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

4/12/2019

Robert Keys
Robert Keys & Associates
7106 S. Bell Street
Amarillo, TX 79109

RE: Letter of Action: Approval- The Pinnacle Unit No. 3 – ZB1900635 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 4/8/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019005701 on 4/8/2019. 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 or 806-378-5286.

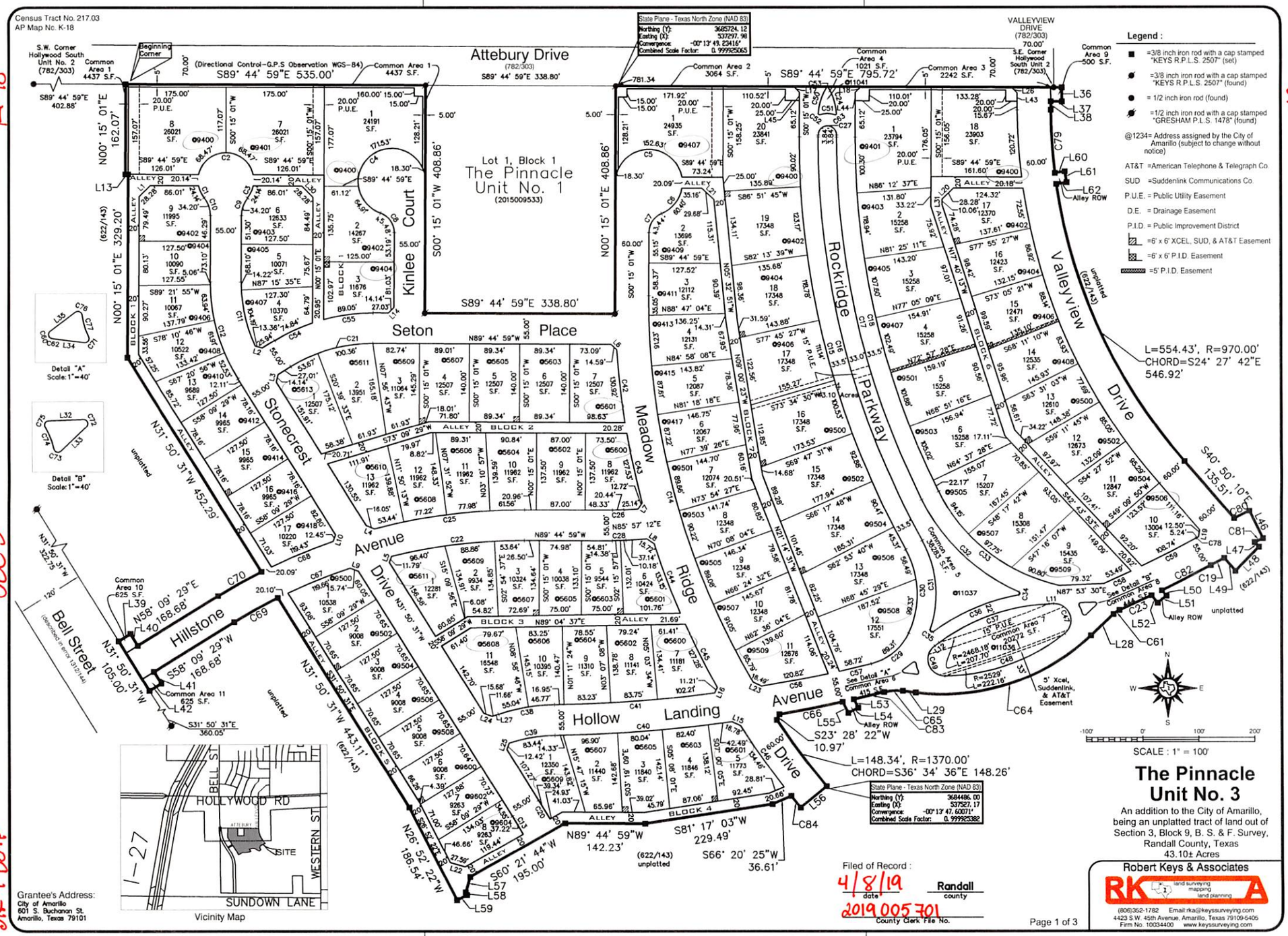
Sincerely,

Brady Kendrick
Planner I

2019005701 PLAT Total Pages: 5

K-18

Census Tract No. 217.03
AP Map No. K-18



State Plane - Texas North Zone (NAD 83)
Northing (Y): 3685724.12
Easting (X): 537297.98
Convergence: -00° 13' 49.23416"
Combined Scale Factor: 0.999925063

State Plane - Texas North Zone (NAD 83)
Northing (Y): 3684486.00
Easting (X): 537527.17
Convergence: -00° 13' 47.60071"
Combined Scale Factor: 0.999925382

Legend :

- ■ =3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- ◉ =3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- ● = 1/2 inch iron rod (found)
- ◉ =1/2 inch iron rod with a cap stamped "GRESHAM P.L.S. 1478" (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- P.I.D. = Public Improvement District
- =6' x 6' XCEL, SUD, & AT&T Easement
- =6' x 6' P.I.D. Easement
- =5' P.I.D. Easement

HG

P-19-23

SEC 3

BK 9 BS+F

APP

Vicinity Map

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

Filed of Record :
4/8/19 date
Randall county
2019005701 County Clerk File No.

