

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

September 5, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-23 Soncy Estates Unit No. 3, an addition to the City of Amarillo, being a replat of Lot 1, Block 2, Soncy Estates Unit No. 1, and an unplatted tract of land out of a 42.64 acre tract situated in Section 63, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: SW 45th Ave. & Soncy Rd./Loop 335)  
DEVELOPER: Joseph Street

The Designated Official for the City of Amarillo approved the above-mentioned item on August 28, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014014021 on August 28, 2014. Please post your records accordingly.



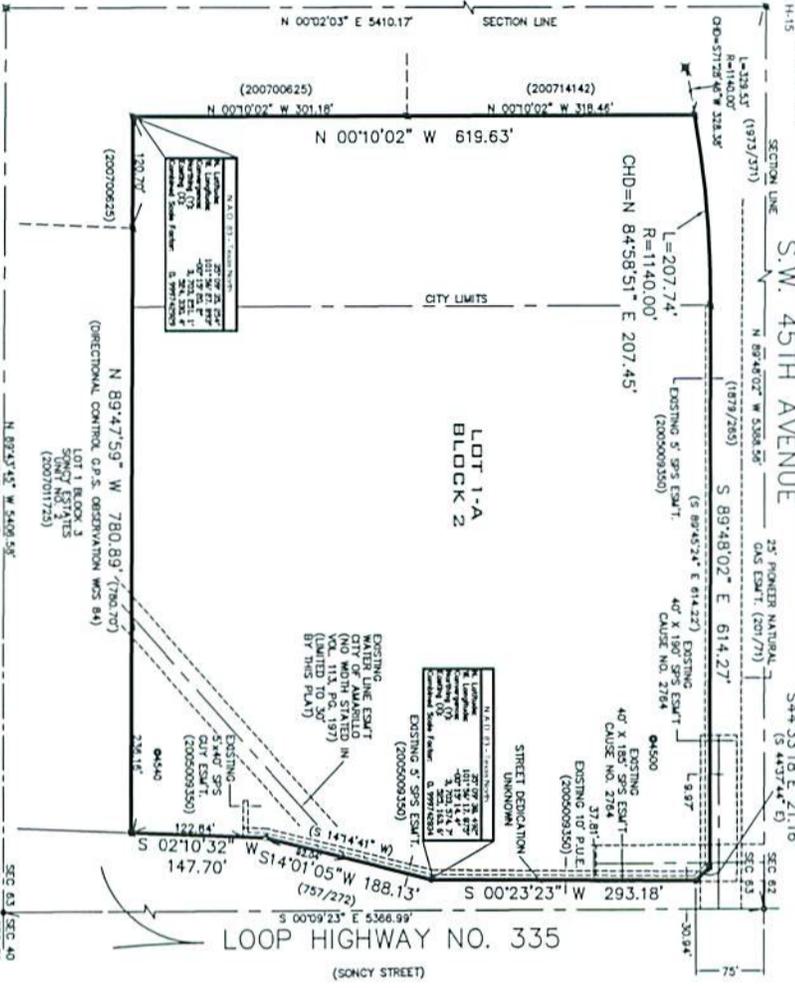
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Kelley Shaw, Planning Director

BLK 9 B51F

SEC 63

H-15



**DESCRIPTION**

A 11.62 acre tract of land out of Section 63, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas, being all of Lot 1, Block 2, Soncy Estates Unit No. 1, an addition to the City of Amarillo, according to the recorded map of partitioned/re-recorded under Cause No. 176, No. 2003030350 of the Official Public Records of Randall County, Texas, and being a portion of the 11.82 acre tract of land being more particularly described by plats and bounds as follows:

Commencing at a railroad spike found at the common corner of Sections 40, 41, 62 and 63 of said Block 9, and from whence a railroad spike found at the common corner of Sections 39, 40, 63 and 64 of said Block 9 bears S. 00° 09' 23" E., (bearings contained herein are relative to true north as determined by G.P.S. observation) 5416.99 feet;

