



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

5/11/2016

Cindy Beyer
4109 SW 33rd Ave
Amarillo, TX 79109

RE: Letter of Action: Approval- Sunset Park Addition Unit No. 13 Final Plat

Ms. Beyer,

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. 1292129 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

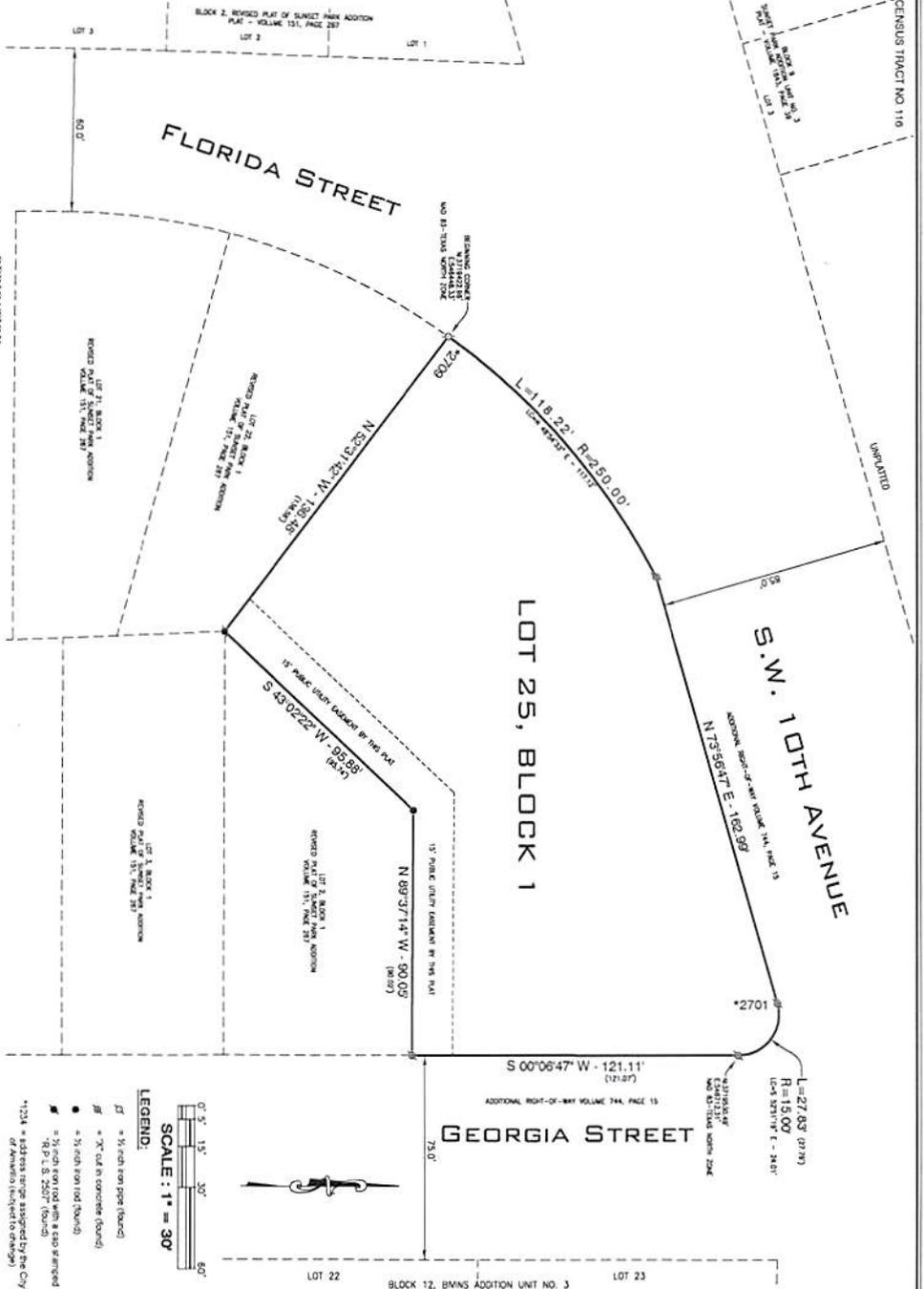
Laura Bergey
Current Planner I



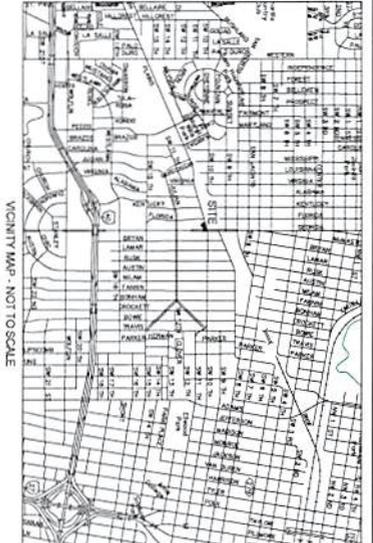
BIK2AB+M

SEC 226

L-12



NOTES: 1. This plat does not lie within the Environmental Jurisdiction of the City of Amarillo, Texas. 2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 4837620530C, dated June 4, 2010. 3. Boundary line dimensions shown herein are as measured or field with this survey. Boundary line dimensions shown in parentheses are shown dimensions that are not field but are shown dimensions as noted in the 1911 U.S. General Flood and Precipitation Frequency Report (GFR-115). 4. Bearings shown herein are relative to Grid North, N.A.D. 83, Texas North Zone.



