



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

4/28/2017

Matt Griffith
Rockrose Development, LLC.
7830 Hillside Road, Unit 300
Amarillo, Texas 79119

RE: Letter of Action: Approval- City View Estates Unit No. 16 – ZB1605162 Final Plat Application

Mr. Griffith,

The City of Amarillo has approved the above Final Plat on 4/24/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017007415 on 4/28/2017. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

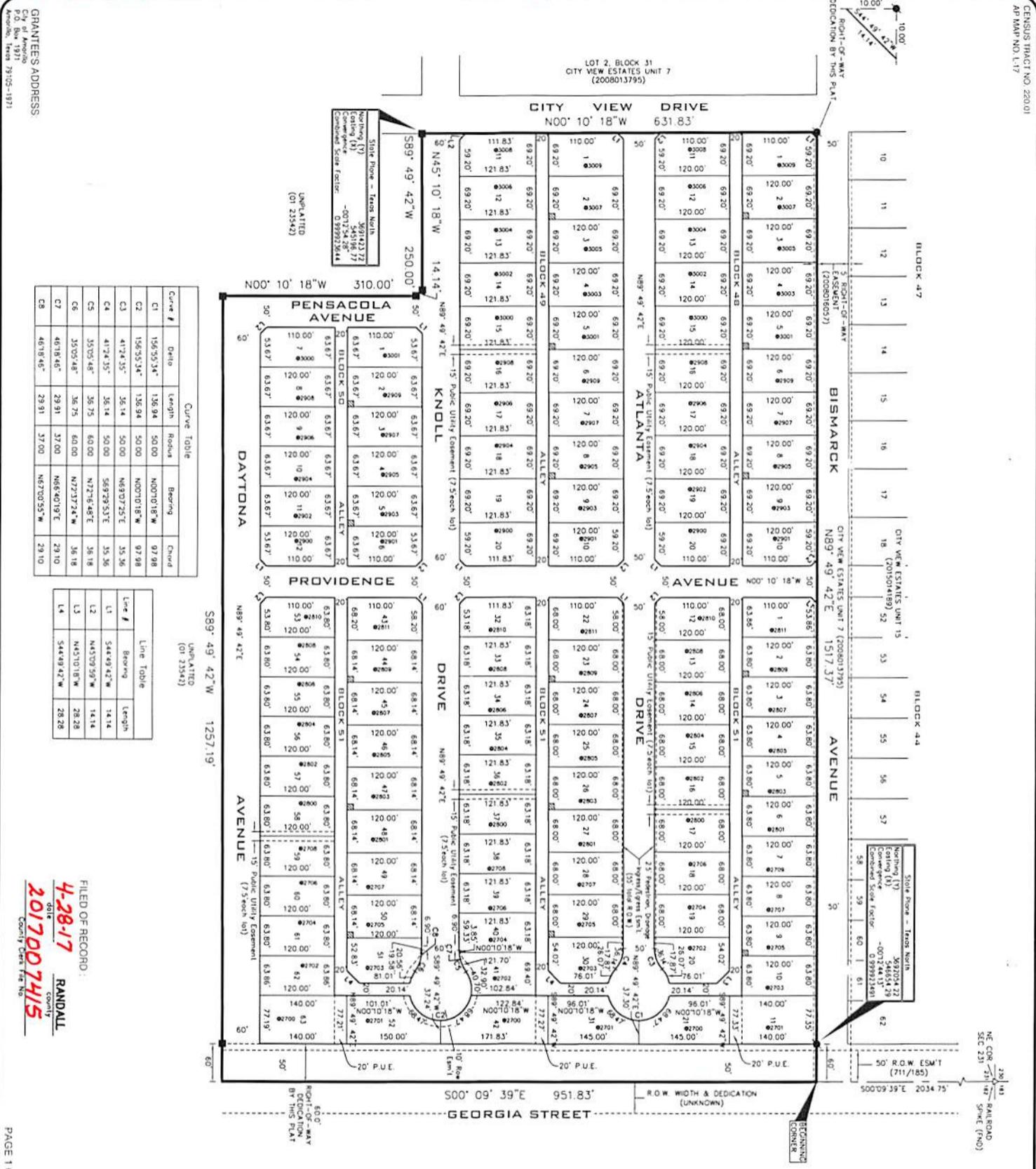
A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