Thence N. 89° 48' 02" W., 30.00 feet along the common line of said Section 62 and 63;

Thence S. 00° 23' 23" W., 75.00 feet along the west right-of-way line of Loop Highway No. 335, as described in that certain Order of the State of Texas recorded in Volume 757, Page 272 of the Deed Records of Randall County, Texas to a 1/2 inch iron rod found at the most westerly/northern and BEGINNING CORNER of this tract of land;

Thence S. 00° 23' 23" W., 203.18 feet along the west right-of-way line of said Loop Highway No. 335 to a Texas Highway Department Brass Cap, found;

Thence S. 14° 01' 05" W., 188.13 feet along the west right-of-way line of said Loop Highway No. 335 to a Texas Highway Department Brass Cap, found;

Thence S. 02° 10' 32" W., 147.70 feet along the west right-of-way line of said Loop Highway No. 335 to 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 northeast corner of Lot 1, Block 3, Soncy Estates Unit No. 2, an addition to the City of Amarillo, according to the recorded map of partitioned/re-recorded under Cause No. 176, No. 2003030350 of the Official Public Records of Randall County, Texas;

Thence N. 89° 47' 59" W., at 600.15 feet with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 1, Block 3, a total distance of 750.89 feet to 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;

Thence N. 00° 10' 02" W., 619.63 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and same being the beginning of a non-integer curve to the right with a radius of 1140.00 feet;

Thence N. 00° 10' 02" W., 619.63 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and same being the most westerly/northern corner of this tract of land;

Thence S. 89° 48' 02" E., 614.27 feet along the south right-of-way line of S.W. 45th Avenue to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly/northern corner of this tract of land;

Thence S. 47° 19' 19" E., 211.6 feet along the southwesterly right-of-way cut-off line of said S.W. 45th Avenue to the POINT OF BEGINNING.

**GRANTEES ADDRESS:**  
 Robert Ed Keys  
 P.O. Box 1971  
 Amarillo, Texas 79101-1971

CENSUS TRACT NO. 21607  
 AP NO. H15  
 S.W. 45TH AVENUE  
 25' PIONEER NATURAL GAS EASEMENT (2017/71)  
 S 44° 33' 18" E 211.6'  
 SEC 63  
 SEC 64  
 SEC 65



**APPROVAL**  
 Approved by the Designee Operator for the City of Amarillo, Texas, on this 28 day of August, 2014.  
 [Signature]

**CERTIFICATE**  
 I do hereby certify that this plat is a true and correct copy of the original map, and that it was prepared from a permit survey made on the ground by me or by others under my direct supervision on the 18th day of April, 2012.  
 [Signature]

**FILED OF RECORD:**  
 B-28-14 RANDALL COUNTY  
 2014014021  
 County Clerk, Texas

**NOTARY ATTEST**  
 State of Texas  
 County of Randall  
 Before me, the undersigned authority on this day personally appeared Laura M. Street, 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 the purposes and consideration therein expressed.  
 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

**NOTARY ATTEST**  
 State of Texas  
 County of Randall  
 Before me, the undersigned authority on this day personally appeared Joseph C. Street, 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.  
 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

**NOTARY ATTEST**  
 State of Texas  
 County of Randall  
 Before me, the undersigned authority on this day personally appeared Joseph C. Street, 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.  
 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

**DEDICATION**  
 The State of Texas  
 County of Randall  
 Know all men by these presents:  
 That Joseph C. Street and Laura M. Street, being the owners of the land shown and described on this plat as called all of said lands to be surveyed, subdivided, platted and designated as Soncy Estates Unit No. 3, an addition 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 25th day of August, 2014.  
 [Signatures]

**NOTARY ATTEST**  
 State of Texas  
 County of Randall  
 Before me, the undersigned authority on this day personally appeared Joseph C. Street, 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.  
 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

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 Given under my hand and seal of office this 25th day of August, 2014.  
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 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

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 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

