



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

2/13/2017

Robert Keys
4423 W 45th Ave.
Amarillo, Texas 79109-5405

RE: Letter of Action: Approval – The Shores Unit No. 16 – ZB1603966 Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 1/18/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017001859 on 1/31/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen
Planner I

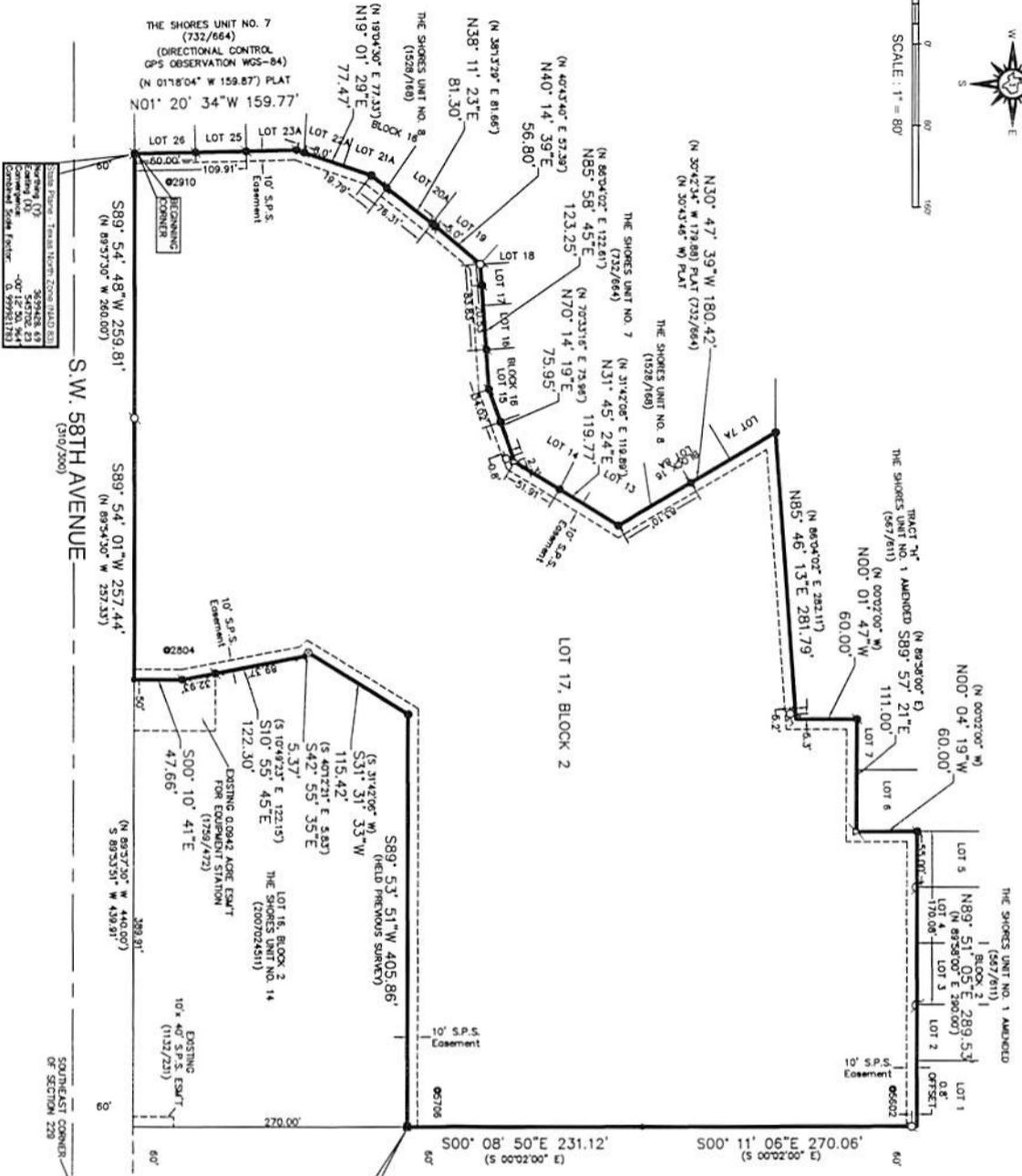
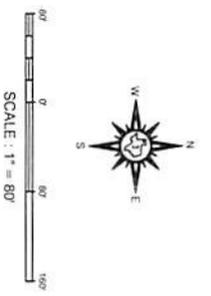
BIK 2 AB+M

SEC 229

L-15

Census Tract No. 210
AP Map No. L-15

Grantor's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79106-1971



- 1.) Existing S.W.B.T. & S.P.S. easement on the east side of Lot 14, Block 2. The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.
- 2.) Existing 10' S.P.S. easement on the south & west sides of Lot 14, Block 2. The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.