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

Census Tract No. 217.03
AP Map No. K-18

Description

A 43.10 acre tract of land being a portion of a tract of land described in that certain instrument recorded in Volume 622, Page 143 of the Deed Records of Randall County, Texas, all out of Section 3, Block 9, B.S.& F. Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on this 26th day of September, 2016, 20th day of January, 22nd day of September, 2017, 24th day of January, and 3rd day of April, 2019, said tract of land being further described by metes and bounds as follows:

Commencing at a 1/2 inch iron rebar, found at the southwest corner of Hollywood South Unit No. 2, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 782, Page 303 of the Deed Records of Randall County, Texas;

Thence S. 89° 44' 59" E., (Directional Control GPS Observation WGS-84), 402.88 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest and **BEGINNING CORNER** of this tract of land;

Thence S. 89° 44' 59" E., 535.00 feet, along the south right-of-way line of Attebury Drive as dedicated by said Hollywood South Unit No. 2, to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of The Pinnacle Unit No. 1, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2015009533 of the Official Public Records of Randall County, Texas;

Thence S. 00° 15' 01" W., 408.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence S. 89° 44' 59" E., 338.80 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 408.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence S. 89° 44' 59" E., along the south right-of-way line of said Attebury Drive, at 781.34 feet pass a 1/2 inch iron rebar, found at the southeast corner of said Hollywood South Unit No. 2, a total distance of 795.72 feet 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;

Thence S. 00° 12' 07" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 00° 12' 07" E., 15.19 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 113.48 feet with a chord of S. 03° 33' 13" E., 113.41 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence N. 80° 39' 46" E., 17.88 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 09° 20' 14" E., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 80° 39' 46" W., 18.53 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 554.43 feet with a chord of S. 24° 27' 42" E., 546.92 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 40° 50' 10" E., 135.51 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Northeasterly, along said curve, an arc distance of 30.74 feet with a chord of N. 63° 39' 50" E., 30.74 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 26° 06' 04" E., 55.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 2472.50 feet;

Thence Southwesterly, along said curve, an arc distance of 16.30 feet with a chord of S. 63° 49' 33" W., 16.30 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 40° 50' 10" E., 10.92 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 44° 21' 14" W., 60.21 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 40° 50' 10" W., 30.66 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 2472.50 feet;

Thence Southwesterly, along said curve, an arc distance of 27.36 feet with a chord of S. 61° 53' 19" W., 27.36 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 98.29 feet with a chord of S. 62° 41' 08" W., 98.28 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 38° 58' 20" E., 12.77 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 51° 01' 40" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 38° 58' 20" W., 17.38 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 62.24 feet with a chord of S. 64° 58' 13" W., 62.23 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the left having a radius of 39.00 feet;

Thence Southwesterly, along said curve, an arc distance of 13.09 feet with a chord of S. 56° 03' 38" W., 13.03 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 46° 26' 43" W., 55.39 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right having a radius of 383.00 feet;

Thence Southwesterly, along said curve, an arc distance of 339.90 feet with a chord of S. 71° 52' 10" W., 328.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence N. 82° 42' 23" W., 23.34 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left having a radius of 89.00 feet;

Thence Southwesterly, along said curve, an arc distance of 33.43 feet with a chord of S. 86° 31' 55" W., 33.24 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 55.22 feet with a chord of S. 76° 23' 47" W., 55.21 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 27° 30' 37" E., 16.97 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 62° 29' 23" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 27° 30' 37" W., 22.24 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 114.99 feet with a chord of S. 78° 47' 40" W., 114.98 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 23° 28' 22" W., 10.97 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 1370.00 feet;

Thence Southeasterly, along said curve, an arc distance of 148.34 feet with a chord of S. 36° 34' 36" E., 148.26 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 50° 31' 50" W., 60.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land and being on a curve to the right having a radius of 1430.00 feet;

Thence Northwesterly, along said curve, an arc distance of 26.69 feet with a chord of N. 39° 08' 06" W., 26.69 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 66° 20' 25" W., 36.61 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 81° 17' 03" W., 229.49 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 142.23 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 60° 21' 44" W., 195.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 16° 44' 41" W., 28.96 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 26° 52' 22" E., 5.34 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 63° 07' 38" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southwest corner of this tract of land;

Thence N. 26° 52' 22" W., 186.54 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 31° 50' 31" W., 443.11 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 972.50 feet;

Thence Southwesterly, along said curve, an arc distance of 88.89 feet with a chord of S. 60° 46' 36" W., 88.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 58° 09' 29" W., 168.68 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 31° 50' 31" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 58° 09' 29" W., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set in the easterly monumented right-of-way line of Bell Street as dedicated in error by that certain right-of-way easement recorded in Volume 1312, Page 144 of the Deed Records of Randall County, Texas at the most westerly southwest corner of this tract of land, from whence a 1/2 inch iron rebar with a cap stamped "GRESHAM P.L.S. 1478", found bears S. 31° 50' 31" E., 360.05 feet;

Thence N. 31° 50' 31" W., 105.00 feet along the said easterly monumented right-of-way line of Bell Street to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly northwest corner of this tract of land, from whence a 1/2 inch iron rebar with a cap stamped "GRESHAM P.L.S. 1478", found bears N. 31° 50' 31" W., 322.75 feet;

Thence N. 58° 09' 29" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 31° 50' 31" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 58° 09' 29" E., 168.68 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right having a radius of 1027.50 feet;

Thence Northeasterly, along said curve, an arc distance of 88.88 feet with a chord of N. 60° 38' 10" E., 88.85 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 31° 50' 31" W., 452.29 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 329.20 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 5.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 162.07 feet to the **POINT OF BEGINNING**.

