



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

3/1/2017

Robert Keys
Robert Keys & Associates
4423 W 45th Ave.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval - Sleepy Hollow Unit No. 114 – ZB1603978 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 2/13/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017002806 on 2/16/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

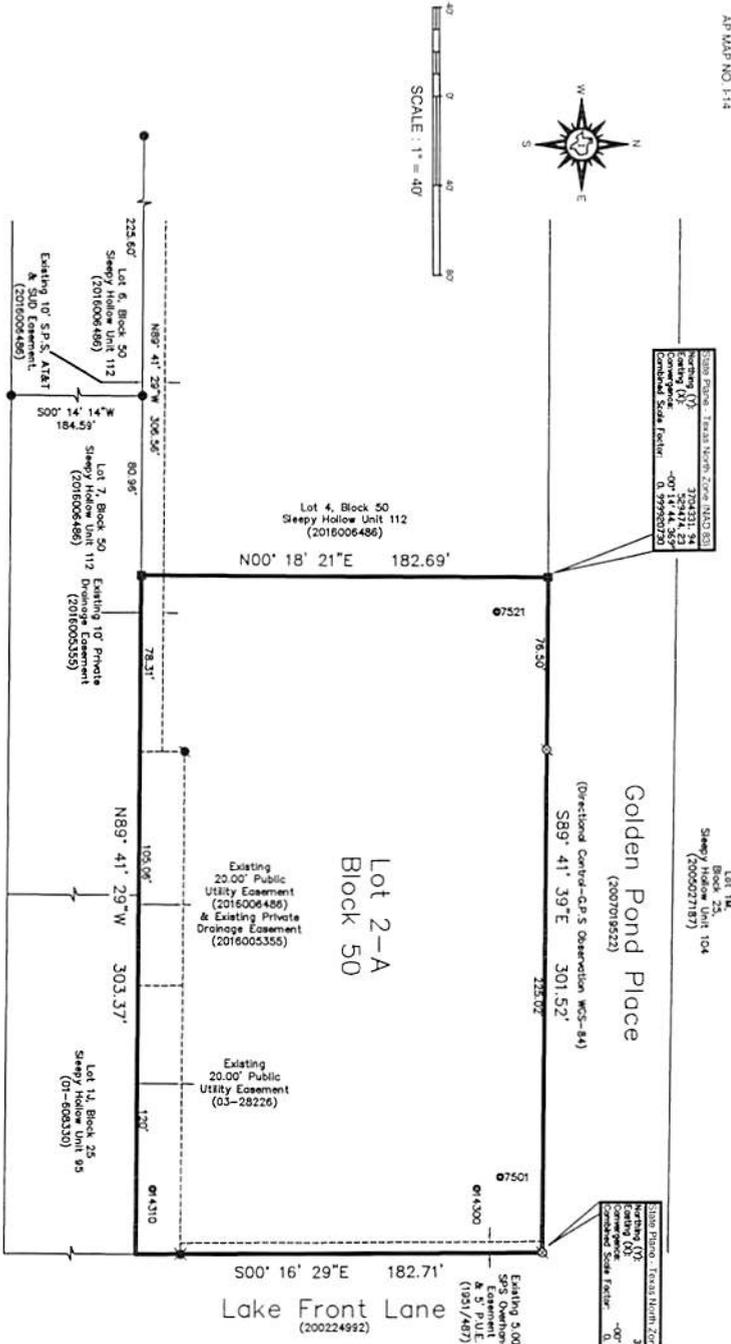
A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

I-14

SEC 41

BIR 9 BS+F

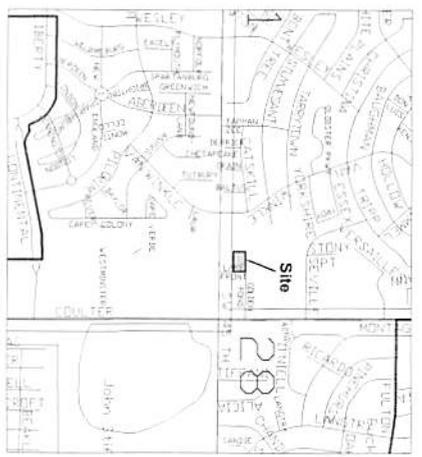


DEDICATION

SW 45th Avenue

State of Texas §
County of Randall §
Know all men by these presents
That **Saric Capital Investments, LLC**, 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 **Sleepy Hollow Unit No. 114**, 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 15th day of July, 2017.

