THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

September 8, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-18 City View Estates Unit No. 9, an addition to the City of Amarillo, being an unplatted tract of land in Section 231, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Knoll Dr. & Santa Monica Ave.)
DEVELOPER: Rockrose Development, Inc - Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on August 22, 2011. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2011013362 on August 23, 2011. Please post your records accordingly.

Kelley Shaw, Planning Director

CENSUS TRACT NO. 220.01
AP NO. L-17

APP

BLK 2 A B+M

SEC 231

P-11-18

JS

L-17

DESCRIPTION

A 16.28 acre tract of land situated in Section 231, Block 2, A.B.& M. Survey, Randall County, Texas being a portion of those tracts of land described as Tracts 1 and 2 in that certain Warranty Deed recorded under County Clerk's File No. 2007003238 in the Official Public Records of Randall County, Texas, and being further described by metes and bounds as follows:

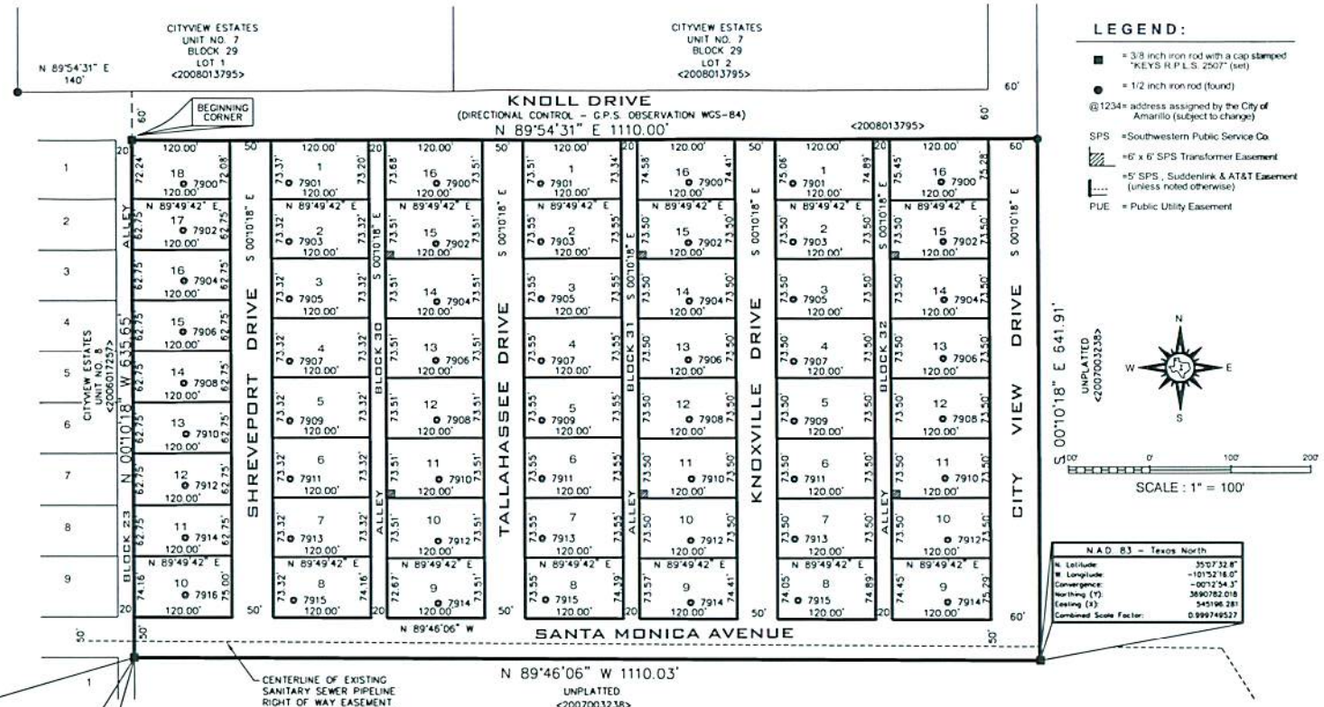
BEGINNING at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southwest corner of City View Estates Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, recorded under County Clerk's File No. 2008013795 in the Official Public Records of Randall County, Texas and being the northwest corner of this tract of land;

Thence N. 89° 54' 31" E., (Directional Control as per G.P.S. Observation WGS-84), 1110.00 feet along the south right-of-way line of Knoll Drive as dedicated by said plat of City View Estates Unit No. 7, to a 1/2 inch iron rod, found at the most southerly southeast corner of said City View Estates Unit No. 7, and same being the northeast corner of this tract of land;