BIK 2 A,B,M

SEC 231

L-17



Curve Table

Curve #	Delta	Length	Radius	Bearing	Chord
C1	156.5534°	136.94	50.00	N00°10'18"W	97.88
C2	156.5534°	136.94	50.00	N00°10'18"W	97.88
C3	41°24'35"	36.14	50.00	N63°07'25"E	35.36
C4	41°24'35"	36.14	50.00	S69°29'53"E	35.36
C5	35°05'48"	36.75	60.00	N72°16'48"E	36.18
C6	35°05'48"	36.75	60.00	N72°16'48"E	36.18
C7	46°18'46"	29.91	37.00	N65°40'19"E	29.10
C8	46°18'46"	29.91	37.00	N65°40'19"E	29.10

Line Table

Line #	Bearing	Length
L1	S44°49'42"W	14.14
L2	N45°09'59"W	14.14
L3	N45°10'18"W	28.28
L4	S44°49'42"W	28.28

FILED OF RECORD:
4-28-17
2017007415
RANDALL COUNTY
County Clerk's Office

City View Estates Unit No. 16

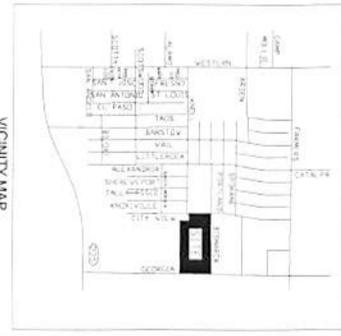
An addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A, B, & M, Survey, Randall County, Texas

31.24 ± Acres

Robert Keys & Associates
Surveyors

BK
BANKERS TRUST COMPANY

1800253 1782 - Email: info@bk.com
4422 S.W. 43rd Avenue, Amarillo, Texas 79109-5405
Phone: 806-432-4400 - www.bankerst.com



NE COR. 21st ST & RAILROAD SEC 231

500' 09' 39"E 951.83'

RO.W WIDTH & DEDICATION (UNKNOWN)

500' 09' 39"E 2034.75'

GEORGIA STREET

50' R.O.W. E.S.W.T (711/185)

RECORNING CORNER

SCALE: 1" = 100'

LEGEND:

- = 3/8" high iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rod (found)

①7214 - Address assigned by the City of Amarillo (subject to change without notice)

SPS - Southwestern Public Service Co.
AT&T - American Telephone & Telegraph Co.
SUD - Sudderth Communications Co.
2 - 4" x 8" SPS, SUD, & AT&T Easement
P.U.E. = Public Utility Easement
D.E. = Drainage Easement

APP

P-17-32

JS

BIK2AB+m

SEC 231

L-17

CENSUS TRACT NO. 220.01
AP MAP NO. L-17

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. 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 4800 MSL will be filed in accordance with this plat.
- 6.) Dedicated Public Areas
 - a. 342,240 square feet of public streets are dedicated by this plat.
 - b. 57,110 square feet of public streets to Randall County.
 - c. 73,084 square feet of public alleys are dedicated by this plat.
 - d. 13,700 square feet of public utility easements are dedicated by this plat.

DESCRIPTION

A 31.24 acre tract of land being a portion of a tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2007003238 of the Official Public Records of Randall County, Texas, situated in Section 231, Block 2, A.B. & M. Survey, Amarillo, Randall County, Texas, as surveyed on the ground by Robert Keys and Associates on this 3rd day of April, 2015, and said tract of land being further described by metes and bounds as follows:

Commencing at a railroad spike, found at northeast corner of said Section 231;

Thence S. 00° 09' 39" E., bearings contained herein are relative to true north as determined by G.P.S. observation WGS-84, 2034.75 feet along the east line of said Section 231 to the northeast and BEGINNING CORNER of this tract of land and the most easterly southeast 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, of record under Clerk File No. 2008013785 of the Official Public Records of Randall County, Texas;

Thence S. 00° 09' 39" E., 951.83 feet along the east line of said Section 231 to the southeast corner of this tract of land;

