



DEVELOPMENT SERVICES  
509 SE 7<sup>TH</sup> AVE  
PO BOX 1971  
AMARILLO TX 79105-1971  
(806) 378-5263

9/10/2015

Justin Wilde  
3333 Peachtree Rd NE 10<sup>th</sup> Floor  
Atlanta, Georgia 30326

**RE: Letter of Action: Approval- Plemon Addition Unit No. 17 – ZB1501746 Final Plat**

Mr. Wilde,

The City of Amarillo has approved the above Final Plat on 9/2/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1280095 on 9/3/2015. 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 [Cris.Valverde@amarillo.gov](mailto:Cris.Valverde@amarillo.gov) or 806/378.4223.

Sincerely,

A handwritten signature in blue ink that reads 'Cris Valverde'.

Cris Valverde  
Senior Planner

D-192

BIK2 AB+m

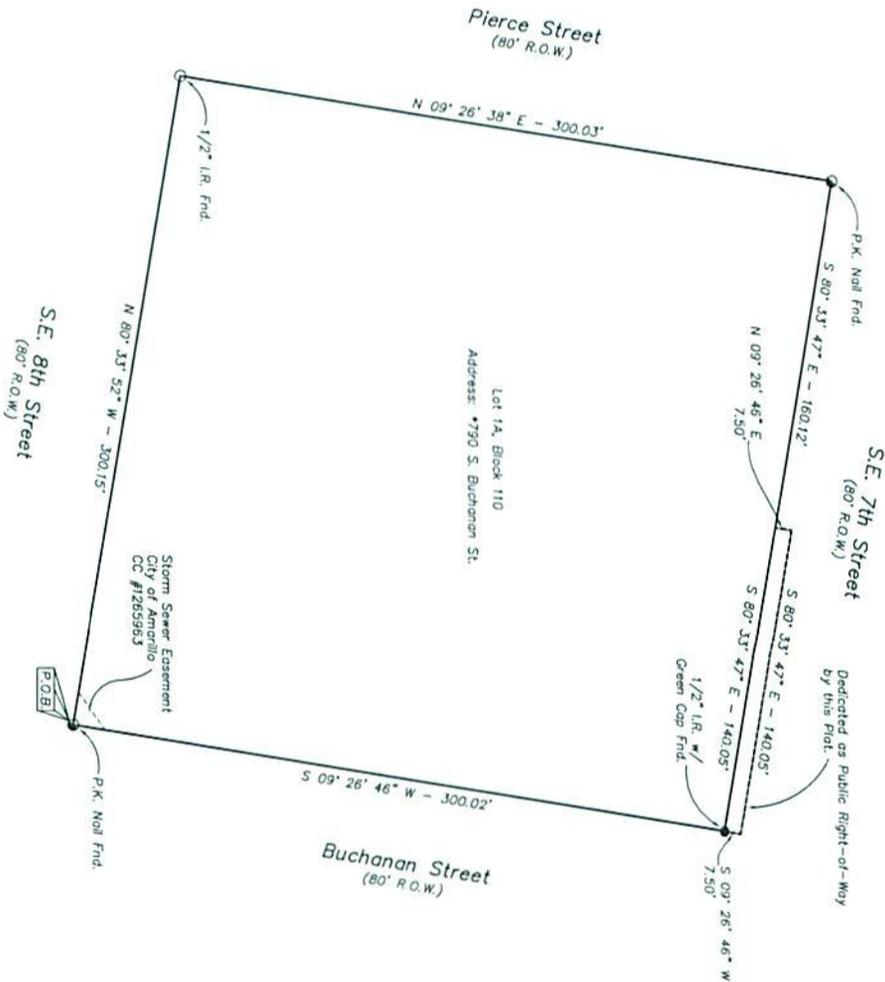
SEC 170

N-12

CENSUS TRACT: #154  
 GRANITE ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79103-1971

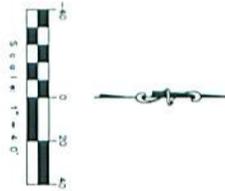


**PLEMONS ADDITION UNIT NO. 17**  
 An addition to the City of Amarillo, being a replat of all of Block 110, Plemons Addition,  
 City of Amarillo, Potter County Texas, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas  
 2.90 ACRES



**LEGEND**

P.O.B. = POINT OF BEGINNING  
 \*M = Address (Subject to change without notice)