DEDICATION: The State of Texas, County of Potter. Know all men by these presents, that Jeffrey L. Lohr, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as SUNSET PARK ADDITION UNIT NO. 13, an addition to the City of Amarillo, Texas, and does declare that all easements shown upon such map or plat are dedicated to the public forever to be used as such.

CERTIFICATE: I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a correct and accurate subdivision on the ground by me or by others under my direct supervision on the 28th day of March, 2016.

Jeffrey L. Lohr, Surveyor, 1000 S. Georgia Street, Amarillo, Texas 79102-1331. Signed April 27, 2016.

Allyson Reynolds, Notary Public, 1000 S. Georgia Street, Amarillo, Texas 79102-1331. Signed April 27, 2016.

APPROVAL: Approved by the designated official for the City of Amarillo, Texas, on this 27th day of April, 2016. City of Amarillo, Texas. Signature: [Signature]

GRANTER'S ADDRESS: 1000 S. Georgia Street, Amarillo, Texas 79102-1331. Signed by April 27, 2016. Signature: [Signature]

NOTARY PUBLIC: Allyson Reynolds, Notary Public, 1000 S. Georgia Street, Amarillo, Texas 79102-1331. Signed April 27, 2016. Signature: [Signature]

SUNSET PARK ADDITION UNIT NO. 13. AN ADDITION TO THE CITY OF AMARILLO. BEING A REPLAT OF LOT 23 AND A PORTION OF LOTS 1 AND 24, BLOCK 1, REVISED PLAT OF SUNSET PARK ADDITION IN SECTION 226, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS. 0.704 ACRES. CORNERSTONE LAND SURVEYING, 4109 S.W. 33rd Avenue, Amarillo, Texas 79109. (806) 352-9193 • info@cornerstonelandsurveying.com • Firm Reg. No. 100009500

APP

P-16-27

J5

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

Property Information

Property ID: 34834 Geo ID: 7812000575
Legal Acres: 0.0000
Legal Desc: SUNSET PARK LOT 023 BLOCK 0001
Situs: SW 10TH AVE AMARILLO, TX
DBA:
Exemptions:

Owner ID: 100243043 100.00%
TAYLOR LAURA K
TAYLOR JEFFREY
1000 S GEORGIA ST
AMARILLO, TX 79102-1331

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	13,848
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	13,848

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: 04/22/2016

Total Due if paid by: 04/30/2016

0.00

Tax Certificate Issued for:

POTTER COUNTY	91.96
AMARILLO	48.57
PANHANDLE WD	1.09
AMA COLLEGE	28.74
AMARILLO ISD	164.65

Taxes Paid in 2015

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)].

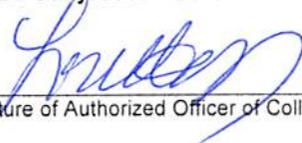
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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

Date of Issue: 04/22/2016
Requested By: TAYLOR LAURA K
Fee Amount: 10.00
Reference #: R-078-1200-0575



Signature of Authorized Officer of Collecting Office

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

Property Information

Property ID: 34812 Geo ID: 7812000025
 Legal Acres: 0.0000
 Legal Desc: SUNSET PARK LOT 000 BLOCK 0001 ALL OF 1 AND 24
 Situs: 1000 S GEORGIA ST AMARILLO, TX 79104
 DBA:
 Exemptions:

Owner ID: 100156962 100.00%
 TAYLOR LAURA K
 TAYLOR JEFFERY A
 1000 S GEORGIA ST
 AMARILLO, TX 79102-1331

For Entities

Value Information

AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	62,258
AMARILLO ISD	Land HS:	0
PANHANDLE WD	Land NHS:	96,260
POTTER COUNTY	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	158,518

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: 04/22/2016

Total Due if paid by: 04/30/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	1,052.59
AMARILLO	555.95
PANHANDLE WD	12.52
AMA COLLEGE	328.93
AMARILLO ISD	1,884.77

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)].