Note

Filed of Record:
1-31-17
Randall County
2017001859
County Clerk Tia Ha

Page 1 of 2

Robert Keys & Associates
1003 E. Acres
Amarillo, Texas 79106
680.232.1122 Email: rkeys@rkandassociates.com
4422 S.W. 80th Avenue, Amarillo, Texas 79139-5302
Phone No. 800.222.0000 www.rkeysandassociates.com

The Shores Unit No. 16
An addition to the City of Amarillo, being a Replat of All of Lot 14, Block 2, The Shores Unit No. 10 & All of Lot 15, Block 2, The Shores Unit No. 14 & a 6.47 acre unplatted tract of land in Section 229, Block 2, A. B. & M. Survey, Amarillo, Randall County, Texas 10.03 ± Acres

GEORGIA STREET
(DEDICATION NOT FOUND)



LEGEND:

- = 3/8" iron rod with stamped "KEYS R P L S 2507" (set)
- ▲ = "MAG" nail (found)
- = 1/2" iron rod with stamped "KEYS R P L S 2507" (found)
- = 1/2" iron rod with stamped "KEYLEY R P L S 1987" (found)
- = 1/2" iron rod with stamped "C.R.P.L.S. 2001" (found)
- = 3/8" iron rod (found)
- = 1/2" iron rod (found)
- = 1/2" channel iron pin (found)
- = "X" cut in concrete (set)
- Ⓢ = 1234± Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddersink Communications Co.
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement

APP

P-16-114

JS

BIK 2 A B + M

SEC 229

L-15

Census Tract No. 210
AP Map No. L-15

Description

A 10.03 acre tract of land being all of Lot 14, Block 2 of The Shores Unit No. 10, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1888, Page 330 of the Deed Records of Randall County, Texas, and all of Lot 15, Block 2 of The Shores Unit No. 14, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof recorded under Clerk's File No. 2007024511 of the Official Public Records of Randall County, Texas, and all of that portion (not including said Lot 14) of a 7.42 acre tract of land described in that certain Special Warranty Deed recorded under Clerk's File No. 2010009275 of the Official Public Records of Randall County, Texas, and also two tracts of land described as a 0.7872 acre tract of land (Tract 1) and a 0.0464 acre tract of land (Tract 3) in that certain Warranty Deed recorded under Clerk's File No. 01-2584 of the Official Public Records of Randall County, Texas and all being surveyed on the ground by Robert Keys and Associates on these 7th & 11th days of May, 2015 and being further described by metes and bounds as follows:

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 0070E, 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 (563.15).
4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
5.) Existing S.W.B.T. & S.P.S. easement on the east side of Lot 14, Block 2, The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.

BEGINNING at a 1/2 inch iron rod with a cap stamped "KELLEY R.P.L.S. 1583", found at the southwest corner of this tract of land, same being the southeast corner of Lot 26, Block 16 of The Shores Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 732, Page 664 of the Deed Records of Randall County, Texas;

Thence N. 01 20' 34" W., (Directional Control GPS Observation WGS-84), at 60.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 26 and of Lot 25 of said Block 16 of The Shores Unit No. 7, at 109.91 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 25 and of Lot 23-A, of said Block 16 of The Shores Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1528, Page 168 of the Deed Records of Randall County, Texas, a total distance of 159.77 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence N. 19 01' 29" E., at 8.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 23-A and of Lot 22-A of said Block 16 of The Shores Unit No. 8, a total distance of 77.47 feet to a 1/2 inch iron rod, found;

Thence N. 38 11' 23" E., at 19.84 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 21-A, at 76.31 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of Lot 20-A of said Block 16 of The Shores Unit No. 8, a total distance of 81.30 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the common east corner of Lots 20 and 19 of said Block 16 of The Shores Unit No. 7;

Thence N. 40 14' 39" E., 56.80 feet to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the common southeasterly corner of Lots 19 and 18 of said Block 16 of The Shores Unit No. 7;