**DEDICATION**

STATE OF TEXAS X  
 COUNTY OF POTTER X  
 KNOW ALL PERSONS BY THESE PRESENTS  
 THAT SRS AMARILLO TX LANDCO, L.L.C. ACTING THROUGH THE MANAGER OF ITS MANAGER,  
 JUSTIN WILDE, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS  
 HEREBY DEDICATED AND AGREE TO DEDICATE TO THE CITY OF AMARILLO, TEXAS AND TO DECLARE THAT  
 ALL EXISTING SHOW UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY  
 DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.  
 EXECUTED THIS 27 DAY OF August 2015

JUSTIN WILDE, MANAGER  
 SRS AMARILLO TX LANDCO, L.L.C.  
 6/6 SUNHURST EIGHTY FUNDING, LLC  
 3333 PEACHTREE ROAD, NE, 10th FLOOR  
 ATLANTA, GA 30326  
 (404) 926-5110

**ATTEST**

STATE OF GEORGIA  
 COUNTY OF FULTON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
 APPEARED JUSTIN WILDE, MANAGER OF SRS AMARILLO TX LANDCO, L.L.C.,  
 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 HEREON

KAREN H KING  
 Notary Public on this 27 DAY OF August 2015  
 Clayton County  
 State of Georgia  
 My Commission Expires November 2017  
 Comm. Expires 11/2017

**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.F.L. OF THE CITY OF AMARILLO
2. BEARINGS ARE BASED ON THE CITY OF AMARILLO "WILKINS-STROPHOUSE" COORDINATE SYSTEM. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4837200300, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED UNDERTAKES NOT TO ACCEPT LIABILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS GRANT IS BASED.
4. AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT: 1,050 SQUARE FEET

**LEGAL DESCRIPTION**

FIELD NOTES for a 2.09 acre tract of land being a replat of all of Block 110, Plemons Addition, City of Amarillo, Potter County, Texas, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas.  
 BEGINNING at a P.K. nail found at the intersection of the west right-of-way line of Buchanan Street and the north right-of-way line of S.E. 8th Street for the southeast corner of this tract.  
 THENCE N. 80° 33' 47" E, along said north right-of-way line, a distance of 300.15 feet to a 1/2" iron rod found at the intersection of said north right-of-way line and the east right-of-way line of Pierce Street for the southeast corner of this tract.  
 THENCE N. 09° 26' 46" E, along said east right-of-way line, a distance of 300.03 feet to a P.K. nail found at the intersection of said east right-of-way line and the south right-of-way line of S.E. 7th Street for the northeast corner of this tract.  
 THENCE S. 80° 33' 47" E, along said south right-of-way line, a distance of 160.12 feet to on at corner of this tract.  
 THENCE N. 09° 26' 46" E, a distance of 300.02 feet to on at corner of this tract.  
 THENCE S. 80° 33' 47" E, a distance of 140.05 feet to the west right-of-way line of said Buchanan Street for the northwest corner of this tract.  
 THENCE S. 09° 26' 46" E, along said west right-of-way line, a distance of 7.50 feet pass a 1/2" iron rod found with a green cap, for a total distance of 307.52 feet to the place of BEGINNING and containing 2.09 acres (91,106 square feet) of land.

**CERTIFICATION**

I, RONALD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.  
 THIS 25TH DAY OF August 2015.



RONALD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4353

**APPROVAL**

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 27 DAY OF August 2015.  
 [Signature]

**FILED OF RECORD**

9-3-15 POTTER  
 DATE COUNTY  
 1280095  
 Clerk's File No.

PLEMONS ADDITION UNIT NO. 17  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 40'	FORM NO. 1009(9/90)	DATE: 06/27/2015	FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		DATE: 06/27/2015	FILE NAME:
WILLINGTON, TX 76799		DRAWING NUMBER:	

APP

P-15-21

JS

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

Property Information	
Property ID: 28008	Geo ID: 6510001512
Legal Acres: 0.0000	
Legal Desc: PLEMONS LOT	BLOCK 0110 S 10FT OF 1 & ALL OF 2 & 3 PLUS N 20FT OF 4 WITH ALL OF 8 THRU 10
Situs: 701 S PIERCE ST	AMARILLO, TX 79101
DBA:	
Exemptions:	

Owner ID: 100168852      100.00%  
SPS AMARILLO TX LANDLORD LLC  
% SUNTRUST EQUITY FUNDING LLC  
3333 PEACHTREE RD NE  
ATLANTA, GA 30326-1070

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 169,375
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 207,900
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 377,275

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date:	08/31/2015			Total Due if paid by: 08/31/2015		0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	2,392.00
AMARILLO	1,301.94
PANHANDLE WD	30.26
AMA COLLEGE	782.85
AMARILLO ISD	4,485.80

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2015 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

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: 08/31/2015  
Requested By: SPS AMARILLO TX LANDLORD  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1280095

Filing and Recording Date: 09/03/2015 11:19:27 AM Pages: 3 Recording Fee: \$35.00

