



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

January 13, 2021

Stacey Haggerson
Centerpoint Integrated Solutions, LLC
355 Union Boulevard
Lakewood, CO 80228

RE: Letter of Action: Approval – Soncy Estates Unit No. 6 – ZB2005987 - Final Plat

Ms. Haggerson,

The City of Amarillo has approved the above Final Plat on 1/8/2021. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2021000843 on 1/12/2021. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick
Planner II

SONCY ESTATES

UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO

BEING AN UNPLATTED 4.436-ACRE TRACT OF LAND IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, ABSTRACT NO. 104, RANDALL COUNTY, TEXAS

DEDICATION

THE STATE OF TEXAS
COUNTY RANDALL

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELIZABETH MARSH DAVIDSON, BEING THE TRUSTEE OF THE EMLINE BUSH O'BRIEN MARSH TRUST, 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 SONCY ESTATES UNIT No. 6, AN ADDITION 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 "EXITING" WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 23 DAY OF December, 2020.

Elizabeth Marsh Davidson
ELIZABETH MARSH DAVIDSON
TRUSTEE OF THE EMLINE BUSH O'BRIEN MARSH TRUST
3700 W AMARILLO BLVD.
AMARILLO, TX 79106

NOTARY ATTEST

THE STATE OF TEXAS
COUNTY RANDALL

Elizabeth Marsh Davidson
TRUSTEE OF THE EMLINE BUSH O'BRIEN MARSH TRUST

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Elizabeth Marsh Davidson*, TRUSTEE OF THE EMLINE BUSH O'BRIEN MARSH TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND AN CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF December, 2020.



Kelli E. Aaron
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 3/14/2023

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

ON THIS 8th DAY OF January, 2021

[Signature]
DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO

FILED OF RECORD

1-12-2021
DATE

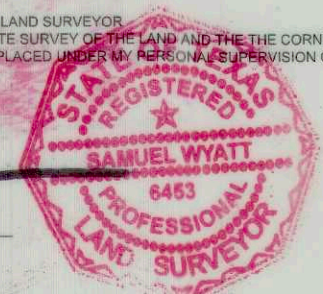
2021000843
COUNTY CLERK FILE NO.

RANDALL
COUNTY

BASED ON EVIDENCE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), IT APPEARS THAT THIS TRACT LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN AS SHOWN ON PANEL 05 OF 6763, MAP NUMBER 4831CORSE OF THE FLOOD INSURANCE RATE MAP FOR RANDALL COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY NUMBER 48632, EFFECTIVE DATE, JUNE 04, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS: THAT I, SAMUEL WYATT, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THE CORNER MONUMENTS INDICATED THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION ON THIS 21ST DAY OF OCTOBER, 2020.

