



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

5/12/2017

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

**RE: Letter of Action: Approval - The Colonies Unit No. 68 – ZB1605145 Final Plat**

The City of Amarillo has approved the above Final Plat on 4/24/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017007416 on 4/28/2017. 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](mailto:David.Soto@amarillo.gov) or 806.378.6289.

Sincerely,

*David Soto*

David Soto  
Planner I

BIK9 BS+F

SEC 40

I-15

CENSUS TRACT NO. 206 09  
AP MAP NO. 115

The State of Texas §  
County of Randall §

Know all men by these presents:  
That, LLANO Construction Co., LLC, being the owner of all of the land shown and described on the plat has caused all of said lands to be surveyed, subdivided, platted and designated as **The Colonies Unit No. 68** 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.

Encompassed this 22<sup>nd</sup> day of March, 2017.  
Notary Public in and for the State of Texas  
JOSH LANGHAM, member of  
LLANO Construction Co., LLC  
7420 Colleen Blvd., Suite 200  
Amarillo, Texas 79121

Notary Attest

The State of Texas §  
County of Randall §

Believe me, the undersigned authority on this day personally appeared **Josh Langham**, member of **LLANO Construction Co., LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is excluded the same for the purposes and consideration herein expressed.

ROBERT ED KEYS  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 8-22-19

Notary Public in and for the State of Texas  
My commission expires 8-22-19

Dedication

The State of Texas §  
County of Randall §

Know all men by these presents:  
That, **Alliant Construction**, being the owner of all of the land shown and described on the plat has caused all of said lands to be surveyed, subdivided, platted and designated as **The Colonies Unit No. 68** 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.

Encompassed this 22<sup>nd</sup> day of March, 2017.  
Notary Public in and for the State of Texas  
DREW BARCUTA, member of  
Alliant Construction  
28 Clarend Drive  
Amarillo, Texas 79124

Notary Attest

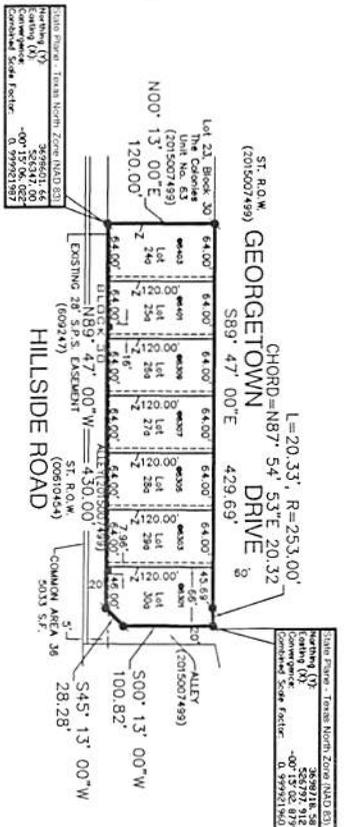
Before me, the undersigned authority on this day personally appeared **Drew Barcuta**, member of **Alliant Construction**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is excluded the same for the purposes and consideration herein expressed.

ROBERT ED KEYS  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 8-22-19

Notary Public in and for the State of Texas  
My commission expires 8-22-19

Grantor's Address:

City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79109-1971



Legend:

- = 3/8 inch iron rod with a cap stamped KEYS R.P.L.S. 2507 (1st)
- = 3/8 inch iron rod with a cap stamped KEYS R.P.L.S. 2507 (found)
- @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 = Sudasteknik Communications Co.
- = 6" x 6" SPS, SUD, & AT&T Easement
- PU/E = Public Utility Easement
- ⌈ = Instrument recording in County Clerks Office
- - - = 5" Road Overhang, Drainage, Maintenance Easement
- Z = Zero Lot Line

NOTES

- 1.) This plat does not lie within the Extrajurisdiction 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 F.E.M.A. subject property. Flood hazard areas are approximate only and are not intended to constitute a flood elevation study by this firm. Many areas are subject to flooding but are not shown on the F.E.M.A. I.R.M. which designates approximate 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 laid 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 (683.15).
- 4.) Side lot lines are perpendicular or radial to the front lot line unless noted otherwise.
- 5.) All properties (designated as common areas, and the operator and/or maintenance thereof) are the responsibility of the property owner, a property owner's association, or public utility commission. Common areas shall be available to the City of Amarillo and furnished with the same care and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.
- 6.) No direct vehicular access from Hillside Road to residential lots.

