



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

4/24/2018

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

Matt Griffith
Rockrose Development LLC
7830 Hillside Rd. Suite 300
Amarillo, Texas 79119

RE: Letter of Action: Approval - The Colonies Unit No. 69 – ZB1800016 Final Plat

The City of Amarillo has approved the above Final Plat on 4/9/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018006172 on 4/13/2018.

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

BLK 9 BS+F

SEC 40

I-15

Consolidated Plat No. 216-09
AP Map No. 1-15

Notes

- 1) This plat does not lie within the Extrajurisdiction 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 0055E, and 43381C 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./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 field with this survey. Plat and/or deed calls are shown as measured or field with this survey. The Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (603.15).
- 4) Area of Public Utility Easements = 6,390 Square Feet.
- 5) This plat does lie in a Public Improvement District.

Dedication

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

That, **Rockrose Development, LLC**, acting through its Vice-President, Matt Griffin, 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 **The Colonies Unit No. 69** 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.

Executed this 21st day of April, 2018.

Matt Griffin, Vice-President
Rockrose Development, LLC
7447 Hillside Road Suite 300
Amarillo, Texas 79119
(806) 351-2525

Notary Attest

State of Texas §
County of Randall §
Before me, the undersigned authority on this day personally appeared **Matt Griffin**, 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 on this 21st day of April, 2018.



Notary Public and For the State of Texas
My commission expires: _____

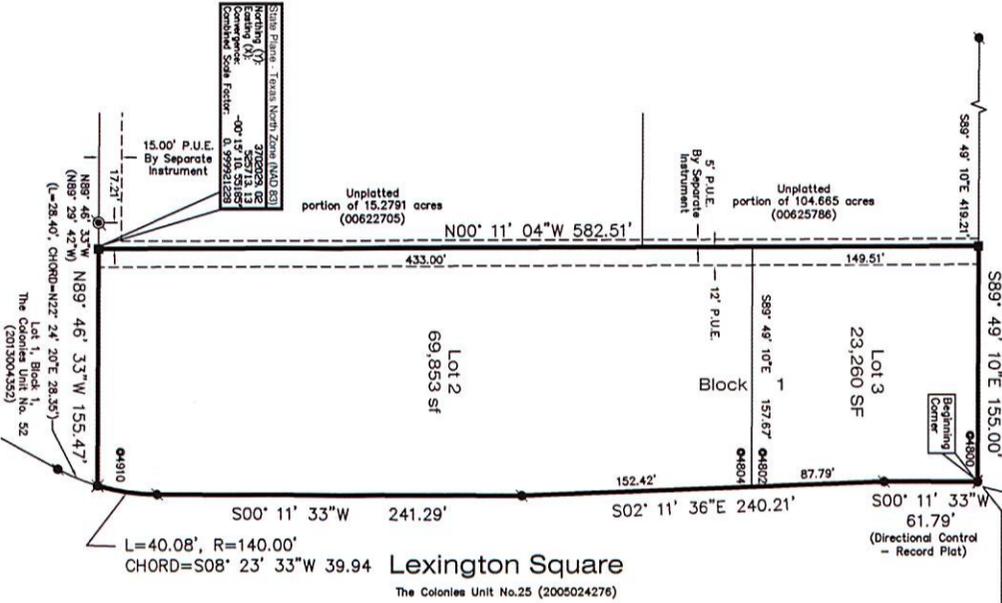
Approval

Approved by Designated City Official for the City of Amarillo, Texas, this _____ day of _____, 2018.

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

The Colonies Unit No.17 (20008851)
Pilgrim Drive

Beginning Corner
State Plane - Texas North Zone (NAD 83)
Northing: 3702618.14
Easting: -10715708.486
Combined Scale Factor: 0.9999921105



Lexington Square
The Colonies Unit No.25 (2005024276)



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 29th day of November, 2017.

Registered Professional Land Surveyor
Job No. 20170729

Description

A 2.14 acre tract of land out of a 15,2791 acre tract of land described in that certain Special Warranty Deed recorded under Clerk's No. 00822703 of the Official Public Records of Randall County, Texas, and out of a 146,625 acre tract of land described in Clerk's No. 00625786 of the Official Public Records of Randall County, Texas, all situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, and being surveyed on the ground by Robert Keys and Associates on the 29th day of November, 2017 and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of The Colonies Unit No. 25, 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. 2005024276 of the Official Public Records of Randall County, Texas;

Thence S. 02° 11' 33" W., (directional control record plat - said The Colonies Unit No. 25), 61.79 feet along the west right-of-way line of Lexington Square, as dedicated by said The Colonies Unit No. 25 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 02° 11' 36" E., 240.21 feet along the west right-of-way line of said Lexington Square to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

