



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

12/13/2018

Robert Keys  
Robert Keys & Associates  
7106 S. Bell Street  
Amarillo, Texas 79106

**RE: Letter of Action: Approval- Fountain Park Unit No. 16 – ZB1804027 Final Plat**

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 11/30/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018021188 on 12/5/2018. 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 [Brady.Kendrick@amarillo.gov](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick  
Planner I



**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R022600005000**

Statement Date: 10/29/2018  
Owner: GORDON BELL PLAZA LP  
Mailing: 4900 WOODWAY DR STE 1125  
Address: HOUSTON, TX 770561878

Property Location: 0005807 SW 45TH AVE  
Legal: FOUNTAIN PARK # 13|LOT 004 BLOCK 0001

TAX CERTIFICATE FOR ACCOUNT : R022600005000  
AD NUMBER: R022600005000  
GF NUMBER: ROBERT KEYS & ASSOC.  
CERTIFICATE NO : 1886737

DATE : 10/29/2018 PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION  
FOUNTAIN PARK # 13|LOT 004 BLOCK 0001  
0005807 SW 45TH AVE  
0 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

GORDON BELL PLAZA LP  
4900 WOODWAY DR STE 1125  
HOUSTON TX 770561878

UDI: 0%

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 166.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$154,250.15**

CURRENT VALUES			
LAND MKT VALUE:	\$1,874,834	IMPROVEMENT :	\$4,972,086
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$6,846,920	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R022600005000

CERTIFIED BY:   
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2018021188

12/05/2018 02:39 PM

Fee: 48.00

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. 48381C0070E, 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 (693.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

The State of Texas §  
County of Randall §

**Dedication**

Know all men by these presents:  
That, **Gordon Bell GP, LP**, 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 **Fountain Park Unit No. 16** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements if 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 21<sup>st</sup> day of November, 2018.

Gordon Bell Plaza, LP,  
Gordon Bell GP LLC, It's General Partner,  
Matthew C. Gordon, Manager  
4900 Woodway Drive,  
Houston, Texas 77056  
(713) 961-3335

**Notary Attest**

State of Texas ~~New York~~ §  
County of New York §

Before me, the undersigned authority on this day personally appeared **Matthew C. Gordon, Manager of Gordon Bell GP, 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.

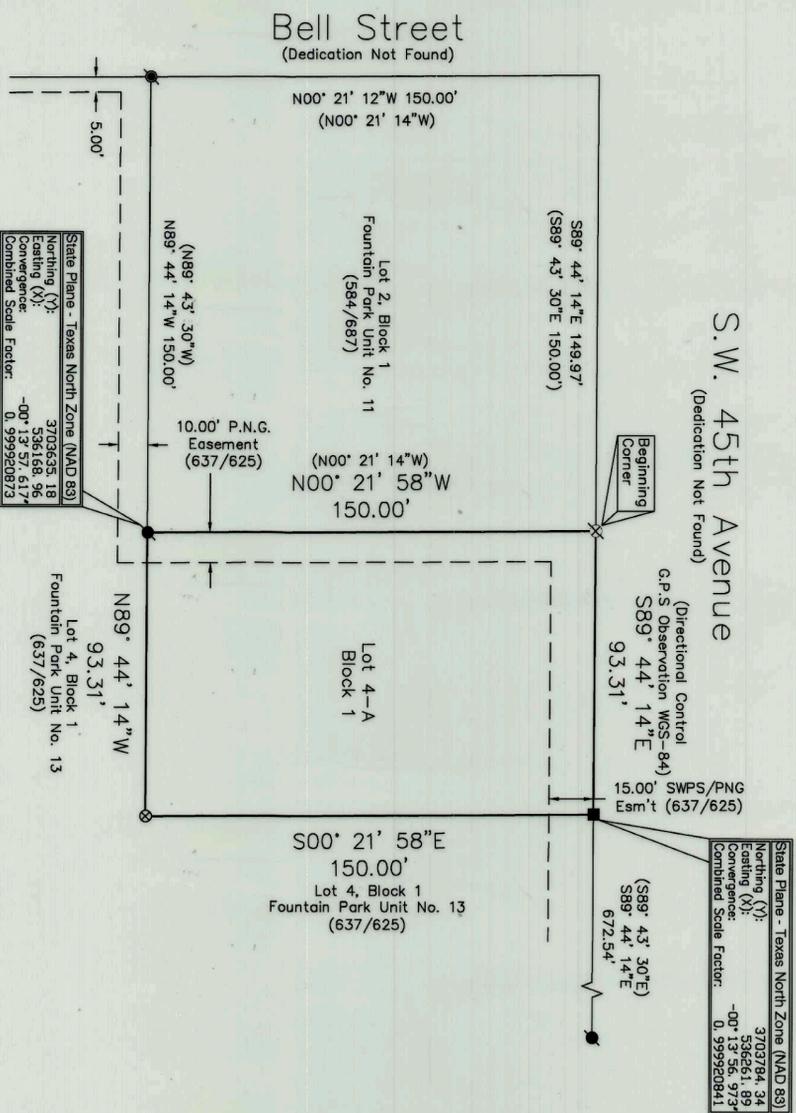
Given under my hand and seal of office this 21<sup>st</sup> day of November, 2018.