Thence S. 89° 49' 42" W., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set a total distance of 1257.19 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southwest corner of this tract of land;

Thence N. 00° 10' 18" W., 310.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner;

Thence N. 45° 10' 18" W., 14.14 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner;

Thence S. 89° 49' 42" W., 250.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly southwest corner of this tract of land and same being in the easterly right-of-way line of City View Drive as dedicated by said City View Estates Unit 7;

Thence N. 00° 10' 18" W., 631.83 feet along easterly right-of-way line of said City View Drive to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at northwest corner of this tract of land and a jog corner of said City View Unit 7;

Thence N. 89° 49' 42" E., along the south right-of-way line of Bismarck Avenue as dedicated by said City View Estate Unit 7, at 1457.37 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1517.37 feet to the POINT OF BEGINNING.

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. 16** 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 existing with the recording information shown.

Executed this 19th day of April, 2017.

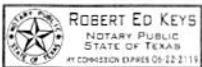
[Signature]
Matt Griffith, Vice President of
Rockrose Development, LLC
7830 Hillside Road
Amarillo, Texas 79109
(806) 383-9494

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 executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 19th day of April, 2017.



[Signature]
Notary Public in and For the State of Texas

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 19th day of April, 2017.

[Signature]
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 3rd day of April, 2015.



[Signature]
Registered Professional Land Surveyor

City View Estates
Unit No. 16

An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A. B. & M. Survey,
Randall County, Texas
31.24 ± Acres

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

FILED OF RECORD:

4-28-17
date
2017007415
County Clerk File No

RANDALL
County

PAGE 2 OF 2

Robert Keys & Associates

806-252-1782 Email: info@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10024400 www.keysurveying.com

APP

P-17-32

JS

Christina McMurray

Tax Assessor/Collector
 PO Box 9514
 Amarillo, TX 79105-9415

**Tax Certificate**

Property Account Number:
R200231049250

Statement Date: 04/11/2017
 Owner: ROCKROSE DEVELOPMENT LLC
 Mailing 3905 BELL ST STE B
 Address: AMARILLO, TX 791094281

Property Location: 0000000 GEORGIA
 Legal: SECT 231 A B & M|LOT BLOCK 0002|IRREG
 TR BEG 2034.75FT|S OF NE COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200231049250
 AD NUMBER: R20023104925
 GF NUMBER: ROCKROSE DEVELOPMENT
 CERTIFICATE NO : 1114161

DATE : 4/11/2017
 FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
 PO Box 9514
 Amarillo TX 79105-9415

PROPERTY DESCRIPTION

SECT 231 A B & M|LOT BLOCK 0002|IRREG
 TR BEG 2034.75FT|S OF NE COR OF SECT
 0000000 GEORGIA
 69.67 ACRES

REQUESTED BY

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

PROPERTY OWNER

ROCKROSE DEVELOPMENT LLC
 3905 BELL ST STE B
 AMARILLO TX 791094281

UDI: 100%

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 \$159.20

CURRENT VALUES			
LAND MKT VALUE:	\$7,106	IMPROVEMENT :	\$0
AG LAND VALUE:	\$585,089	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$592,195	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Canyon ISD	\$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 4/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R200231049250

CERTIFIED BY : Paula Madril
 Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2017007415

