09:25A

Receipt# - 158783

Document Number 01197396:

Amount 20.00

Julie Smith
County Clerk, Potter County

by lae Deputy

Ret to:
Planning Dept
City of Amarillo
PO Box 1971
Amarillo TX 79105

STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By Lydia Smith Deputy

Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.