Name: **Ariek Collins** Title: **Member**
4DA Investments, LLC
P O Box 32312
Amarillo, Texas 79100-2312



NOTARY ATTEST

State of Texas §
County of Randall §

Notary Public in and for the State of Texas

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 03-27-2111

Approved by Designated City Official of Amarillo, Texas, this 13th day of July, 2017.

NOTES

- 1) This plat does not lie within the Extrajurisdictional jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C-0070E 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.
- 3) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown with parentheses when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedure and Practices regarding Precision (603.15).
- 4) Side lot lines are perpendicular or radial to the front lot line unless noted otherwise.
- 5) Existing 15' P.U.E. on the north side of Sleepy Hollow Unit 112 was created in error (not requested by anyone as per P&Z Department) and therefore is removed by this plat.

DESCRIPTION

All of Lots 5 and 8, Block 50, Sleepy Hollow Unit No. 112, an addition to the City of Amarillo, Texas, as shown on the recorded map or plat thereof of record under Clerk's File No. 2016006486 of the County of Randall, Texas, and Lot 1K, Block 25, Sleepy Hollow Unit No. 100, Amarillo, Randall County, Texas, according to the recorded map or plat thereof of record under Clerk's File No. 03-11224 of the Official Public Records of Randall County, Texas.

Legend:

- = 3/8 inch iron rod with a cap stamped "KEYS R P L S 2507" (set)
 - = 3/8 inch iron rod with a cap stamped "KEYS R P L S 2507" (found)
 - = 1/2 inch iron rod with a cap stamped "KEYS R P L S 2507" (found)
 - = 1/2 inch iron rod with a cap stamped "R P L S 4623" (found)
 - ⊗ = "X" cut into concrete (found)
 - ⊠ = 1/2 inch iron rod with a cap stamped "Crestmark P L S 1558" (found)
- ①234+ Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co
AT&T = American Telephone & Telegraph Co
SUD = Sudderfink Communications Co
P.U.E. = Public Utility Easement
[] = Instrument recording in County Clerk's Office

CERTIFICATE

I do hereby certify that this plat as true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a plat or map of the land shown and described hereon, and that it was prepared on the 10th day of August, 2016.

Registered Professional Land Surveyor



Sleepy Hollow Unit No. 114
An addition to the City of Amarillo being
a replat of Lots 5 & 8, Block 50,
Sleepy Hollow Unit No. 112 and
Lot 1K, Block 25,
Section 41, Block 9, B.S. & F. Survey,
Amarillo, Randall County, Texas,
1.2885 Acres

FILED OF RECORD:
2-16-17
date
RANDALL
county
2017002800
County Clerk, Title No.

Robert Keys & Associates
4423 S.W. 42nd Avenue, Amarillo, Texas 79109-5405
Phone No. 806-233-5500 www.robertkeys.com

APP

P-17-03

JS

Christina McMurray

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R073053054320

Statement Date: 02/09/2017
Owner: 4DA INVESTMENTS LLC
Mailing PO BOX 32312
Address: AMARILLO, TX 791202312

Property Location: 0004320 LAKE FRONT
Legal: SLEEPY HOLLOW # 100|LOT 001K BLOCK 0025

TAX CERTIFICATE FOR ACCOUNT : R073053054320
AD NUMBER: R07305305432
GF NUMBER: ROBERT KEYS & ASSOCIATES
CERTIFICATE NO : 1103906

DATE : 2/9/2017
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION
SLEEPY HOLLOW # 100|LOT 001K BLOCK 0025
0004320 LAKE FRONT
0.84 ACRES

