



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

9/21/2016

David & Anne Thompson Joint Revocable Trust  
Composite Asset Group  
604 N Shore  
Amarillo, TX 79118

**RE: Letter of Action: Approval- South Side Acres Unit No. 26 ZB1602276 Final Plat Application**

Mr. Thompson,

The City of Amarillo has approved the above Final Plat on 9/12/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016016512 on 9/14/2016. 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 [Jeffrey.English@amarillo.gov](mailto:Jeffrey.English@amarillo.gov) or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English  
Planner I



ANNEX

THOMAS ISRAEL ENGINEER TAX CERTIFICATE

NO. 95844

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 . . : THOMPSON DAVID R TRUST
ADDRESS: THOMPSON ANNE TRUST
604 N SHORE DR
AMARILLO TX 79118

PROPERTY DESCRIPTION

SOUTH SIDE ACRES
LOT BLOCK
S 110.14FT OF 8 N 109.86 F N
109.86FT OF 9 L 10 LESS SW 1.8
AND ALL OF 11 - 14
REF 073 1810 0521

PROPERTY ACCOUNT NUMBER: R 73 1810 0520.0 TAXES FOR 2015 ARE \$ 31.76
Acres: 26.8400 Randall County Market Value: 268,400
2015 Taxes WITHOUT Exemptions \$ 5,991.47

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. Includes a row for TOTAL Taxes Due \$ .00

The taxes to be imposed by the above listed taxing units for the 2016 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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Cydney Norton
DEPUTY

8/19/2016

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 95722

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 .: COMPOSITE ASSET GROUP LLC
ADDRESS: 604 N SHORE DR
AMARILLO TX 79118

PROPERTY DESCRIPTION

SOUTH SIDE ACRES
LOT BLOCK
S 220FT OF TR 9 EXC
SW 105.5FT X 149.1FT
PLUS S 220FT OF W
357.76FT OF TR 10

PROPERTY ACCOUNT NUMBER: R 73 1810 0485.0 TAXES FOR 2015 ARE \$ 5.35
Acres: 4.5300 Randall County Market Value: 45,300
2015 Taxes WITHOUT Exemptions \$ 1,011.23

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

The taxes to be imposed by the above listed taxing units for the 2016 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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Handwritten signature of Christine Murray
DEPUTY

7/11/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

THOMAS ISRAEL ENGINEER TAX CERTIFICATE

NO. 95843

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 . . : COMPOSITE ASSET GROUP LLC
ADDRESS: 604 N SHORE DR
AMARILLO TX 79118

PROPERTY DESCRIPTION

SOUTH SIDE ACRES
LOT BLOCK
105.5FT N X 149.1FT E
OF TR 9 BEG IN SW COR

PROPERTY ACCOUNT NUMBER: R 73 1810 0480.0 TAXES FOR 2015 ARE \$ 1,033.64
Acres: .3600 Randall County Market Value: 46,304
2015 Taxes WITHOUT Exemptions \$ 1,033.64

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

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

Cydney Norton
DEPUTY

8/19/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

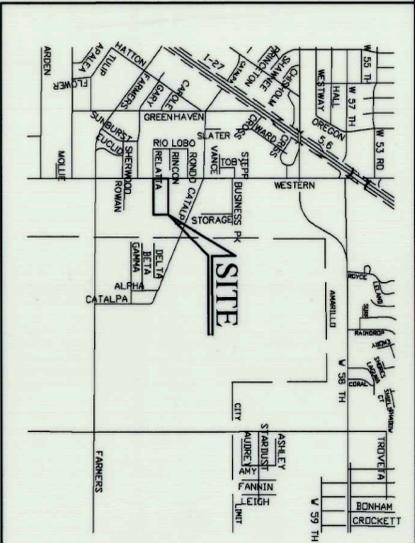
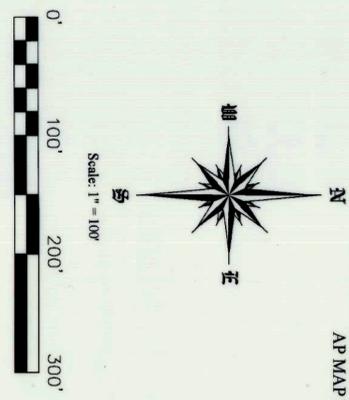
OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

