DEVELOPMENT SERVICES
808 S Buchanan St.
AMARILLO TX 79105-1971
(806) 378-5263

3/8/2016

Daryl Furman
3501 S. Georgia Street-Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval- Soncy Estates Unit No. 5 – ZB1504463 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 2/23/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016002793 on 2/23/2016. 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.

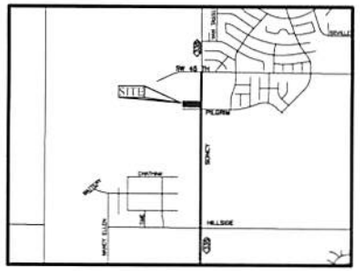
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is david.soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

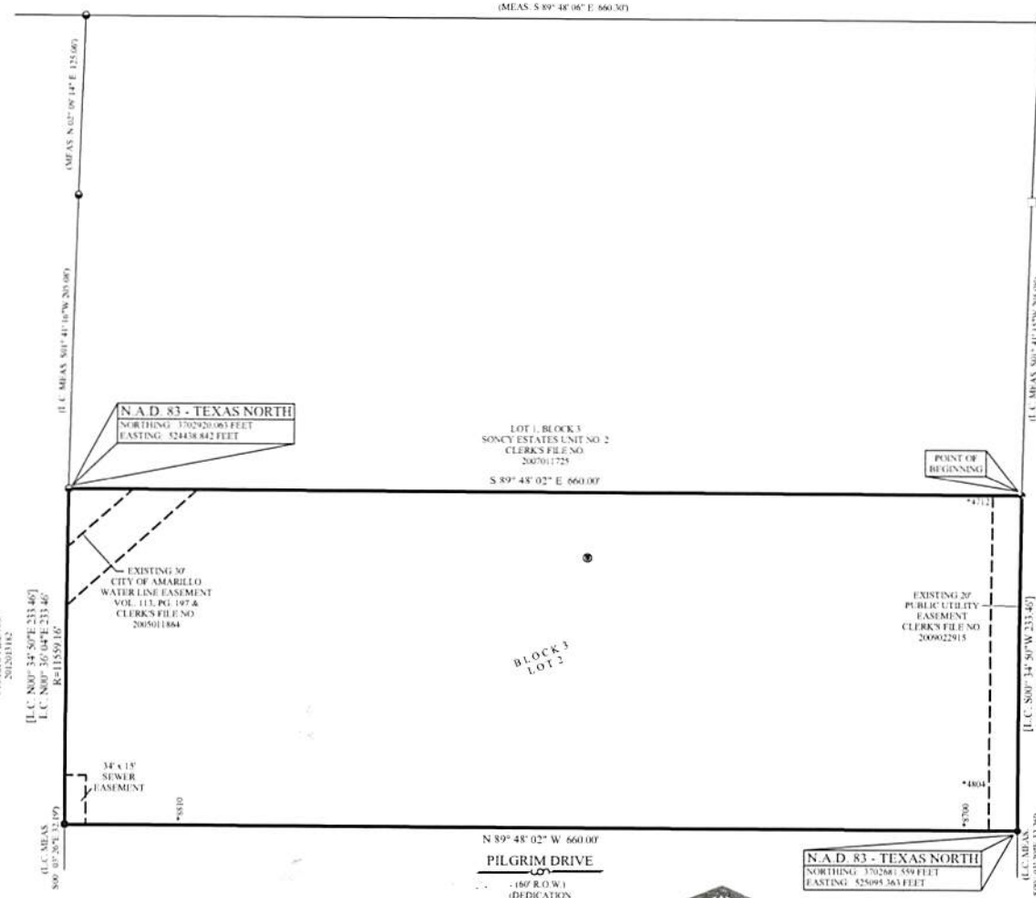
David Soto
Planner I

2010 CENSUS TRACT # 216.08 A.P. # H-15



VICINITY MAP

NOT TO SCALE



L E G E N D:

- 1/2" IRON ROD W/ CAP FND
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- R.O.W. MONUMENT W/ BRASS CAP FND
- WELL
- ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- [ ] ITEMS IN BRACKETS FROM PREVIOUSLY RECORDED INFORMATION

N
W E
S

SCALE 1"= 60'

