



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

4/6/2020

Cindy Reasoner
Cornerstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, Texas

RE: Letter of Action: Approval – Hollywood Commercial Park Unit No. 16 – ZB2000428 Final Plat

The City of Amarillo has approved the above Final Plat on 4/6/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020005447. 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 Jason.Taylor@amarillo.gov or 806.378.5255.

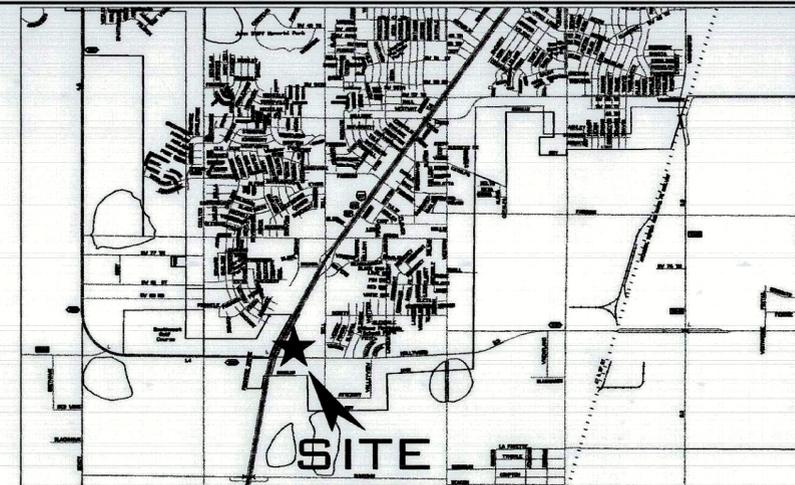
Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Taylor', enclosed in a thin blue rectangular border.

Jason Taylor
Planner I

NOTES

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0210E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.



VICINITY MAP
DESCRIPTION

A 1.33 acre tract of land out of a 52.52 acre tract of land, according to that certain Special Warranty Deed recorded under Clerk's File No. 01 1529 of the Official Public Records of Randall County, Texas, situated in Section 31, Block 9, B. S. & F. Survey, Randall County, Texas, and said 1.33 acre tract of land being described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod, found at the intersection of the north right-of-way line of Ventura Drive with the east right-of-way line of Interstate Highway No. 27, same being the southwest corner of Lot 5, Block 2, Hollywood Commercial Park Unit No. 13, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013000822 of the Official Public Records of Randall County, Texas, from whence the southeast corner of said Section 31 bears South, 844.94 feet and East, 1737.96 feet as calculated from the description of said 52.52 acre tract of land;

Thence Northeasterly, 116.11 feet along the east right-of-way line of Interstate Highway No. 27, being a curve to the right having a radius of 7639.44 feet and a chord of N. 22°03'20" E., 116.11 feet to an "X" cut in concrete, set at the northwest corner of said Lot 5, Block 2, Hollywood Commercial Park Unit No. 13, same being the southwest and **BEGINNING CORNER** of this tract of land;

Thence Northeasterly, 225.70 feet along the east right-of-way line of Interstate Highway No. 27, being a curve to the right having a radius of 7639.44 feet and a chord of N. 23°20'15" E., 225.69 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land, same being the most westerly southwest corner of Lot 4, Block 2, Hollywood Commercial Park Unit No. 11, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2006011886 of the Official Public Records of Randall County, Texas, from whence a concrete monument with a brass cap, found at the end of said curve, bears Northeasterly, 439.80 feet along a curve to the right having a radius of 7639.44 feet and a chord of N. 25°49'59" E., 439.74 feet;

Thence S. 65°48'58" E., 285.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land, same being an interior corner of said Lot 4, Block 2, Hollywood Commercial Park Unit No. 11;

Thence Southwesterly, along the most southerly west line of said Lot 4, Block 2, Hollywood Commercial Park Unit No. 11, being a curve to the left having a radius of 7354.44 feet, at 51.00 feet pass the most southerly southwest corner of said Lot 4, Block 2, Hollywood Commercial Park Unit No. 11, same being the northwest corner of Lot 3, Block 2, Hollywood Commercial Park Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 02 22071 of the Official Public Records of Randall County, Texas, continuing along said curve to the left for a total distance of 179.79 feet and a total chord of S. 23°29'00" W., 179.79 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of this tract of land, same being the northeast corner of said Lot 5, Block 2, Hollywood Commercial Park Unit No. 13;

Thence N. 75°00'02" W., 287.55 feet along the north line of said Lot 5, Block 2, Hollywood Commercial Park Unit No. 13 to the **POINT OF BEGINNING**.

