DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

9/10/2015

Matt Griffith
Rockrock Development LLC
3905 Bell St
Amarillo TX 79109

RE: Letter of Action: Approval- City View Estates Unit No. 15 Final Plat

Mr. Griffith,

The City of Amarillo has approved the above Final Plat on 7/13/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015014189 on 8/17/2015. 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 rebecca.beckham@amarillo.gov or 806/378.6288.

Sincerely,

Rebecca Beckham

Rebecca Beckham
Comprehensive Planner

2015014189 PLAT Total Pages: 4

N:\1\Amal\L-17\City View Estates 15\dwg\City View Estates Unit 15 Plat (04092015).dwg, 4/10/2015 10:10:12 AM

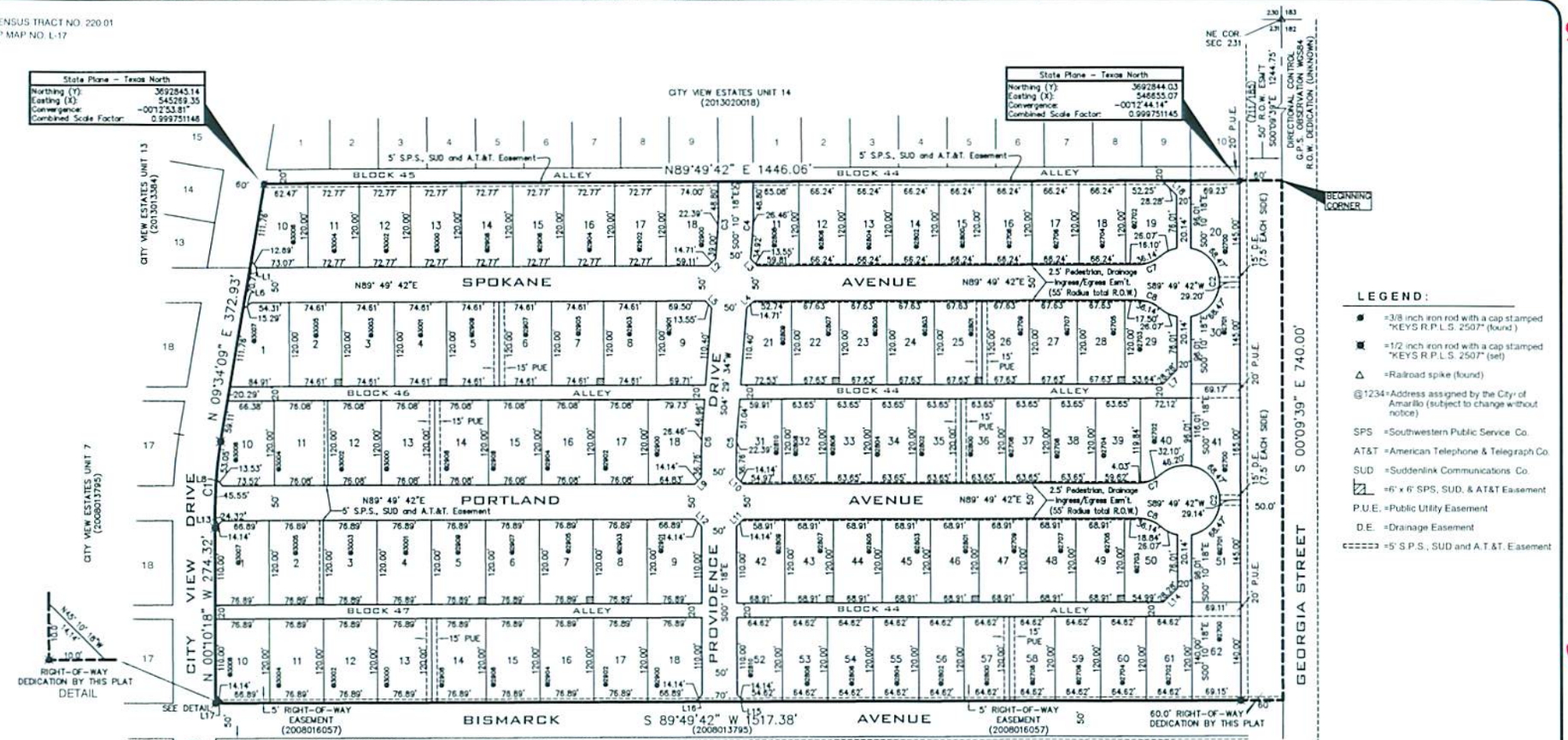
L-17 SEC 231 BIK 2 AB+M

JS P-15-17 APP

CENSUS TRACT NO. 220.01
AP MAP NO. L-17

State Plane – Texas North	
Northing (Y):	3692845.14
Easting (X):	545269.35
Convergence:	-00°12'53.81"
Combined Scale Factor:	0.999751148

State Plane – Texas North	
Northing (Y):	3692844.03
Easting (X):	546655.07
Convergence:	-00°12'44.14"
Combined Scale Factor:	0.999751145



LEGEND:

- =3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
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- =6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. =Public Utility Easement
- D.E. =Drainage Easement
- =5' S.P.S., SUD and A.T.&T. Easement

Curve Table					
Curve #	Delta	Length	Radius	Bearing	Chord
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L6	N49°41'55"E	15.29
L7	N44°49'42"E	28.28
L8	N43°38'40"W	13.53
L9	N44°49'42"E	14.14
L10	N45°10'18"W	14.14
L11	N44°49'42"E	14.14
L12	N45°10'18"W	14.14
L13	N44°49'42"E	14.14
L14	N44°49'42"E	28.28
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L16	N44°49'42"E	14.14
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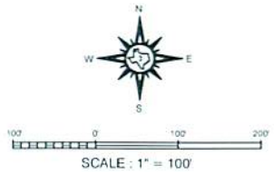
VICINITY MAP



City View Estates Unit No. 15

An addition to the City of Amarillo, being an unplatted tract of land out of Section 231, Block 2, A. B. & M. Survey, Randall County, Texas
25.43 ± Acres

FILED OF RECORD :
8/17/15 date
RANDALL county
2015014189 County Clerk File No.

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

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

BIK 2 AB.M SEC 231 L-17

CENSUS TRACT NO. 220.01
AP MAP NO. L-17

NOTES

1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.