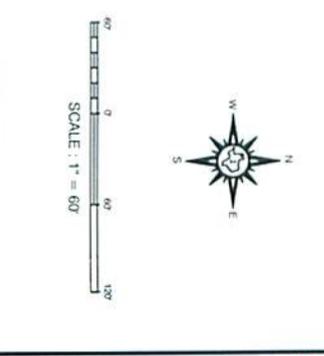
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 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

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 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

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 County of Randall  
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 Given under my hand and seal of office this 25th day of August, 2014.  
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 Given under my hand and seal of office this 25th day of August, 2014.  
 [Signature]

**NOTES**  
 1) A portion of this plat does not lie within the Extrajurisdiction of the City of Amarillo, Texas.  
 2) This plat does not lie within flood hazard areas designated "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Profile No. 42537100000E dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the landowner to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only. (Scaled from small scale FEMA Flood Maps) and should not be construed as a flood elevation study. By this plat, any areas are subject to flooding but are not necessary in flood hazard areas designated "AE" as shown on the referenced FEMA Flood Map, which designates approximate flood hazard areas. Said flood maps do not represent a detailed flood study.  
 3) Property distances and bearings are shown as measured or tied with this survey. Plat and/or deed calls are shown within parentheses when altering from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Plats (1603.15).



**LEGEND:**  
 ■ 3/8" iron rod with cap stamped "KEYS R.P.L.S. 2507" (found)  
 ● 1/2" iron rod with cap stamped "KEYS R.P.L.S. 2507" (found)  
 ● 1/2" iron rod (found)  
 ● 1" iron pipe (found)  
 ● Texas Highway Department Brass Cap (found)  
 ● railroad spike (found)  
 ● "X" cut in stone (found)  
 (Vol/Fg) Instrument recording in County Clerks Office  
 @1234 - address assigned by the City of Amarillo, Texas, subject to change without notice

**SONCY ESTATES UNIT NO. 3**

**ROBERT ED KEYS NOTARY PUBLIC, STATE OF TEXAS**

**ROBERT ED KEYS NOTARY PUBLIC, STATE OF TEXAS**

**ROBERT ED KEYS NOTARY PUBLIC, STATE OF TEXAS**

**ROBERT KEYS & ASSOCIATES**

APP

P-12-23

JS

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
 P. O. BOX 997  
 CANYON, TX 79015-0997

<p><b>PROPERTY OWNER</b>                  =====  <b>NAME . . :</b> STREET JOSEPH C  <b>ADDRESS:</b> STREET LAURA M                  5204 SPARTANBURG DR                  AMARILLO TX 79119</p>	<p><b>PROPERTY DESCRIPTION</b>                  =====                  SECT 63 B S &amp; F                  LOT BLOCK 0009                  1.57 AC TR BEG AT NW                  COR OF LT 1 BLK 2                  SONCY ESTATES # 1                  DKT 14097 CORRECT TAXING DISTRIC</p>
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<p><b>PROPERTY ACCOUNT NUMBER:</b> R 370 0630 0025.0                  Acres: 1.5700</p>	<p><b>TAXES FOR 2013 ARE \$</b> 6,385.70  <b>Randall County Market Value:</b> 324,378  <b>2013 Taxes WITHOUT Exemptions \$</b> 6,385.70</p>
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This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S) =====	TAXING UNIT =====	TAXES, PENALTIES & INTEREST =====
<b>TOTAL Taxes Due \$</b>		<b>.00</b>

The taxes to be imposed by the above listed taxing units for the 2014 taxes have not been calculated.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2013  
 TAX ASSESSOR/COLLECTOR

<p><i>Brenda Davis</i>                  DEPUTY</p>	<p>3/10/2014                  DATE OF TAX CERTIFICATE</p>	<p>FEE PAID \$ 10.00</p>
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Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
 P. O. BOX 997  
 CANYON, TX 79015-0997

