DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79105-1971
(806) 378-5263

5/9/2016

Daryl R. Furman
Furman Land Surveyor
3501 S. Georgia St. Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval- Sunset Substation Unit No.1 – ZB1600332 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 4/27/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1292128 on 4/28/2016. 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.

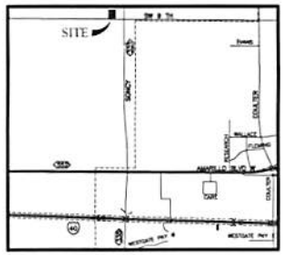
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is david.soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

David Soto
Planner I

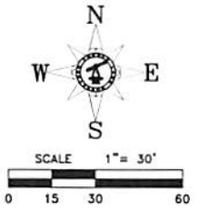
2010 CENSUS TRACT # 143 A.P. # H-11



VICINITY MAP
NOT TO SCALE

UNPLATTED
RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608

S 89° 30' 31" E 240.00'



SCALE 1" = 30'
0 15 30 60

LEGEND

●	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
○	BRASS "GLO" CAP FND
✕	1" IRON PIPE FND
●	1/2" IRON ROD W/CAP FND
○	FENCE POST FND
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
RM	RECORD MONUMENT

UNPLATTED
RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608

N 00° 29' 29" E 290.00'

BLOCK 1
LOT 1

S 00° 29' 29" W 290.00'

UNPLATTED
RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608

260.00'

*3812

*3802

N 89° 30' 31" W 240.00'

30' ADDITIONAL
RIGHT-OF-WAY
DEDICATED PER THIS PLAT

30.00'

N.A.D. 83 - TEXAS NORTH
NORTHING: 372041.660 FEET
EASTING: 524506.343 FEET
SCALE FACTOR: 0.99991786

N.A.D. 83 - TEXAS NORTH
NORTHING: 372039.575 FEET
EASTING: 524746.361 FEET
SCALE FACTOR: 0.99991786

RM

POINT OF BEGINNING

RM

N 89° 30' 31" W 240.00'

W. 9TH AVENUE

S 89° 30' 31" E 1,426.47'

N 00° 29' 29" E 450.00'

SECTION 78 | SECTION 59
SECTION 77 | SECTION 60

RM

(MEAS. N 89° 30' 31" W 1914.01')

SECTION 59 | SECTION 44
SECTION 60 | SECTION 43

(MEAS. N 89° 30' 31" W 450.00')

NOTES

1) THIS PLAT IS WITHIN THE AMARILLO ETJ.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0594C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) 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 SYSTEM 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 THIS SURVEY PLAT.

DESCRIPTION

A 1.598 acre tract of land out of Section 59, Block 9, BS&F Survey, Potter County, Texas, as deeded to Ruth Emeline Bush recorded in Volume 80, page 608 of the Official Public Records of Potter County, Texas, and being further described by metes and bounds as follows:

The point of beginning as a 1/2" rebar with red plastic cap marked "Kelley-RPLS-1563" (such type rebar with such type cap hereafter being referred to as a K-Cap) set in the North right-of-way line of West 9th Avenue, for the Southeast corner of this tract, from whence a 1/2" iron pipe found in the centerline of West 9th Avenue and Soncy Road, for the Southeast corner of Said Section 59 bears S 00° 29' 29" W - 30.00' and S 89° 30' 31" E - 450.00';

THENCE N 89° 30' 31" W on the South line of this tract, same being the North right-of-way line of West 9th Avenue, for a distance of 240.00 feet to a K-Cap, set for the Southwest corner of this tract;

THENCE N 00° 29' 29" E on the West line of this tract for a distance of 290.00 feet to a K-Cap, set for the Northwest corner of this tract;

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THENCE S 00° 29' 29" W on the East line of this tract for a distance of 290.00 feet to the Point of Beginning;

Said tract contains 1.598 acres of land.

(Description per instrument recorded in Volume 2550, Page 315 of the Official Public Records of Potter County, Texas.)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, SEAN L. FREDERIKSEN FOR SOUTHWESTERN PUBLIC SERVICE COMPANY, INC., 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 SUNSET SUBSTATION UNIT NO. 1, AS 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 24th DAY OF March, 2016.

SOUTHWESTERN PUBLIC SERVICE COMPANY
SEAN L. FREDERIKSEN, MANAGER SITING & LAND
600 S. TYLER STREET, SUITE 18
AMARILLO, TX 79101
(806) 378-2436

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SEAN L. FREDERIKSEN

THIS 24th DAY OF March, 2016.

LaJena Ware
NOTARY PUBLIC, STATE OF TEXAS

SUNSET SUBSTATION UNIT NO. 1

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 59, BLOCK 9,
BS&F SURVEY,
POTTER COUNTY, TEXAS
1.598± ACRES

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT
ON THIS 25th DAY OF March, 2016.

HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO
TEXAS, ON THIS 27 DAY OF April, 2016.

DESIGNATED CITY OFFICIAL

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

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 24TH DAY OF FEBRUARY, 2016.

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

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10004000 & 10002401

P.O. BOX 1316 - AMARILLO, TEXAS 79105 - (806) 374-2746 - FAX (806) 373-1138
P.O. BOX 304 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-2407

PROJECT NO. 1618249 FILE NO. 1618249
DRAWING NO. P:\SUB 16\POTTER\H-11\1618249

GRANTEE'S ADDRESS

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

4-28-16 (DATE) POTTER (COUNTY)
1292128
CLERK'S DOCUMENT NO.