0 30 60 120

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0065E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 3.537 acre tract of land out of Section 63, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas, being 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 tract of land 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 northeast corner of this tract of land and the southeast corner of Lot 1, Block 3 of Soncy Estates Unit No. 2 an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2007011725 of the Official Public Records of Randall County, Texas and said point being on a curve to the right with a radius of 11559.16 feet;

Thence Southwesterly along said curve and the westerly right-of-way line of Loop Highway No. 335 as described in that certain instrument recorded in Volume 757, Page 272 of the Deed Records of Randall County, Texas, an arc distance of 233.46 feet and a chord of S. 00° 34' 50" W., bearings contained herein are relative to true north as determined by G.P.S. observation, 233.46 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land;

Thence N. 89° 48' 02" W., 660.00 feet 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, said point being on a curve to the right with a radius of 11559.16 feet;

Thence Northeasterly, along said curve, an arc distance of 233.46 and a chord of N. 00° 34' 50" E., 233.46 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 the southwest corner of corner of said Lot 1;

Thence S. 89° 48' 02" E., 660.00 feet, along the south line of said Lot 1, to the POINT OF BEGINNING.

(Description as provided in instrument recorded under Clerk's File No. 2011011538, Official Public Records, Randall County, Texas.)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, STEVE McGAVOCK, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS SONCY ESTATES UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 11 DAY OF Feb, 2016

STEVE McGAVOCK
McGAVOCK FAMILY LAND COMPANY OF AMARILLO, LLC
6312 MILWAUKEE AVENUE
LUBBOCK, TX 79424
(806) 783-8484

SONCY ESTATES UNIT NO. 5

AN ADDITION TO
THE CITY OF AMARILLO
BEING AN UNPLATTED
TRACT OF LAND IN
SECTION 63, BLOCK 9,
B.S. & F. SURVEY,
RANDALL COUNTY, TEXAS
3.53± ACRES

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS ON THIS 22 DAY OF February, 2016

CHAIRMAN

ATTEST

THE STATE OF TEXAS

COUNTY OF Lubbock

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE McGAVOCK.

THIS 11th DAY OF February, 2016

NOTARY PUBLIC, STATE OF TEXAS

NIKKI CHRESTMAN
Notary Public, State of Texas
My Commission Expires 08-16-2019

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 28TH DAY OF AUGUST, 2015.

DARYL R. FURMAN R.P.L.S. 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
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TEXAS FIRM #10092400 & 10092401

P.O. BOX 1116 · AMARILLO, TEXAS 79105 · (806) 374-5190 · FAX (806) 374-1178
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 935-6158 · FAX (806) 935-6167

PROJECT NO. 1517472P FILE NO. H-15
DRAWING NO. P:\SUB 15\RANDALL\H-15\1517472\

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

FILED OF RECORD

2-23-16 (DATE) RANDALL (COUNTY)

20160002793
CLERK'S DOCUMENT NO.

20160002793 PLAT Total Pages: 3

APP P-16-04 JS BK9 BS+F SEC 63 H-15

ANNEX
FURMAN LAND SURVEYORS **T A X C E R T I F I C A T E** NO. 94891

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 ..: MCGAVOCK FAMILY LAND
ADDRESS: COMPANY OF AMARILLO LLC
PO BOX 65137
LUBBOCK TX 79464

PROPERTY DESCRIPTION
==========
SECT 63 B S & F
LOT BLOCK 0009
660FT W X 233.46FT S TR
BEG APPX 1028 FT S & 100FT W
OF NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0630 0003.0 **TAXES FOR 2014 ARE $** 17,864.63
Acres: 3.5370 **Randall County Market Value:** 821,457
2014 Taxes WITHOUT Exemptions $ 17,864.63

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

DEPUTY

9/14/2015
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

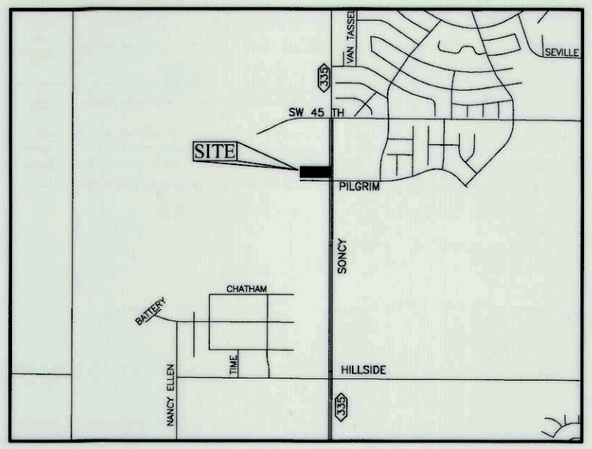
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016002793
02/23/2016 03:47 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 216.08 A.P.# H-15