Notary Public in and For the State of Texas  
My commission expires: Dec. 21, 2019

Kenny K. Kalap  
Notary Public, State of New York  
Qualified in New York County  
Commission Expires December 21, 2019

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

**S.W. 45th Avenue**  
(Dedication Not Found)



**Description**

A 13,995 square foot or 0.32 acre tract of land being a portion of Lot 4, Block 1 of Fountain Park Unit No. 13, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 637, Page 625 of the Deed Records of Randall County, Texas, situated in Section 6, Block 9, B.S. & F. Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on this 9th day of October, 2018, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete, found at the most northerly northwest corner of said Lot 4 and same being the northeast corner of Lot 2, Block 1 of Fountain Park Addition Unit No. 11, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 584, Page 687 of the Deed Records of Randall County, Texas:

Thence S. 89° 44' 14" E., (Directional Control GPS Observation WGS-84), 93.31 feet along the south right-of-way line of S.W. 45th Avenue (dedication not found) and the north line of said Lot 4 to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this tract of land, from whence a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 4, bears S. 89° 44' 14" E., 672.54 feet.

Thence S 00° 21' 58" E., 150.00 feet to an "X" cut in concrete, set at the southeast corner of this tract of land:

Thence N. 89° 44' 14" W., 93.31 feet to a 3/8 inch iron rebar with a cap stamped from "KEYS R.P.L.S.", set at the southeast corner of said Lot 2, and same being at the southwest corner of this tract of land, from whence a 1/2 inch rebar with a cap stamped "MAIL & CO" found at the southwest corner of said Lot 2 bears: N. 89° 44' 14" W., 150.00 feet:

Thence N. 00° 21' 58" W., 150.00 feet along the east line of said Lot 2 to the **POINT OF BEGINNING**.

**Approval**

Approved by Designated City Official for the City of Amarillo, Texas, this 30<sup>th</sup> day of November, 2018.

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 9th day of October, 2018.

Registered Professional Land Surveyor  
Job No. 181008

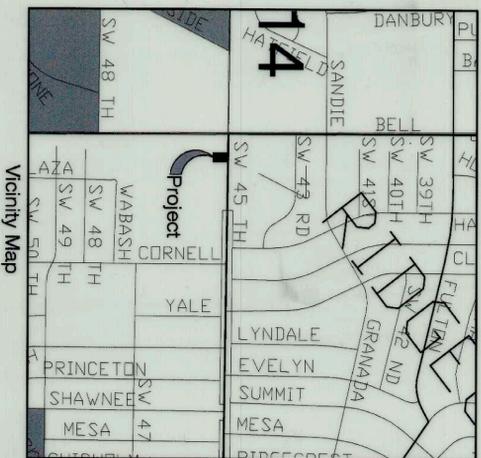
**Fountain Park Unit No. 16**

An addition to the City of Amarillo being a Re-Plat of a portion of Lot 4, Block 1, Fountain Park Unit No. 13, Randall County, Texas  
0.32± Acres

Robert Keys & Associates



(809)352-1782 Email: rka@keysurveying.com  
7106 S. Bell Street, Amarillo, Texas 79109-7099  
Firm No. 10094400 www.keysurveying.com



Vicinity Map

- Legend:**
- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (Set)
  - = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (Found)
  - ⊗ = "X" cut in concrete (Set)
  - ⊗ = "X" cut in concrete (Found)
  - ⊗ = 1/2" iron rebar with cap stamped "MAIL & CO" (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

Filed of Record :  
date 12/5/2018 county Randall  
2018021188  
County Clerk File No.