



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

10/27/2017

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

**RE: Letter of Action: Approval - Holiday South Unit No. 10 – ZB1602323 Final Plat**

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 9/15/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017017939 on 10/5/2017. 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](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in black ink that reads 'Cody Balzen'.

Cody Balzen  
Planner I



**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R200177024500**

Statement Date: 08/28/2017  
Owner: HAMBY JOE R  
Mailing: HAMBY JACQUELINE  
Address: 11100 TRINIDAD ST  
AMARILLO, TX 791185139

Property Location: 0011100 TRINIDAD ST  
Legal: SECT 177 A B & M|LOT BLOCK 0002|IRRG 3.8  
AC TR BEG|3023.75FT N & 1376.09FT|W OF SE  
COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200177024500  
AD NUMBER: R200177024500  
GF NUMBER: ROBERT KEYS & ASSOCIATES  
CERTIFICATE NO : 1131068

DATE : 8/28/2017 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY  
Randall County  
PO Box 9514  
Amarillo TX 79105-9415

PROPERTY DESCRIPTION  
SECT 177 A B & M|LOT BLOCK 0002|IRRG 3.8  
AC TR BEG|3023.75FT N & 1376.09FT|W OF SE  
COR OF SECT  
0011100 TRINIDAD ST  
3.8 ACRES

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

PROPERTY OWNER  
HAMBY JOE R HAMBY JACQUELINE  
11100 TRINIDAD ST  
AMARILLO TX 791185139

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 \$614.00**

CURRENT VALUES			
LAND MKT VALUE:	\$26,300	IMPROVEMENT :	\$44,778
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$71,078	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Canyon ISD	\$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	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 8/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200177024500

CERTIFIED BY:   
Authorized agent of Randall County

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

2017017939  
10/05/2017 02:53 PM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

**Notes**

- 1) This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2) A portion of this plat does lie within flood hazard area zone "A", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 49381 C0230E, dated June 04, 2010 a portion of this plat does 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 "A" 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) There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

**Dedication**

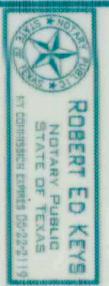
The State of Texas §  
County of Randall §  
Know all men by these presents:

That, **Joe R. Hamby**, 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 **Holiday South Unit No. 10** a suburban subdivision 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 19<sup>th</sup> day of SEP, 2017  
*Joe R. Hamby*  
Joe R. Hamby,  
11100 Trinidad Street  
Amarillo, Texas 79118-5139  
(808) 962-0014

**Notary Attest**

State of Texas §  
County of Randall §  
Before me, the undersigned authority on this day personally appeared **Joe R. Hamby**, 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 19<sup>th</sup> day of SEP, 2017.