Thence N. 85 58' 45" E., at 20.53 feet along the south line of Lot 17 of said Block 16 of The Shores Unit No. 7 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, at 83.83 feet along the south line of Lots 17 and 16 of said Block 16 of The Shores Unit No. 7 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 123.25 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the southerly line of Lot 15 of said Block 16 of The Shores Unit No. 7;

Thence N. 70 14' 19" E., at 34.02 feet pass a 1/2 inch iron rod, found at the most easterly southeast corner of said Lot 15, a total distance of 75.95 feet to a "MAG" nail in top of a fence post, found in the southerly line of Lot 14 of said Block 16 of The Shores Unit No. 7;

Thence N. 31 45' 24" E., at 51.91 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 14 and of Lot 13 of said Block 16 of The Shores Unit No. 7, a total distance of 119.77 feet to 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the most easterly corner of said Lot 13;

Thence N. 30 47' 39" W., at 83.10 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 14 and of Lot 13 of said Block 16 of The Shores Unit No. 7, a total distance of 180.42 feet to a 1/2 inch iron rod, found at the most northerly northeast corner of Lot 7-A of said Block 16 of The Shores Unit No. 8;

Thence N. 85 46' 13" E., 281.79 feet along the south line of Tract "H" of The Shores Unit No. 1, Amended, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 567, Page 611 of the Deed Records of Randall County, Texas, to a 1/2 inch channel iron pin, found;

Thence N. 00 01' 47" W., 60.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the south line of Lot 7, Block 2 of said The Shores Unit No. 1, Amended;

Thence S. 89 57' 21" E., 111.00 feet to a mag nail in the bottom rail of a fence, found in the southeast corner of Lot 6, of said Block 2 of The Shores Unit No. 1, Amended;

Thence N. 00 04' 19" W., 50.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 14, Block 2 of The Shores Unit No. 10, and same being the common south corner of said Lot 6 and of Lot 5 of said Block 2 of The Shores Unit No. 1, Amended;

Thence N. 89 51' 05" E., at 55.00 feet pass a 1/2 inch channel iron pin, found at the common corner of Lots 4 and 5 of said Block 2, at 170.08 feet pass a 1/2 inch channel iron pin, found at the common corners of Lots 2 and 3 of said Block 2, a total distance of 289.53 feet to the northeast corner of this tract of land and same being the northeast corner of said Lot 14, Block 2 of The Shores Unit No. 10;

Thence S. 00 11' 06" E., at 0.80 feet pass a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found in reference, at 260.00 feet pass a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the southeast corner of said Lot 14, Block 2 of The Shores Unit No. 10, and same being the northeast corner of said 0.0464 acre tract of land, a total distance of 270.06 feet along the west right-of-way line of Georgia Street (dedication unknown) to a 3/8 inch iron rod, found at the northeast corner of said Lot 15, Block 2 of The Shores Unit No. 14 and same being the southeast corner of said 0.0464 acre tract of land;

Thence S. 00 08' 50" E., 231.12 feet to 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of said Lot 15, Block 2 of The Shores Unit No. 14;

Thence S. 89 53' 51" W., 405.86 feet to a 1/2 inch iron rod, found at the southwest corner of said Lot 15, Block 2 of The Shores Unit No. 14;

Thence S. 31 31' 33" W., 115.42 feet along the westerly line of Lot 16, Block 2 of The Shores Unit No. 14, to a "X" cut in concrete, set at a jog corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at a jog corner in the east line of said 7.246 acre tract of land, and same being a jog corner in the north line of said 0.7872 acre tract of land, bears S. 31°31'33" W., 18.91 feet;

Thence S. 42° 55' 35" E., 5.37 feet along the westerly line of said Lot 16, Block 2 of The Shores Unit No. 14, to a 3/8 inch iron rod, found at a jog corner of this tract of land;

Thence S. 10° 55' 45" E., along the westerly line of said Lot 16, Block 2 of The Shores Unit No. 14, at 89.37 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of a 0.0942 acre tract of land being an Easement for Equipment Station described in that certain instrument recorded in Volume 1759, Page 472 of the Deed Records of Randall County, Texas, a total distance of 122.30 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a jog corner of this tract of land;

Thence S. 00 10' 41" E., 47.66 feet along the west line of said Lot 16, Block 2 of The Shores Unit No. 14 to a 3/8 inch iron rod, found at the southwest corner of said Lot 16, Block 2 of The Shores Unit No. 14, and the most southerly southeast corner of this tract of land;

Thence S. 89 54' 01" W., 257.44 feet along the south line of said 0.7872 acre tract of land and also being the north right-of-way line of S.W. 58th Avenue (dedication unknown) to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the southwest corner of said 0.7872 acre tract of land and same being the most southerly southeast corner of said 7.42 acre tract of land;

Thence S. 89 54' 48" W., 259.81 feet along the north right-of-way line of S.W. 58th Avenue (dedication unknown) to the POINT OF BEGINNING.