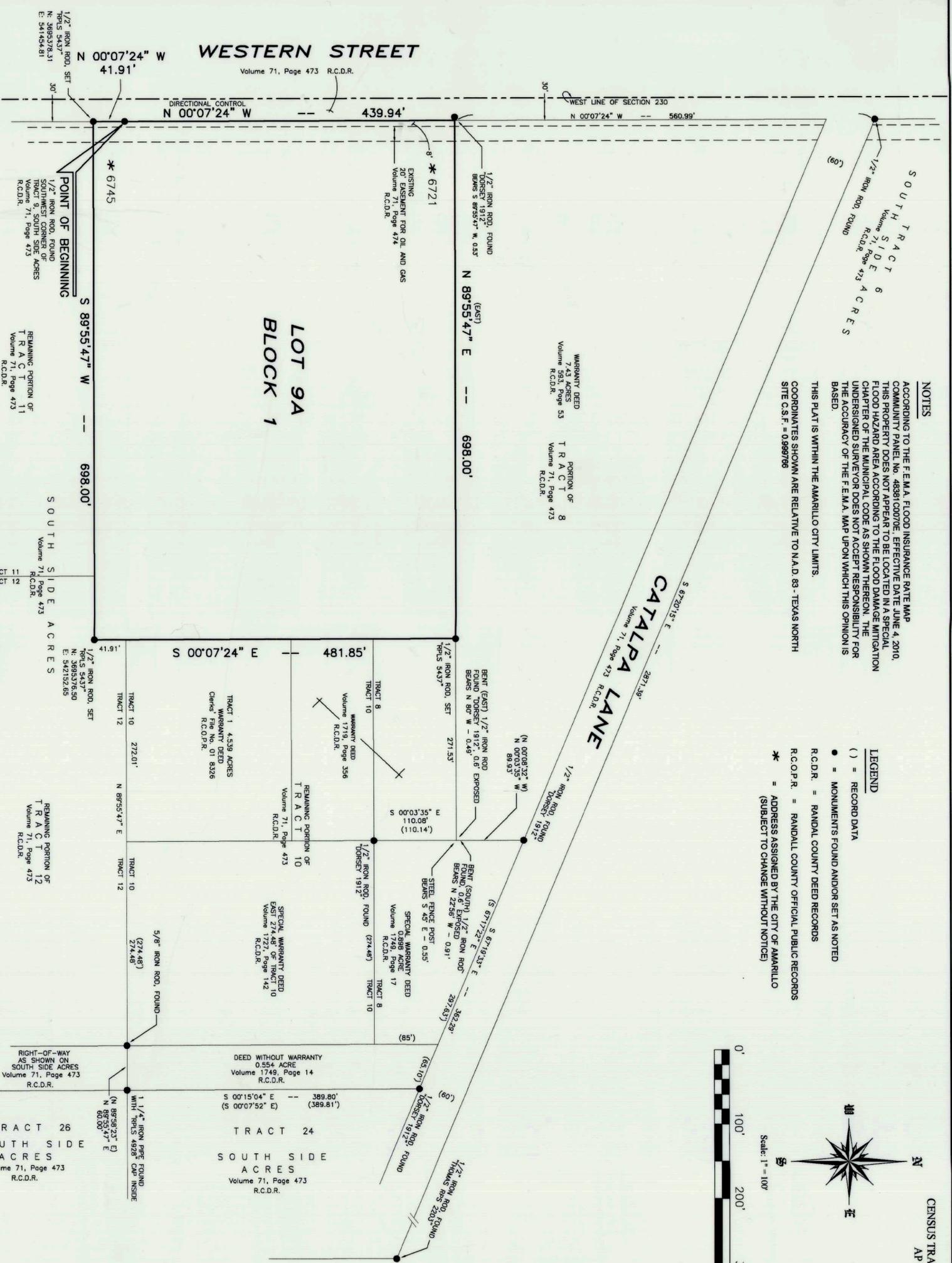
2016016512  
09/14/2016 08:13 AM  
Fee: 52.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

CENSUS TRACT NO. 220.01  
AP MAP NO. L-16



**NOTES**  
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNER SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.  
THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.  
COORDINATES SHOWN ARE RELATIVE TO N.A.D. 83 - TEXAS NORTH SITE C.S.F. = 0.999706

**LEGEND**  
( ) = RECORD DATA  
● = MONUMENTS FOUND AND/OR SET AS NOTED  
R.C.D.R. = RANDALL COUNTY DEED RECORDS  
R.C.O.P.R. = RANDALL COUNTY OFFICIAL PUBLIC RECORDS  
\* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)



**OWNERS' ACKNOWLEDGEMENT**

THAT THE UNDERSIGNED, DAVID R. THOMPSON AND ANNE THOMPSON, TRUSTEES OF THE DAVID R. THOMPSON & ANNE THOMPSON JOINT REVOCABLE TRUST, AND DAVID R. THOMPSON, PRESIDENT OF COMPOSITE ASSET GROUP, LLC, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PRELIMINARY PLAN HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS SOUTH SIDE ACRES UNIT NO. 26, ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 19<sup>th</sup> DAY OF August, 2016.