Samuel Wyatt
REGISTERED PROFESSIONAL LAND SURVEYOR #6453
LUBBOCK, TEXAS

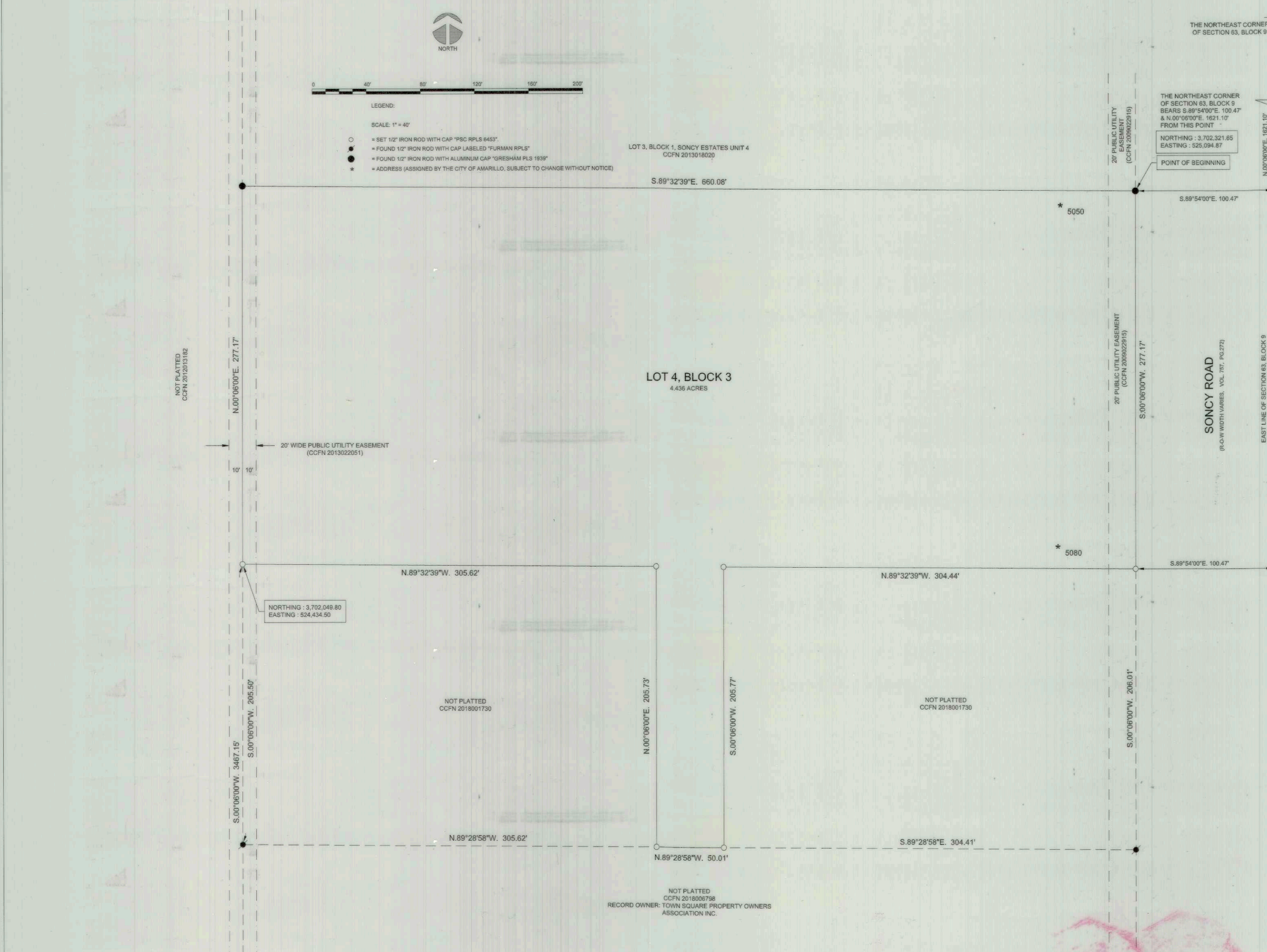


SURVEYED: OCTOBER 21, 2020
REVISED: NOVEMBER 06, 2020 TO REMOVE 40-FOOT TEMPORARY CONSTRUCTION EASEMENT (REFER TO ACKNOWLEDGEMENT OF TERMINATION RECORDED IN INSTRUMENT 2020022336. SEE SURVEYOR'S NOTES ON THIS PLAT FOR MORE INFORMATION).
REVISED NOVEMBER 24, 2020 TO ADDRESS CITY COMMENTS

Parkhill

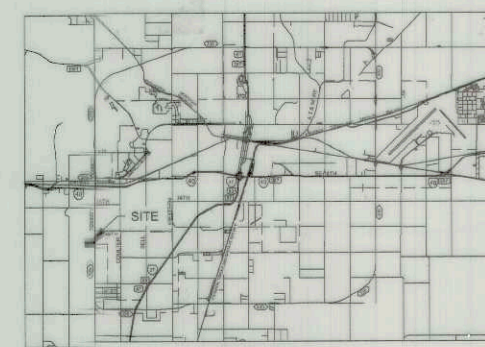
Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091



CITY OF AMARILLO ADDRESS:
801 S. BUCHANAN STREET
AMARILLO, TEXAS 79101

HILLSIDE ROAD



VICINITY MAP
AMARILLO, TEXAS
NOT TO SCALE
CONTR. TRACT 233 08
AP NO. 14-15

SURVEYOR'S REPORT

- (1) THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS NORTH ZONE 4201. ELEVATIONS ARE BASED ON NAVD88 AS DETERMINED BY GPS OPUS SOLUTION. CONVERGENCE = +00"15"18"
- (2) THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
- (3) MONUMENTS INDICATED AS FOUND BY THIS SURVEYOR ARE NOT PHYSICAL MONUMENTS OF RECORD DIGNITY UNLESS SO NOTED.
- (4) FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
- (5) A 40-FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN INSTRUMENT 2000222915 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS HAS BEEN ACKNOWLEDGED BY THE CITY OF AMARILLO AS TERMINATED. THIS ACKNOWLEDGEMENT IS RECORDED IN INSTRUMENT 2020022336 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS. THIS TEMPORARY CONSTRUCTION EASEMENT IS THEREFORE NOT SHOWN ON THIS PLAT.
- (6) THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.
- (7) ACCORDING TO THE CITY OF AMARILLO PLANNING DEPARTMENT, THIS PLAT IS NOT IN THE CITY OF AMARILLO EXTRATERRITORIAL JURISDICTION (ETJ).