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

Filed of Record :

_____ Date **Randall** County

_____ County Clerk File No.

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

Census Tract No. 217.03
AP Map No. K-18

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C1	27°39'29"	24.14	50.00	S25°06'57"E	23.90
C2	156°55'34"	136.94	50.00	N89°44'59"W	97.98
C3	27°39'29"	24.14	50.00	N25°36'58"E	23.90
C4	243°15'31"	254.74	60.00	S51°26'13"W	102.18
C5	163°13'08"	170.92	60.00	S89°02'48"W	118.72
C6	57°40'53"	60.40	60.00	N38°41'05"E	57.88
C7	67°16'31"	43.44	37.00	S33°53'16"W	40.99
C8	70°26'33"	45.49	37.00	N34°58'16"W	42.68
C9	39°11'42"	34.20	50.00	S19°50'51"W	33.54
C10	39°11'42"	34.20	50.00	N19°20'50"W	33.54
C11	24°53'54"	118.42	272.50	S12°11'56"E	117.49
C12	32°05'32"	183.44	327.50	S15°47'45"E	181.05
C13	1°26'02"	37.22	1487.50	N31°07'30"W	37.22
C14	30°24'02"	726.91	1370.00	S14°57'00"E	718.41
C15	29°03'39"	772.23	1522.50	S14°16'49"E	763.97
C16	29°03'39"	755.23	1489.00	S14°16'49"E	747.16
C17	26°31'07"	673.89	1456.00	S13°00'33"E	667.89
C18	26°31'07"	658.39	1422.50	S13°00'33"E	652.52
C19	0°38'03"	27.36	2472.50	S61°53'19"W	27.36
C20	1°27'41"	39.34	1542.50	N31°06'41"W	39.34
C21	32°05'32"	154.03	275.00	S74°12'15"W	152.03
C22	14°04'30"	238.90	972.50	S83°12'46"W	238.30
C23	1°24'39"	62.24	2527.50	S64°58'13"W	62.23
C24	28°45'48"	50.20	100.00	N17°04'42"W	49.68
C25	15°04'01"	270.20	1027.50	S82°43'00"W	269.42
C26	4°17'48"	20.44	272.54	N88°06'06"E	20.43
C27	180°00'00"	51.84	16.50	N89°44'59"W	33.00
C28	4°17'48"	24.56	327.54	N88°06'06"E	24.56
C29	51°10'20"	89.31	100.00	N50°23'47"E	86.37
C30	53°37'16"	155.82	166.50	N02°00'01"W	150.20

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C31	47°41'47"	166.49	200.00	N04°57'45"W	161.73
C32	40°07'48"	245.14	350.00	S46°20'01"E	240.16
C33	51°10'43"	282.71	316.50	S51°51'28"E	273.40
C34	146°03'47"	7.65	3.00	N06°37'59"E	5.74
C35	145°11'20"	7.60	3.00	S53°42'32"E	5.73
C36	25°58'03"	168.60	372.00	S66°40'50"W	167.16
C37	34°30'28"	210.80	350.00	S70°38'16"W	207.62
C38	17°48'40"	101.81	327.50	S80°17'49"W	101.40
C39	17°32'35"	83.44	272.50	S80°25'51"W	83.11
C40	7°10'02"	316.17	2527.50	N85°37'08"E	315.97
C41	6°37'51"	286.14	2472.50	N85°53'14"E	285.98
C42	5°14'44"	130.92	1430.00	S06°17'11"E	130.87
C43	5°06'35"	127.53	1430.00	S12°18'36"E	127.49
C44	5°20'05"	133.15	1430.00	S20°33'22"E	133.10
C45	5°05'59"	127.28	1430.00	S26°38'32"E	127.24
C46	5°23'14"	134.46	1430.00	S35°04'44"E	134.41
C47	143°42'16"	75.24	30.00	N20°15'22"W	57.02
C48	37°49'07"	231.02	350.00	N70°30'20"E	226.85
C49	143°58'09"	75.38	30.00	S18°36'02"E	57.06
C50	28°45'48"	50.20	100.00	S17°34'43"W	49.68
C51	41°57'28"	28.19	38.50	N89°44'59"W	27.57
C52	113°55'32"	3.98	2.00	S53°45'58"E	3.35
C53	116°34'47"	4.07	2.00	N89°44'59"W	3.40
C54	12°59'37"	74.84	330.00	S84°39'17"W	74.68
C55	15°27'41"	89.05	330.00	S82°31'10"W	88.78
C56	2°47'59"	120.82	2472.50	N79°12'44"E	120.81
C57	1°21'39"	58.72	2472.50	N76°39'47"E	58.72
C58	1°14'22"	53.49	2472.50	N65°11'45"E	53.49
C59	2°31'11"	108.74	2472.50	N62°49'53"E	108.73
C60	136°46'55"	7.16	3.00	S15°22'02"E	5.58

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C61	19°13'50"	13.09	39.00	S56°03'38"W	13.03
C62	1°03'07"	2.24	122.00	N83°13'56"W	2.24
C63	113°55'32"	3.98	2.00	N54°15'59"E	3.35
C64	50°50'54"	339.90	383.00	S71°52'10"W	328.86
C65	21°31'23"	33.43	89.00	S86°31'55"W	33.24
C66	2°36'24"	114.99	2527.50	S78°47'40"W	114.98
C67	7°03'00"	119.66	972.50	S68°06'17"W	119.58
C68	6°39'35"	119.43	1027.50	S67°33'52"W	119.36
C69	5°14'14"	88.89	972.50	S60°46'36"W	88.86
C70	4°57'22"	88.88	1027.50	S60°38'10"W	88.85
C71	123°04'53"	6.44	3.00	N35°45'10"E	5.27
C72	134°14'05"	7.04	3.01	N24°54'26"W	5.54
C73	120°57'28"	6.33	3.00	S73°04'33"E	5.22
C74	18°54'42"	17.16	52.00	N22°03'10"W	17.09
C75	119°24'01"	6.25	3.00	S28°11'29"W	5.18
C76	119°23'59"	6.25	3.00	N67°16'35"W	5.18
C77	18°34'20"	16.86	52.00	S16°30'06"E	16.78
C78	0°07'07"	5.24	2527.50	S61°37'51"W	5.24
C79	6°42'11"	113.48	970.00	S03°33'13"E	113.41
C80	0°41'48"	30.74	2527.50	N63°39'50"E	30.74
C81	0°22'40"	16.30	2472.50	S63°49'33"W	16.30
C82	2°13'41"	98.29	2527.50	S62°41'08"W	98.28
C83	1°15'06"	55.22	2527.50	S76°23'47"W	55.21
C84	1°04'10"	26.69	1430.00	N39°08'06"W	26.69