DAVID R. THOMPSON TRUSTEE  
ANNE THOMPSON TRUSTEE  
DAVID R. THOMPSON & ANNE THOMPSON JOINT REVOCABLE TRUST  
PRESIDENT COMPOSITE ASSET GROUP, LLC  
604 N. SHORE  
AMARILLO, TEXAS 79118

*David R. Thompson*  
*Anne Thompson*  
ANNE THOMPSON  
DAVID R. THOMPSON & ANNE THOMPSON JOINT REVOCABLE TRUST  
604 N. SHORE  
AMARILLO, TEXAS 79118

**ATTEST**

STATE OF Texas  
COUNTY OF Taylor KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID R. THOMPSON, 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 THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 19<sup>th</sup> DAY OF August, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/29/19



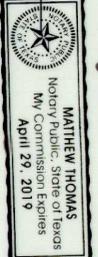
**ATTEST**

STATE OF Texas  
COUNTY OF Taylor KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANNE THOMPSON, 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 THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 19<sup>th</sup> DAY OF August, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/29/19



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

**DESCRIPTION**

A 7.721 acre tract of land being a portion of Tracts 8, 10, 11, and 12, and all of Tract 9, South Side Acres, a subdivision of the West One half of Section 230, Block 2, A, B, & M Survey, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 71, Page 473 of the Deed Records of Randall County, Texas, said 7.721 acre tract of land being described by metes and bounds as follows:  
BEGINNING 1/2 inch iron rod found for the Southwest corner of Tract 9 of said South Side Acres, being in the East monumented right-of-way line of Western Street;

THENCE North 00 degrees 07 minutes 24 seconds West, along the West line of said Tract 9 and Tract 8, a distance of 439.94 feet to the Northwest corner of this tract of land, being the Southwest corner of a 7.43 acre tract of land conveyed in Warranty Deed of record in Volume 593, Page 53 of the Deed Records of Randall County, Texas, whence a 1/2 inch iron rod with cap bears South 88 degrees 55 minutes 47 seconds West, a distance of 0.53 feet, and whence a 1/2 inch iron rod found for the Southwest corner of Tract 6 of said South Side Acres bears North 00 degrees 07 minutes 24 seconds West, a distance of 590.99 feet;

THENCE North 89 degrees 55 minutes 47 seconds East, along the South line of said 7.43 acre tract of land, a distance of 698.00 feet to a 1/2 inch iron rod with a green cap stamped "RPLS 5437" set, the Northeast corner of this tract of land;

THENCE South 00 degrees 07 minutes 24 seconds East, a distance of 481.85 feet to a 1/2 inch iron rod with a green cap stamped "RPLS 5437" set, the Southeast corner of this tract of land;

THENCE South 88 degrees 55 minutes 47 seconds West, a distance of 698.00 feet to a 1/2 inch iron rod with a green cap stamped "RPLS 5437" set in the West line of said Tract 11, same being in the East monumented right-of-way line of Western Street;

THENCE North 00 degrees 07 minutes 24 seconds West, along the West line of said Tract 11, a distance of 41.91 feet to the POINT OF BEGINNING.

Said tract contains a computed area of 7.721 acres of land.

**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

THIS 19<sup>th</sup> DAY OF September, 2016.

CHAIRMAN *[Signature]*

FILED OF RECORD  
DATE 9-14-16 COUNTY Randall  
COUNTY CLERK FILE NUMBER 2016016512

**SOUTH SIDE ACRES UNIT NO. 26**

AN ADDITION TO THE CITY OF AMARILLO  
BEING A REPLAT OF PORTIONS OF TRACTS 8, 10, 11 AND 12, AND ALL OF TRACT 9  
SOUTH SIDE ACRES  
SECTION 230, BLOCK 2, A, B, & M SURVEY, RANDALL COUNTY, TEXAS  
7.721 ACRES

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 8TH DAY OF JULY, 2016.

DAVID G. MILLER R.P.L.S. 5437  
REGISTERED PROFESSIONAL LAND SURVEYOR



David G. Miller  
Registered Professional Land Surveyor  
4903 SW 13th, Amarillo, Texas 79106  
From Registration No. 10194242