I hereby certify that this Instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



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Julie Smith, County Clerk  
Potter County, Texas

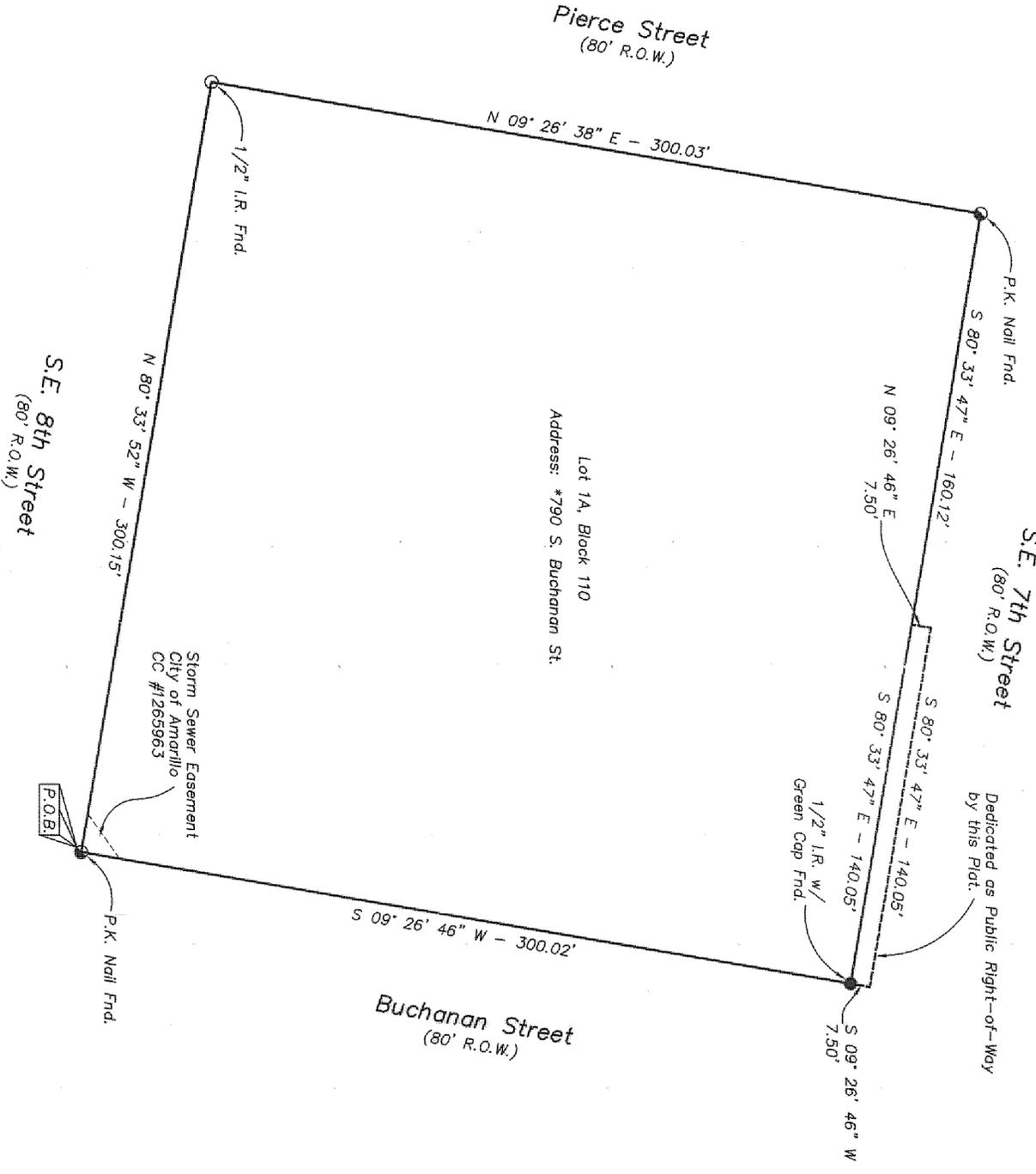
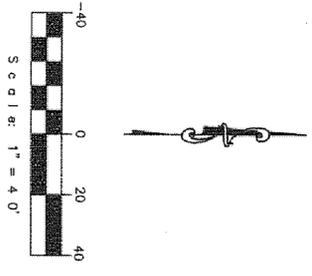
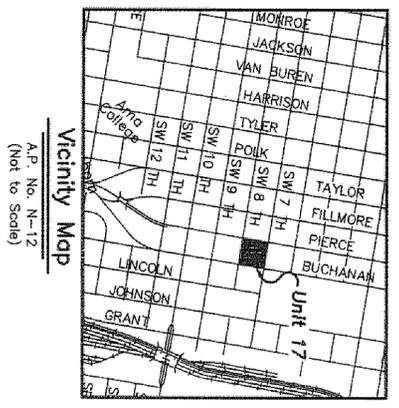
**DO NOT DESTROY - This document is part of the Official Public Record.**

msmith

Re. 1280095

*Plt  
+0:*  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

**PLEMONS ADDITION UNIT NO. 17**  
 An addition to the City of Amarillo, being a replat of all of Block 110, Plemons Addition,  
 City of Amarillo, Potter County Texas, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas  
 2.90 ACRES



Lot 1A, Block 110  
 Address: \*790 S. Buchanan St.