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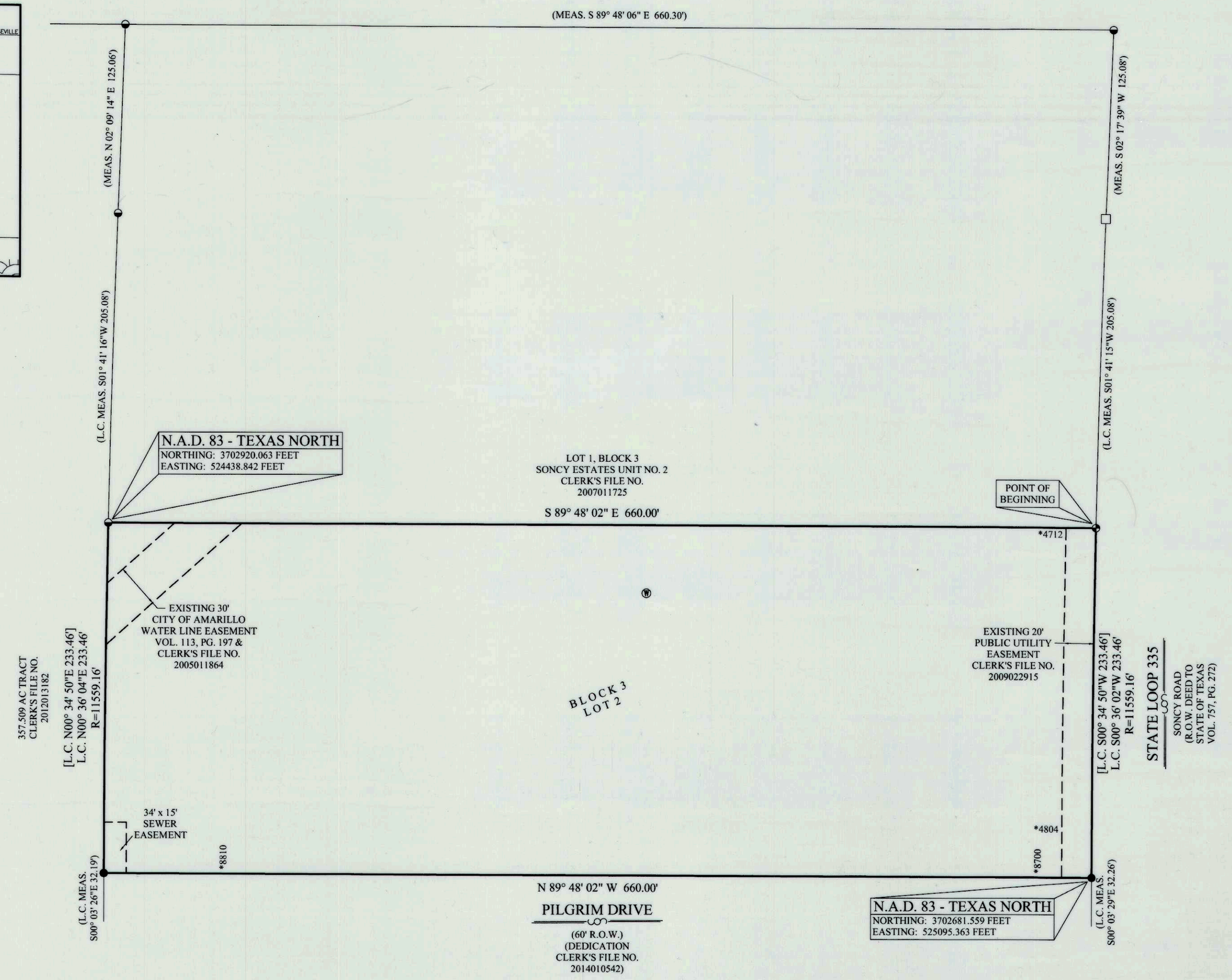

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NOTARY PUBLIC, STATE OF TEXAS

NIKKI CHRESTMAN
Notary Public, State of Texas
My Commission Expires 08-18-2019

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STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

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