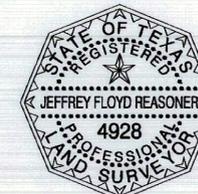
APPROVALS:

Approved by the designated official for the City of Amarillo:

Date: 3/23/2020 Designated Official: [Signature]

CERTIFICATE

This is to certify that this map or plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 27th day of November 2019.

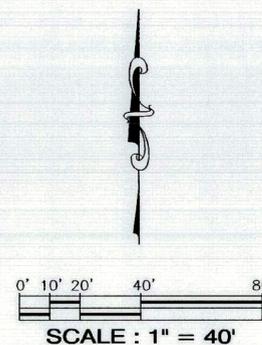
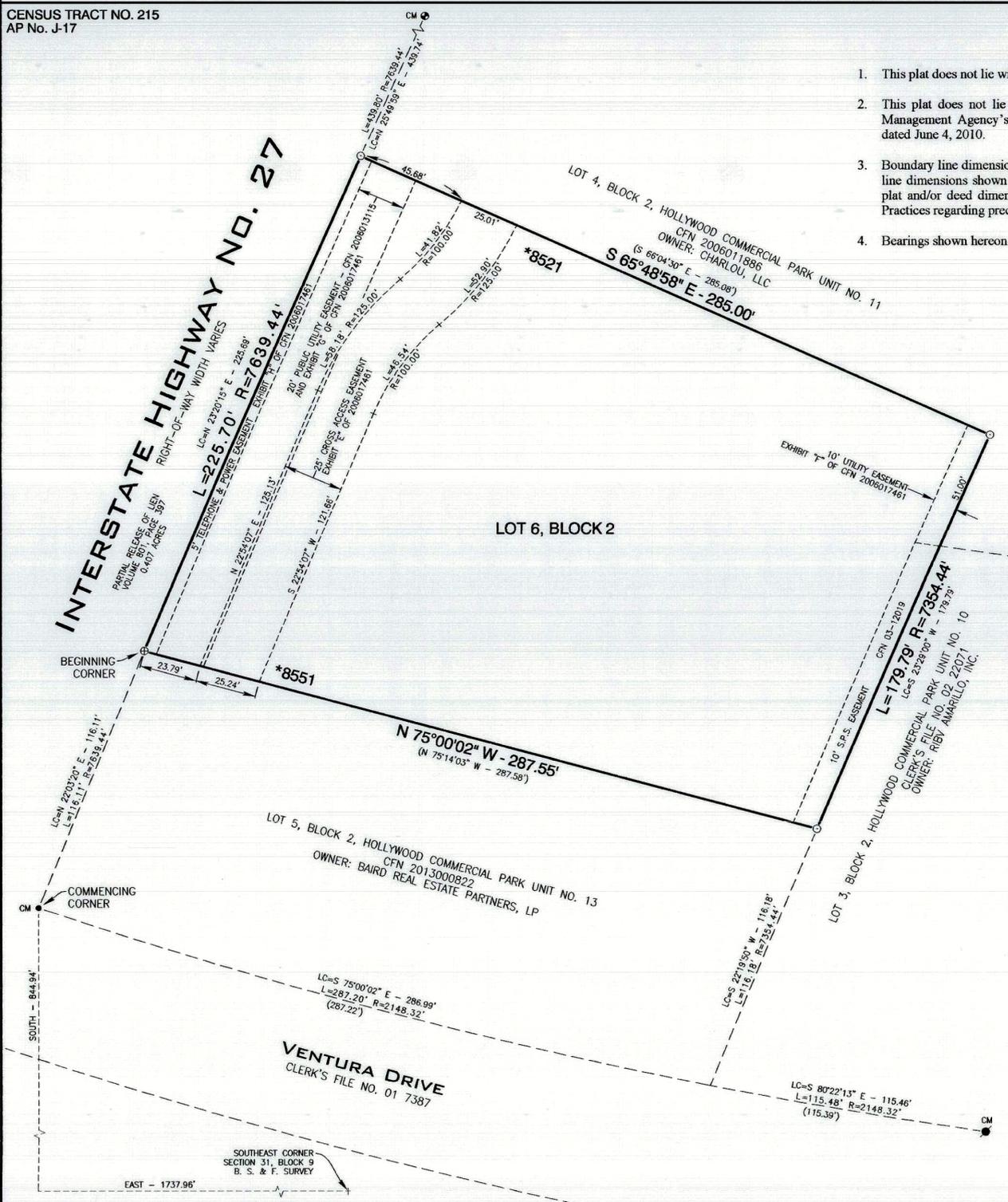


