



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

7/19/2019

Daryl R. Furman, R.P.L.S.  
Furman Land Surveyors, Inc.  
3501 S. Georgia St., Suite D  
Amarillo, TX 79109

**RE: Letter of Action: Approval- Hollywood Commercial Park Unit No. 15 – ZB1903314 - Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 7/15/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019012208 on 7/15/2019. 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](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

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

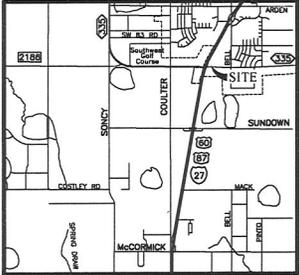
Brady Kendrick  
Planner I

BLK 9 BS+F

SEC 31

J-17

2010 CENSUS TRACT # 216.08 A.P. # J-17



VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
5/8" IRON ROD END WALL/MINIMUM STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"
1/2" IRON ROD W/CAP END STAMPED "KEYS 2507"
1/2" IRON ROD END
NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
RM RECORD MONUMENT
ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TERRANT

THAT THE UNDERSIGNED, MATT JAMESON FOR C/J REAL ESTATE, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HOLLYWOOD COMMERCIAL PARK UNIT NO. 15, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 10th DAY OF July, 2019.

MATT JAMESON
FOR C/J REAL ESTATE, LLC
3825 CAMP HOWIE BLVD.
FORT WORTH, TEXAS 76107

ATTEST

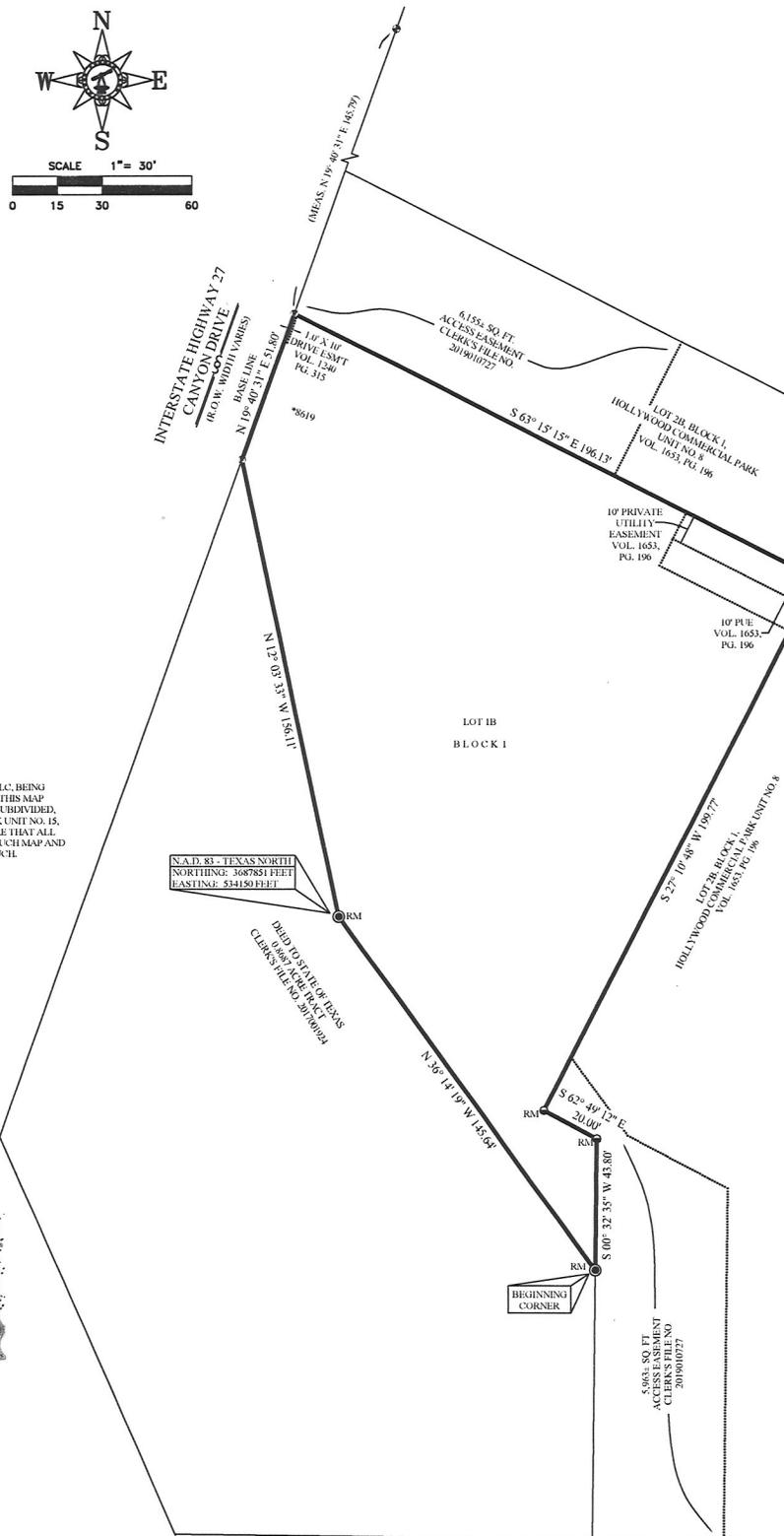
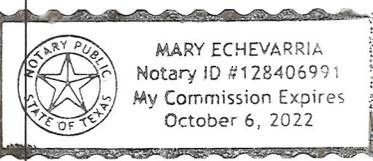
THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TERRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY MATT JAMESON