Line Table		
Line #	Bearing	Length
L1	S45°15'01"W	28.28
L2	N73°46'15"W	13.36
L3	N13°09'29"E	14.14
L4	N68°28'07"W	16.05
L5	N22°01'09"E	11.79
L6	S46°36'24"E	14.59
L7	N35°27'38"E	12.72
L8	S55°52'04"E	15.72
L9	S69°57'32"E	15.74
L10	S19°39'56"W	12.45
L11	N87°53'30"E	8.40
L12	N53°23'02"E	10.01
L13	S89°44'59"E	5.00
L14	N45°15'01"E	14.14
L15	S65°07'53"E	16.78
L16	S26°31'54"W	11.21
L17	S44°44'59"E	14.14
L18	S45°15'01"W	14.14
L19	S10°29'02"W	12.50
L20	N45°15'01"E	28.28
L21	S47°38'55"E	29.68
L22	S73°15'19"E	27.59
L23	N64°48'57"W	16.49
L24	S70°13'31"E	15.68
L25	N19°47'00"E	12.42
L26	S44°58'33"E	14.20
L27	N71°23'30"E	11.66
L28	S46°26'43"W	55.39
L29	N82°42'23"W	23.34
L30	N44°44'59"W	28.28
L31	S00°15'01"W	10.06

Line Table		
Line #	Bearing	Length
L32	S87°53'30"W	25.40
L33	S46°26'43"W	25.88
L34	S82°42'23"E	21.12
L35	N53°01'25"E	22.82
L36	S00°12'07"E	25.00
L37	N89°44'59"W	20.00
L38	S00°12'07"E	15.19
L39	N58°09'29"E	25.00
L40	S31°50'31"E	25.00
L41	S31°50'31"E	25.00
L42	S58°09'29"W	25.00
L43	N00°12'07"W	15.00
L44	N00°15'01"E	15.00
L45	N00°15'01"E	15.00
L46	S26°06'04"E	55.00
L47	S40°50'10"E	10.92
L48	S44°21'14"W	60.21
L49	N40°50'10"W	30.66
L50	S38°58'20"E	12.77
L51	S51°01'40"W	20.00
L52	N38°58'20"W	17.38
L53	S27°30'37"E	16.97
L54	S62°29'23"W	20.00
L55	N27°30'37"W	22.24
L56	S50°31'50"W	60.00
L57	S16°44'41"W	28.96
L58	S26°52'22"E	5.34
L59	S63°07'38"W	20.00
L60	N80°39'46"E	17.88
L61	S09°20'14"E	20.00
L62	S80°39'46"W	18.53

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 0210E, 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. 469,926 square feet of public streets are dedicated by this plat.
- b. 109,497 square feet of public alleys are dedicated by this plat.
- c. 19,369 square feet of public utility easements are dedicated by this plat.
- d. 1,505 square feet of public improvement district easements are dedicated by this plat.
- e. 1,757 square feet of Xcel easements are dedicated by this plat.

6.) All properties designated as common areas, and the operation and/or maintenance thereof, are the responsibility of the property owner, a property owner's association, or public improvement district. Common areas shall be available to the City of Amarillo and franchised utility companies for access by service vehicles, for location of public utilities, for surface drainage and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.

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 ***The Pinnacle Unit No. 3*** 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 5TH day of APRIL, 2019.

Matt Griffith, Vice President of
Rockrose Development, LLC
7830 Hillside Road
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, 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 5 day of April, 2019.

Notary Public in and For the State of Texas

My commission expires:_____

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

CHELCI DANE' CASTILLO
Notary Public, State of Texas
Comm. Expires 10-18-2022
Notary ID 131764722

Dedication

The State of Texas §
County of Randall §

Know all men by these presents:

That, ***Attebury Elevators, 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 ***The Pinnacle Unit No. 3*** 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 5TH day of APRIL, 2019.

Matt Griffith
Attebury Elevators, LLC
7830 Hillside Road
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, Attebury Elevators, 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 5TH day of April, 2019.

Notary Public in and For the State of Texas

My commission expires:_____

CHELCI DANE' CASTILLO
Notary Public, State of Texas
Comm. Expires 10-18-2022
Notary ID 131764722

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 8TH day of April, 2019.

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 26th day of September, 2016 and 20th day of January and 22nd day of September, 2017 and 24th day of January, 2019 and April 3, 2019.

STATE OF TEXAS REGISTERED ROBERT E. KEYS 2507 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

Filed of Record :

Date _____ Randall County

County Clerk File No. _____

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Robert Keys & Associates
land surveying mapping land planning
(806)352-1782 Email:rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

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

Tax Certificate

Property Account Number:
R370003075000

Statement Date: 01/28/2019
Owner: ROCKROSE DEVELOPMENT LLC
Mailing Address: 3905 BELL ST STE B
AMARILLO, TX 791094281

Property Location: 0000000 HOLLYWOOD RD
Legal: SECT 3 B S & F|LOT BLOCK 0009|97.06 AC TR BEG|402.88FT E OF SW COR OF|HOLLYWOOD SOUTH # 2

TAX CERTIFICATE FOR ACCOUNT : R370003075000
AD NUMBER: R370003075000
GF NUMBER: ROBERT KEYS & ASSOCIATES
CERTIFICATE NO : 1981980

