



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

3/10/2017

Robert Keys
4423 SW 45th Ave
Amarillo, Texas

RE: Letter of Action: Approval - Wildflower Village Unit No. 2 – ZB1605125Final Plat

The City of Amarillo has approved the above Final Plat on 2/23/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017003153 on 2/24/2017. 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 David.soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

David Soto
Planner I



BIKITT RR Co

SEC 62

H-21

Census Tract No. 217.04
AP Map No. M-21

Notes

- 1) This plat does lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0230E, 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 the firm. Many areas are subject to flooding that are not necessarily in flood hazard areas zones. As shown on the referenced FEMA/FIRM, which depicts designated flood hazard areas zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or field with this survey. Plat and/or deed calls are shown within parentheses 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 (653.15).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.
- 5) There is hereby created by this plat a sanitary control easement around each approved wellhead for the purpose of protecting the water supply. The easement shall be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

Dedication

The State of Texas
County of Randall §

Know all men by these presents:

That, **Keith Hope**, 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 **Wildflower Village Unit No. 2**, 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, unless noted as existing with the recording information shown.

Executed this 17th day of September, 2017

Keith Hope
Keith Hope
5518 SW 34th Avenue
Amarillo, Texas 79109
806-418-1906

Notary Attest

State of Texas §
County of Randall §

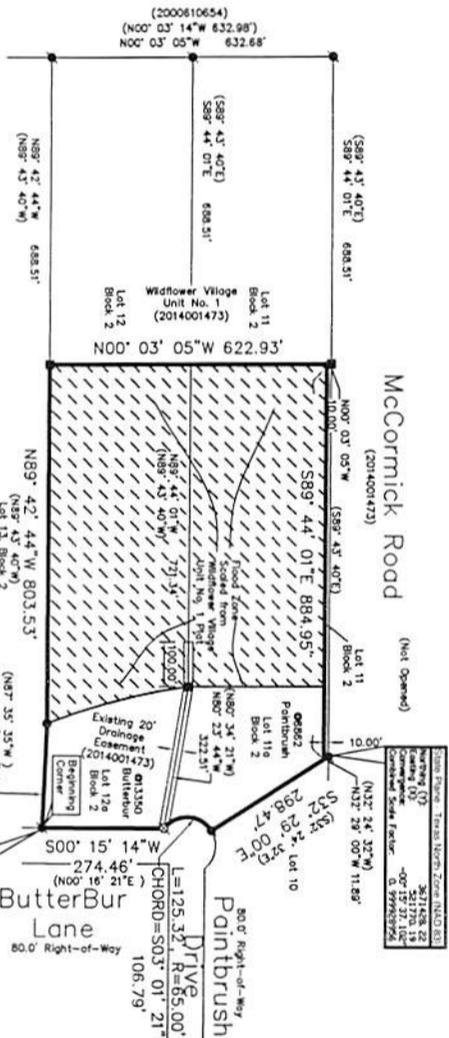
Before me, the undersigned authority on this day personally appeared **Keith Hope**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 17th day of September, 2017.



Robert Ed Keys
Notary Public in and for the State of Texas
My commission expires 1-22-19

Grantor's Address:
Randall County Road Department
P.O. Box 1336
Canyon, Texas 79015



Description

A 14.42 acre tract of land being a portion of Lots 11 and 12, Block 2 of Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, recorded under County Clerk's File No. 2014001473 of the Official Public Records of Randall County, Texas, situated in Section 62, Block 1, T.1 & R.R. Survey, Randall County, Texas, and surveyed on the ground by Robert Keys and Associates on this 24th day of September and 23rd day of November, 2015, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "H R P L S 5377", found at southeast corner of said Lot 12;

Thence N. 87° 33' 10" W., (Directional Control GPS Observation WGS-84), 234.52 feet along the south line of said Lot 12 to a 1/2 inch iron rod, found at a 1/2 inch corner of this tract of land;

Thence N. 87° 42' 44" W., 803.53 feet along the south line of said Lot 12 to a 3/8 inch iron rod with a cap stamped "KEYS, R.P.L.S. 2507", found at the south-west corner of this tract of land and the most southerly southeasterly corner of a 10.20 acre tract of land surveyed hereafter, from whence a 1/2 inch iron rod with a cap stamped "H R P L S 5377", found at the southwest corner of said Lot 12 bears N. 89° 42' 44" W., 688.51 feet;

S. 32° 29' 00" E., 298.47 feet along the common line of said Lots 10 and 11 to the beginning of a curve to the left having a radius 65.00 feet;

Thence Southwesterly, along said curve and westerly right-of-way line of Butterbur Lane as dedicated by the said Wildflower Village Unit No. 1, an arc distance of 125.32 feet with a chord of S. 03° 01' 21" W., 106.79 feet to a "X" cut in concrete, found at the end of said curve;

Thence S. 00° 15' 14" W., 274.46 feet along the west right-of-way line of said Butterbur Lane and the east line of said Lot 12 to the **POINT OF BEGINNING**

Approval

Approved by the Designated City Official for the City of Amarillo, Texas, this 23 day of September, 2017.