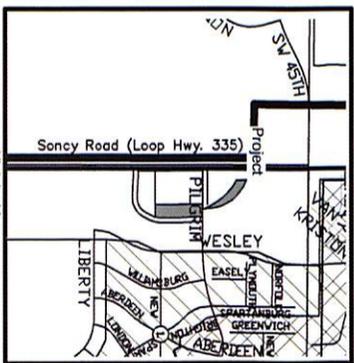
Thence S. 02° 11' 33" W., 241.29 feet along the west right-of-way line of said Lexington Square to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the beginning of a curve to the right with a radius of 140.00 feet.

Thence Southwesterly, along the west right-of-way line of said Lexington Square, an arc distance 40.08 feet with a chord of S. 08° 23' 36" W., 39.94 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4263", found at the southeast corner of this tract of land, and same being the northeast corner of Lot 1, Block 1, The Colonies Unit No. 52, 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. 2013004352 of the Official Public Records of Randall County, Texas;

Thence N. 89° 48' 33" W., 155.47 feet along the north line of said Lot 1 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, from whence a 5/8 inch iron rod, found in the north line of said Lot 1, bears N. 89° 46' 33" W., 17.21 feet;

Thence N. 00° 11' 04" W., 582.51 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of The Colonies Unit No. 17, 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. 03068591 of the Official Public Records of Randall County, Texas, bears N. 89° 49' 10" W., 419.21 feet;

Thence S. 89° 49' 10" E., 155.00 feet along the south right-of-way line of Pilgrim Drive as dedicated by said The Colonies Unit No. 17, to the **POINT OF BEGINNING**.

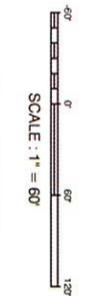


The Colonies Unit No. 69

An addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, B.S. & F. Survey, Randall County, Texas
2.134 Acres

Robert Keys & Associates
6903263-7182
6903263-7182
Email: rk@aia.com
www.aia.com

Filed of Record: 4/12/18
date
208006172
County Clerk File No.



- Legend:**
- 3/8" inch iron rod with cap stamped "KEYS R.P.L.S. 2507" (seal)
 - 1/2" inch iron rod with cap stamped "KEYS R.P.L.S. 2507" (found)
 - 1/2" inch iron rod with cap stamped "R.P.L.S. 4263" (found)
 - 5/8" inch iron rod (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.
 - 56' x 6 SPS, SUD, & AT&T Easement
 - P.U.E. =Public Utility Easement
 - () =Instrument recording in County Clerk's Office

APP

P-18-38

HG

Christina McMurray

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



Tax Certificate

Property Account Number:
R370040080050

Statement Date: 01/12/2018
Owner: ATTEBURY ELEVATORS LLC
Mailing 3905 BELL ST STE B
Address: AMARILLO, TX 791094281

Property Location: 0000000 S SONCY RD
Legal: SECT 40 B S & F|LOT BLOCK 0009|IRREG TR
BEG|1658FT S & 100FT|E OF NW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R370040080050
AD NUMBER: R370040080050
GF NUMBER: ROBERT KEYS AND ASSOC.
CERTIFICATE NO : 1636998

DATE : 1/12/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 40 B S & F|LOT BLOCK 0009|IRREG TR
BEG|1658FT S & 100FT|E OF NW COR OF SECT
0000000 S SONCY RD
3.37 ACRES

REQUESTED BY

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

PROPERTY OWNER

ATTEBURY ELEVATORS 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 2017 ARE \$19,230.53

CURRENT VALUES			
LAND MKT VALUE:	\$881,419	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$881,419	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370040080050

CERTIFIED BY Christina McMurray
Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R370040082000

Statement Date: 01/12/2018
Owner: HAPPY HORIZONS PROPERTIES LP
Mailing 3905 BELL ST STE B
Address: AMARILLO, TX 791094281

Property Location: 0008505 PILGRIM DR
Legal: SECT 40 B S & F|LOT BLOCK 0009|IRREG TR
BEG 100FT|E & 1392FT S OF NW|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R370040082000
AD NUMBER: R370040082000
GF NUMBER: ROBERT KEYS AND ASSOC.
CERTIFICATE NO : 1637000

DATE : 1/12/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 40 B S & F|LOT BLOCK 0009|IRREG TR
BEG 100FT|E & 1392FT S OF NW|COR OF SECT
0008505 PILGRIM DR
3.27 ACRES

REQUESTED BY

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

PROPERTY OWNER

HAPPY HORIZONS PROPERTIES LP
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 2017 ARE \$19,144.33

CURRENT VALUES			
LAND MKT VALUE:	\$855,252	IMPROVEMENT :	\$22,216
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$877,468	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370040082000

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2018006172

04/13/2018 04:25 PM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

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 0065E and 4381C 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) Area of Public Utility Easements = 6,990 Square Feet
- 5) This plat does lie in a Public Improvement District.