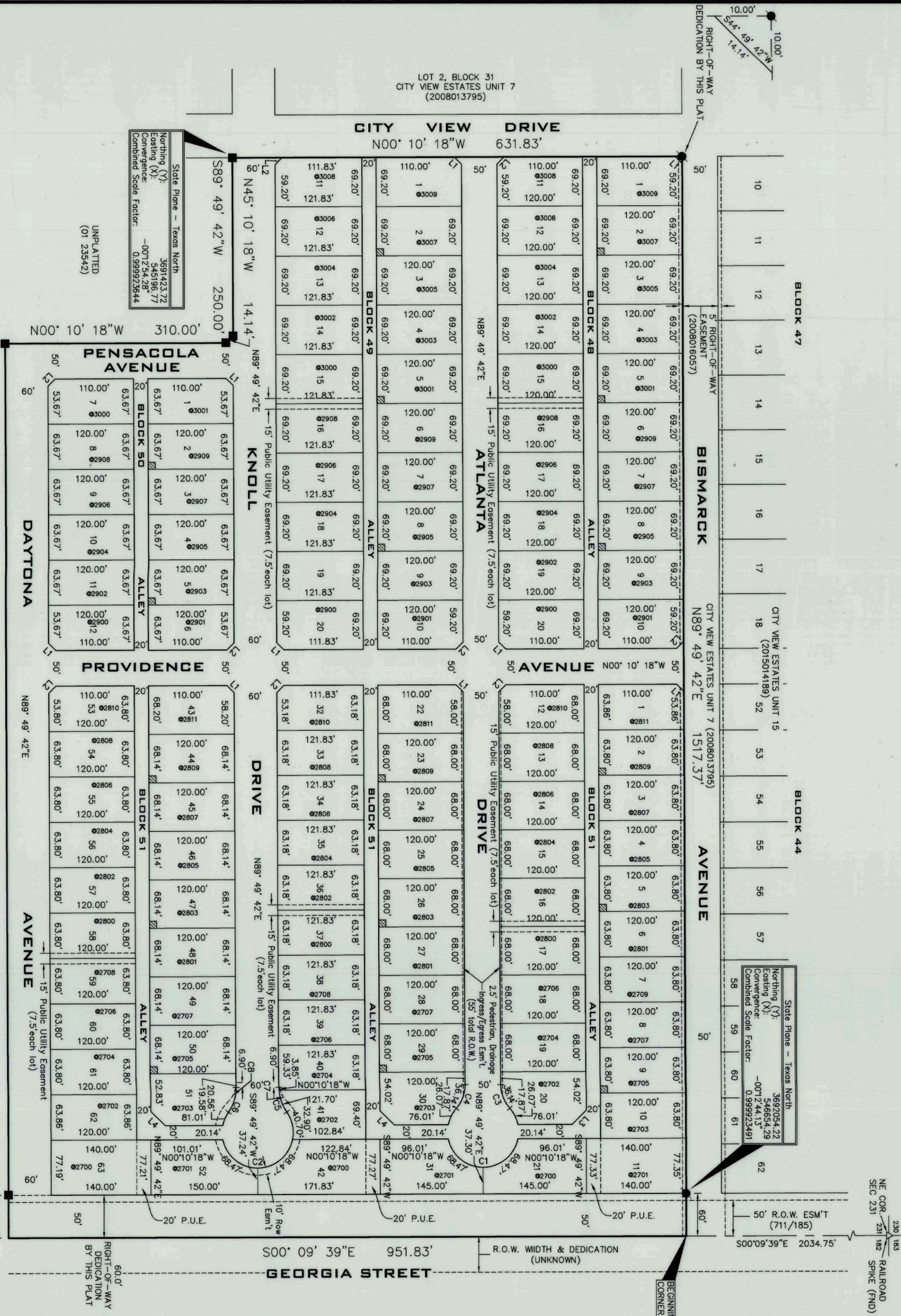
04/28/2017 02:07 PM

Fee: 83.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT



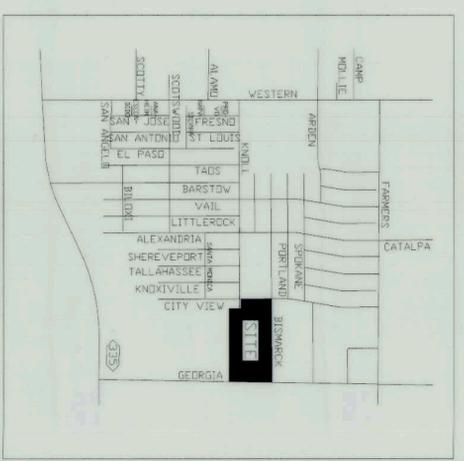
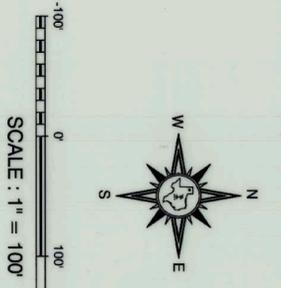
State Plane - Texas North
 Northing (Y): 3691423.72
 Easting (X): 545196.77
 Convergence: -001°24'42.28"
 Combined Scale Factor: 0.999923544

