



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

3/8/2016

Robert Keys  
4423 W. 45<sup>th</sup> Ave  
Amarillo, TX 79109

**RE: Letter of Action: Approval- Sundown Estates Unit No. 1 – ZB1504472 Final Plat**

Mr. Keys,

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. 2016002792 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](mailto:david.soto@amarillo.gov) or 806.378.6289

Sincerely,

A handwritten signature in black ink that reads 'David Soto'.

David Soto  
Planner I

SEC 177

N-19

Census Tract No. 217.02  
AP Map No. N-19

Notes

- 1) This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0230E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's basin flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. 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./FIRM, 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 parentheses and are being shown 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).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on the survey plat.
- 6) This plat is subject to Aviation Height Hazard Restriction. Therefore, an Aviation Clear Zone Easement with a maximum building height of 4,750 feet M.S.L. has been filed in accordance with this plat.

Dedication

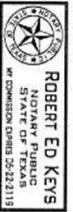
The State of Texas \$  
County of Randall \$  
Know all men by these presents:

That, **Diego Flores**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Suburban Subdivision No. 1 a suburban subdivision to the City of Amarillo, Texas, and does desire that the public use, terms and easements shown upon such map or plat are dedicated to the public use, terms and easements, streets, alleys, drives and easements, unless noted specifically with the geographic information shown.

Diego Flores,  
P.O. Box 1258  
Canyon, Texas 79015  
(806) 681-8570

Notary Attest

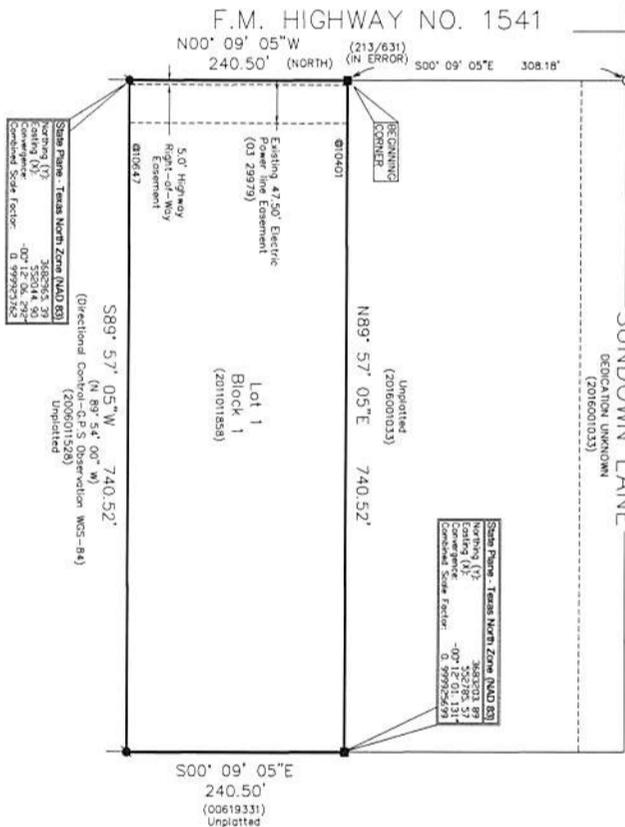
State of Texas \$  
County of Randall \$  
Before me, the undersigned authority on this day personally appeared **Diego Flores**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.



Robert Ed Keys  
Notary Public in and For the State of Texas  
My commission expires 05/22/2018

NW Cor. N89°55'00"E  
Sec. 177 55.00'

SUNDOWN LANE  
DEDICATION UNKNOWN  
(2016001033)



Legend:

- = 3/8 inch iron rod with a cap sts moped "KEYS" R.P.L.S. 2507 (set)
  - = 1/2 inch iron rod with a cap sts moped "FURNAN" R.P.L.S. 5347 (found)
  - = 1/2 inch iron rod (found)
  - = 1/2 inch iron pipe (found)
- @1234- Address assigned by the City of Amarillo (subject to change without notice)
- SFS - Southwestern Public Service Co.  
AT&T - American Telephone & Telegraph Co.  
SUD - Suddenlink Communications Co.  
L = 6 x 6 SFS, SUD, & AT&T Easement  
P.U.E. = Public Utility Easement  
L = Instrument recorded in County Clerk's Office