Dedication

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

That, Georgia 58, 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 Shores Unit No. 16 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 9th day of January, 2017.

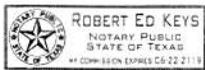
Brian Shinall, Agent
Georgia 58, LLC
600 Tyler St.
Suite 1908
Amarillo, Texas 76101

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared Brian Shinall, Agent of Georgia 58, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 9th day of January, 2017.



Notary Public in and For the State of Texas
My commission expires 6-22-19

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 18th day of January, 2017.

Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 7th & 11th days of May, 2015.



Registered Professional Land Surveyor

The Shores Unit No. 16

An addition to the City of Amarillo, being a Replat of All of Lot 14, Block 2, The Shores Unit No. 10 & All of Lot 15, Block 2, The Shores Unit No. 14 & a 6.47 acre unplatted tract of land in Section 229, Block 2, A. B. & M. Survey Amarillo, Randall County, Texas 10.03 ± Acres

Robert Keys & Associates
and Surveying and Planning
(805)352-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5405
Firm No. 10024800 www.keysurveying.com

Filed of Record: 1-31-17
Date: 2017001859
County: Randall
County Clerk File No.

APP

P-16-114

JS

Christina McMurray

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



Tax Certificate

Property Account Number:
R073043102600

Statement Date: 01/11/2017
Owner: GEORGIA 58 LLC
Mailing 600 S TYLER ST STE 1908
Address: AMARILLO, TX 791012353

Property Location: 0005700 GEORGIA
Legal: THE SHORES # 14|LOT 015 BLOCK 002

TAX CERTIFICATE FOR ACCOUNT : R073043102600
AD NUMBER: R07304310260
GF NUMBER: ROBERT KEYS
CERTIFICATE NO : 1090711

DATE : 1/11/2017
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

PROPERTY DESCRIPTION

THE SHORES # 14|LOT 015 BLOCK 0002
0005700 GEORGIA
1.78 ACRES

REQUESTED BY

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

PROPERTY OWNER

GEORGIA 58 LLC
600 S TYLER ST STE 1908
AMARILLO TX 791012353

UDI: 100.0000%

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 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$5,887.44

CURRENT VALUES			
LAND MKT VALUE:	\$271,380	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$271,380	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	City of Amarillo	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R073043102600