THIS 10th DAY OF July, 2019.

Mary Echevarria
NOTARY PUBLIC, STATE OF TEXAS



NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

DESCRIPTION

A 29,798 square foot tract of land being the remaining portion of a 1.552 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2006008401 of the Official Public Records of Randall County, Texas and being the remaining portion of Lots 1A and 2A, Block 1, Hollywood Commercial Park Unit No. 3, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 1635, Page 196 of the Deed Records of Randall County, Texas. Said 29,798 square foot tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 14, 2019 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found as called for in that certain instrument of conveyance recorded under Clerk's File No. 20170924 of the Official Public Records of Randall County, Texas, same point being the most Southerly corner of this tract of land;

THENCE North 36° 14' 19" West along the Northerly right-of-way line of Loop Highway 335 a distance of 145.64 feet to a 5/8 inch iron rod with aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found as called for at an angle point of said 0.8687 acre tract of land, same point being an angle point of this tract of land;

THENCE North 12° 03' 33" West continuing along the Northerly right-of-way line of said Loop Highway 335, a distance of 156.11 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Easterly right-of-way line of Interstate Highway No. 27, same point being the most Westerly corner of this tract of land and also being the most Northerly corner of said 0.8687 acre tract of land;

THENCE North 19° 40' 31" East (base line) along the Easterly right-of-way line of said Interstate Highway No. 27, a distance of 51.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Northerly corner of this tract of land, same point being the most Northerly corner of said 1.552 acre tract of land, the most Northerly corner of said Lot 1A, Block 1, of said Hollywood Commercial Park Unit No. 3 and also being the most Westerly corner of Lot 2B, Block 1, Hollywood Commercial Park Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 1954, Page 360 of the Deed Records of Randall County, Texas, from whence a 1/2 inch iron rod found bears North 19° 40' 31" East, 145.79 feet;

THENCE South 63° 15' 15" East, at 147.13 feet passing a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the most Easterly corner of said Lot 1A, same being the most Westerly corner of said Lot 2A, a total distance of 196.13 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the most Easterly corner of said 1.552 acre tract of land, same point being an interior jog corner of said Lot 2B and also being the most Easterly corner of this tract of land;

THENCE South 27° 10' 48" West, 199.77 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at an interior jog corner of said 1.552 acre tract of land, same point being a Westerly Southwest corner of said Lot 2B and also being an interior jog corner of this tract of land;

THENCE South 62° 49' 12" East, 20.00 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at an Easterly corner of said 1.552 acre tract of land, same point being an interior jog corner of said Lot 2B and also being an Easterly corner of this tract of land;

THENCE South 00° 32' 35" West along a Westerly line of said Lot 2B, a distance of 43.80 feet to the PLACE OF BEGINNING and containing a computed area of 29,798 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 2019010726 of the Official Public Records of Randall County, Texas.)