[Signature]
Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

HOLLYWOOD COMMERCIAL PARK UNIT NO. 16
AN UNPLATTED TRACT OF LAND OUT OF SECTION 31, BLOCK 9,
B. S. & F. SURVEY, AMARILLO, RANDALL COUNTY, TEXAS.
1.33 ACRES



CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500



LEGEND:

- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- = 1/2 inch iron rod with a cap stamped "HBD" (found)
- ⊕ = "X" cut in concrete (set)
- = 3/8 inch iron rod (found)
- = concrete monument with brass cap (found)
- CM = controlling monument
- CFN = Clerk's File Number
- S.P.S. = Southwestern Public Service Co.
- *1234 = address range assigned by the City of Amarillo (subject to change without notice)

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, TTE Properties LLC, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Hollywood Commercial Park Unit No. 16**, a suburban subdivision 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.

Executed this 17th day of March, 2020.

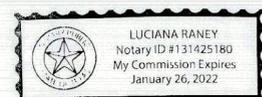
[Signature]
Matthew Z. Williams, C.F.O.
TTE Properties LLC
8318 Hunters Creek Drive
Houston, Texas 77024-3203

NOTARY ATTEST

The State of Texas §
County of Harris §

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

Given under my hand and seal of authority on this 17 day of March, 2020.



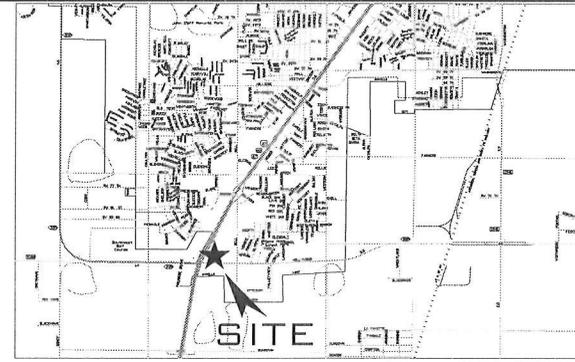
[Signature]
Luciana Roney
Notary Public

FILED OF RECORD:
3-27-2020 RANDALL COUNTY
DATE COUNTY
202005447
COUNTY CLERK'S FILE NO.

GRANTEES ADDRESS
City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

NOTES

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Thence N. 75°00'02" W., 287.55 feet along the north line of said Lot 5, Block 2, Hollywood Commercial Park Unit No. 13 to the **POINT OF BEGINNING**.

APPROVALS:

Approved by the designated official for the City of Amarillo:

Date: 3/23/2020 Designated Official: *[Signature]*

CERTIFICATE

This is to certify that this map or plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 27th day of November 2019.