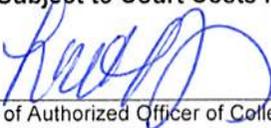
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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

Date of Issue: 04/22/2016
 Requested By: TAYLOR LAURA K
 Fee Amount: 10.00
 Reference #: R-078-1200-0025



Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 1292129

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.



A handwritten signature in cursive script that reads "Julie Smith".

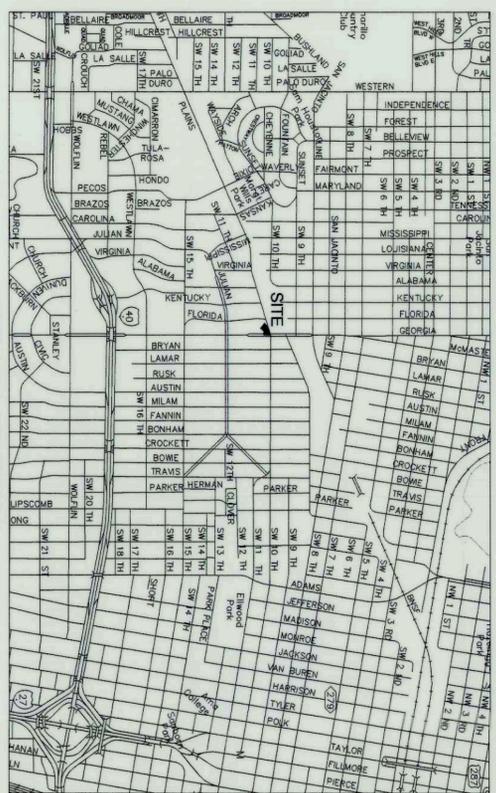
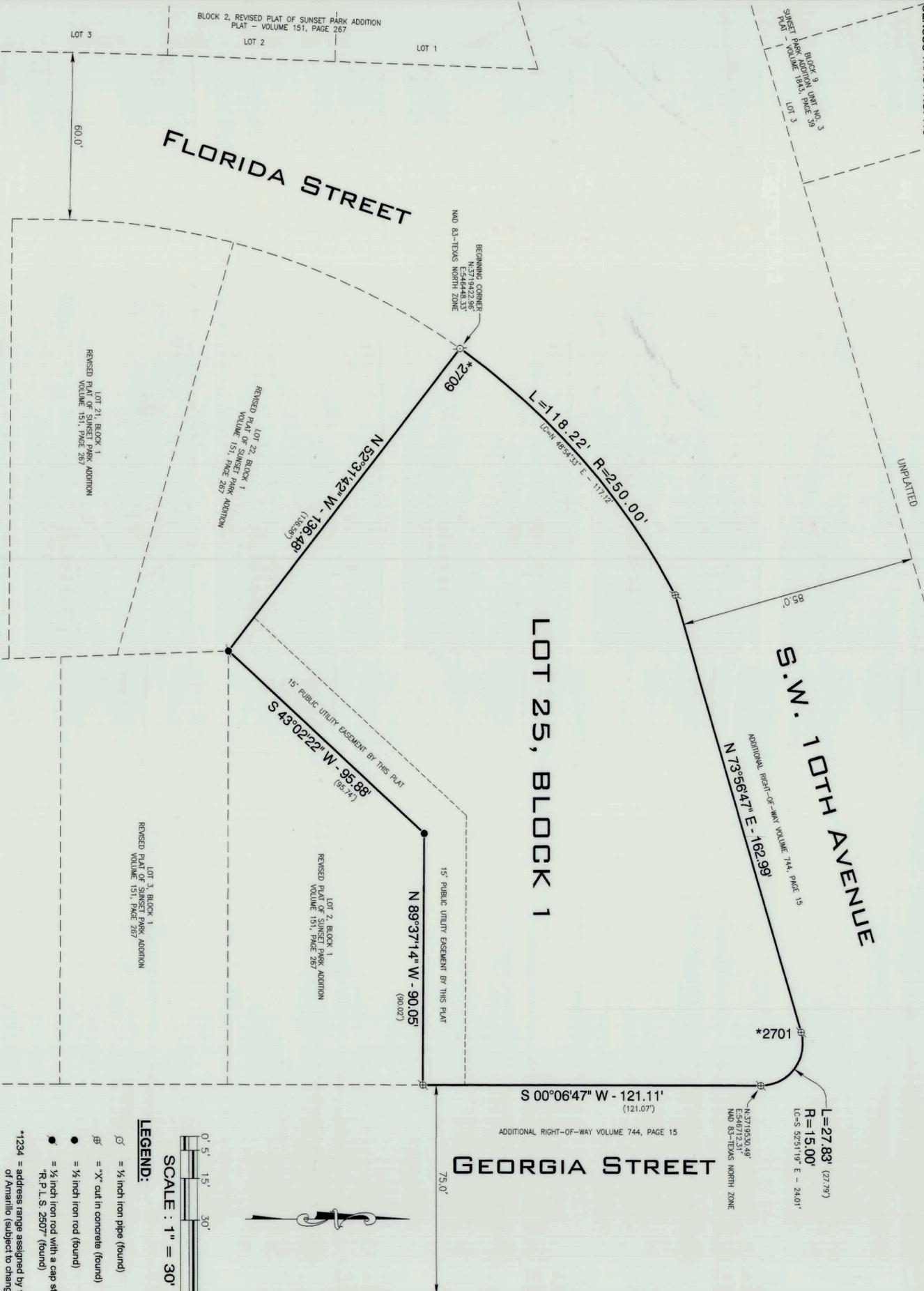
Julie Smith, County Clerk
Potter County, Texas