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

4DA INVESTMENTS LLC
PO BOX 32312
AMARILLO TX 791202312

UDI: 100.0000%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$17,358.53

| CURRENT VALUES | | | |
|------------------|-----------|----------------|-----------|
| LAND MKT VALUE: | \$182,825 | IMPROVEMENT : | \$617,310 |
| AG LAND VALUE: | \$0 | DEF HOMESTEAD: | \$0 |
| APPRAISED VALUE: | \$800,135 | LIMITED VALUE: | \$0 |
| EXEMPTIONS: | | | |
| LAWSUITS: | | | |

| YEAR | TAX UNIT | LEVY | PEN | INT | DEF INT | ATTY | AMOUNT DUE |
|----------------|--------------------------------|--------|--------|--------|---------|--------|------------|
| 2016 | Amarillo ISD | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | Amarillo Junior College | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | City of Amarillo | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | High Plains Water Conservation | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | Randall County | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 SUB TOTAL | | | | | | | \$0.00 |

TOTAL CERTIFIED TAX DUE 2/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R073053054320

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

2017002806 PLAT Total Pages: 3

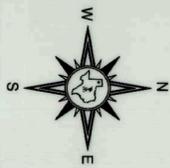
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

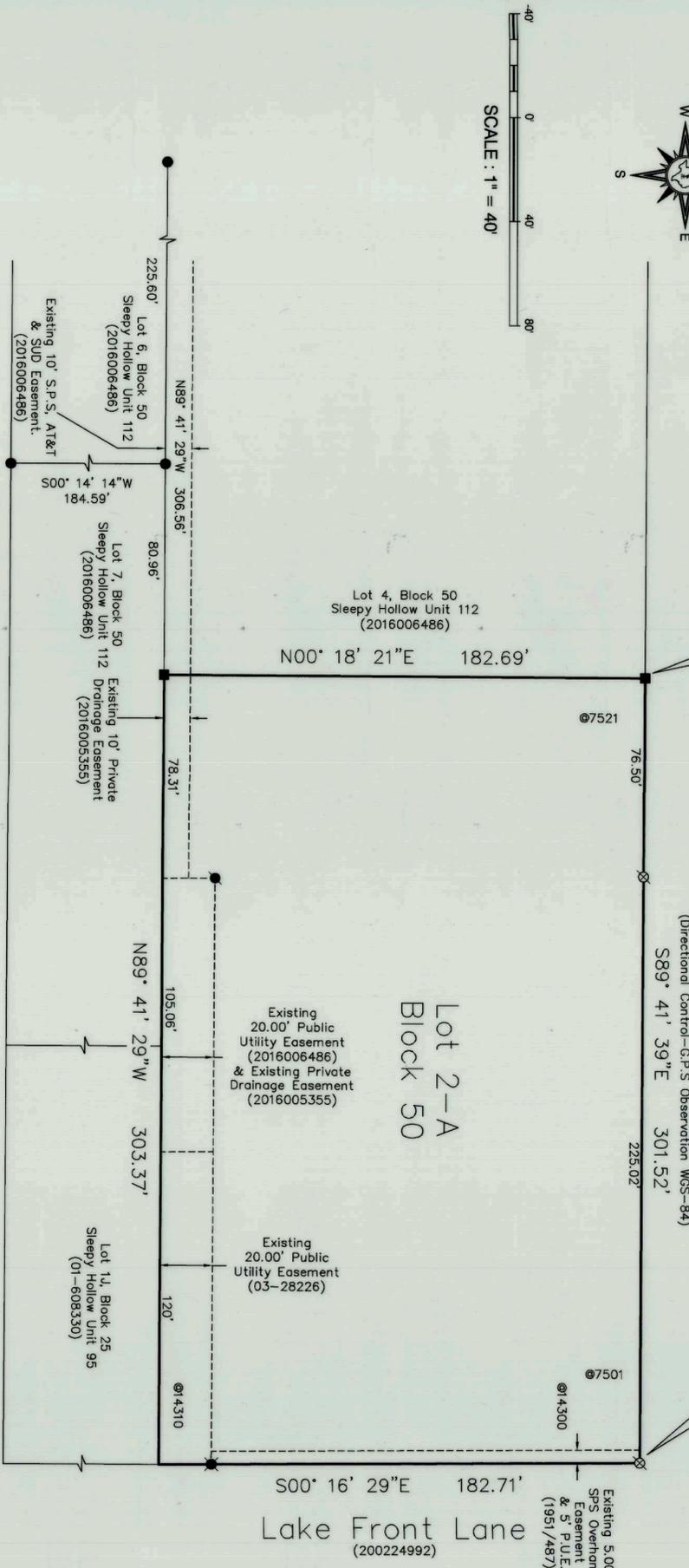
2017002806
02/16/2017 11:23 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