<b>PROPERTY OWNER</b> ===== NAME . . : STREET JOSEPH C ADDRESS: STREET LAURA M 5204 SPARTANBURG DR AMARILLO TX 79119	<b>PROPERTY DESCRIPTION</b> ===== SECT 63 B S & F LOT BLOCK 0009 1.43 AC TR BEG 336FT S OF LT 1 BLK 2 SONCY ESTATES # 1 DKT 14099 CORRECT TAXING DISTRIC
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PROPERTY ACCOUNT NUMBER: R 370 0630 0035.0 Acres: 1.4300	TAXES FOR 2013 ARE \$ 2,456.42 Randall County Market Value: 124,780 2013 Taxes WITHOUT Exemptions \$ 2,456.42
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This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S) =====	TAXING UNIT =====	TAXES, PENALTIES & INTEREST =====
TOTAL Taxes Due \$		.00

The taxes to be imposed by the above listed taxing units for the 2014 taxes have not been calculated.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2013  
 TAX ASSESSOR/COLLECTOR

<i>Brenda Davis</i> DEPUTY	3/10/2014 DATE OF TAX CERTIFICATE	FEE PAID \$ 10.00
-------------------------------	--------------------------------------	-------------------

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
 P. O. BOX 997  
 CANYON, TX 79015-0997

<b>PROPERTY OWNER</b> =====	<b>PROPERTY DESCRIPTION</b> =====
<b>NAME . . :</b> STREET JOSEPH C	SONCY ESTATES # 1
<b>ADDRESS:</b> STREET LAURA M	LOT 001 BLOCK 0002
5204 SPARTANBURG DR	
AMARILLO TX 79119	

<b>PROPERTY ACCOUNT NUMBER:</b> R 73 0568 0001.0	<b>TAXES FOR 2013 ARE \$</b> 107,529.15
Acres: 7.2990	<b>Randall County Market Value:</b> 4,959,603
	<b>2013 Taxes WITHOUT Exemptions \$</b> 107,529.15

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S) =====	TAXING UNIT =====	TAXES, PENALTIES & INTEREST =====
		<b>TOTAL Taxes Due \$ .00</b>

The taxes to be imposed by the above listed taxing units for the 2014 taxes have not been calculated.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2013  
 TAX ASSESSOR/COLLECTOR

----- *Frenda Davis* ----- 3/10/2014 ----- FEE PAID \$ 10.00  
 DEPUTY DATE OF TAX CERTIFICATE