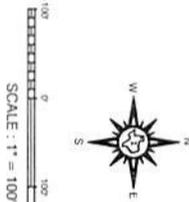
Robert E. Keys
Health Officer
Date Sept 23, 2017

Robert E. Keys
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 24th day of September & 23rd day of November, 2015.

Robert E. Keys
Registered Professional Land Surveyor
2507
200 420 101210



Vicinity Map

Legend:

- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2" iron rod with cap stamped "HHR P.L.S. 5377" (found)
 - = 1/2" iron rod (found)
 - = "X" cut in concrete (left)
 - = "X" cut in concrete (left)
- @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 = Sudderth Communications Co.
P.U.E. = Public Utility Element
- (L) = platment recording in County Clerk's Office

Wildflower Village Unit No. 2

A Suburban Subdivision to the City of Amarillo, being a replat of a Portion of Lots 11 & 12, Block 2, Wildflower Village Unit No. 1, in Section 62, Block 1, T. 1 & R.R. Survey, Randall County, Texas 14.422 Acres

Filed of Record: 2-24-17
2017003153
Randall County Clerk, Texas



APP

P-17-17

JS

Christina McMurray

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



Tax Certificate

Property Account Number:
R086435002100

Statement Date: 02/17/2017
Owner: HOPE WANITA JEAN
Mailing: HOPE KEITH T
Address: HOPE PATRICIA
11606 JOHNNY AVE
AMARILLO, TX 791242304

Property Location: 0000000 BUTTERBUR
Legal: WILDFLOWER VILLAGE # 1|LOT BLOCK
0002|LOTS 11 & 12 LESS IRREG|10.2AC BEG AT
NW COR OF 11

TAX CERTIFICATE FOR ACCOUNT : R086435002100
AD NUMBER: R08643500210
GF NUMBER: ROBERT KEYS & ASSOCIATES
CERTIFICATE NO : 1106686

DATE : 2/17/2017 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 997
Canyon TX 79015-0997

PROPERTY DESCRIPTION

WILDFLOWER VILLAGE # 1|LOT BLOCK
0002|LOTS 11 & 12 LESS IRREG|10.2AC BEG AT
NW COR OF 11
0000000 BUTTERBUR
14.45 ACRES

REQUESTED BY

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

PROPERTY OWNER

HOPE WANITA JEAN HOPE KEITH T
HOPE PATRICIA, 11606 JOHNNY AVE
AMARILLO TX 791242304

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 \$1,142.28

CURRENT VALUES			
LAND MKT VALUE:	\$65,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$65,000	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Canyon ISD	\$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	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R086435002100

CERTIFIED BY: Christina McMurray
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2017003153

02/24/2017 08:04 AM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

Notes

- 1) This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48361C 0230E, 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) There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

Description

A 14.42 acre tract of land being a portion of Lots 11 and 12, Block 2 of Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, recorded under County Clerk's File No. 2014001473 of the Official Public Records of Randall County, Texas, situated in Section 62, Block 1, T. & R.R. Survey, Randall County, Texas, and surveyed on the ground by Robert Keys and Associates on this 24th day of September and 23rd day of November, 2015, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "HH R.P.L.S. 5377", found at southeast corner of said Lot 12;

Thence N. 87° 33' 10" W., (Directional Control GPS Observation WGS-84), 234.52 feet along the south line of said Lot 12 to a 1/2 inch iron rod, found at a jog corner of this tract of land;

Thence N. 89° 42' 44" W., 803.53 feet along the south line of said Lot 12 to a 3/8 inch iron rod with a cap stamped "KEYS, R.P.L.S. 2507", found at the southwest corner of this tract of land and the most southerly southeast corner of a 10.20 acre tract of land surveyed herewith, from whence a 1/2 inch iron rod with a cap stamped "HH R.P.L.S. 5377", found at the southwest corner of said Lot 12 bears N. 89° 42' 44" W., 688.51 feet;

Thence N. 00° 03' 05" W., 622.93 feet to the northwest corner of this tract of land, from whence a 3/8 inch iron rod with a cap stamped "KEYS, R.P.L.S. 2507", set in reference bears, N. 00° 03' 05" W., 10.00 feet;

Thence S. 89° 44' 01" E., 884.95 feet to the northeast corner of this tract of land from whence a 1/2 inch iron rod with a cap stamped "HH R.P.L.S. 5377", found at northeast corner of said Lot 11 and same being the northwest corner of Lot 10 of said Block 2 of Wildflower Village Unit No. 1, bears N. 32° 29' 00" W., 11.89 feet;