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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.) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 4850 MSL will be filed in accordance with this plat.

6.) Dedicated Public Areas
a. 179,384 square feet of public streets are dedicated by this plat.
b. 59,449 square feet of public alleys are dedicated by this plat.
c. 25,497 square feet of public utility easements are dedicated by this plat.
d. 875 square feet of public drainage easements are dedicated by this plat.

7.) No direct vehicular access from Georgia Street to residential lots.

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 10th day of April, 2015.

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06 22 2015

Notary Public in and For the State of Texas

My commission expires: 6-22-15

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 ***City View Estates Unit No. 15*** 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 10TH day of APRIL, 2015.

Matt Griffith, Vice President of
Rockrose Development, LLC
3905 Bell Street
Amarillo, Texas 79109
(806) 353-8681

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

DESCRIPTION

A 25.43 acre tract of land being a portion of a tract of land described in that certain Warranty Deed recorded under County Clerk's File No. 2007003238 of the Official Public Records of Randall County, Texas, situated in Section 231, Block 2, A.B.& M. Survey, Amarillo, Randall County, Texas, as surveyed on the ground by Robert Keys and Associates on this 6th day of March, 2013, and said tract of land being further described by metes and bounds as follows:

Commencing at a railroad spike found at northeast corner of said Section 231;

Thence S. 00° 09' 39" E., bearings contained herein are relative to true north as determined by G.P.S. observation WGS-84, 1244.75 feet along the east line of said Section 231 to the northeast and **BEGINNING CORNER** of this tract of land and the southeast corner of City View Estates Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk's File No. 2013020018 of the Official Public Records of Randall County, Texas ;

Thence S. 00° 09' 39" E., 740.00 feet along the east line of said Section 231 to the southeast corner of this tract of land and the most easterly northeast corner of City View Unit 7, according to the recorded map or plat thereof, of record under County Clerk's File No. 2008013795 of the Official Public Records of Randall County, Texas;