A 4.436-ACRE TRACT OF LAND IN SECTION 63, BLOCK 9, B.S. & F. SURVEY, ABSTRACT NUMBER 104, RANDALL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO STANLEY MARSH IV AND ELIZABETH MARSH DAVIDSON, CO-TRUSTEES OF THE EMLINE BUSH O'BRIEN MARSH TRUST IN A PARTITION DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2018001730 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, SAID 4.436-ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP MARKED "GRESHAM PLS 1939" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SONEY ROAD, AS DESCRIBED IN A DEDICATION RECORDED IN VOLUME 757, PAGE 272 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, SONCY ESTATES, UNIT 4, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER 201919020 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING 3,702,321.85 AND EASTING 525,094.87, TEXAS COORDINATE SYSTEM, NORTH ZONE 4201, NORTH AMERICAN DATUM OF 1983, WHENCE THE NORTHEAST CORNER OF SAID SECTION 63 BEARS SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF 100.47 FEET AND NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST A DISTANCE OF 1621.10 FEET, PER CALLS IN PREVIOUS DEEDS.
- (1) THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SONEY ROAD, A DISTANCE OF 277.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT, WHENCE A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "FURMAN RPLS" FOUND AT THE NORTHEAST CORNER OF A 1.52-ACRE TRACT OF LAND CONVEYED TO TOWN SQUARE PROPERTY OWNERS' ASSOCIATION, INC., DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2018006758 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 205.01 FEET;
- (2) THENCE NORTH 89 DEGREES 32 MINUTES 39 SECONDS WEST A DISTANCE OF 304.44 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET AT AN ELL CORNER FOR A CORNER OF THIS TRACT;
- (3) THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 305.62 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET IN THE NORTH LINE OF SAID 1.52-ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF SAID 1.52-ACRE TRACT BEARS SOUTH 89 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 304.41 FEET;
- (4) THENCE NORTH 89 DEGREES 28 MINUTES 58 SECONDS WEST A DISTANCE OF 50.01 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT, WHENCE A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "FURMAN RPLS" FOUND AT THE NORTHWEST CORNER OF SAID 1.52-ACRE TRACT BEARS NORTH 89 DEGREES 28 MINUTES 58 SECONDS WEST A DISTANCE OF 305.62 FEET;
- (5) THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST A DISTANCE OF 205.73 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET AT A POINT OF INTERSECTION FOR AN ELL CORNER OF THIS TRACT;
- (6) THENCE NORTH 89 DEGREES 32 MINUTES 39 SECONDS WEST A DISTANCE OF 305.62 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PSC RPLS 6453" SET IN THE WEST LINE OF A 357.509-ACRE TRACT OF LAND CONVEYED TO P DUB LAND HOLDINGS, LTD., DESCRIBED IN A WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2012013182 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT, SAID SOUTHWEST CORNER HAVING COORDINATES OF NORTHING 3,702,949.80 AND EASTING 524,434.50, TEXAS COORDINATE SYSTEM, NORTH ZONE 4201, NORTH AMERICAN DATUM OF 1983, WHENCE THE NORTHWEST CORNER OF SAID 1.52-ACRE TRACT BEARS SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 205.50 FEET AND A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "FURMAN RPLS" FOUND AT THE SOUTHWEST CORNER OF SAID 1.52-ACRE TRACT BEARS SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 305.50 FEET AND A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP MARKED "GRESHAM PLS 1939" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HILLSIDE ROAD BEARS SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 3487.15 FEET;
- (7) THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID 357.509-ACRE TRACT, A DISTANCE OF 277.17 FEET TO A 1/2-INCH IRON ROD WITH AN ALUMINUM CAP MARKED "GRESHAM PLS 1939" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1, SONCY ESTATES, UNIT 4, FOR THE NORTHWEST CORNER OF THIS TRACT;
- (8) THENCE SOUTH 89 DEGREES 32 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, SONCY ESTATES, UNIT 4, A DISTANCE OF 860.06 FEET TO THE POINT OF BEGINNING, BEARINGS AND COORDINATES CALLED IN THESE DESCRIPTIONS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH ZONE 4201, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THESE DESCRIPTIONS ARE AT SURFACE. AREAS REPORTED IN THESE DESCRIPTIONS ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.