



DEVELOPMENT SERVICES

509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

12/1/2015

Matt Thomas
517 N. Polk St.
Amarillo, Texas 79109

RE: Letter of Action: Approval- South Park Unit No. 45 – ZB1501788 Final Plat

Mr. Thomas

The City of Amarillo has approved the above Final Plat on 11/10/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015020459 on 11/24/2015. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I



B1K9 B S & F

SEC 30

J-16

DESCRIPTION:

A 3.888 ACRE TRACT OF LAND IN SECTION 30, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE SOUTH LINE OF HILLSIDE ROAD, FOR THE N. E. CORNER OF LOT 3, BLOCK 1, SOUTH PARK ADDITION UNIT NO. 42, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, FILED OF RECORD UNDER CLERK'S FILE NO. 201101336, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THIS TRACT,

THENCE S 89°32'21" E, ALONG THE SOUTH LINE OF SAID HILLSIDE ROAD, 295.35 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°10'38" E, 225.00 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 89°32'21" E, 50.00 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SOUTH PARK ADDITION UNIT NO. 38, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN CLERK'S FILE NO. 2005026344, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

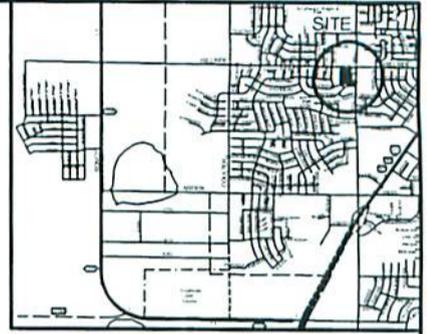
THENCE S 00°10'38" E, 240.23 FEET ALONG THE WEST LINE OF SAID SOUTH PARK ADDITION UNIT NO. 38 TO A 1/2 INCH REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF SAID SOUTH PARK ADDITION UNIT NO. 38.

THENCE S 89°32'21" E 175.00 FEET, ALONG THE SOUTH LINE OF SAID SOUTH PARK ADDITION UNIT NO. 38 TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" IN THE WEST LINE OF BELL STREET.

THENCE S 00°10'38" E, ALONG THE WEST LINE OF BELL STREET, 35.12 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF SOUTH PARK ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 613, PAGE 89, DEED RECORDS OF RANDALL COUNTY, TEXAS.

THENCE S 89°43'59" W, 520.15 FEET, ALONG THE NORTH LINE OF SAID SOUTH PARK ADDITION UNIT NO. 1 TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF SOUTH PARK ADDITION UNIT NO. 43, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER CLERK'S FILE NO. 2012022305, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

THENCE N 00°11'51" W, 506.96 FEET TO THE PLACE OF BEGINNING.



VICINITY MAP NTS

DEDICATION:

STATE OF TEXAS }
COUNTY OF RANDALL } KNOW ALL MEN BY THESE PRESENT

THAT WINPARK PLACE, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SOUTH PARK UNIT NO. 45, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 30, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, LANES AND EASEMENTS.

EXECUTED THIS 28th DAY OF October, 2015

WINPARK PLACE, LLC
BRIAN SHINALL, MANAGER
800 S TYLER ST., STE 1908
AMARILLO, TEXAS 79101
(806) 803-9050

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 31ST DAY OF AUGUST, 2015.

Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2801



ATTEST:

STATE OF TEXAS Potter
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN SHINALL, MANAGER OF WINPARK PLACE, LLC 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28th DAY OF October, 2015

Kathleen Collins
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES June 17, 2019

APPROVALS:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO
11/10/2015
DATE ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES



SOUTH PARK UNIT NO. 45

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 30, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS. (3.888 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: tom@thomasandisrael.com
JOB NO. 13543