State Plane - Texas North
 Northing (Y): 3692054.22
 Easting (X): 546654.29
 Convergence: -001°24'44.13"
 Combined Scale Factor: 0.999923491

Curve #	Delta	Length	Radius	Bearing	Chord
C1	156°55'34"	136.94	50.00	N00°10'18"W	97.98
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Line #	Bearing	Length
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- LEGEND:**
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 - = 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
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 - @1234 = Address assigned by the City of Amarillo (subject to change without notice)
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 - AT&T = American Telephone & Telegraph Co.
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 - ☐ = 6' x 6' SPS, SUD, & AT&T easement
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement



City View Estates Unit No. 16

An addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas
31.24 ± Acres

Robert Keys & Associates
 land surveying
 mapping
 land planning

(808)352-1782 Email: info@keysurveying.com
 4423 S.W. 45th Avenue, Amarillo, Texas 79108-5405
 Firm No. 10039400 www.keysurveying.com

FILED OF RECORD: 4-28-17
 date RANDALL county
 2017007415
 County Clerk File No.

GRANTEES ADDRESS:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79105-1971

NOTES

DESCRIPTION

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 - b. 57,110 square feet of public streets to Randall County.
 - c. 73,084 square feet of public alleys are dedicated by this plat.
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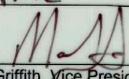
- Commencing at a railroad spike, found at northeast corner of said Section 231;
- Thence S. 00° 09' 39" E., bearings contained herein are relative to true north as determined by G.P.S. observation WGS-84, 2034.75 feet along the east line of said Section 231 to the northeast and **BEGINNING CORNER** of this tract of land and the most easterly southeast 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, of record under Clerk File No. 2008013795 of the Official Public Records of Randall County, Texas;
- Thence S. 00° 09' 39" E., 951.83 feet along the east line of said Section 231 to the southeast corner of this tract of land;
- Thence S. 89° 49' 42" W., at 60.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 1257.19 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southwest corner of this tract of land;
- Thence N. 00° 10' 18" W., 310.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner;
- Thence N. 45° 10' 18" W., 14.14 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner;
- Thence S. 89° 49' 42" W., 250.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly southwest corner of this tract of land and same being in the easterly right-of-way line of City View Drive as dedicated by said City View Estates Unit 7;
- Thence N. 00° 10' 18" W., 631.83 feet along easterly right-of-way line of said City View Drive to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at northwest corner of this tract of land and a jog corner of said City View Unit 7;
- Thence N. 89° 49' 42" E., along the south right-of-way line of Bismarck Avenue as dedicated by said City View Estate Unit 7, at 1457.37 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1517.37 feet to the **POINT OF BEGINNING**.

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. 16** 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 existing with the recording information shown.

Executed this 19th day of April, 2017.

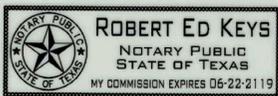

Matt Griffith, Vice President of
Rockrose Development, LLC
7830 Hillside Road
Amarillo, Texas 79109
(806) 383-8494

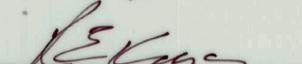
NOTARY ATTEST

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.

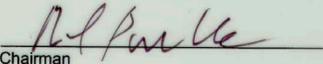
Given under my hand and seal of office this 19th day of April, 2017.




Notary Public in and For the State of Texas

APPROVAL

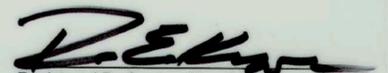
Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 24 day of April, 2017.


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 3rd day of April, 2015.




Registered Professional Land Surveyor

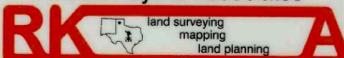
**City View Estates
Unit No. 16**

An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A. B. & M. Survey,
Randall County, Texas
31.24 ± Acres

FILED OF RECORD :

4-28-17 RANDALL
date county
2017007415
County Clerk File No.

Robert Keys & Associates



(806) 352-1782 Email: info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

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