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

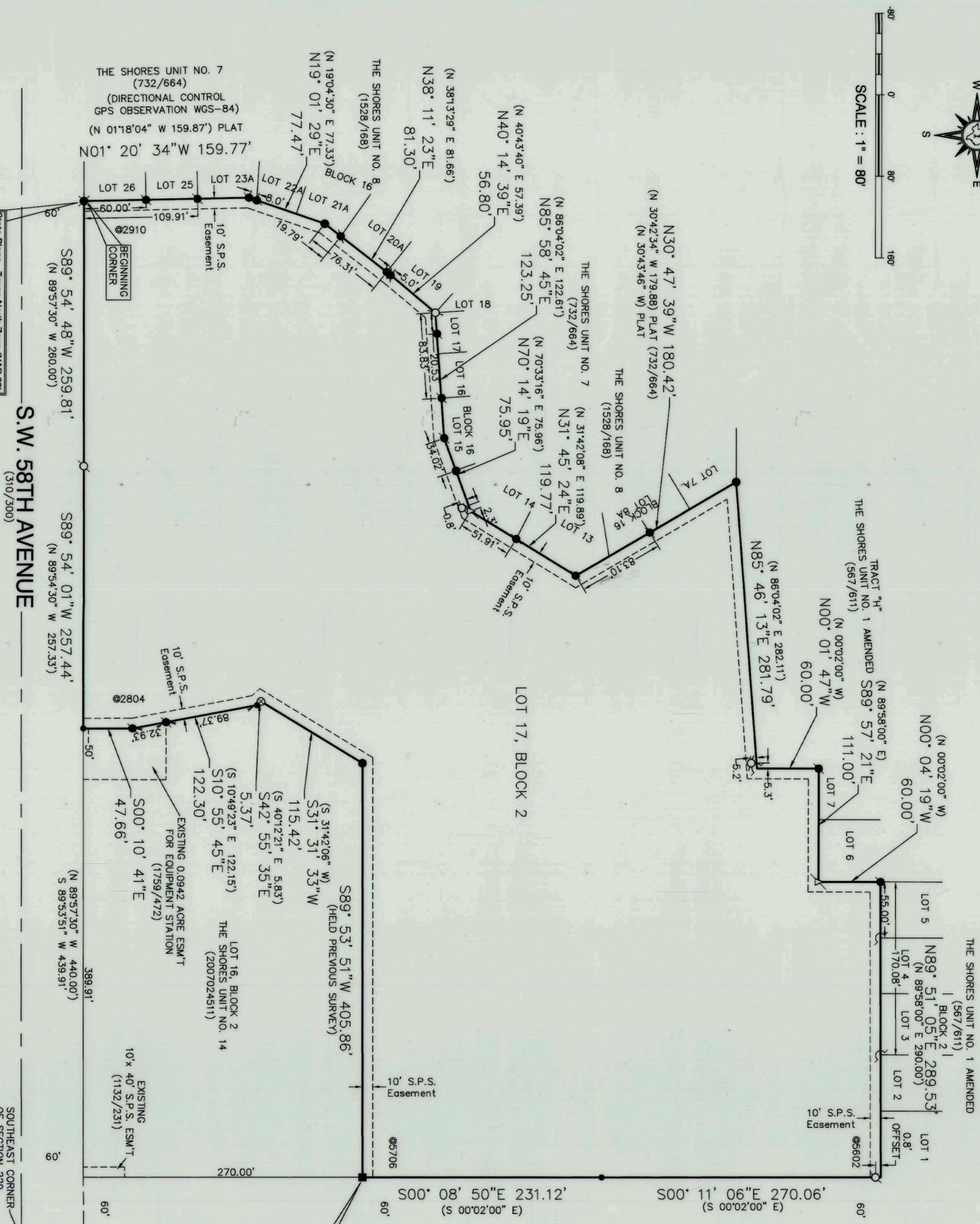
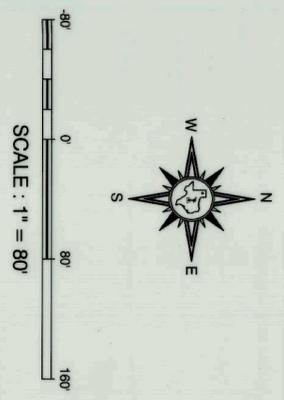
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2017001859
01/31/2017 12:40 PM
Fee: \$1.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

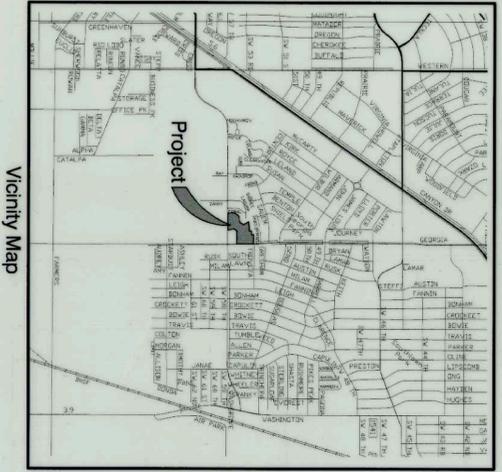


State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3699428.69
Easting (X):	-00° 12' 44.289"
Convergence:	0.999921783
Combined Scale Factor:	0.999921783

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3699566.74
Easting (X):	546659.45
Convergence:	-00° 12' 44.289"
Combined Scale Factor:	0.999921783

Note

- Existing 5' S.W.B.T. & S.P.S. easement on the east side of Lot 14, Block 2, The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.
- Existing 10' S.P.S. easement on the south & west sides of Lot 14, Block 2, The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.



LEGEND:

- = 3/8" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (set)
 - ▲ = "MAC" nail (found)
 - = 1/2" iron rod w/cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2" iron rod w/cap stamped "KELLEY R.P.L.S. 1583" (found)
 - = 1/2" iron rod w/cap stamped "C.I.R.P.L.S. 2601" (found)
 - = 3/8" iron rod (found)
 - = 1/2" iron rod (found)
 - = 1/2" channel iron pin (found)
 - ⊗ = "X" cut in concrete (set)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
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Filed of Record:

1-31-17 date
Randall county
2017001859 County Clerk File No.