APP

P-15-55

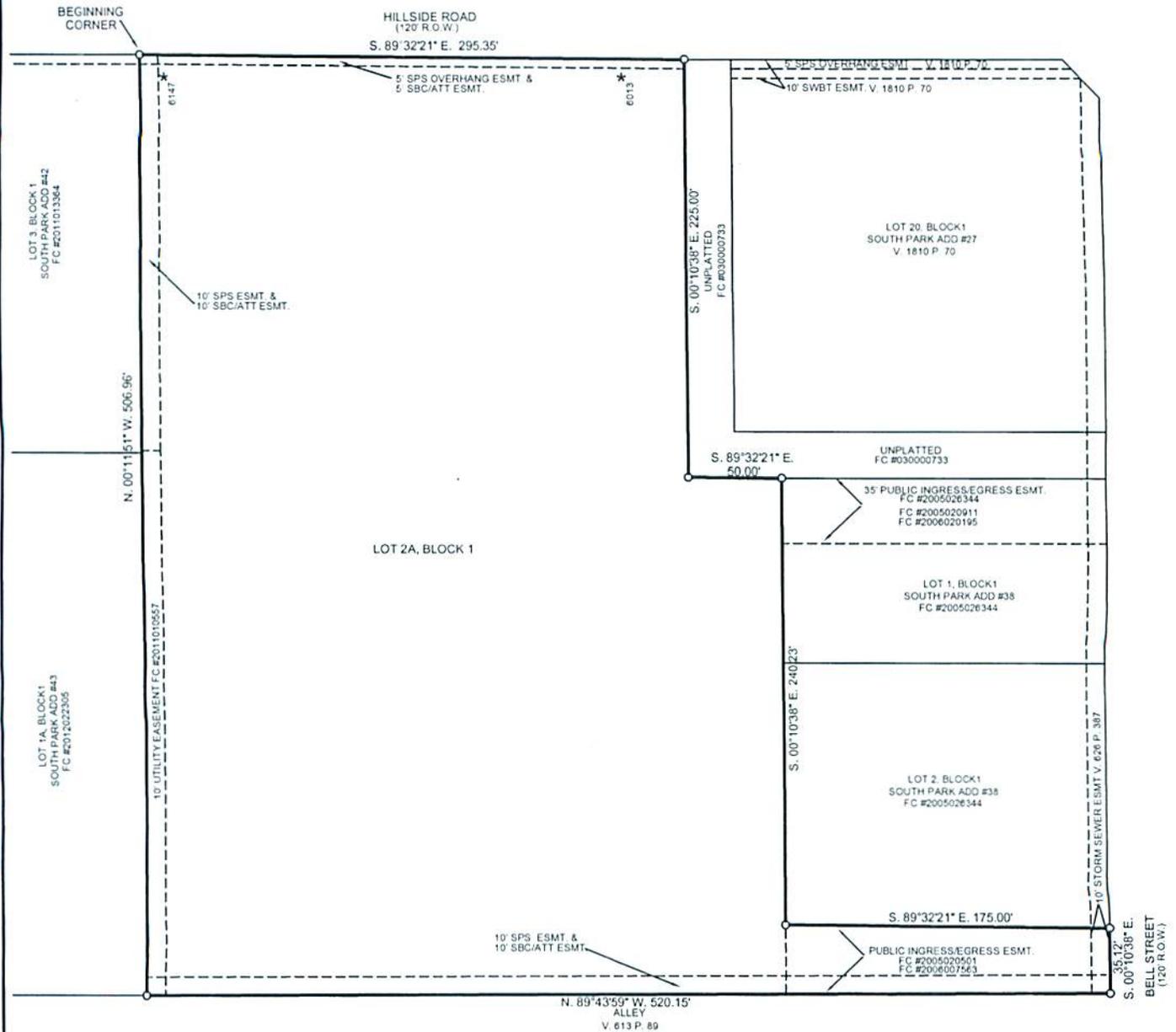
JS

BIK9B3+F

SEC.30

J-16

CENSUS TRACT 216.06
AP NO. J-16



SPC NAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

N/W CORNER

NORTHING/Y = 3698358.5643
EASTING/X = 535592.53265
CONVERGENCE = -02.58.57.13
SCALE FACTOR = 0.897652

N/E CORNER

NORTHING/Y = 3698357.3859
EASTING/X = 535687.8873
CONVERGENCE = -02.59.6.57
SCALE FACTOR = 1.0897639

NOTE:

- 1) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48361C0070E, DATED JUNE 4, 2010.
- 3) BASIS OF BEARING IS SOUTH LINE OF HILLSIDE ROAD

LEGEND:

- 1/2 INCH REBAR (FND)
- SBC/ATT SOUTHWESTERN BELL TELEPHONE/AMERICAN TELEPHONE AND TELEGRAPH
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT EASEMENT
- * ADDRESS (SUBJECT TO CHANGE)



SOUTH PARK UNIT NO. 45

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 30, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS. (3.888 ACRES)

FILED OF RECORD
DATE 11-24-15 COUNTY RANDALL
FILE CLERK NO. 2015020459

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1671
AMARILLO, TEXAS 79105-1971

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
TBPIS FIRM REGISTERED #10079800
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
E-mail: tiingsu@thomasandisrael.com
JOB NO. 13543

APP

P-15-55

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

PROPERTY OWNER
=====

NAME .: ATTEBURY ELEVATORS LLC
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
=====

SECT 30 B S & F
LOT BLOCK 0009
IRREG TR BEG
60FT S & 460FT W OF
NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0300 0001.0 TAXES FOR 2014 ARE \$ 10,440.82
Acres: 3.1100 Randall County Market Value: 485,902
2014 Taxes WITHOUT Exemptions \$ 10,440.82

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 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christina M Murray

DEPUTY

9/14/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX
THOMAS & ISRAEL

T A X C E R T I F I C A T E

NO. 94895

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

PROPERTY OWNER
=====

NAME .: ATTEBURY ELEVATORS LLC
ADDRESS: 3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
=====

SECT 30 B S & F
LOT BLOCK 0009
200FT W X 200FT S
BEG 260FT W & 60FT S
OF NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0300 0050.0 TAXES FOR 2014 ARE \$ 5,157.01
Acres: .9200 Randall County Market Value: 240,000
2014 Taxes WITHOUT Exemptions \$ 5,157.01

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 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine Murray