Dedication

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

That, **Rockrose Development, LLC**, acting through its Vice-President, **Matt Griffith**, 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 **The Colonies Unit No. 69** 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 25 day of APRIL, 2018.

Matt Griffith, Vice-President
Rockrose Development, LLC
7830 Hillside Road Suite 300
Amarillo, Texas 79119
(806) 351-2525

Notary Attest

State of Texas §
County of Randall §



ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES DEC 22, 2019

Before me, the undersigned authority on this day personally appeared **Matt Griffith**, 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 25 day of April, 2018.

Approval

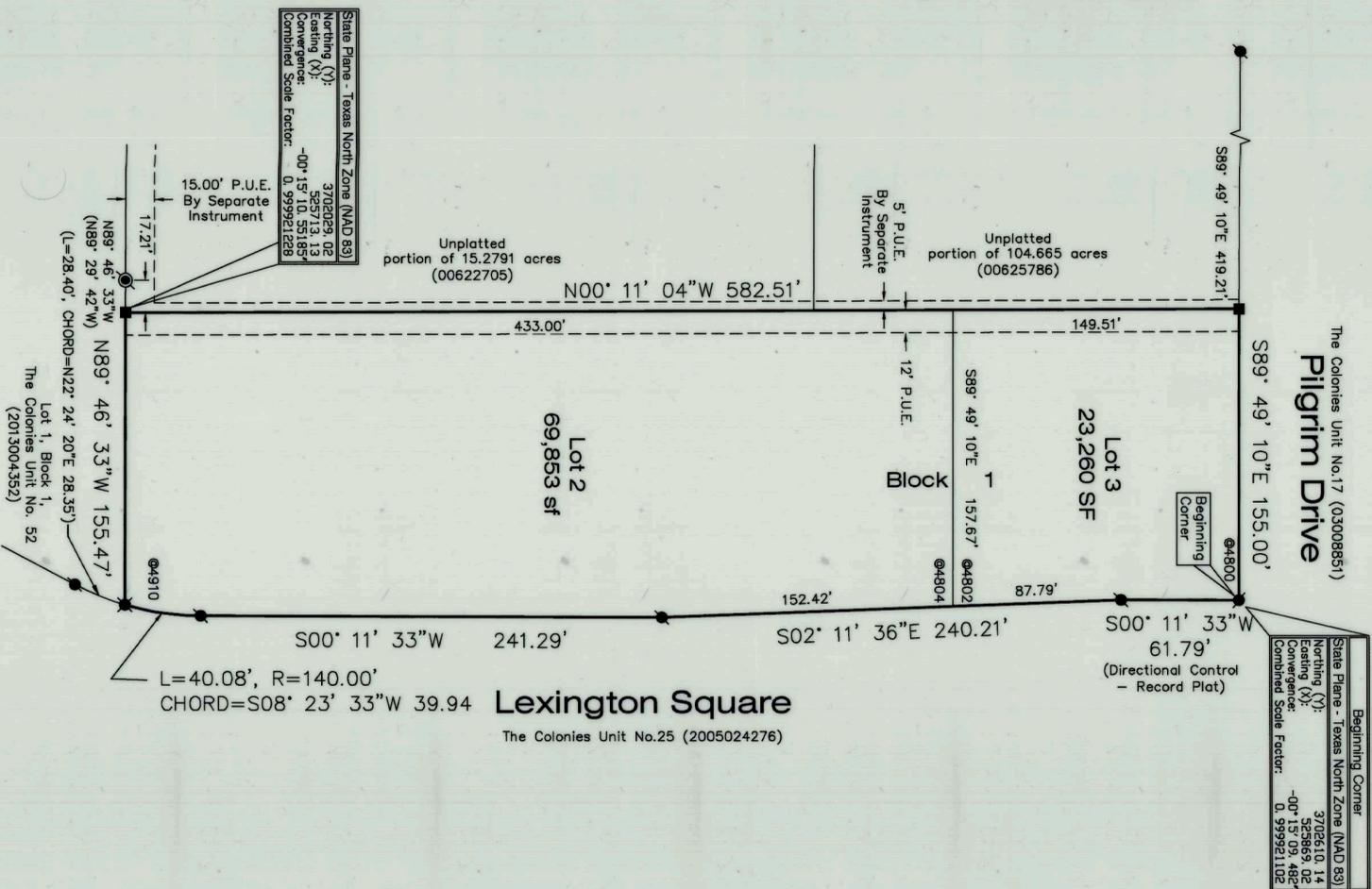
Approved by Designated City Official for the City of Amarillo, Texas, this

9th day of April, 2018.