1292128
04/28/2016 01:41 PM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

D-217

BLK 9 BS&F
SEC 59
H-11
P-19-18
ADD
JS

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
7226

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

Property Information

Property ID: 47017 Geo ID: 37005903000
Legal Acres: 1.6000
Legal Desc: SECT 59 B S & F LOT BLOCK 0009 240FT W X 290FT N BEG 450FT W & 30FT N OF SE COR OF SECT
Situs: SW 9TH AVE AMARILLO, TX 79124
DBA:
Exemptions:

Owner ID: 69309 100.00%
SOUTHWESTERN PUBLIC SERVICE
% PROPERTY TAX DEPARTMENT
PO BOX 840
DENVER, CO 80201-0840

For Entities
PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	16,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	16,000

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: 02/29/2016 Total Due if paid by: 02/29/2016 0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	106.24
PANHANDLE WD	1.26

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2016 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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/29/2016
Requested By: SOUTHWESTERN PUBLIC SERVI
Fee Amount: 10.00
Reference #:

True Automation, Inc.

ANNEX
FURMAN LAND SURVEYORS **T A X C E R T I F I C A T E** NO. 95298

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 ..: SOUTHWESTERN PUBLIC SERVICE
ADDRESS: % PROPERTY TAX DEPARTMENT
PO BOX 840
DENVER CO 80201

PROPERTY DESCRIPTION
==========
SECT 59 B S & F
LOT BLOCK 0009
240FT W X 290FT N
BEG 450FT W & 30FT
N OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0590 3000.0 **TAXES FOR 2015 ARE $** 202.89
Acres: 1.6000 **Randall County Market Value:** 16,000
2015 Taxes WITHOUT Exemptions $ 202.89

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 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christina McMurray
DEPUTY

2/29/2016
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED and RECORDED

Instrument Number: 1292128

Filing and Recording Date: 04/28/2016 01:41:18 PM Pages: 4 Recording Fee: $39.00

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.

Julie Smith, County Clerk
Potter County, Texas

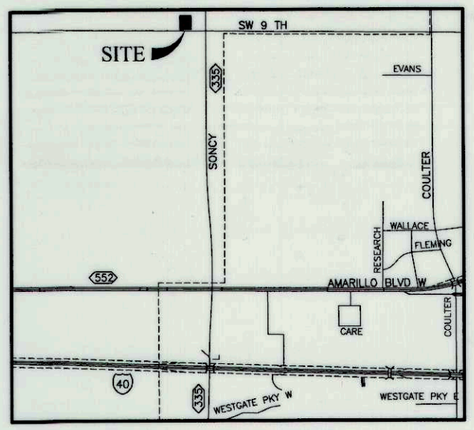
DO NOT DESTROY - This document is part of the Official Public Record.

lseaton

Re: 1292128

AMARILLLO CITY
PLANNING DEPT
PO BOX 1971
AMARILLO, TX 79105

2010 CENSUS TRACT # 143 A.P.# H-11



VICINITY MAP

NOT TO SCALE

LEGEND:

⊕	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
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⋈	1" IRON PIPE FND
◒	1/2" IRON ROD W/ CAP FND
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RM	RECORD MONUMENT

UNPLATTED

RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608

S 89° 30' 31" E 240.00'

UNPLATTED
RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608
N 00° 29' 29" E 290.00'

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LOT 1

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S 00° 29' 29" W 290.00'

RUTH EMELINE BUSH ESTATE
VOLUME 80, PAGE 608
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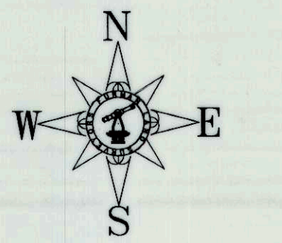

SCALE 1"= 30'

0 15 30 60

*8812

*8802

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EASTING: 524506.343 FEET
SCALE FACTOR: 0.99991766

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POINT OF BEGINNING

30.00'

RM

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(MEAS. N 00° 29' 29" E 30.00')

SECTION 78 | SECTION 59
RM
SECTION 77 | SECTION 60

(MEAS. N 89° 30' 31" W 4914.01')

SECTION 59 | SECTION 44
SECTION 60 | SECTION 43

(MEAS. N 89° 30' 31" W 450.00')

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THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, SEAN L. FREDERIKSEN FOR SOUTHWESTERN PUBLIC SERVICE COMPANY, INC., 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 SUNSET SUBSTATION UNIT NO. 1, 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 24th DAY OF March, 2016.

Sean L. Frederiksen

SOUTHWESTERN PUBLIC SERVICE COMPANY, INC.
SEAN L. FREDERIKSEN, MANAGER SITING & LAND RIGHTS
600 S. TYLER STREET, SUITE 18
AMARILLO, TX 79101
(806) 378-2436

LAJENA WARE
Notary Public, State of Texas
My Commission Expires
November 26, 2017

ATTEST

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SEAN L. FREDERIKSEN
THIS 24th DAY OF March, 2016.

Lajena Ware
NOTARY PUBLIC, STATE OF TEXAS

SUNSET SUBSTATION UNIT NO. 1

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 59, BLOCK 9,
BS&F SURVEY,
POTTER COUNTY, TEXAS
1.598± ACRES

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT
ON THIS 25th DAY OF March, 2016.

J. W. Lee, RS
HEALTH OFFICER

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO
TEXAS, ON THIS 27 DAY OF April, 2016.

DESIGNATED CITY OFFICIAL

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 24TH DAY OF FEBRUARY, 2016.

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

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

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

POTTER COUNTY ROAD AND
BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

4-28-16 (DATE) Potter (COUNTY)

1292128
CLERK'S DOCUMENT NO.

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1618249 FILE NO. 1618249
DRAWING NO. P:\SUB 16\POTTER\H-11\1618249