DEPUTY

9/14/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2015020459

11/24/2015 02:45 PM

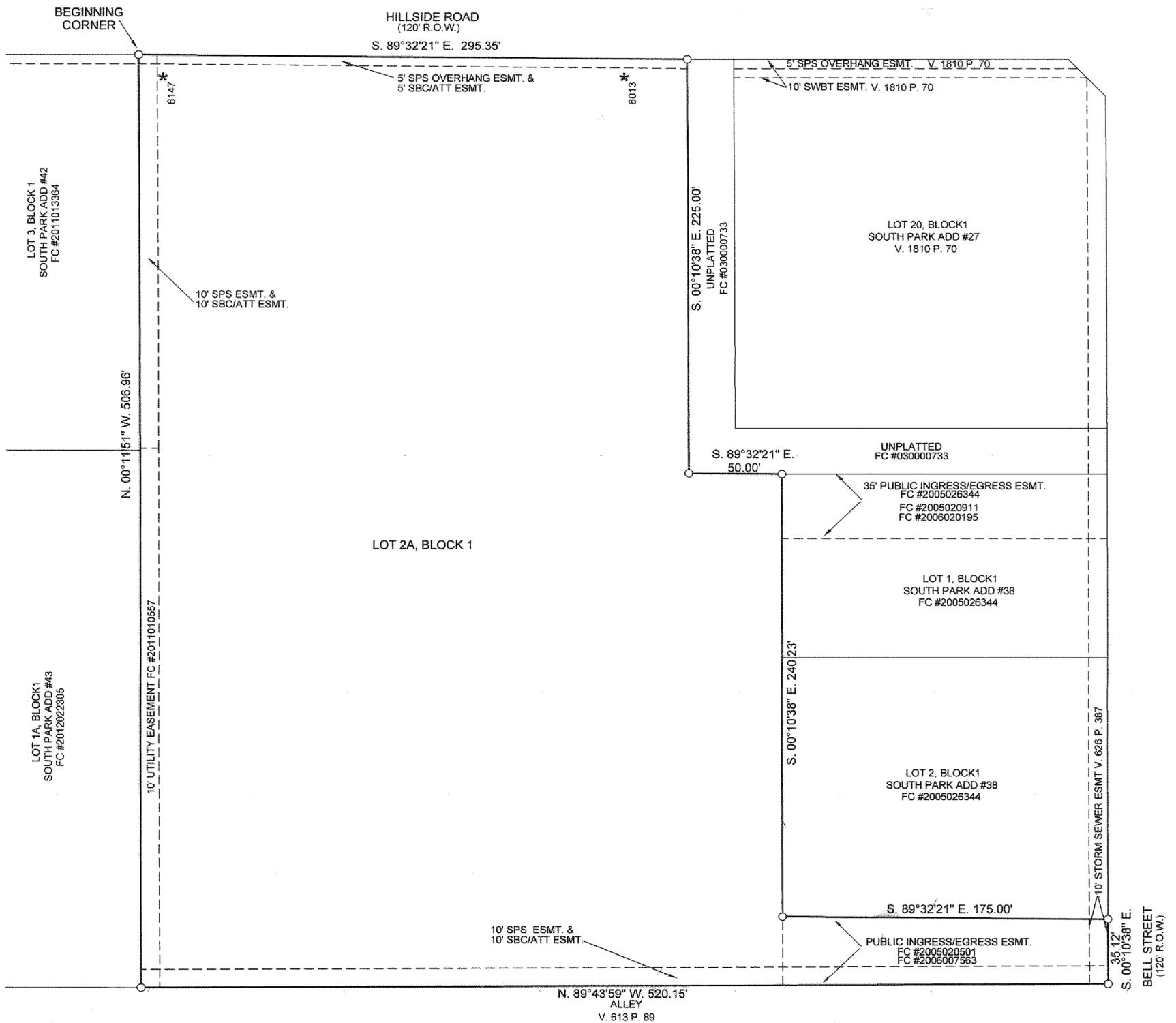
Fee: 85.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

CENSUS TRACT 216.06
AP NO. J-16



SPC NAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

N.W. CORNER

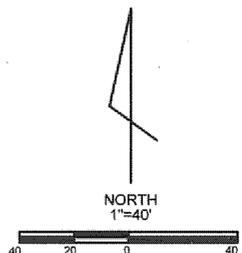
NORTHING/Y= 3698358.5643
EASTING/X= 535392.53265
CONVERGENCE=-02 58 57.13
SCALE FACTOR= 0.897652

N.E. CORNER

NORTHING/Y= 3698357.3859
EASTING/X= 535687.8873
CONVERGENCE=-02 59 6.57
SCALE FACTOR= 1.0897639

NOTE:

- 1) THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
- 2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, DATED JUNE 4, 2010.
- 3) BASIS OF BEARING IS SOUTH LINE OF HILLSIDE ROAD



LEGEND:

- 1/2 INCH REBAR (FND)
- SBC/ATT SOUTHWESTERN BELL TELEPHONE/ AMERICAN TELEPHONE AND TELEGRAPH
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- * ADDRESS (SUBJECT TO CHANGE)

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
11-24-15 RANDALL
DATE COUNTY
2015020459
FILE CLERK NO.