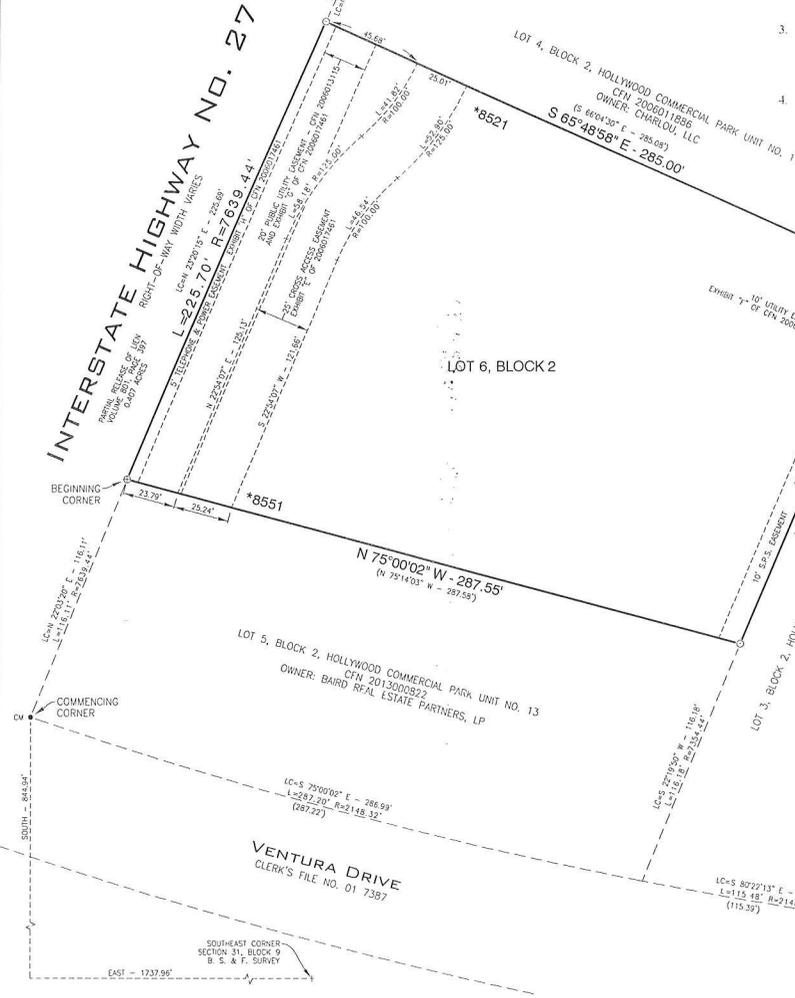
[Signature]
Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

HOLLYWOOD COMMERCIAL PARK UNIT NO. 16

AN UNPLATTED TRACT OF LAND OUT OF SECTION 31, BLOCK 9,
B. S. & F. SURVEY, AMARILLO, RANDALL COUNTY, TEXAS.
1.33 ACRES



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LEGEND:

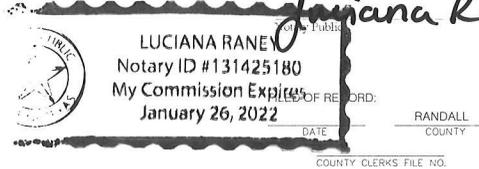
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- CFN = Clerk's File Number
- S.P.S. = Southwestern Public Service Co
- *1234 = address range assigned by the City of Amarillo (subject to change without notice)

NOTARY ATTEST

The State of Texas §
County of **Harris**

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

Given under my hand and seal of authority on this 17 day of March, 2020.



DEDICATION

The State of Texas §
County of Randall §

That, TTE Properties LLC, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Hollywood Commercial Park Unit No. 16**, a suburban subdivision 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.

Executed this 17th day of March, 2020.

Matthew Z. Williams, C.F.O.
TTE Properties LLC
8318 Hunters Creek Drive
Houston, Texas 77024-3203

GRANTEES ADDRESS
City of Amarillo
601 S Buchanan Street
Amarillo, Texas 79101

2020005447 PLAT Total Pages: 3

Christina McMurray

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



Tax Certificate

Property Account Number:
R370031029450

Statement Date: 02/24/2020
Owner: TTE PROPERTIES LLC
Mailing 8318 HUNTERS CREEK DR
Address: HOUSTON, TX 770243203

Property Location: 0000000 CANYON DR
Legal: SECT 31B S & F|LOT BLOCK 0009|IRREG TR
BEG 1490 FT W &|861FT N & 116.20FT NELY
OF|SE COR OF SECT LESS ROW

TAX CERTIFICATE FOR ACCOUNT : R370031029450
AD NUMBER: R370031029450
GF NUMBER:
CERTIFICATE NO : 2117749

DATE : 2/24/2020 PAGE 1 OF 1

FEE : 10.00
PROPERTY DESCRIPTION
SECT 31B S & F|LOT BLOCK 0009|IRREG TR
BEG 1490 FT W &|861FT N & 116.20FT NELY
OF|SE COR OF SECT LESS ROW
0000000 CANYON DR
1.18 ACRES

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
PO BOX 997
CANYON TX 79015

PROPERTY OWNER

TTE PROPERTIES LLC
8318 HUNTERS CREEK DR
HOUSTON TX 770243203

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 2020 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2019 ARE 7,046.51

CURRENT VALUES							
LAND MKT VALUE:	\$307,176	IMPROVEMENT :	\$0				
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0				
APPRAISED VALUE:	\$307,176	LIMITED VALUE:	\$0				
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2020 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNTNUMBER: R370031029450

CERTIFIED BY: Paula Maddipati
Authorized agent of Randall County