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Robert Keys & Associates
land surveying
land planning
RK
(806)322-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79109-5406
Firm No. 10034400 www.keysurveying.com

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

Description

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BEGINNING at a 1/2 inch iron rod with a cap stamped "KELLEY R.P.L.S. 1583", found at the southwest corner of this tract of land, same being the southeast corner of Lot 26, Block 16 of The Shores Unit No. 7, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 732, Page 664 of the Deed Records of Randall County, Texas;

Thence N. 01 20' 34" W., (Directional Control GPS Observation WGS-84), at 60.00 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 26 and of Lot 25 of said Block 16 of The Shores Unit No. 7, at 109.91 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 25 and of Lot 23-A, of said Block 16 of The Shores Unit No. 8, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1528, Page 168 of the Deed Records of Randall County, Texas, a total distance of 159.77 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

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Thence N. 38 11' 23" E., at 19.84 feet pass 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of said Lot 21-A, at 76.31 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of Lot 20-A of said Block 16 of The Shores Unit No. 8, a total distance of 81.30 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the common east corner of Lots 20 and 19 of said Block 16 of The Shores Unit No. 7;

Thence N. 40 14' 39" E., 56.80 feet to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the common southeasterly corner of Lots 19 and 18 of said Block 16 of The Shores Unit No. 7;

Thence N. 85 58' 45" E., at 20.53 feet along the south line of Lot 17 of said Block 16 of the Shores Unit No. 7 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, at 83.83 feet along the south line of Lots 17 and 16 of said Block 16 of the Shores Unit No. 7 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found, a total distance of 123.25 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the southerly line of Lot 15 of said Block 16 of The Shores Unit No. 7;

Thence N. 70 14' 19" E., at 34.02 feet pass a 1/2 inch iron rod, found at the most easterly southeast corner of said Lot 15, a total distance of 75.95 feet to a "MAG" nail in top of a fence post, found in the southerly line of Lot 14 of said Block 16 of The Shores Unit No. 7;

Thence N. 31 45' 24" E., at 51.91 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 14 and of Lot 13 of said Block 16 of The Shores Unit No. 7, a total distance of 119.77 feet to 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the most easterly corner of said Lot 13;

Thence N. 30 47' 39" W., at 83.10 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the east common corner of said Lot 14 and of Lot 13 of said Block 16 of the Shores Unit No. 8, a total distance of 180.42 feet to a 1/2 inch iron rod, found at the most northerly northeast corner of Lot 7-A of said Block 16 of The Shores Unit No. 8;

Thence N. 85 46' 13" E., 281.79 feet along the south line of Tract "H" of The Shores Unit No. 1, Amended, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 567, Page 611 of the Deed Records of Randall County, Texas, to a 1/2 inch channel iron pin, found;

Thence N. 00 01' 47" W., 60.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found in the south line of Lot 7, Block 2 of said The Shores Unit No. 1, Amended;

Thence S. 89 57' 21" E., 111.00 feet to a mag nail in the bottom rail of a fence, found in the southeast corner of Lot 6, of said Block 2 of The Shores Unit No. 1, Amended;

Thence N. 00 04' 19" W., 60.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of said Lot 14, Block 2 of The Shores Unit No. 10, and same being the common south corner of said Lot 6 and of Lot 5 of said Block 2 of The Shores Unit No. 1, Amended;

Thence N. 89 51' 05" E., at 55.00 feet pass a 1/2 inch channel iron pin, found at the common corner of Lots 4 and 5 of said Block 2, at 170.08 feet pass a 1/2 inch channel iron pin, found at the common corners of Lots 2 and 3 of said Block 2, a total distance of 289.53 feet to the northeast corner of this tract of land and same being the northeast corner of said Lot 14, Block 2 of The Shores Unit No. 10;

Thence S. 00 11' 06" E., at 0.80 feet pass a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found in reference, at 260.00 feet pass a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the southeast corner of said Lot 14, Block 2 of The Shores Unit No. 10, and same being the northeast corner of said 0.0464 acre tract of land, a total distance of 270.06 feet along the west right-of-way line of Georgia Street (dedication unknown) to a 3/8 inch iron rod, found at the northeast corner of said Lot 15, Block 2 of The Shores Unit No. 14 and same being the southeast corner of said 0.0464 acre tract of land;