Description

A 4.08 acre tract of land out of a 9.32 acre tract of land described in that certain instrument recorded under Clerk's File No. 2011011858 of the Official Public Records of Randall County, Texas, all situated in Section 177, Block 2, A. B. & M. Survey, Randall County, Texas; and said tract of land being further described by metes and bounds as follows:

Commencing at the northwest corner of said Section 177;

Thence N. 89° 55' 00" E., 55.00 feet, per previous deed, to a 1/2 inch iron pipe, found at the northwest corner of said 9.32 acre tract of land.

Thence S. 00° 09' 05" E., along the monumented east right-of-way line of F.M. Highway No. 1541, (dedication in error in Volume 213, Page 631 of the Deed Records of Randall County, Texas, 308.18 feet to a 3/8 inch iron rod with a cap stamped "KEYS" R.P.L.S. 2507", set at the northwest and BEGINNING CORNER of this tract of land and the southwest corner of 4.39 acre tract of land described in that certain instrument recorded under Clerk's File No. 2011014084 of the Official Public Records of Randall County, Texas;

Thence N. 89° 57' 05" E., 740.52 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 and same being the southeast corner of said 4.39 acre tract of land.

Thence S. 00° 09' 05" E., 240.50 feet along the west line of a 11175 acre tract of land described in that certain instrument recorded under Clerk's File No. 0061933 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod with a cap stamped "FURNAN" R.P.L.S. 5347", found at the southwest corner of this tract of land and the southeast corner of said 9.32 acre tract of land and the northeast corner of a 5.10 acre tract of land described in that certain instrument recorded under Clerk's File No. 2008011528 of the Official Public Records of Randall County, Texas;

Thence S. 89° 57' 05" W., 740.52 feet to a 1/2 inch iron rod with a cap stamped "FURNAN" R.P.L.S. 5347", found at the southwest corner of this tract of land, the southwest corner of said 9.32 acre tract of land and the northwest corner of said 5.10 acre tract of land.

Thence N. 00° 09' 05" W., 240.50 feet along the monumented east right-of-way line of F.M. Highway No. 1541 to the POINT OF BEGINNING.

Approval

Approved by the B-City-County Health Department  
Health Official  
*[Signature]*  
Date **Feb 22, 2016**

Approval

Approved by Designated Official for the City of Amarillo, Texas, this **23** day of **FEB**, 2016  
*[Signature]*  
Designated Official

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 29th day of April 2011 & 18th day of August, 2011.

*[Signature]*  
Registered Professional Land Surveyor  
Job #20160102

Sundown Estates  
Unit No. 1

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 177, Block 2, A. B. & M. Survey, Randall County, Texas  
4.08± Acres

Robert Keys & Associates



Filed of Record:  
2-23-16  
2016002792  
County Clerk, Rio Hondo

Randall County

APP

P-16-06

JS

N:\17Randall2-ABMISec177NWWC Fm1541 & Sundown Apache Conc Sundown Est 1tdwg\FM 1541 & Sundown Lane Tract 2 City Plat.dwg: 2/21/2016 12:37:11 PM

BIK2ABM

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 ..: FLORES JOE
ADDRESS: FLORES DIEGO
604 7TH AVE
CANYON TX 79015

PROPERTY DESCRIPTION

=====
SECT 177 A B & M
LOT BLOCK 0002
4.093 AC TR BEG 55FT E
& 358.18FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1770 0035.0 TAXES FOR 2015 ARE \$ 409.27
Acres: 4.0930 Randall County Market Value: 24,558
2015 Taxes WITHOUT Exemptions \$ 409.27

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Total Taxes Due \$ .00

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

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2015
TAX ASSESSOR/COLLECTOR

Signature of Sharon Hollingsworth
DEPUTY DATE OF TAX CERTIFICATE 1/11/2016 FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2016002792  
02/23/2016 03:47 PM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

**Notes**

- 1.) This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 02300E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. 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.
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- 6.) This plat is subject to Aviation Height Hazard Restriction. Therefore, an Aviation Clear Zone Easement with a maximum building height of 4,750 feet M.S.L. has been filed in accordance with this plat.