Thence S. 89° 49' 42" W., along the north right-of-way line of Bismarck Avenue as dedicated by said City View Unit 7, at 60.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1517.38 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land;

Thence N. 00° 10' 18" W., along the easterly right-of-way line of City View Drive as dedicated by said City View Unit 7, 274.32 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the beginning of a curve to the right with a radius of 580.00 feet;

Thence Northeasterly, an arc distance of 98.60 feet along said curve with a chord of N. 04° 41' 55" E., 98.60 feet and same being the easterly right-of-way line of said City View Drive to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the end of said curve;

Thence N. 09° 34' 09" E., 372.93 feet along the easterly right-of-way line of said City View Drive to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at northwest corner of this tract of land and the southwest corner of said City View Estates Unit No. 14;

Thence N. 89° 49' 42" E., along the south line of said City View Estates Unit No. 14, at 1386.06 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 1446.06 feet to the **POINT OF BEGINNING**.

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 13TH day of July, 2015.

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 6th day of March, 2013.

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

Registered Professional Land Surveyor

City View Estates Unit No. 15

An addition to the City of Amarillo,
being an unplatted tract of land out of
Section 231, Block 2, A. B. & M. Survey,
Randall County, Texas
25.43 ± Acres

FILED OF RECORD :
8-17-15 date
RANDALL county
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PAGE 2 OF 2

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land surveying
mapping
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(806)352-1762 Email:info@keyssurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
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APP P-15-17 JS

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ANNEX
KEYS & ASSOCIATES

T A X C E R T I F I C A T E

NO. 94481

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: ATTEBURY ELEVATORS LLC
ADDRESS: HAPPY AGAIN LP
3905 BELL ST STE B
AMARILLO TX 79109

PROPERTY DESCRIPTION
==========
SECT 231 A B & M
LOT BLOCK 0002
IRREG 23.73 AC IN NE COR OF
SECT LESS ROW & LESS NE COR
LYING OUTSIDE OF CITY LIMITS &
LESS PLATTED AREAS

PROPERTY ACCOUNT NUMBER: R 200 2310 4900.0 **TAXES FOR 2014 ARE $** 4,386.59
Acres: 23.7300 **Randall County Market Value:** 201,705
2014 Taxes WITHOUT Exemptions $ 4,386.59

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
==========	==========	==========

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2015 taxes have not been calculated.