Thence S. 00° 10' 18" E., 641.91 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° 46' 06" W., 1110.03 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;

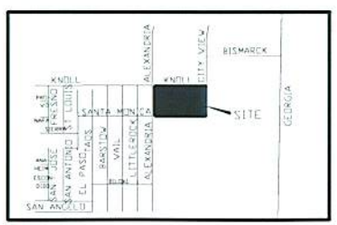
Thence N. 00° 10' 18" W., 635.65 feet along the east line of City View Estates Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, recorded under County Clerk's File No. 2006017257 in the Official Public Records of Randall County, Texas to the **POINT OF BEGINNING.**



LEGEND:

- ■ = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- ● = 1/2 inch iron rod (found)
- @1234= address assigned by the City of Amarillo (subject to change)
- SPS =Southwestern Public Service Co.
- =6' x 6' SPS Transformer Easement
- =5' SPS , Suddenlink & AT&T Easement (unless noted otherwise)
- PUE = Public Utility Easement

N.A.D. 83 – Texas North	
N. Latitude:	35°0'32.8"
W. Longitude:	-101°52'16.0"
Convergence:	-00°12'54.3"
Northing (Y):	3690782.018
Easing (X):	545196.281
Combined Scale Factor:	0.999749527



VICINITY MAP
NO SCALE

N.A.D. 83 – Texas North	
N. Latitude:	35°0'32.813"
W. Longitude:	-101°52'29.374"
Convergence:	-00°13'02.0"
Northing (Y):	3690790.7
Easing (X):	544086.6
Combined Scale Factor:	0.999749077

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, ***Rockrose Development, LLC.***, 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 ***City View Estates Unit No. 9*** 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.

Executed this 3rd day of August 2011.

Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-8681

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared ***Matt Griffith, Vice President of Rockrose Development, LLC.*** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 3rd day of August 2011.

Notary Public in and For the State of Texas

My commission expires: 6/23/15

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06 23 2015

NOTES

1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.

2.) This plat does not lie within flood hazard area zones "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0090E, 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.

3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).

4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

5.) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 4750 MSL will be filed in accordance with this plat.

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 22 day of August, 2011.

Chairman

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 10TH day of June, 2010.

STATE OF TEXAS
REGISTERED
ROBERT E. KEYS
2507
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

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

City View Estates
Unit No. 9

An addition To The City Of Amarillo, being a unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas

16.28± Acres

FILED OF RECORD :
8-23-11 date
RANDALL county
2011013362 County Clerk File No.

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Fax (806)352-1942 Email info@keyssurveying.com
4423 S.W. 45th Amarillo, Texas 79109-5405
www.keyssurveying.com

PLAT
1 PG
2011013362

N:\Data\L-17\City View Estates Prog\2004 Revised ST ROW City View Prog 7/25/2011 8:42:17 PM CDT

ANNEX
ROCKROSE DEVELOPMENT **T A X C E R T I F I C A T E** NO. 89932

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 ..: ATTEBURY ELEVATORS LLC
ADDRESS: HAPPY AGAIN LP
3905 BELL ST
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
SECT 231 A B & M
LOT BLOCK 0002
SE/2 OF SECT LESS ROW

PROPERTY ACCOUNT NUMBER: R 200 2310 4950.0 **TAXES FOR 2010 ARE $** 529.05
Acres: 151.6500 **Randall County Market Value:** 1,289,025
2010 Taxes WITHOUT Exemptions $ 27,930.59

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 2011 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2010
TAX ASSESSOR/COLLECTOR

Brenda Davis 3/ 7/2011
FILED AND RECORDED 'E OF TAX CERTIFICATE FEE PAID $ 10.00

OFFICIAL PUBLIC RECORDS

Renee Calhoun

August 23, 2011 09:58:26 AM 2011013362
FEE: $48.00
Renee Calhoun County Clerk
Randall County TEXAS

