



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

8/10/2018

Robert Keys and Associates  
7106 S. Bell St.  
Amarillo, TX 79109

**RE: Letter of Action: Approval- The Colonies Unit No. 70 Final Plat**

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 8/2/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018013557 on 8/2/2018. 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 [Sherry.bailey@amarillo.gov](mailto:Sherry.bailey@amarillo.gov) or 806/378-6292.

Sincerely,

*Sherry L. Bailey*

Sherry Bailey  
Senior Planner

BLK 9 BS+F

SEC 40

I-15

Census Tract No. 216.09  
AP Map No. H-15

**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. 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 (603.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) Dedicated Public Access
- 6) This plat lies 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**, having first been duly authorized by its Board of Directors, do hereby dedicate to the public all of said lands to be shown and described on this plat has caused all of said lands to be surveyed and platted as shown on this plat, and that the said lands are to be used as streets, alleys, lanes and easements, and shall remain forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 16 day of July, 2018.

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

**Notary Attest**



Robert Ed Keys  
Notary Public in and For the State of Texas

Given under my hand and seal of office this 16 day of July, 2018.

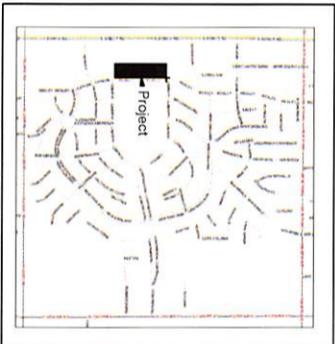
Before me, the undersigned authority on this day personally appeared **Matt Griffin**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Grantor's Address:  
City of Amarillo  
Amarillo, Texas 79101-1971

Line #	Bearing	Length
L1	S45°13'16"W	28.29
L2	S44°46'49"E	28.28

**Legend:**

- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
  - = 1/2" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (found)
  - = 1/2" iron rebar (found)
  - = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.  
A1&T = American Telephone & Telegraph Co.  
SUD = Suddenlink Communications Co.  
P.U.E. = Public Utility Easement  
[ ] = Instrument recording in County Clerks Office



State Plane - Texas North Zone (NAD 83)  
Selling (N) 310561.77  
Corner (E) 320561.77  
Corner (S) 320561.77  
Corner (W) 320561.77  
Corner (SE) 320561.77  
Corner (SW) 320561.77  
Corner (NE) 320561.77  
Corner (NW) 320561.77  
Corner (SE) 320561.77  
Corner (SW) 320561.77  
Corner (NE) 320561.77  
Corner (NW) 320561.77

**Description**

A 2.51 acre tract of land being a portion of a tract of land described in that certain Special Warranty Deed recorded in Volume 1961, Page 94, of the Official Public Records of Randall County, Texas, and a portion of a tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 01 23540 of the Official Public Records of Randall County, Texas, situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at a 308 iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of The Colonies Unit No. 63, an addition to the City of Amarillo, according to the recorded map or plat thereof; of record under Clerk's File No. 2015001499 of the Official Public Records of Randall County, Texas, same being the southwest corner of this tract of land;

Thence N. 00° 13' 23" E., (Directional Control Record Plat: "The Colonies Unit 63"), 781.82 feet to a 308 iron rebar 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" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of a 2.59 acre tract of land described in that certain Gift Deed recorded under Clerk's File No. 02 18076 of the Official Public Records of Randall County, Texas; bears N. 89° 46' 51" W., 354.29 feet;

Thence S. 89° 46' 51" E., 140.00 feet along the south line of said a 2.59 acre tract of land to a 1/2" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of said 2.59 acre tract of land;

Thence S. 00° 13' 23" W., 781.81 feet along the west right-of-way line of Wesley Drive as delineated by The Colonies Unit No. 53, an addition to the City of Amarillo, according to the recorded map or plat thereof; of record under Clerk's File No. 2013020511 of the Official Public Records of Randall County, Texas, to a 308 iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, same being the most northerly northeast corner of said The Colonies Unit No. 63, from whence a 308 iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found bears S. 00° 13' 23" W., 157.09 feet;

Thence N. 89° 47' 00" W., 140.00 feet along the north line of said The Colonies Unit No. 63 to the **POINT OF BEGINNING**.

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 16 day of July, 2018.

*[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 personal survey and field notes taken by me or by others under my direct supervision on the 16th day of April, 2018.