DATE : 1/28/2019
FEE : $10.00

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

PROPERTY DESCRIPTION
SECT 3 B S & F|LOT BLOCK 0009|97.06 AC TR
BEG|402.88FT E OF SW COR OF|HOLLYWOOD
SOUTH # 2
0000000 HOLLYWOOD RD
97.06 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: 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 INLCUDING 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 2019 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE $8,847.37

CURRENT VALUES

LAND MKT VALUE:	$388,240	IMPROVEMENT :	$0
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$388,240	LIMITED VALUE:	$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo Junior College	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	Canyon ISD	$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 1/2019 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370003075000

CERTIFIED BY: Paula J. Madrid
Authorized agent of Randall County

FILED AND RECORDED

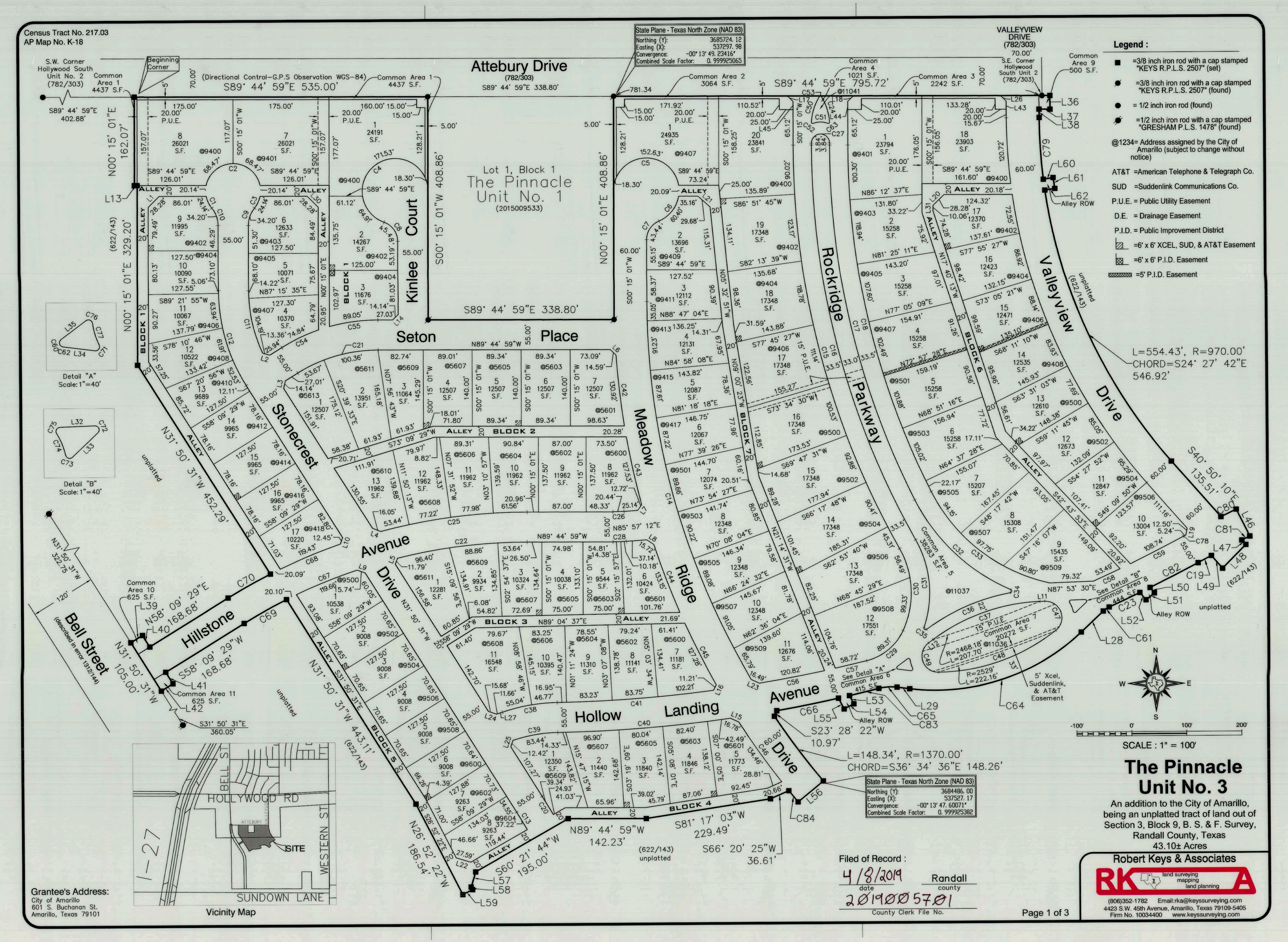
OFFICIAL PUBLIC RECORDS

Susan B. Allen

2019005701
04/08/2019 04:46 PM
Fee: 118.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

Census Tract No. 217.03
AP Map No. K-18

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3685724. 12
Easting (X):	537297. 98
Convergence:	-00° 13' 49. 23416"
Combined Scale Factor:	0. 999925065



Legend :

- ■ =3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- =3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
- ● = 1/2 inch iron rod (found)
- =1/2 inch iron rod with a cap stamped "GRESHAM P.L.S. 1478" (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- P.I.D. = Public Improvement District
- =6' x 6' XCEL, SUD, & AT&T Easement
- =6' x 6' P.I.D. Easement
- =5' P.I.D. Easement

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3684486. 00
Easting (X):	537527. 17
Convergence:	-00° 13' 47. 60071"
Combined Scale Factor:	0. 999925382

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Filed of Record :
4/8/2019 (date) Randall (county)
2019005701
County Clerk File No.