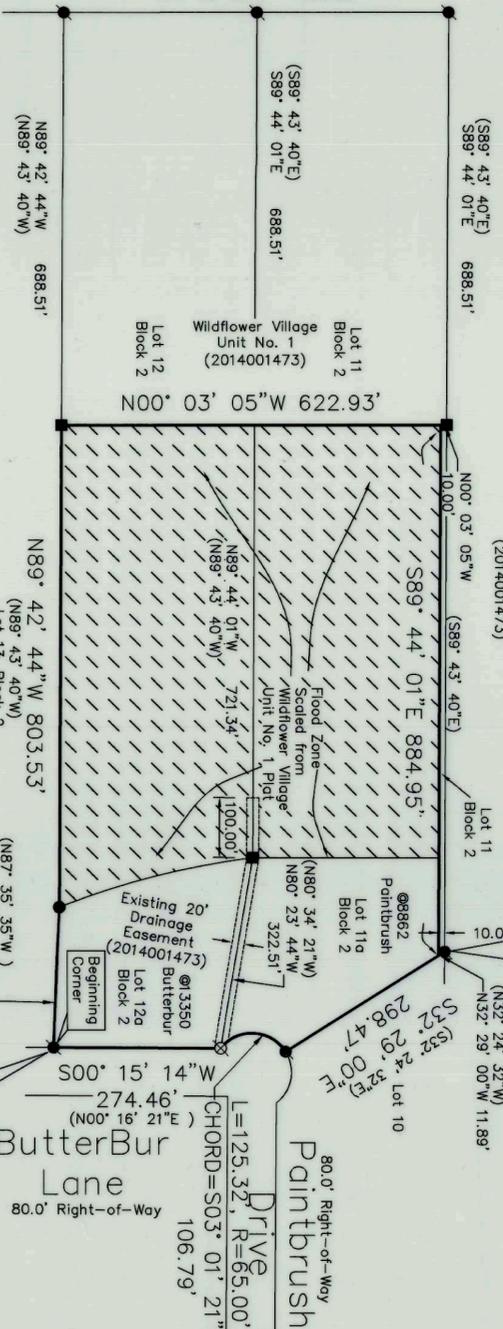
S. 32° 29' 00" E., 298.47 feet along the common line of said Lots 10 and 11 to the beginning of a curve to the left having a radius 65.00 feet;

Thence S. 00° 15' 14" W., 274.46 feet along the west right-of-way line of said Butterbur Lane and the east line of said Lot 12 to the **POINT OF BEGINNING**.

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3671428.22
Easting (X):	-00° 15' 37.102"
Convergence:	0.999269556
Combined Scale Factor:	0.999269556

State Plane - Texas North Zone (NAD 83)	
Northing (Y):	3670784.75
Easting (X):	-00° 15' 35.988"
Convergence:	0.9992695141
Combined Scale Factor:	0.9992695141

(2000610654)
(N00° 03' 14" W 632.98')
N00° 03' 05" W 632.68'



Dedication

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

That, **Keith Hope**, 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 **Wildflower Village Unit No. 2** 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, unless noted as existing with the recording information shown.

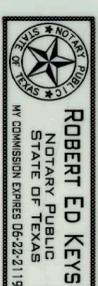
Executed this 17th day of February, 2017.
Keith Hope
Keith Hope,
5518 SW 34th Avenue
Amarillo, Texas 79109
806 418-1906

Notary Attest

State of Texas §
County of Randall §

Before me, the undersigned authority on this day personally appeared **Keith Hope**, 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 23rd day of February, 2017.



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

Approval

Approved by the Bi-City-County Health Department.
Health Official [Signature] Date Feb 23, 2017

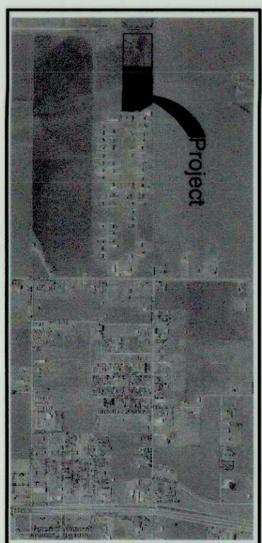
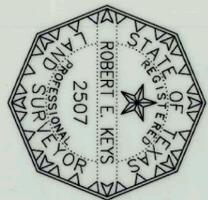
Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 25 day of February, 2017.
Designated City Official [Signature]

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 24th day of September & 23rd day of November 2015.

Registered Professional Land Surveyor
Job #20161210
[Signature]



Legend :

- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
 - = 1/2" iron rod w/cap stamped "HH R.P.L.S. 5377" (found)
 - = 1/2" iron rod (found)
 - ⊗ = "X" cut in concrete (set)
 - @1234= Address assigned by the City of Amarillo (subject to change without notice)
 - () = instrument recording in County Clerk's Office
- SPS =Southwestern Public Service Co.
AT&T =American Telephone & Telegraph Co.
SUD =Suddenlink Communications Co.
P.U.E. = Public Utility Easement

Wildflower Village Unit No. 2

A Suburban Subdivision to the City of Amarillo, being a replat of a Portion of Lots 11 & 12, Block 2, Wildflower Village Unit No. 1, In Section 62, Block 1, T. T. & R.R. Survey, Randall County, Texas 14.42± Acres

Robert Keys & Associates



Filed of Record : 2-24-17 date
Randall county
2017 00 3153
County Clerk, File No.