LOOP HIGHWAY 335
HOLLYWOOD ROAD
(R.O.W. WIDTH VARIES)

HOLLYWOOD COMMERCIAL PARK UNIT NO. 15

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF LOTS 1A & 2A, BLOCK 1, HOLLYWOOD COMMERCIAL PARK, UNIT NO. 3 AND A PORTION OF AN UNPLATTED TRACT OF LAND IN SECTION 31, BLOCK 9 B.S. & F. SURVEY RANDALL COUNTY, TEXAS 0.68± ACRES



CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 14TH DAY OF JANUARY, 2019.

Daryl R. Furman RPLS 574
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS
ON THIS 10th DAY OF July, 2019.

FILED OF RECORD
7/15/19
2019012208
RANDALL COUNTY
CLERK'S FILE NO.

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - KYLE L. BRADY, RPLS
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 (806) 371-1346 - FAX (806) 374-4348
PROJECT NO. 1924860 FILE NO. J-17
DRAWING NO. P\SUB 19\RANDALL\J-17\1924660\1924860

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

Handwritten notes and signatures at the bottom of the page, including 'ADD', 'D.R. 10-17', and '16'.

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R370031025300**

Statement Date: 05/28/2019  
Owner: JTD PROPERTIES LP  
Mailing % DAVIDSON ANDREA  
Address: 3203 S LIPSCOMB ST  
AMARILLO, TX 791093535

Property Location: 0000000 CANYON DR  
Legal: SECT 31 B S & F|LOT BLOCK 0009|IRREG TR  
BEG 1561.45FT|W & 30FT N OF SE COR|OF SECT  
LESS ROW

TAX CERTIFICATE FOR ACCOUNT : R370031025300  
AD NUMBER: R370031025300  
GF NUMBER:  
CERTIFICATE NO : 2003796

DATE : 5/28/2019 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 31 B S & F|LOT BLOCK 0009|IRREG TR  
BEG 1561.45FT|W & 30FT N OF SE COR|OF SECT  
LESS ROW  
0000000 CANYON DR  
0.02 ACRES

REQUESTED BY

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

PROPERTY OWNER

JTD PROPERTIES LP % DAVIDSON ANDREA  
3203 S LIPSCOMB ST  
AMARILLO TX 791093535

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 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 \$11.09**

CURRENT VALUES			
LAND MKT VALUE:	\$487	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$487	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 5/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370031025300

CERTIFIED BY: Paula Madrid  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

2019012208

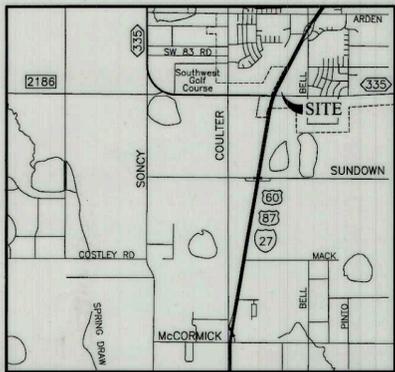
07/15/2019 04:44 PM

Fee: 48.00

Susan B. Allen, County Clerk

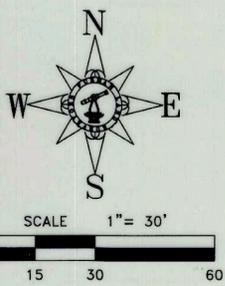
Randall County, Texas

PLAT



**VICINITY MAP**

NOT TO SCALE



**NOTES**

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0210E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

**LEGEND:**

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 5/8" IRON ROD FND W/ALUMINIUM STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT"
- 1/2" IRON ROD W/CAP FND STAMPED "KEYS 2507"
- 1/2" IRON ROD FND
- (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- RM RECORD MONUMENT
- ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- \*XXXX

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TARRANT

THAT THE UNDERSIGNED, MATT JAMESEN FOR CJ REAL ESTATE, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HOLLYWOOD COMMERCIAL PARK UNIT NO. 15, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 16th DAY OF July, 2019.