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

Vicinity Map

Robert Keys & Associates
land surveying
mapping
land planning
(806)352-1782 Email:rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

Census Tract No. 217.03
AP Map No. K-18

Description

A 43.10 acre tract of land being a portion of a tract of land described in that certain instrument recorded in Volume 622, Page 143 of the Deed Records of Randall County, Texas, all out of Section 3, Block 9, B.S.& F. Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on this 26th day of September, 2016, 20th day of January, 22nd day of September, 2017, 24th day of January, and 3rd day of April, 2019, said tract of land being further described by metes and bounds as follows:

Commencing at a 1/2 inch iron rebar, found at the southwest corner of Hollywood South Unit No. 2, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record in Volume 782, Page 303 of the Deed Records of Randall County, Texas;

Thence S. 89° 44' 59" E., (Directional Control GPS Observation WGS-84), 402.88 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest and **BEGINNING CORNER** of this tract of land;

Thence S. 89° 44' 59" E., 535.00 feet, along the south right-of-way line of Attebury Drive as dedicated by said Hollywood South Unit No. 2, to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of The Pinnacle Unit No. 1, an addition to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2015009533 of the Official Public Records of Randall County, Texas;

Thence S. 00° 15' 01" W., 408.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence S. 89° 44' 59" E., 338.80 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 408.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said The Pinnacle Unit No. 1 and a jog corner of this tract of land;

Thence S. 89° 44' 59" E., along the south right-of-way line of said Attebury Drive, at 781.34 feet pass a 1/2 inch iron rebar, found at the southeast corner of said Hollywood South Unit No. 2, a total distance of 795.72 feet 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;

Thence S. 00° 12' 07" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 00° 12' 07" E., 15.19 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 113.48 feet with a chord of S. 03° 33' 13" E., 113.41 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence N. 80° 39' 46" E., 17.88 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 09° 20' 14" E., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 80° 39' 46" W., 18.53 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 554.43 feet with a chord of S. 24° 27' 42" E., 546.92 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 40° 50' 10" E., 135.51 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Northeasterly, along said curve, an arc distance of 30.74 feet with a chord of N. 63° 39' 50" E., 30.74 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 26° 06' 04" E., 55.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 2472.50 feet;

Thence Southwesterly, along said curve, an arc distance of 16.30 feet with a chord of S. 63° 49' 33" W., 16.30 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 40° 50' 10" E., 10.92 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 44° 21' 14" W., 60.21 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 40° 50' 10" W., 30.66 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 2472.50 feet;

Thence Southwesterly, along said curve, an arc distance of 27.36 feet with a chord of S. 61° 53' 19" W., 27.36 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 98.29 feet with a chord of S. 62° 41' 08" W., 98.28 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 38° 58' 20" E., 12.77 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 51° 01' 40" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 38° 58' 20" W., 17.38 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 62.24 feet with a chord of S. 64° 58' 13" W., 62.23 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the left having a radius of 39.00 feet;

Thence Southwesterly, along said curve, an arc distance of 13.09 feet with a chord of S. 56° 03' 38" W., 13.03 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 46° 26' 43" W., 55.39 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right having a radius of 383.00 feet;

Thence Southwesterly, along said curve, an arc distance of 339.90 feet with a chord of S. 71° 52' 10" W., 328.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence N. 82° 42' 23" W., 23.34 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left having a radius of 89.00 feet;

Thence Southwesterly, along said curve, an arc distance of 33.43 feet with a chord of S. 86° 31' 55" W., 33.24 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve and the beginning of a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 55.22 feet with a chord of S. 76° 23' 47" W., 55.21 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 27° 30' 37" E., 16.97 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 62° 29' 23" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 27° 30' 37" W., 22.24 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the right having a radius of 2527.50 feet;

Thence Southwesterly, along said curve, an arc distance of 114.99 feet with a chord of S. 78° 47' 40" W., 114.98 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 23° 28' 22" W., 10.97 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 1370.00 feet;

Thence Southeasterly, along said curve, an arc distance of 148.34 feet with a chord of S. 36° 34' 36" E., 148.26 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 50° 31' 50" W., 60.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land and being on a curve to the right having a radius of 1430.00 feet;

Thence Northwesterly, along said curve, an arc distance of 26.69 feet with a chord of N. 39° 08' 06" W., 26.69 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 66° 20' 25" W., 36.61 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 81° 17' 03" W., 229.49 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 142.23 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 60° 21' 44" W., 195.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 16° 44' 41" W., 28.96 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 26° 52' 22" E., 5.34 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 63° 07' 38" W., 20.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southwest corner of this tract of land;

Thence N. 26° 52' 22" W., 186.54 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 31° 50' 31" W., 443.11 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set on a curve to the left having a radius of 972.50 feet;

Thence Southwesterly, along said curve, an arc distance of 88.89 feet with a chord of S. 60° 46' 36" W., 88.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 58° 09' 29" W., 168.68 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 31° 50' 31" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 58° 09' 29" W., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set in the easterly monumented right-of-way line of Bell Street as dedicated in error by that certain right-of-way easement recorded in Volume 1312, Page 144 of the Deed Records of Randall County, Texas at the most westerly southwest corner of this tract of land, from whence a 1/2 inch iron rebar with a cap stamped "GRESHAM P.L.S. 1478", found bears S. 31° 50' 31" E., 360.05 feet;

Thence N. 31° 50' 31" W., 105.00 feet along the said easterly monumented right-of-way line of Bell Street to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly northwest corner of this tract of land, from whence a 1/2 inch iron rebar with a cap stamped "GRESHAM P.L.S. 1478", found bears N. 31° 50' 31" W., 322.75 feet;

Thence N. 58° 09' 29" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 31° 50' 31" E., 25.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 58° 09' 29" E., 168.68 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right having a radius of 1027.50 feet;

Thence Northeasterly, along said curve, an arc distance of 88.88 feet with a chord of N. 60° 38' 10" E., 88.85 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 31° 50' 31" W., 452.29 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 329.20 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 89° 44' 59" W., 5.00 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence N. 00° 15' 01" E., 162.07 feet to the **POINT OF BEGINNING**.