Thence S. 00 08' 50" E., 231.12 feet to 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of said Lot 15, Block 2 of The Shores Unit No. 14;

Thence S. 89 53' 51" W., 405.86 feet to a 1/2 inch iron rod, found at the southwest corner of said Lot 15, Block 2 of the Shores Unit No. 14;

Thence S. 31 31' 33" W., 115.42 feet along the westerly line of Lot 16, Block 2 of The Shores Unit No. 14, to a "X" cut in concrete, set at a jog corner of this tract of land, from whence a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at a jog corner in the east line of said 7.246 acre tract of land, and same being a jog corner in the north line of said 0.7872 acre tract of land, bears S. 31°31'33" W., 18.91 feet;

Thence S. 42° 55' 35" E., 5.37 feet along the westerly line of said Lot 16, Block 2 of the Shores Unit No. 14, to a 3/8 inch iron rod, found at a jog corner of this tract of land;

Thence S. 10° 55' 45" E., along the westerly line of said Lot 16, Block 2 of the Shores Unit No. 14, at 89.37 feet pass a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northwest corner of a 0.0942 acre tract of land being an Easement for Equipment Station described in that certain instrument recorded in Volume 1759, Page 472 of the Deed Records of Randall County, Texas, a total distance of 122.30 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a jog corner of this tract of land;

Thence S. 00 10' 41" E., 47.66 feet along the west line of said Lot 16, Block 2 of the Shores Unit No. 14 to a 3/8 inch iron rod, found at the southwest corner of said Lot 16, Block 2 of the Shores Unit No. 14, and the most southerly southeast corner of this tract of land;

Thence S. 89 54' 01" W., 257.44 feet along the south line of said 0.7872 acre tract of land and also being the north right-of-way line of S.W. 58th Avenue (dedication unknown) to a 1/2 inch iron rod with a cap stamped "CI R.P.L.S. 2601", found at the southwest corner of said 0.7872 acre tract of land and same being the most southerly southeast corner of said 7.42 acre tract of land;

Thence S. 89 54' 48" W., 259.81 feet along the north right-of-way line of S.W. 58th Avenue (dedication unknown) to the **POINT OF BEGINNING**.

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 0070E, 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.) Existing 5' S.W.B.T. & S.P.S. easement on the east side of Lot 14, Block 2, The Shores Unit 10 (was requested but not used by anyone and was released) and therefore is removed by this plat.

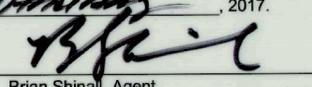
Dedication

The State of Texas §
County of Randall §

Know all men by these presents:

That, **Georgia 58, 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 Shores Unit No. 16** 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 9th day of January, 2017.

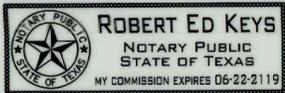

Brian Shinnall, Agent
Georgia 58, LLC
600 Tyler St.
Suite 1908
Amarillo, Texas 76101

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Brian Shinnall, Agent of Georgia 58, 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.

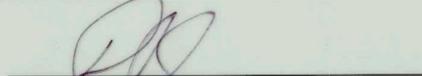
Given under my hand and seal of office this 9th day of January, 2017.




Notary Public in and For the State of Texas
My commission expires: 5-22-19

Approval

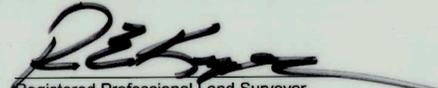
Approved by Designated City Official for the City of Amarillo, Texas, this 19th day of JAN, 2017.


Designated City Official

Certificate

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 7th & 11th days of May, 2015.




Registered Professional Land Surveyor

The Shores Unit No. 16

An addition to the City of Amarillo, being a Replat of All of Lot 14, Block 2, The Shores Unit No. 10 & All of Lot 15, Block 2, The Shores Unit No. 14 & a 6.47 acre unplatted tract of land in Section 229, Block 2, A. B. & M. Survey Amarillo, Randall County, Texas 10.03 ± Acres

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

Filed of Record :

1-31-17 Randall
Date County
2017001859
County Clerk File No.

Robert Keys & Associates
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mapping
land planning

(806)352-1782 Email: rka@keysurveying.com
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