*Matt Jamesen*  
 MATT JAMESEN  
 FOR CJ REAL ESTATE, LLC.  
 3825 CAMP BOWIE BLVD.  
 FORT WORTH, TEXAS 76107

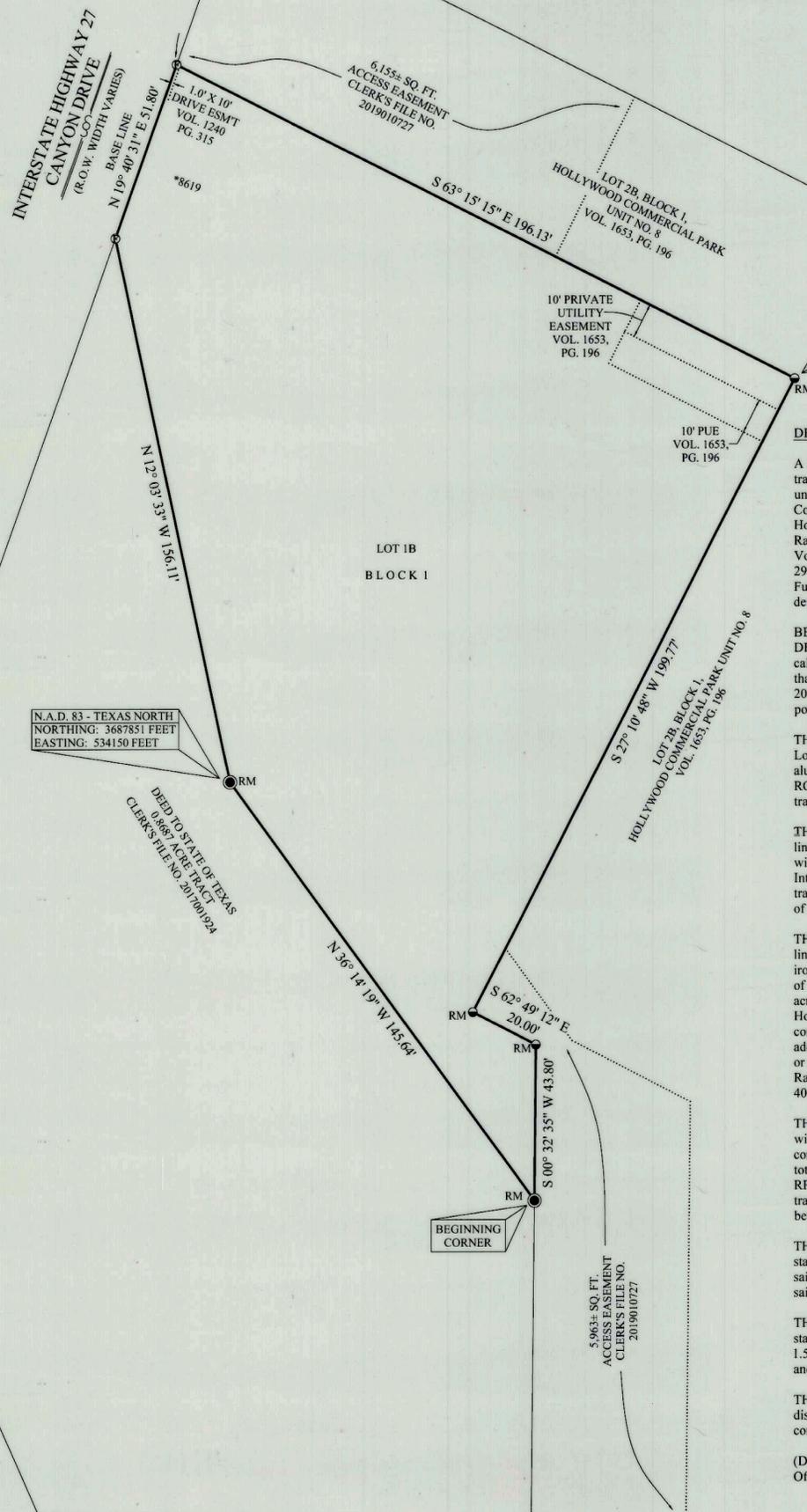
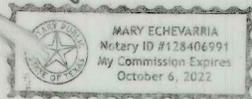
**ATTEST**

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MATT JAMESEN.

THIS 10th DAY OF July, 2019.