# FILED AND RECORDED

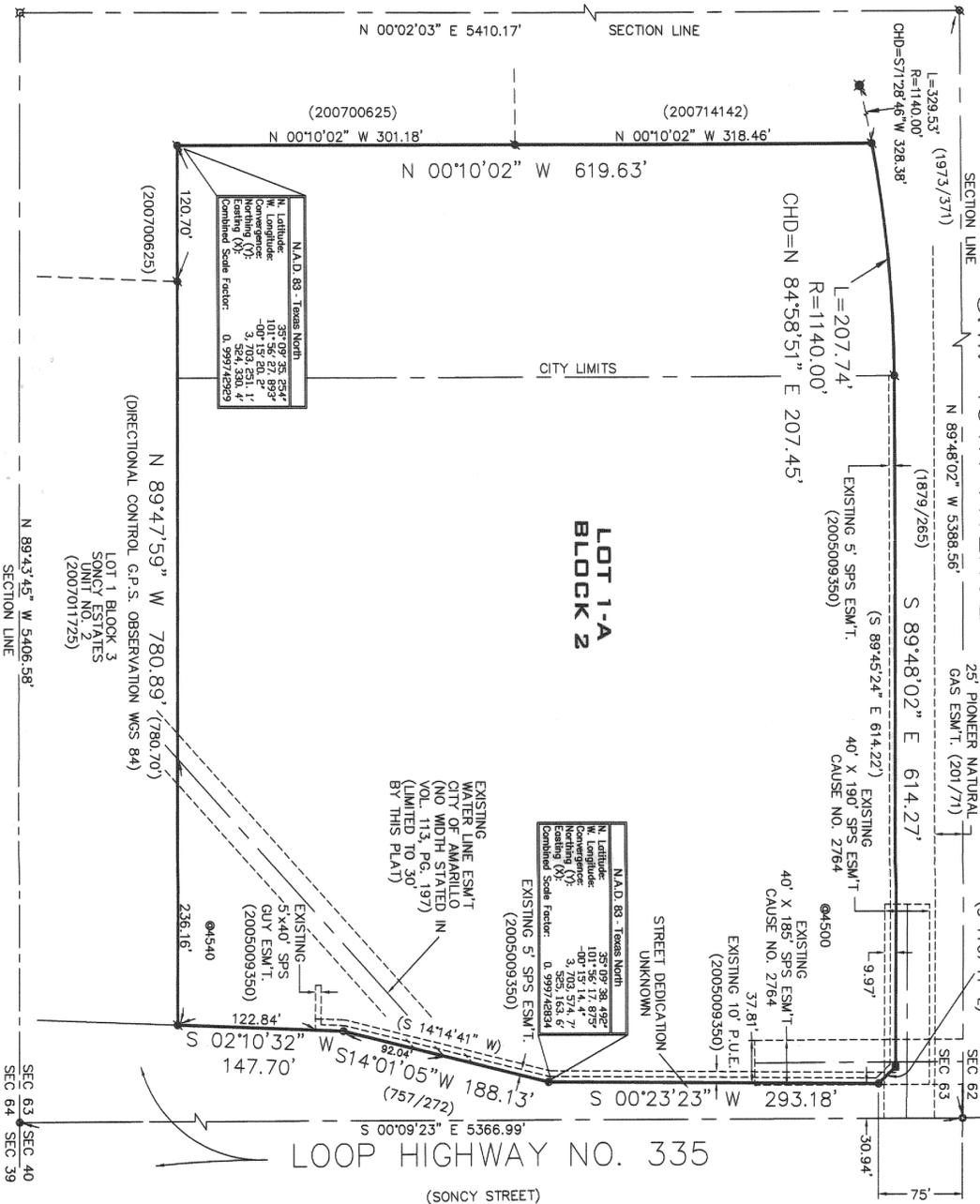
OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2014014021  
08/28/2014 10:27 AM  
Fee: 52.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

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**DESCRIPTION**

A 11.92 acre tract of land out of Section 63, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas, being all of Lot 1, Block 2, Soncy Estates Unit No. 1, an addition to the City of Amarillo, according to the recorded map or plat thereof, recorded under Clerk's File No. 2005009350 of the Official Public Records of Randall County, Texas, and a portion of a tract of land described in that certain Warranty Deed recorded in Volume 422, Page 158 of the Deed Records of Randall County, Texas, and said 11.92 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a railroad spike, found at the common corner of Sections 40, 41, 62 and 63 of said Block 9, and from whence a railroad spike, found at the common corner of Sections 39, 40, 63 and 64 of said Block 9 bears S. 00° 09' 23" E., (bearings contained herein are relative to true north as determined by G.P.S. observation) 5416.99 feet.

Thence N. 89° 48' 02" W., 30.00 feet along the common line of said Section 62 and 63;

Thence S. 00° 23' 23" W., 75.00 feet along the west right-of-way line of Loop Highway No. 335 as described in that certain Deed to the State of Texas recorded in Volume 757, Page 272 of the Deed Records of Randall County, Texas to a 1/2 inch iron rod, found at the most easterly northeast and BEGINNING CORNER of this tract of land;

Thence S. 00° 23' 23" W., 293.18 feet along the west right-of-way line of said Loop Highway No. 335 to a Texas Highway Department Brass Cap, found;

Thence S. 14° 01' 05" W., 188.13 feet along the west right-of-way line of said Loop Highway No. 335 to a Texas Highway Department Brass Cap, found;

Thence S. 02° 10' 32" W., 147.70 feet along the west right-of-way line of said Loop Highway No. 335 to 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 northeast corner of Lot 1, Block 3, Soncy Estates Unit No. 2, an addition to the City of Amarillo, according to the recorded map or plat thereof, recorded under Clerk's File No. 2007011725 of the Official Public Records of Randall County, Texas;

Thence N. 89° 47' 59" W., at 660.19 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 1, Block 3, a total distance of 780.89 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land;

Thence N. 00° 10' 02" W., 619.63 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of this tract of land and same being the beginning of a non-tangent curve to the right with a radius of 1140.00 feet;

Thence S. 89° 48' 02" E., 614.27 feet along the south right-of-way line of S.W. 45th Avenue to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most northerly northeast corner of this tract of land;

**GRANTEES' ADDRESS:**

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

**NOTES**

- 1) A portion of this plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zones "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C005SE, dated June 4, 2010.  
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./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 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 (683.15).