SCALE : 1" = 40'

State Plane - Texas North Zone (NAD 83)
Northing (Y): 3704331.94
Easting (X): 529474.23
Convergence: -00° 14' 44.365"
Combined Scale Factor: 0.999960730

State Plane - Texas North Zone (NAD 83)
Northing (Y): 3704329.04
Easting (X): 529475.71
Convergence: -00° 14' 44.365"
Combined Scale Factor: 0.999960730



DEDICATION

State of Texas § Know all men by these presents:
County of Randall §

That Arnell Collins ADA Investments, LLC, 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 Sleepy Hollow Unit No. 114 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 18th day of Jan 2017.

Arnell Collins Name
4DA Investments, LLC Title
P.O. Box 32312
Amarillo, Texas 79120-2312

NOTARY ATTEST

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Arnell Collins 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 18th day of Jan, 2017.

Grantee's Address:
City of Amarillo
P.O. Box 51333
Amarillo, Texas 79159-1333

Notary Public in and For the State of Texas



Lot 1M,
Block 25,
Sleepy Hollow Unit 104
(2005027187)

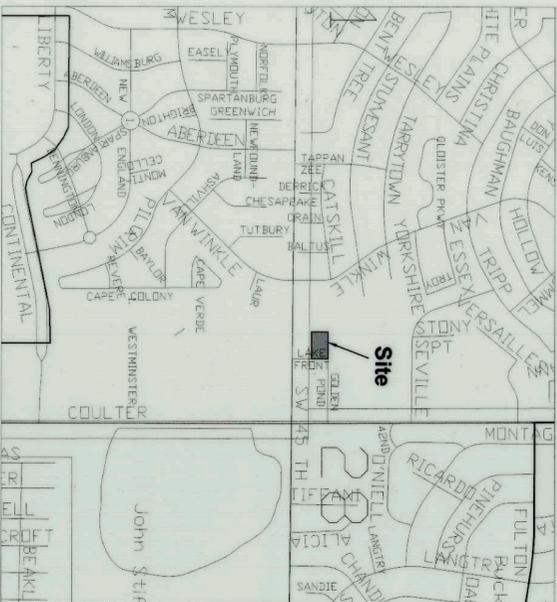
Golden Pond Place
(2007019522)

(Directional Control-G.P.S. Observation WGS-84)
S89° 41' 39"E 301.52'

Lot 2-A
Block 50

Lake Front Lane
(200224992)

SW 45th Avenue



VICINITY MAP

Approval

Approved by Designated City Official of Amarillo, Texas, this 13th day of February, 2017.

Designated City Official

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 zone "AE" according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, 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.
- 3.) 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 related 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.
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5.) Existing 19' P.U.E. on the north side of Sleepy Hollow Unit 112 was created in error (not requested by anyone as per P&Z Department) and therefore is removed by this plat.

DESCRIPTION

All of Lots 5 and 8, Block 50, Sleepy Hollow Unit No. 112, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2016006486 of the Official Public Records of Randall County, Texas, and Lot 1K, Block 25, Sleepy Hollow Unit No. 100, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 03-18294 of the Official Public Records of Randall County, Texas.

Legend :

- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4623" (found)
- ⊗ = "X" cut into concrete (found)
- ⊗ = 1/2 inch iron rod with a cap stamped "Gresham P.L.S. 1959" (found)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- () = Instrument recording in County Clerks Office

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 16th day of August, 2016.

Robert E. Keys
Registered Professional Land Surveyor



Sleepy Hollow Unit No. 114
An addition to the City of Amarillo being a replat of Lots 5 & 8, Block 50, Sleepy Hollow Unit No. 112 and Lot 1K, Block 25,
Sleepy Hollow Unit No. 100
Section 41, Block 9, B.S. & F. Survey,
Amarillo, Randall County, Texas,
1.2685 Acres

Robert Keys & Associates



(866)552-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keysurveying.com

FILED OF RECORD :

2-16-17 RANDALL
date county
2017002806
County Clerk File No.