Dedicated as Public Right-of-Way  
 by this Plat.

S.E. 7th Street  
 (80' R.O.W.)

Buchanan Street  
 (80' R.O.W.)

S.E. 8th Street  
 (80' R.O.W.)

**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
2. BEARINGS ARE BASED ON THE CITY OF AMARILLO "WILLIAMS-STOCKHOUSE" COORDINATE SYSTEM. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
3. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837303500, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
4. AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT: 1,050 SQUARE FEET

**LEGAL DESCRIPTION**

FIELD NOTES for a 2.09 acre tract of land being a replat of all of Block 110, Plemons Addition, City of Amarillo, Potter County, Texas, in Section 170, Block 2, A. B. & M. Survey, Potter County, Texas.

BEGINNING at a P.K. nail found at the intersection of the west right-of-way line of Buchanan Street and the north right-of-way line of S.W. 8th Street for the southeast corner of this tract.

THENCE N. 80° 33' 52" W, along said north right-of-way line, a distance of 300.15 feet to a 1/2" iron rod found at the intersection of said north right-of-way line and the east right-of-way line of Pierce Street for the southwest corner of this tract.

THENCE N. 09° 26' 38" E, along said east right-of-way line, a distance of 300.03 feet to a P.K. nail found at the intersection of said east right-of-way line and the south right-of-way line of S.E. 7th Street for the northwest corner of this tract.

THENCE S. 80° 33' 47" E, along said south right-of-way line, a distance of 160.12 feet to an all corner of this tract.

THENCE N. 09° 26' 46" E, a distance of 7.50 feet to an all corner of this tract.

THENCE S. 80° 33' 47" E, a distance of 140.05 feet to the west right-of-way line of said Buchanan Street for the northeast corner of this tract.

THENCE S. 09° 26' 46" W, along said west right-of-way line, a distance of 7.50 feet pass a 1/2" iron rod found with a green cap, for a total a distance of 307.52 feet to the place of BEGINNING and containing 2.09 acres (91,106 square feet) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 25<sup>TH</sup> DAY OF August 2015.



*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263

**APPROVAL**

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 27<sup>TH</sup> DAY OF Sept, 2015.  
*[Signature]*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

**ATTEST**

STATE OF GEORGIA  
 COUNTY OF FULTON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN WILDE, MANAGER OF SUNTRUST EQUITY FUNDING, L.L.C., WHICH IS THE MANAGER OF, SPS AMARILLO TX LANDLORD, L.L.C., 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 27<sup>TH</sup> DAY OF August 2015.

*Karen H. King*  
 KAREN H. KING  
 Notary Public  
 Clayton County  
 State of Georgia  
 My Commission Expires Nov. 22, 2017

**DEDICATION**

STATE OF TEXAS X  
 COUNTY OF POTTER X  
 THAT SPS AMARILLO TX LANDLORD, L.L.C., ACTING THROUGH THE MANAGER OF ITS MANAGER, JUSTIN WILDE, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAS CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS PLEMONS ADDITION UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 27<sup>TH</sup> DAY OF August 2015.

*Justin Wilde*  
 JUSTIN WILDE, MANAGER  
 SPS AMARILLO TX LANDLORD, L.L.C.  
 c/o SUNTRUST EQUITY FUNDING, LLC  
 3333 PEACHTREE ROAD, NE, 10th FLOOR  
 ATLANTA, GA 30326  
 (404) 926-5110

**FILED OF RECORD**

9-3-15  
 DATE  
 188095  
 COUNTY  
 Potter

**PLEMONS ADDITION UNIT NO. 17**

AN ADDITION TO THE CITY OF AMARILLO  
 SCALE: 1" = 40'  
 DATE: 08/07/2015  
 FIRM No. 10909090  
 DRAWN BY: JA  
 FILE NAME:  
**Old Engineering, L.P.**  
 Consulting Engineers & Surveyors  
 806-447-2503  
 P.O. BOX 543  
 WELINGTON, TX 79095  
 DRAWING NUMBER