Description

Lots 24 thru 31, Block 30 of The Colonies Unit No. 68, an addition to the City of Amarillo, Randall County, Texas, being the plat and map of said tract of record under Clerk's File No. 201507499 Official Public Record of Randall County, Texas.

Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 24<sup>th</sup> day of April, 2017.  
D. J. Hinkle  
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 21st day of February, 2017.



*[Signature]*  
Registered Professional Land Surveyor  
Job #20170219

The Colonies  
Unit No. 68

An addition to the City of Amarillo, being a Replat of Lots 24 thru 31, Block 30, The Colonies Unit 68, out of Section 40, Block 9, B. S. & F. Survey, Randall County, Texas  
1.24 ± Acres

Robert Keys & Associates



Filed of Record:  
4-28-17  
2017007416  
Randall County Clerk's Office

APP

P-17-29

J5

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R009168359350**

Statement Date: 03/22/2017  
Owner: ROCKROSE DEVELOPMENT LLC  
Mailing 3905 BELL ST STE B  
Address: AMARILLO, TX 791094281

Property Location: 0008403 GEORGETOWN  
Legal: THE COLONIES # 63|LOT 024 BLOCK 0030

TAX CERTIFICATE FOR ACCOUNT : R009168359350  
AD NUMBER: R009168359350  
GF NUMBER: ROBERT KEYS  
CERTIFICATE NO : 1111550

DATE : 3/22/2017  
FEE : \$10.00

PAGE 1 OF 1

**PROPERTY DESCRIPTION**  
THE COLONIES # 63|LOT 024 BLOCK 0030  
0008403 GEORGETOWN  
0.15 ACRES

**COLLECTING AGENCY**

Randall County  
PO Box 997  
Canyon TX 79015-0997

**REQUESTED BY**

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

**PROPERTY OWNER**

ROCKROSE DEVELOPMENT LLC  
3905 BELL ST STE B  
AMARILLO TX 791094281

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 2017 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2016 ARE \$543.28**

CURRENT VALUES			
LAND MKT VALUE:	\$3,360	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$3,360	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	The Colonies PID	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>2016 SUB TOTAL</b>							<b>\$0.00</b>

TOTAL CERTIFIED TAX DUE 3/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R009168359350

CERTIFIED BY:

*Paula J Madrid*  
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2017007416

04/28/2017 02:07 PM

Fee: 62.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

**Dedication**

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

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Executed this 22<sup>nd</sup> day of March, 2017.

*Josh Langham*  
Josh Langham, member of  
LLANO Construction Co., LLC  
7420 Golden Pond Place, Suite 200  
Amarillo, Texas 79121

**Notary Attest**

State of Texas §  
County of Randall §

Before me, the undersigned authority on this day personally appeared **Josh Langham**, member of **LLANO Construction Co., 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 22<sup>nd</sup> day of March, 2017.



*Robert Ed Keys*  
Notary Public in and For the State of Texas  
My commission expires: 8-22-19

**Dedication**

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

That, **Affluent Construction**, 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 Colonies Unit No. 68** 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 22<sup>nd</sup> day of March, 2017.