*Mary Echevarria*  
 NOTARY PUBLIC, STATE OF TEXAS



**DESCRIPTION**

A 29,798 square foot± tract of land being the remaining portion of a 1.552 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2006008401 of the Official Public Records of Randall County, Texas and being the remaining portion of Lots 1A and 2A, Block 1, Hollywood Commercial Park Unit No. 3, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 1635, Page 196 of the Deed Records of Randall County, Texas. Said 29,798 square foot± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 14, 2019 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found as called for at the Northeast corner of a 0.8687 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2017001924 of the Official Public Records of Randall County, Texas, same point being the most Southerly corner of this tract of land;

THENCE North 36° 14' 19" West along the Northerly right-of-way line of Loop Highway 335 a distance of 145.64 feet to a 5/8 inch iron rod with aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found as called for at an angle point of said 0.8687 acre tract of land, same point being an angle point of this tract of land;

THENCE North 12° 03' 33" West continuing along the Northerly right-of-way line of said Loop Highway 335, a distance of 156.11 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the Easterly right-of-way line of Interstate Highway No. 27, same point being the most Westerly corner of this tract of land and also being the most Northerly corner of said 0.8687 acre tract of land;

THENCE North 19° 40' 31" East (base line) along the Easterly right-of-way line of said Interstate Highway No. 27, a distance of 51.80 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Northerly corner of this tract of land, same point being the most Northerly corner of said 1.552 acre tract of land, the most Northerly corner of said Lot 1A, Block 1, of said Hollywood Commercial Park Unit No. 3 and also being the most Westerly corner of Lot 2B, Block 1, Hollywood Commercial Park Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 1954, Page 360 of the Deed Records of Randall County, Texas, from whence a 1/2 inch iron rod found bears North 19° 40' 31" East, 145.79 feet;

THENCE South 63° 15' 15" East, at 147.13 feet passing a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the most Easterly corner of said Lot 1A, same being the most Westerly corner of said Lot 2A, a total distance of 196.13 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at the most Easterly corner of said 1.552 acre tract of land, same point being an interior jog corner of said Lot 2B and also being the most Easterly corner of this tract of land;

THENCE South 27° 10' 48" West, 199.77 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at an interior jog corner of said 1.552 acre tract of land, same point being a Westerly Southwest corner of said Lot 2B and also being an interior jog corner of this tract of land;

THENCE South 62° 49' 12" East, 20.00 feet to a 1/2 inch iron rod with cap stamped "KEYS RPLS 2507" found as called for at an Easterly corner of said 1.552 acre tract of land, same point being an interior jog corner of said Lot 2B and also being an Easterly corner of this tract of land;

THENCE South 00° 32' 35" West along a Westerly line of said Lot 2B, a distance of 43.80 feet to the PLACE OF BEGINNING and containing a computed area of 29,798 square feet of land, more or less.

(Description per instrument recorded under Clerk's File No. 2019010726 of the Official Public Records of Randall County, Texas.)

LOOP HIGHWAY 335  
 HOLLYWOOD ROAD  
 (R.O.W. WIDTH VARIES)

**HOLLYWOOD COMMERCIAL PARK UNIT NO. 15**

AN ADDITION TO  
 THE CITY OF AMARILLO,  
 BEING A REPLAT OF A PORTION OF  
 LOTS 1A & 2A, BLOCK 1,  
 HOLLYWOOD COMMERCIAL PARK, UNIT NO. 3  
 AND A PORTION OF AN UNPLATTED TRACT OF LAND  
 IN SECTION 31, BLOCK 9  
 B.S. & F. SURVEY  
 RANDALL COUNTY, TEXAS  
 0.68± ACRES

**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.

ON THIS 15th DAY OF July, 2019.

*[Signature]*  
 DESIGNATED CITY OFFICIAL

**CERTIFICATE**

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 14TH DAY OF JANUARY, 2019.



*[Signature]*  
 DARYL R. FURMAN RPLS 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

7/15/2019  
 (DATE) RANDALL (COUNTY)  
 2019012208  
 CLERK'S FILE NO.

GRANTEE'S ADDRESS:  
 CITY OF AMARILLO  
 601 S. BUCHANAN ST.  
 AMARILLO, TEXAS 79101



DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
 CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
 HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401  
 P.O. BOX 1416 - AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248  
 P.O. BOX 464 - DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1924660 FILE NO. J-17  
 DRAWING NO. P:\SUB 19\RANDALL\J-17\1924660\1924660