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

Iseaton

Re 1292129

AMARILLO CITY
PLANNING DEPT
PO BOX 1971
AMARILLO, TX 79105



DESCRIPTION

A 0.704 acre tract of land being all of Lots 1, 23 and 24, save and except that portion of Lots 1 and 24, according to that certain Right-of-Way Deed recorded in Volume 744, Page 15 of the Deed Records of Potter County, Texas, Block 1, Revised Plat of Sunset Park Addition, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 207 of the Deed Records of Potter County, Texas, and said 0.704 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe, found at the most westerly corner of said Lot 23;

THENCE Northwesterly, 118.22 feet along the northwesterly line of said Lots 23 and 24, being a curve to the right having a radius of 250.00 feet and a chord of N. 48.54° 33' E., 117.12 feet to an "X" cut in concrete, found at the most westerly corner of said Right-of-Way Deed;

THENCE N. 73° 56' 47" E., 162.99 feet along the south right-of-way line of S.W. 10th Avenue to an "X" cut in concrete, found at the most northerly northeast corner of this tract of land;

THENCE Southeasterly, 27.83 feet along the south and west lines of said Right-of-Way Deed, being a curve to the right having a radius of 15.00 feet and a chord of S. 52° 51' 19" E., 24.01 feet to an "X" cut in concrete, found at the most easterly northeast corner of this tract of land;

THENCE S. 00° 06' 47" W., 121.11 feet along the west right-of-way line of Georgia Street, to an "X" cut in concrete, found at the southeast corner of this tract of land;

THENCE N. 89° 37' 14" W., 90.05 feet along the south line of said Lot 1, to a 1/2 inch iron rod, found at the southwest corner of said Lot 1 and the southeast corner of said Lot 24;

THENCE S. 43° 02' 22" W., 95.88 feet along the southeasterly line of said Lots 23 and 24, to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 2507", found at the most southerly corner of said Lot 23;

THENCE N. 52° 31' 42" W., 136.48 feet along the southwesterly line of said Lot 23 to the **POINT OF BEGINNING**.

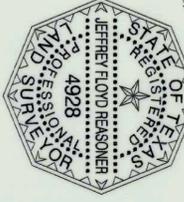
NOTES

1. This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a special flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 483750030C, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or field with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, N.A.D. 83, Texas North Zone.

APPROVAL

Approved by the designated official for the City of Amarillo, Texas, on this 27th day of April, 2016.

Assistant City Manager, Development Services



Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

NOTARY ATTEST

The State of Texas §
County of Randall §

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 8th day of March, 2016.

CINDY BEYER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 01-03-2018

Notary Public in and for the State of Texas

DEDICATION

The State of Texas §
County of Potter §

Know all men by these presents:
That, **Jeffrey Taylor**, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **SUNSET PARK ADDITION UNIT NO. 13**, an addition to the City of Amarillo, Texas, and does declare that all easements shown upon such map or plat are dedicated to the public forever to be used as such.

Executed this 22 day of April, 2016.

Jeffrey Taylor
1000S, Georgia Street
Amarillo, Texas 79102-1331

DEDICATION

The State of Texas §
County of Potter §

Know all men by these presents:
That, **Laura Taylor**, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **SUNSET PARK ADDITION UNIT NO. 13**, an addition to the City of Amarillo, Texas, and does declare that all easements shown upon such map or plat are dedicated to the public forever to be used as such.

Executed this 22 day of April, 2016.

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

Laura Taylor
1000 S. Georgia Street
Amarillo, Texas 79102-1331

SUNSET PARK ADDITION UNIT NO. 13
AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF
LOT 23 AND A PORTION OF LOTS 1 AND 24, BLOCK 1,
REVISED PLAT OF SUNSET PARK ADDITION
IN SECTION 226, BLOCK 2,
A. B. & M. SURVEY,
AMARILLO, POTTER COUNTY, TEXAS.
0.704 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cornerstonesurvey.com • Firm Reg. No. 10009500