SOUTH PARK UNIT NO. 45

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 30, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS. (3.888 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
19PLS FIRM REGISTERED #10079800
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13543 E-mail tiengsur@thomasandisrael.com

DESCRIPTION:

A 3.888 ACRE TRACT OF LAND IN SECTION 30, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE SOUTH LINE OF HILLSIDE ROAD, FOR THE N. E. CORNER OF LOT 3, BLOCK 1, SOUTH PARK ADDITION UNIT NO. 42, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, FILED OF RECORD UNDER CLERK'S FILE NO. 201101336, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°32'21" E, ALONG THE SOUTH LINE OF SAID HILLSIDE ROAD, 295.35 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°10'38" E, 225.00 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 89°32'21" E, 50.00 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SOUTH PARK ADDITION UNIT NO. 38, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN CLERK'S FILE NO. 2005026344, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

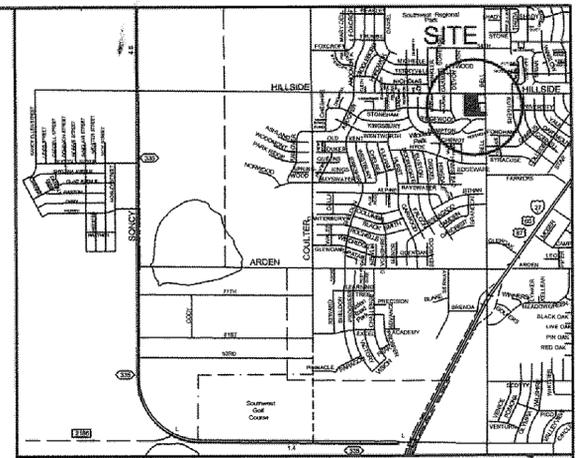
THENCE S 00°10'38" E, 240.23 FEET ALONG THE WEST LINE OF SAID SOUTH PARK ADDITION UNIT NO. 38 TO A 1/2 INCH REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF SAID SOUTH PARK ADDITION UNIT NO. 38;

THENCE S 89°32'21" E 175.00 FEET, ALONG THE SOUTH LINE OF SAID SOUTH PARK ADDITION UNIT NO. 38 TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" IN THE WEST LINE OF BELL STREET;

THENCE S 00°10'38" E, ALONG THE WEST LINE OF BELL STREET, 35.12 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF SOUTH PARK ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD IN VOLUME 613, PAGE 89, DEED RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S 89°43'59" W, 520.15 FEET, ALONG THE NORTH LINE OF SAID SOUTH PARK ADDITION UNIT NO. 1 TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF SOUTH PARK ADDITION UNIT NO. 43, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER CLERK'S FILE NO. 2012022305, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE N 00°11'51" W, 506.96 FEET TO THE PLACE OF BEGINNING.



VICINITY MAP NTS

DEDICATION:

STATE OF TEXAS }
COUNTY OF RANDALL } KNOW ALL MEN BY THESE PRESENT

THAT WINPARK PLACE, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SOUTH PARK UNIT NO. 45, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 30, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, LANES AND EASEMENTS.

EXECUTED THIS 28th DAY OF October, 2015.

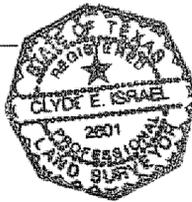
Brian Shinall

WINPARK PLACE, LLC
BRIAN SHINALL, MANAGER
600 S. TYLER ST., STE 1908
AMARILLO, TEXAS 79101
(806) 803-9056

CERTIFICATE:

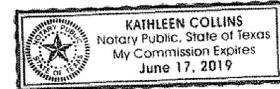
I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 31ST DAY OF AUGUST, 2015.

Clyde E. Israel
CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601



ATTEST:

STATE OF TEXAS
COUNTY OF Potter



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN SHINALL, MANAGER OF WINPARK PLACE, LLC 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28th DAY OF October, 2015.

Kathleen Collins

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: June 17, 2019

APPROVALS:

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO.

11/10/2015
DATE

[Signature]
ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

SOUTH PARK UNIT NO. 45

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 30, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS.
(3.888 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
TBPLS FIRM REGISTERED #10079800
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820 E-mail: tiengsur@thomasandisrael.com
JOB NO. 13543