CENSUS TRACT NO. 220.01
AP NO. L-17

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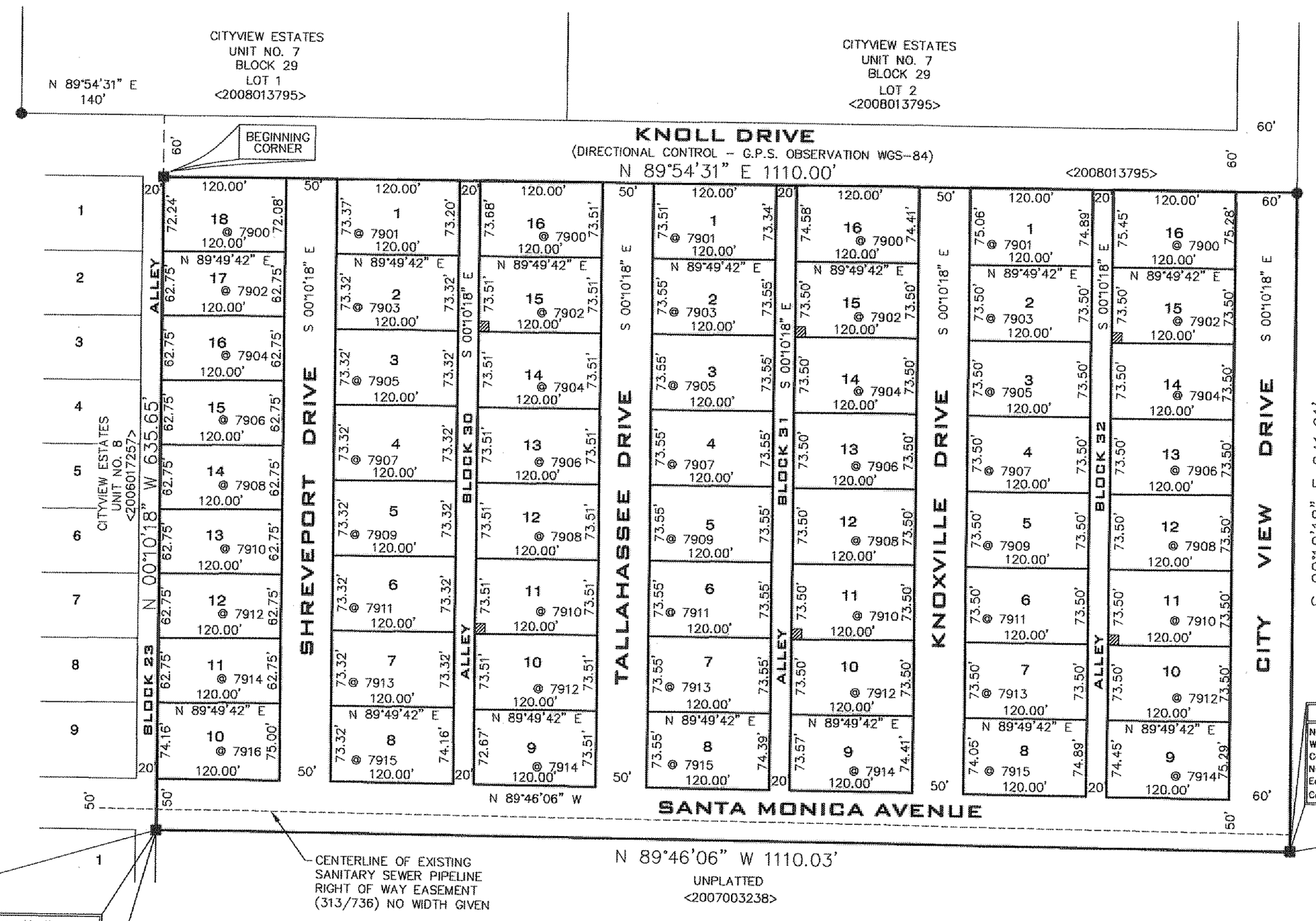

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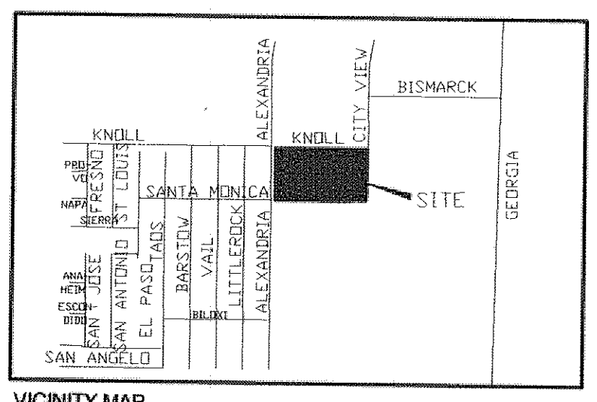

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Executed this 3RD day of August, 2011.

Matt Griffith, Vice President of
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APPROVAL

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Chairman

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 10TH day of June, 2010.

STATE OF TEXAS REGISTERED ROBERT E. KEYS 2507 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared ***Matt Griffith, Vice President of Rockrose Development, LLC.***, 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 3rd day of August, 2011.

ROBERT ED KEYS NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES 06-22-2015

Notary Public in and For the State of Texas

My commission expires: June 15

FILED OF RECORD :

8/23/11 date — RANDALL county

2011013362 County Clerk File No.

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