**Dedication**

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

That, **Diego Flores**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Sundown Estates Unit No. 1** a suburban subdivision 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 5th day of Feb., 2016.  
*[Signature]*  
Diego Flores,  
P.O. Box 1256  
Canyon, Texas 79015  
(806) 681-8570

**Notary Attest**

Before me, the undersigned authority on this day personally appeared **Diego Flores**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

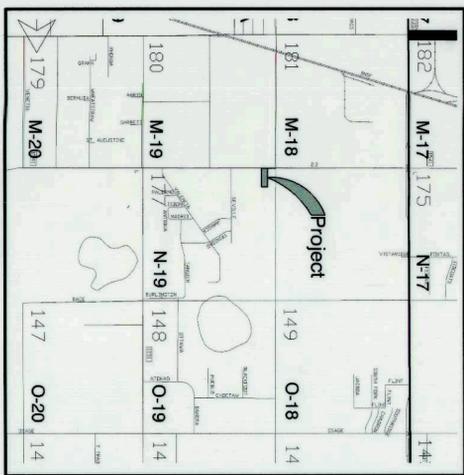
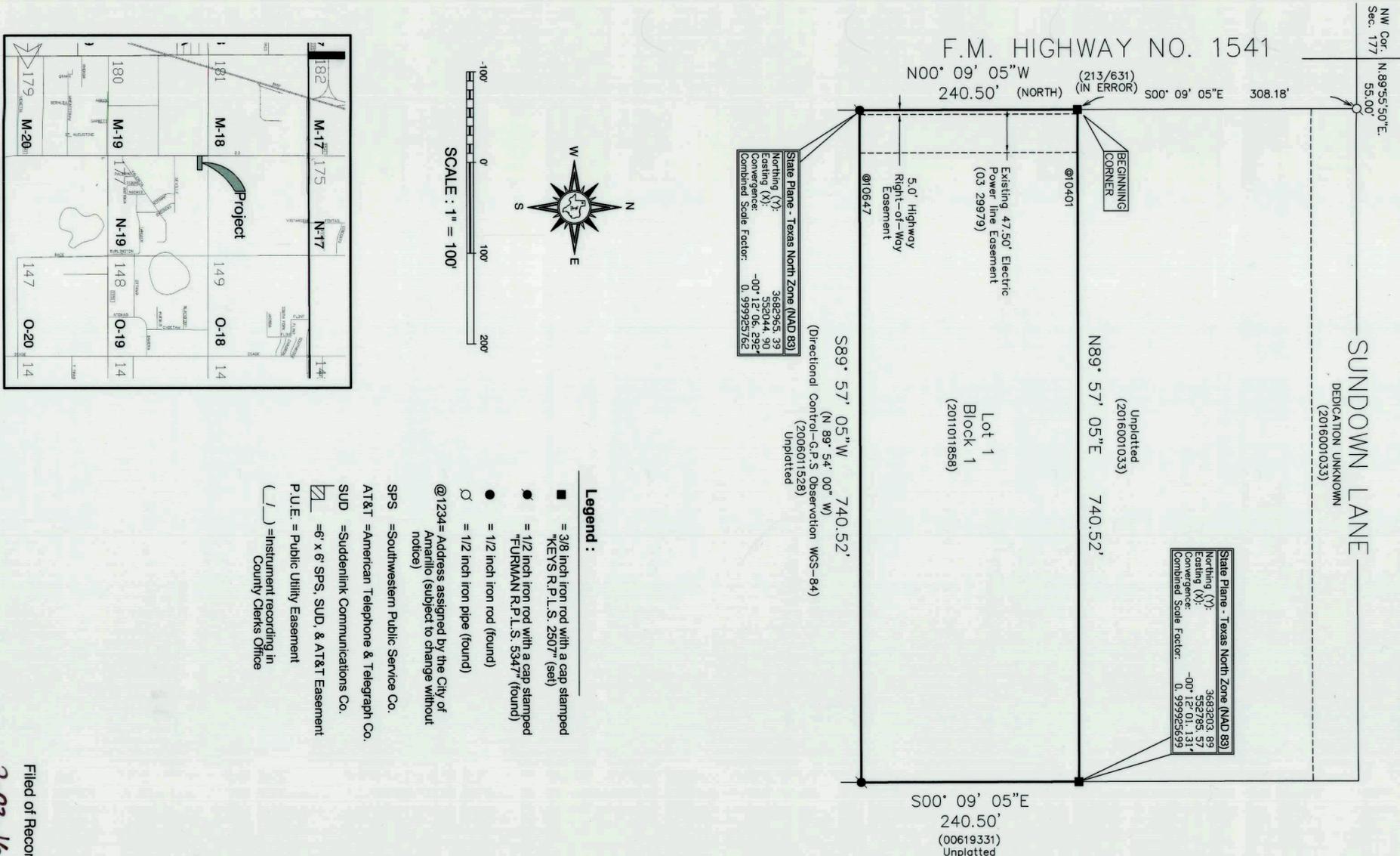
Given under my hand and seal of office this 5th day of Feb., 2016.