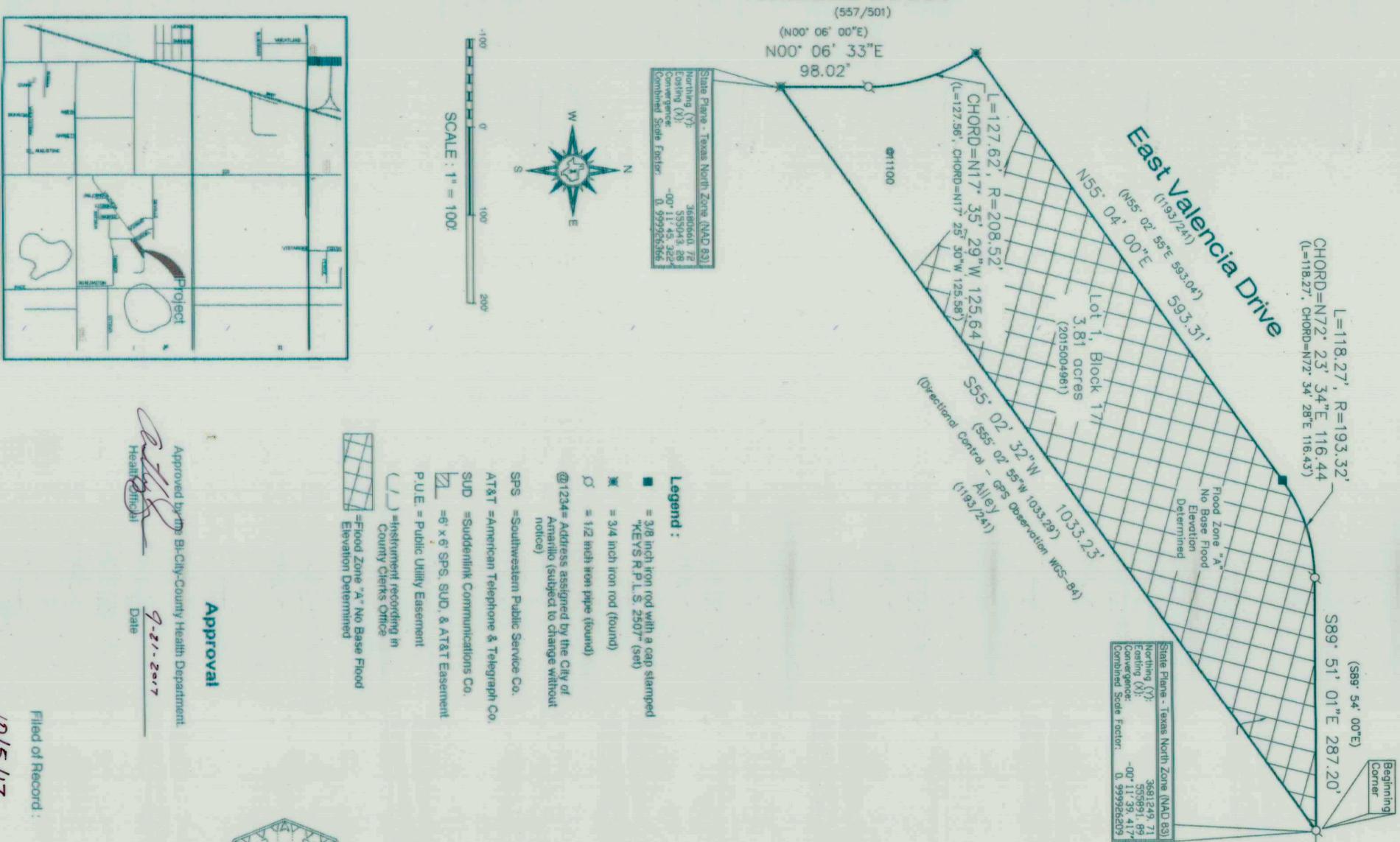


*Robert Ed Keys*  
Notary Public in and For the State of Texas  
My commission expires 05-22-21

Grantee's Address:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

Grantee's Address:  
Randall County Road Department  
P.O. Box 1338  
Comyn, Texas 79015

**Trinidad Street**  
(557/501)



**Description**

A 3.81 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2015004961 of the Official Public Records of Randall County, Texas, situated in Section 177, Block 2, A, B, & M Survey, Randall County, Texas, and surveyed on the ground by Robert Keys and Associates on this 3rd day of August, 2017 and said tract of land being further described by metes and bounds as follows:  
Commencing at the Southwest corner of said Section 177:  
Thence North, 3023.75 feet (per previous deed), along the east line of said Section 177;  
Thence N. 89° 54' 00" W., 1376.09 feet (per previous deed) to a 1/2 inch iron pipe, found at the most easterly and **BEGINNING CORNER** of this tract of land;  
Thence S. 55° 02' 32" W., (Directional Control G.P.S. Observation WGS-84), 1033.23 feet along the northerly line of a 20 foot wide alley dedicated by that certain instrument recorded in Volume 1193, Page 241 of the Deed Records of Randall County, Texas to a 3/4 inch iron rod, found at the most southerly corner of this tract of land;  
Thence N. 00° 06' 33" E., 98.02 feet along the easterly right-of-way line of Trinidad Street as dedicated by certain instrument recorded in Volume 557, Page 501 of the Deed Records of Randall County, Texas to a 1/2 inch iron pipe, found, and same being the beginning of a curve to the left having a radius of 208.52 feet;  
Thence Northwesterly, along said curve and easterly right-of-way line of said Trinidad Street, an arc distance of 127.62 feet with a chord of N. 17° 35' 39" W., 125.64 feet to a 3/4 inch iron rod, found at the end of said curve, and same being the northwest corner of this tract of land;  
Thence N. 58° 04' 00" E., 593.31 feet along the southerly right-of-way line of East Valencia Drive as dedicated by that certain instrument recorded in Volume 1193, Page 241 of the Deed Records of Randall County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to right having a radius 193.32 feet;  
Thence Northeastly, along said curve and southerly right-of-way line of said East Valencia Drive, an arc distance of 118.27 feet with a chord of N. 72° 23' 34" E., 116.44 feet to a 1/2 inch pipe, found at the end of said curve;  
Thence S. 89° 51' 01" E., 287.20 feet, along the southerly right-of-way line of said East Valencia Drive, to the **POINT OF BEGINNING**.

**Approval**

Approved by Designated City Official for the City of Amarillo, Texas, this 21<sup>st</sup> day of September, 2017.  
*Wendy Bower*  
Designated City Official

**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 August 2017.



Registered Professional Land Surveyor  
Job #20170727

**Holiday South Unit No. 10**

A Suburban Subdivision to the City of Amarillo  
being an unplatted tract of land out of Section 177, Block 2, A, B, & M Survey, Randall County, Texas  
3.81± Acres



Approved by *[Signature]* Bi-City-County Health Department  
Health Official  
Date 9-21-2017

**Approval**

Filed of Record:

10/5/17  
DATE

Randall  
COUNTY

2017017939  
County Clerk File No.