Designated City Official

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

Pilgrim Drive



Beginning Corner

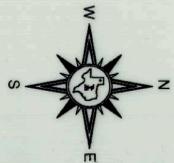
State Plane - Texas North Zone (NAD 83)
Northing (N): 3702610.14
Easting (E): 525869.02
Convergence: -0° 15' 09.482"
Combined Scale Factor: 0.999921102

State Plane - Texas North Zone (NAD 83)
Northing (N): 3702610.14
Easting (E): 525869.02
Convergence: -0° 15' 10.551857"
Combined Scale Factor: 0.999921228

Legend:

- = 3/8 inch iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2 inch iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
- ⊙ = 1/2 inch iron rod w/cap stamped "R.P.L.S. 4263" (found)
- ⊙ = 5/8 inch iron rod (found)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)

- SPS = Southwest Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- ☑ = 6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. = Public Utility Easement
- () = Instrument recording in County Clerk's Office



SCALE: 1" = 60'

Description

A 2.14 acre tract of land out of a 15,279.1 acre tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 00622705 of the Official Public Records of Randall County, Texas, and out of a 104,665 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 00625786 of the Official Public Records of Randall County, Texas, all situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, and being surveyed on the ground by Robert Keys and Associates on this 29th day of November, 2017 and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of The Colonies Unit No. 25, 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. 2005024276 of the Official Public Records of Randall County, Texas;

Thence S. 00° 11' 33" W., (directional control record plat - said The Colonies Unit No. 25), 61.79 feet along the west right-of-way line of Lexington Square, as dedicated by said The Colonies Unit No. 25 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 02° 11' 36" E., 240.21 feet along the west right-of-way line of said Lexington Square to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

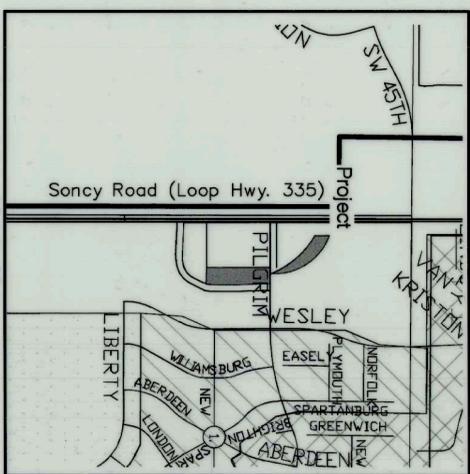
Thence S. 00° 11' 33" W., 241.29 feet along the west right-of-way line of said Lexington Square to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the beginning of a curve to the right with a radius of 140.00 feet;

Thence Southwesterly, along the west right-of-way line of said Lexington Square, an arc distance 40.08 feet with a chord of S. 08° 23' 36" W., 39.94 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4263", found at the southeast corner of this tract of land, and same being the northeast corner of Lot 1, Block 1, The Colonies Unit No. 52, 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. 2013004352 of the Official Public Records of Randall County, Texas;

Thence N. 89° 46' 33" W., 155.47 feet along the north line of said Lot 1 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, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of The Colonies Unit No. 17, 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. 03008851 of the Official Public Records of Randall County, Texas, bears N. 89° 49' 10" W., 419.21 feet;

Thence N. 00° 11' 04" W., 582.51 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of The Colonies Unit No. 17, 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. 03008851 of the Official Public Records of Randall County, Texas, bears N. 89° 49' 10" W., 419.21 feet;

Thence S. 89° 49' 10" E., 155.00 feet, along the south right-of-way line of Pilgrim Drive as dedicated by said The Colonies Unit No. 17, to the **POINT OF BEGINNING**.



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 29th day of November, 2017.

Registered Professional Land Surveyor
Job No. 20170729



Filed of Record:

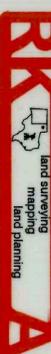
4/13/2018 date Randall county

2018 006172 County Clerk File No.

The Colonies Unit No. 69

An addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, B.S. & F. Survey, Randall County, Texas
2.13± Acres

Robert Keys & Associates



(806) 352-1782 Email: rka@keysurveying.com
1706 S. 54th Street, Amarillo, Texas 79105-7003
Firm No. 10034400 www.keysurveying.com