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

Filed of Record :
4/8/2019 — Date
Randall — County
2019005701 — County Clerk File No.

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com

Census Tract No. 217.03
AP Map No. K-18

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C1	27°39'29"	24.14	50.00	S25°06'57"E	23.90
C2	156°55'34"	136.94	50.00	N89°44'59"W	97.98
C3	27°39'29"	24.14	50.00	N25°36'58"E	23.90
C4	243°15'31"	254.74	60.00	S51°26'13"W	102.18
C5	163°13'08"	170.92	60.00	S89°02'48"W	118.72
C6	57°40'53"	60.40	60.00	N38°41'05"E	57.88
C7	67°16'31"	43.44	37.00	S33°53'16"W	40.99
C8	70°26'33"	45.49	37.00	N34°58'16"W	42.68
C9	39°11'42"	34.20	50.00	S19°50'51"W	33.54
C10	39°11'42"	34.20	50.00	N19°20'50"W	33.54
C11	24°53'54"	118.42	272.50	S12°11'56"E	117.49
C12	32°05'32"	183.44	327.50	S15°47'45"E	181.05
C13	1°26'02"	37.22	1487.50	N31°07'30"W	37.22
C14	30°24'02"	726.91	1370.00	S14°57'00"E	718.41
C15	29°03'39"	772.23	1522.50	S14°16'49"E	763.97
C16	29°03'39"	755.23	1489.00	S14°16'49"E	747.16
C17	26°31'07"	673.89	1456.00	S13°00'33"E	667.89
C18	26°31'07"	658.39	1422.50	S13°00'33"E	652.52
C19	0°38'03"	27.36	2472.50	S61°53'19"W	27.36
C20	1°27'41"	39.34	1542.50	N31°06'41"W	39.34
C21	32°05'32"	154.03	275.00	S74°12'15"W	152.03
C22	14°04'30"	238.90	972.50	S83°12'46"W	238.30
C23	1°24'39"	62.24	2527.50	S64°58'13"W	62.23
C24	28°45'48"	50.20	100.00	N17°04'42"W	49.68
C25	15°04'01"	270.20	1027.50	S82°43'00"W	269.42
C26	4°17'48"	20.44	272.54	N88°06'06"E	20.43
C27	180°00'00"	51.84	16.50	N89°44'59"W	33.00
C28	4°17'48"	24.56	327.54	N88°06'06"E	24.56
C29	51°10'20"	89.31	100.00	N50°23'47"E	86.37
C30	53°37'16"	155.82	166.50	N02°00'01"W	150.20

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C31	47°41'47"	166.49	200.00	N04°57'45"W	161.73
C32	40°07'48"	245.14	350.00	S46°20'01"E	240.16
C33	51°10'43"	282.71	316.50	S51°51'28"E	273.40
C34	146°03'47"	7.65	3.00	N06°37'59"E	5.74
C35	145°11'20"	7.60	3.00	S53°42'32"E	5.73
C36	25°58'03"	168.60	372.00	S66°40'50"W	167.16
C37	34°30'28"	210.80	350.00	S70°38'16"W	207.62
C38	17°48'40"	101.81	327.50	S80°17'49"W	101.40
C39	17°32'35"	83.44	272.50	S80°25'51"W	83.11
C40	7°10'02"	316.17	2527.50	N85°37'08"E	315.97
C41	6°37'51"	286.14	2472.50	N85°53'14"E	285.98
C42	5°14'44"	130.92	1430.00	S06°17'11"E	130.87
C43	5°06'35"	127.53	1430.00	S12°16'36"E	127.49
C44	5°20'05"	133.15	1430.00	S20°33'22"E	133.10
C45	5°05'59"	127.28	1430.00	S26°38'32"E	127.24
C46	5°23'14"	134.46	1430.00	S35°04'44"E	134.41
C47	143°42'16"	75.24	30.00	N20°15'22"W	57.02
C48	37°49'07"	231.02	350.00	N70°30'20"E	226.85
C49	143°58'09"	75.38	30.00	S18°36'02"E	57.06
C50	28°45'48"	50.20	100.00	S17°34'43"W	49.68
C51	41°57'28"	28.19	38.50	N89°44'59"W	27.57
C52	113°55'32"	3.98	2.00	S53°45'58"E	3.35
C53	116°34'47"	4.07	2.00	N89°44'59"W	3.40
C54	12°59'37"	74.84	330.00	S64°39'17"W	74.68
C55	15°27'41"	89.05	330.00	S82°31'10"W	88.78
C56	2°47'59"	120.82	2472.50	N79°12'44"E	120.81
C57	1°21'39"	58.72	2472.50	N76°39'47"E	58.72
C58	1°14'22"	53.49	2472.50	N65°11'45"E	53.49
C59	2°31'11"	108.74	2472.50	N62°49'53"E	108.73
C60	136°46'55"	7.16	3.00	S15°22'02"E	5.58