Registered Professional Land Surveyor  
Job No. 180408



**The Colonies Unit No. 70**  
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  
2.514 Acres

**Robert Keys & Associates**  
Surveyors  
1806 S. 17th St. Amarillo, TX 79101  
Phone: 806.352.1782 Email: RKAS@KEYSANDASSOCIATES.COM  
Form No. 10034400 www.kaysurveying.com

Filed of Record:  
8/2/18  
at  
2:08 013557  
County Clerk TTB HO

AD

P-18-52

HA

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R370040060000**

Statement Date: 05/14/2018  
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 1791.14FT|N & 100FT E OF SW|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R370040060000  
AD NUMBER: R370040060000  
GF NUMBER:  
CERTIFICATE NO : 1684859

DATE : 5/14/2018 PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

SECT 40 B S & F|LOT BLOCK 0009|IRREG TR  
BEG 1791.14FT|N & 100FT E OF SW|COR OF SECT  
0000000 S SONCY RD  
10.88 ACRES

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

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 156.40 (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 \$24.92**

CURRENT VALUES			
LAND MKT VALUE:	\$1,142	IMPROVEMENT :	\$0
AG LAND VALUE:	\$1,065,207	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$1,066,349	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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 5/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370040060000

CERTIFIED BY :

*Levi Loney*  
Authorized agent of Randall County

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:

**R370040057100**

Statement Date: 05/14/2018

Owner: HAPPY HORIZONS PROPERTIES LP  
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 96.35FT|E & 1136.89FT N OF|SW COR OF  
SECT

TAX CERTIFICATE FOR ACCOUNT : R370040057100  
AD NUMBER: R370040057100  
GF NUMBER:  
CERTIFICATE NO : 1684860

DATE : 5/14/2018  
FEE : \$10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

**PROPERTY DESCRIPTION**

SECT 40 B S & F|LOT BLOCK 0009|IRREG TR  
BEG 96.35FT|E & 1136.89FT N OF|SW COR OF  
SECT  
0000000 S SONCY RD  
8.02 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.

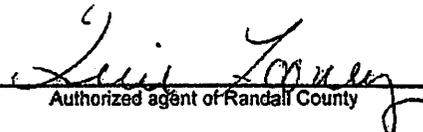
**TAXES FOR 2017 ARE \$18.37**

CURRENT VALUES			
LAND MKT VALUE:	\$842	IMPROVEMENT :	\$0
AG LAND VALUE:	\$785,198	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$786,040	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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 5/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370040057100

CERTIFIED BY:   
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2018013557  
08/02/2018 04:39 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 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) Dedicated Public Areas
  - a. 18,436 square feet of public alleys are dedicated by this plat.
- 6) This plat lies 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. 70** 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 16 day of July, 2018.

*Matt Griffith*  
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 §

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 16 day of July, 2018.



*Robert Ed Keys*  
Notary Public in and For the State of Texas

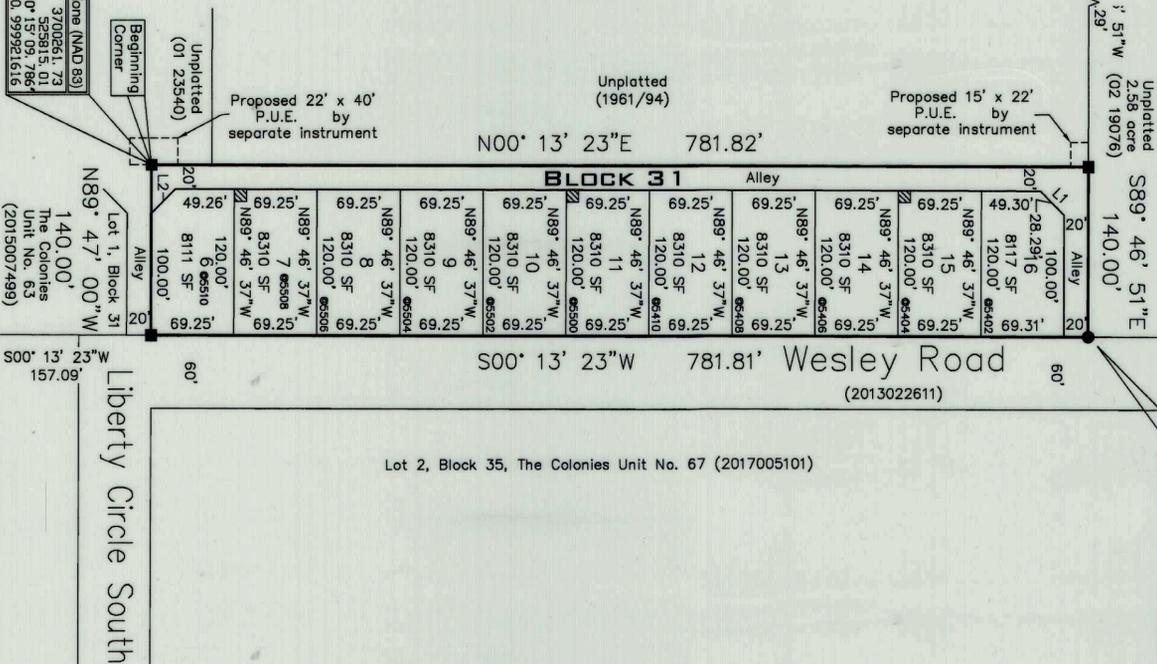
Grantee's Address:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