**DEDICATION**

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

That, **Joseph C. Street** and **Laura M. Street**, 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 **Soncy Estates Unit No. 3**, an addition 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 25th day of August, 2014.  
*Joseph C. Street*  
Joseph C. Street  
4500 S. Soncy Road  
Amarillo, Texas 79109  
Phone 806-350-3670

**NOTARY ATTEST**

State of Texas \$  
County of Randall \$

Before me, the undersigned authority on this day personally appeared **Joseph C. Street**, 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 herein expressed.

Given under my hand and seal of office this 25th day of August, 2014.



**NOTARY ATTEST**

Notary Public in and For the State of Texas  
My commission expires: \_\_\_\_\_

State of Texas \$  
County of Randall \$

Before me, the undersigned authority on this day personally appeared **Laura M. Street**, 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 the purposes and consideration herein expressed.

Given under my hand and seal of office this 25th day of August, 2014.



Notary Public in and For the State of Texas  
My commission expires: \_\_\_\_\_

**APPROVAL**

Approved by the Designated Official for the City of Amarillo, Texas, on this 25th day of August, 2014.

Assistant City Manager, Development Services

**CERTIFICATE**

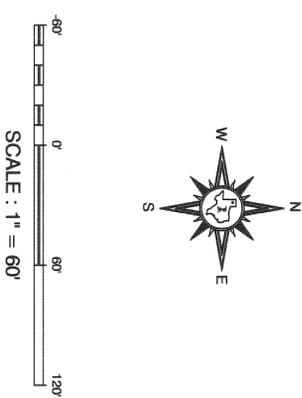
I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 18th day of April, 2012.

*Robert Ed Keys*  
Registered Professional Land Surveyor

FILED OF RECORD:

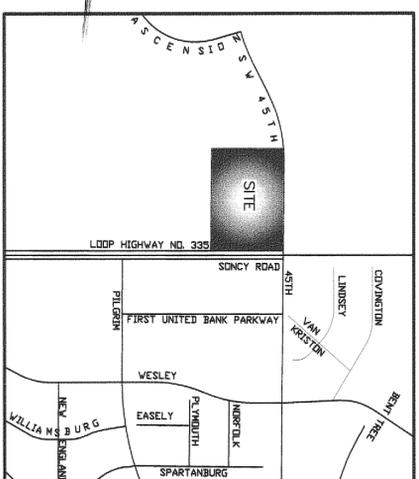
8/28/14 RANDALL  
date county

2014014024  
County Clerk File No.



**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 (found)
- = 1" iron pipe (found)
- = Texas Highway Department brass cap (found)
- = railroad spike (found)
- = "X" cut in stone (found)
- (Vol/Pg) = Instrument recording in County Clerks Office
- @1234 = address assigned by the City of Amarillo (subject to change without notice)
- P.U.E. = public utility easement



**SONCY ESTATES UNIT NO. 3**

An addition to the City of Amarillo, being a replat of Lot 1, Block 2, Soncy Estates Unit No. 1, and an unplatted tract of land out of a 42.64 acre tract situated in Section 63, Block 9, B. S. & F. Survey, Randall County, Texas, 11.92 ± acres

**Robert Keys & Associates**

land surveying  
mapping  
land planning  
Robert Keys & Associates  
(806) 352-1782 Fax (806) 352-1942 Email: info@keysurveying.com  
4423 S.W. 45th Amarillo, Texas 79109-5405  
www.keysurveying.com