*[Signature]*  
Notary Public in and For the State of Texas  
My commission expires 6/22/19

Grantee's Address:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

Grantee's Address:  
Randall County Road Department  
301 W. Hwy. No. 80  
Canyon, Texas 79015



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Commencing at the northwest corner of said Section 177;  
Thence N. 89° 55' 50" E., 55.00 feet, per previous deed, to a 1/2 inch iron pipe, found at the northwest corner of said 9.32 acre tract of land;

Thence S. 00° 09' 05" E., along the monumented east right-of-way line of F.M. Highway No. 1541, dedication in error in Volume 213, Page 637 of the Deed Records of Randall County, Texas, 308.18 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest and **BEGINNING CORNER** of this tract of land and the southeast corner of 4.39 acre tract of land described in that certain instrument recorded under Clerk's File No. 2011014094 of the Official Public Records of Randall County, Texas;  
Thence N. 89° 57' 05" E., 740.52 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 and same being the southeast corner of said 4.39 acre tract of land;

Thence S. 00° 09' 05" E., 240.50 feet along the west line of a 111.75 acre tract of land described in that certain instrument recorded under Clerk's File No. 0061933 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 5374", found at the southeast corner of this tract of land and the southeast corner of said 9.32 acre tract of land and the northeast corner of a 5.10 acre tract of land described in that certain instrument recorded under Clerk's File No. 2006011528 of the Official Public Records of Randall County, Texas;  
Thence S. 89° 57' 05" W., 740.52 feet to a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 5374", found at the southwest corner of this tract of land, the southwest corner of said 9.32 acre tract of land and the northwest corner of said 5.10 acre tract of land;  
Thence N. 00° 09' 05" W., 240.50 feet along the monumented east right-of-way line of F.M. Highway No. 1541 to the **POINT OF BEGINNING**.

**Approval**

Approved by the Bi-City-County Health Department:  
*[Signature]*  
Health Official  
Date Feb 22, 2016

**Approval**

Approved by Designated Official for the City of Amarillo, Texas, this 23rd day of February, 2016.  
*[Signature]*  
Designated City Official

**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 29th day of April 2011 & 18th day of August, 2011.

Registered Professional Land Surveyor  
Job #20160102



**Sundown Estates Unit No. 1**

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 177, Block 2, A. B. & M. Survey, Randall County, Texas  
4.08± Acres

Robert Keys & Associates



(806) 352-1782 Email: rk@keysurveying.com  
423 S.W. 45th Avenue, Amarillo, Texas 79109-5605  
Firm No. 10034400 www.keysurveying.com

Filed of Record : 2-23-16  
date  
County Clerk File No. AD16008792

Randall county