*Drew Bacaus*  
Drew Bacaus, member of  
Affluent Construction  
28 Citadel Drive  
Amarillo, Texas 79124

**Notary Attest**

State of Texas §  
County of Randall §

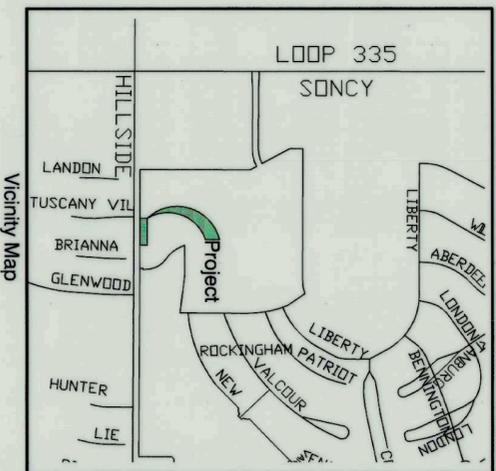
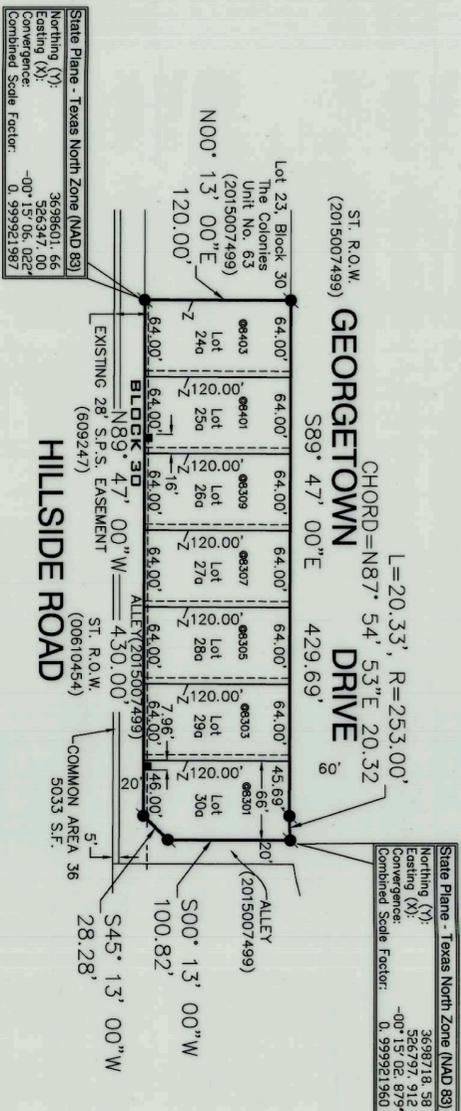
Before me, the undersigned authority on this day personally appeared **Drew Bacaus**, member of **Affluent Construction**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 22<sup>nd</sup> day of March, 2017.



*Robert Ed Keys*  
Notary Public in and For the State of Texas  
My commission expires: 8-22-19

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



**Legend :**

- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" (found)
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- AT&T = American Telephone & Telegraph Co.
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- = 6' x 6' SPS, SUD, & AT&T Easement
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- ( ) = Instrument recording in County Clerks Office
- = 5' Roof Overhang, Drainage, Maintenance Easement
- Z = Zero Lot Line

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- 6.) No direct vehicular access from Hillside Road to residential lots.

**Description**

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**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 22<sup>nd</sup> day of March, 2017.

*Adrianne*  
Designated City Official  
*Charmaine*

**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 21st day of February, 2017.

*Drew Bacaus*  
Registered Professional Land Surveyor  
Job #20170219



**The Colonies Unit No. 68**

An addition to the City of Amarillo, being a Replat of Lots 24 thru 31, Block 30, The Colonies Unit 63 out of Section 40, Block 9, B. S. & F. Survey, Randall County, Texas 1.24 ± Acres

**Robert Keys & Associates**  
land surveying mapping land planning  
4423 S.W. 100th Ave. Amarillo, Texas 79109-3405  
Phone No. 1003-4400 Email: rka@keysurveying.com  
www.keysurveying.com

Filed of Record : 4-28-17  
date  
2017007416  
Randall county  
County Clerk File No.