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
C61	19°13'50"	13.09	39.00	S56°03'38"W	13.03
C62	1°03'07"	2.24	122.00	N83°13'56"W	2.24
C63	113°55'32"	3.98	2.00	N54°15'59"E	3.35
C64	50°50'54"	339.90	383.00	S71°52'10"W	328.86
C65	21°31'23"	33.43	89.00	S86°31'55"W	33.24
C66	2°36'24"	114.99	2527.50	S78°47'40"W	114.98
C67	7°03'00"	119.66	972.50	S68°06'17"W	119.58
C68	6°39'35"	119.43	1027.50	S67°33'52"W	119.36
C69	5°14'14"	88.89	972.50	S60°46'36"W	88.86
C70	4°57'22"	88.88	1027.50	S60°38'10"W	88.85
C71	123°04'53"	6.44	3.00	N35°45'10"E	5.27
C72	134°14'05"	7.04	3.01	N24°54'26"W	5.54
C73	120°57'28"	6.33	3.00	S73°04'33"E	5.22
C74	18°54'42"	17.16	52.00	N22°03'10"W	17.09
C75	119°24'01"	6.25	3.00	S28°11'29"W	5.18
C76	119°23'59"	6.25	3.00	N67°16'35"W	5.18
C77	18°34'20"	16.86	52.00	S16°30'06"E	16.78
C78	0°07'07"	5.24	2527.50	S61°37'51"W	5.24
C79	6°42'11"	113.48	970.00	S03°33'13"E	113.41
C80	0°41'48"	30.74	2527.50	N63°39'50"E	30.74
C81	0°22'40"	16.30	2472.50	S63°49'33"W	16.30
C82	2°13'41"	98.29	2527.50	S62°41'08"W	98.28
C83	1°15'06"	55.22	2527.50	S76°23'47"W	55.21
C84	1°04'10"	26.69	1430.00	N39°08'06"W	26.69

Line Table		
Line #	Bearing	Length
L1	S45°15'01"W	28.28
L2	N73°46'15"W	13.36
L3	N13°09'29"E	14.14
L4	N68°28'07"W	16.05
L5	N22°01'09"E	11.79
L6	S46°36'24"E	14.59
L7	N35°27'38"E	12.72
L8	S55°52'04"E	15.72
L9	S69°57'32"E	15.74
L10	S19°39'56"W	12.45
L11	N87°53'30"E	8.40
L12	N53°23'02"E	10.01
L13	S89°44'59"E	5.00
L14	N45°15'01"E	14.14
L15	S65°07'53"E	16.78
L16	S26°31'54"W	11.21
L17	S44°44'59"E	14.14
L18	S45°15'01"W	14.14
L19	S10°29'02"W	12.50
L20	N45°15'01"E	28.28
L21	S47°38'55"E	29.68
L22	S73°15'19"E	27.59
L23	N64°48'57"W	16.49
L24	S70°13'31"E	15.68
L25	N19°47'00"E	12.42
L26	S44°58'33"E	14.20
L27	N71°23'30"E	11.66
L28	S46°26'43"W	55.39
L29	N82°42'23"W	23.34
L30	N44°44'59"W	28.28
L31	S00°15'01"W	10.06

Line Table		
Line #	Bearing	Length
L32	S87°53'30"W	25.40
L33	S46°26'43"W	25.88
L34	S82°42'23"E	21.12
L35	N53°01'25"E	22.82
L36	S00°12'07"E	25.00
L37	N89°44'59"W	20.00
L38	S00°12'07"E	15.19
L39	N58°09'29"E	25.00
L40	S31°50'31"E	25.00
L41	S31°50'31"E	25.00
L42	S58°09'29"W	25.00
L43	N00°12'07"W	15.00
L44	N00°15'01"E	15.00
L45	N00°15'01"E	15.00
L46	S26°06'04"E	55.00
L47	S40°50'10"E	10.92
L48	S44°21'14"W	60.21
L49	N40°50'10"W	30.66
L50	S38°58'20"E	12.77
L51	S51°01'40"W	20.00
L52	N38°58'20"W	17.38
L53	S27°30'37"E	16.97
L54	S62°29'23"W	20.00
L55	N27°30'37"W	22.24
L56	S50°31'50"W	60.00
L57	S16°44'41"W	28.96
L58	S26°52'22"E	5.34
L59	S63°07'38"W	20.00
L60	N80°39'46"E	17.88
L61	S09°20'14"E	20.00
L62	S80°39'46"W	18.53

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 0210E, 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. 469,926 square feet of public streets are dedicated by this plat.
- b. 109,497 square feet of public alleys are dedicated by this plat.
- c. 19,369 square feet of public utility easements are dedicated by this plat.
- d. 1,505 square feet of public improvement district easements are dedicated by this plat.
- e. 1,757 square feet of Xcel easements are dedicated by this plat.

6.) All properties designated as common areas, and the operation and/or maintenance thereof, are the responsibility of the property owner, a property owner's association, or public improvement district. Common areas shall be available to the City of Amarillo and franchised utility companies for access by service vehicles, for location of public utilities, for surface drainage and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.

Dedication

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

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 ***The Pinnacle Unit No. 3*** 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 5TH day of APRIL, 2019.

Matt Griffith, Vice President of
Rockrose Development, LLC
7830 Hillside Road
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, 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 5th day of April, 2019.

Notary Public in and For the State of Texas

CHELCI DANE' CASTILLO
Notary Public, State of Texas
Comm. Expires 10-18-2022
Notary ID 131764722

My commission expires:

Grantee's Address:
City of Amarillo
601 S. Buchanan St.
Amarillo, Texas 79101

Dedication

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

That, ***Attebury Elevators, 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 ***The Pinnacle Unit No. 3*** 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 5TH day of APRIL, 2019.

Matt Griffith,
Attebury Elevators, LLC
7830 Hillside Road
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, Attebury Elevators, 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 5th day of April, 2019.

Notary Public in and For the State of Texas

CHELCI DANE' CASTILLO
Notary Public, State of Texas
Comm. Expires 10-18-2022
Notary ID 131764722

My commission expires:

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 8TH day of April, 2019.

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 26th day of September, 2016 and 20th day of January and 22nd day of September, 2017 and 24th day of January, 2019 and April 3, 2019.

STATE OF TEXAS REGISTERED ROBERT E. KEYS 2507 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

The Pinnacle Unit No. 3

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas
43.10± Acres

Filed of Record :
4/8/2019 Randall
Date County
2019005701
County Clerk File No.

Robert Keys & Associates
RKA land surveying mapping land planning
(806)352-1782 Email:rka@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10034400 www.keyssurveying.com