********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine McMurray

DEPUTY

4/10/2015

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

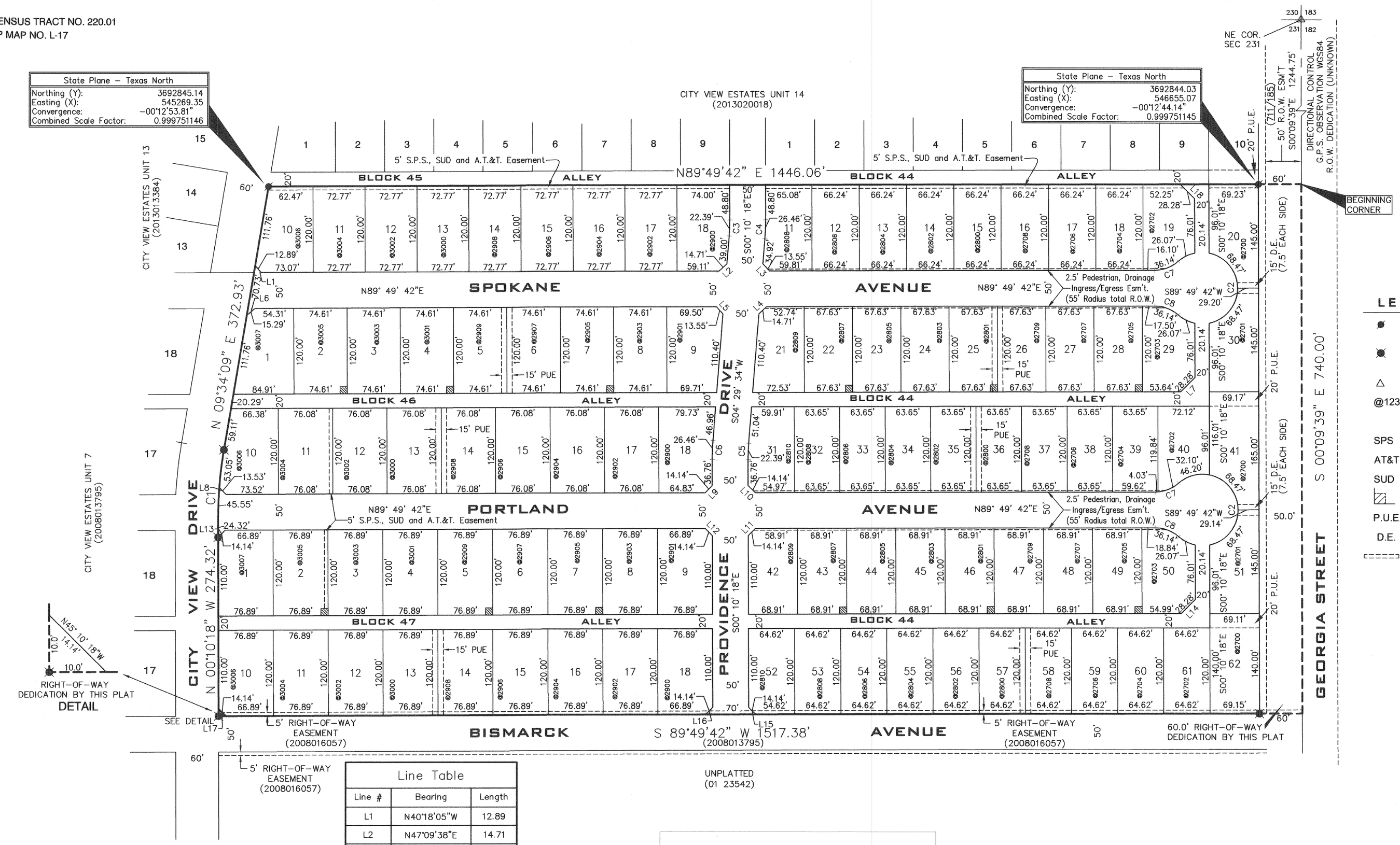
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2015014189
08/17/2015 10:18 AM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT NO. 220.01
AP MAP NO. L-17



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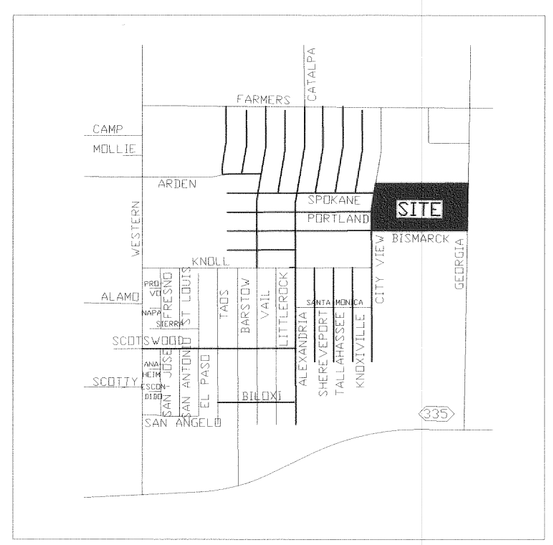
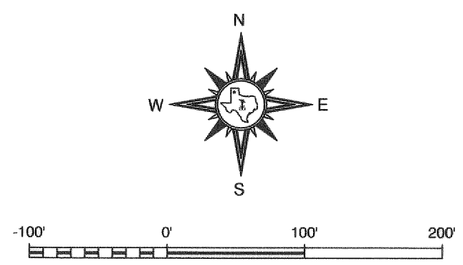


VICINITY MAP



SCALE : 1" = 100'

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25.43 ± Acres

FILED OF RECORD :

8-17-15 date — RANDALL county

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AP MAP NO. L-17

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County of Randall §

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Given under my hand and seal of office this 10TH day of APRIL, 2015.

ROBERT ED KEYS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 06-22-2115

Notary Public in and For the State of Texas

My commission expires: 6-22-15

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Chairman

CERTIFICATE

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STATE OF TEXAS
REGISTERED
ROBERT E. KEYS
2507
PROFESSIONAL
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