Line #	Bearing	Length
L1	S45°31'6"W	26.29
L2	S44°46'49"E	26.28

**Legend :**

- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (found)
- = 1/2" iron rebar (found)
- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (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.
- ⊔ =6' x 6' SPS, SUD, & AT&T Easement
- P.U.E = Public Utility Easement
- (L) =Instrument recording in County Clerks Office

State Plane - Texas North Zone (NAD 83)  
Northing (Y): 3700261.73  
Easting (X): 5259815.01  
Convergence: -00° 15' 08.786"  
Combined Scale Factor: 0.999921616



State Plane - Texas North Zone (NAD 83)  
Northing (Y): 3701042.12  
Easting (X): 5259815.77  
Convergence: -00° 15' 08.786"  
Combined Scale Factor: 0.999921444

**Description**

A 2.51 acre tract of land being a portion of a tract of land described in that certain Special Warranty Deed recorded in Volume 1961, Page 94 of the Official Public Records of Randall County, Texas, and a portion of a tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 01 23540 of the Official Public Records of Randall County, Texas, situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of The Colonies Unit No. 63, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2015007499 of the Official Public Records of Randall County, Texas, same being the southwest corner of this tract of land;

Thence N. 00° 13' 23" E., (Directional Control Record Plat "The Colonies Unit 63"), 781.82 feet to a 3/8" iron rebar 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" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of a 2.58 acre tract of land described in that certain Gift Deed recorded under Clerk's File No. 02 19076 of the Official Public Records of Randall County, Texas, bears N. 89° 46' 51" W., 394.29 feet;

Thence S. 89° 46' 51" E., 140.00 feet along the south line of said a 2.58 acre tract of land to a 1/2" iron rebar, found at the northeast corner of this tract of land, same being the southeast corner of said 2.58 acre tract of land;

Thence S. 00° 13' 23" W., 781.81 feet along the west right-of-way line of Wesley Drive as dedicated by The Colonies Unit No. 53, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2013022611 of the Official Public Records of Randall County, Texas to a 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, same being the most northerly northeast corner of said The Colonies Unit No. 63, from whence a 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found bears S. 00° 13' 23" W., 157.09 feet;

Thence N. 89° 47' 00" W., 140.00 feet along the north line of said The Colonies Unit No. 63 to the **POINT OF BEGINNING**.

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 16 day of June, 2018.

Chairman *Al Paul*

**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 April, 2018.



*Robert E. Keys*  
Registered Professional Land Surveyor  
Job No. 180408

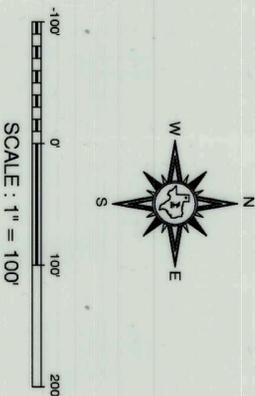
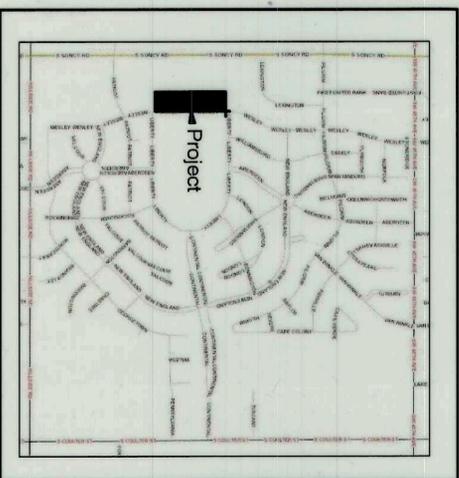
**The Colonies Unit No. 70**

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  
2.51± Acres

Robert Keys & Associates

**RK** land surveying mapping land planning  
(806) 352-1782 Email: rka@keysurveying.com  
7106 S. Bell Street, Amarillo, Texas 79109-7003  
Firm No. 10034400 www.keysurveying.com

Vicinity Map



Filed of Record :

8/2/18 date  
2018013557 County Clerk File No.

Randall county